

GRIFFIOEN.

LAND INFORMATION MEMORANDUM

Statement of Passing Over: This building inspection has been supplied by the vendor in good faith. GRIFFIOEN. (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

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

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

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

Land Information Memorandum



Property address:
43 Marshall Street

LIM number: H09338818

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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 3 October 2025
Date received 24 September 2025

Property details

Property address 43 Marshall Street, Woolston, Christchurch
Valuation roll number 22501 10700
Valuation information Capital Value: \$590,000
Land Value: \$290,000
Improvements Value: \$300,000
Please note: these values are intended for Rating purposes
Legal description Lot 1 DP 15067
Existing owner Elizabeth Marilyn Sugrue
Philip Barnabas Beauchamp
43 Marshall Street
Christchurch 8023

Council references

Rate account ID 73068236
LIM number H09338818
Property ID 1075034

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

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

Related Information

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

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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.
- 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.

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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: \$3,662.35

	Instalment Amount	Date Due
Instalment 1	\$915.53	15/09/2025
Instalment 2	\$915.53	15/12/2025
Instalment 3	\$915.53	15/03/2026
Instalment 4	\$915.76	15/06/2026

Rates owing as at 03/10/2025: \$342.73

(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/1956/3018 Applied: 26/07/1956 Status: Completed
43 Marshall Street Woolston
Permit granted 10/08/1956
Permit issued 10/08/1956
GARAGE No plans/additional information held on property file- Historical Reference PER56101499
- BCN/1972/4636 Applied: 10/08/1972 Status: Completed
43 Marshall Street Woolston
Permit granted 26/02/1973
Permit issued 26/02/1973
RECLAD DWELLING No plans/additional information held on property file- Historical Reference PER72110625
- BCN/2009/7250 Applied: 27/11/2009 Status: Completed
43 Marshall Street Woolston
Accepted for processing 27/11/2009
Building consent granted 27/11/2009
Building consent issued 27/11/2009
PIM Granted 27/11/2009
PIM Issued 27/11/2009
Code Compliance Certificate Granted 22/12/2009
Code Compliance Certificate Issued 22/12/2009
INSTALLATION OF ETHOS ARES INBUILT SOLID FUEL BURNER CLEAN AIR CERTIFICATION: 03001-
Historical Reference ABA10098052

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- BCN/2013/1059 Applied: 26/02/2013 Status: Completed
43 Marshall Street Woolston
Accepted for processing 26/02/2013
PIM Granted 15/03/2013
PIM Issued 15/03/2013
Building consent granted 26/03/2013
Building consent issued 08/04/2013
Code Compliance Certificate Issued 13/09/2013
ADDITION - ADD LOUNGE - RE-ROOF EXISTING DWELLING FROM CONCRETE TILE TO LONG RUN
COLOUR STEEL AND METRO WOOD BURNER ECHO WEE CURVE DV 093460- Historical Reference
ABA10122844
- BCN/2015/4421 Applied: 08/05/2015 Status: Completed
43 Marshall Street Woolston
Exemption from building consent approved 13/05/2015
TO CONSTRUCT 9 X 6 DOUBLE GARAGE

(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.
- CDB75029256 01/03/2011 43 Marshall Street
Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

(d) Orders

(e) Requisitions

Related Information

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

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6. Certificates issued by a building certifier

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

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

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

- **Christchurch International Airport Protection Sfc.**

Property or part of property within the Christchurch International Airport Protection Surfaces overlay, which is operative.

- **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.

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 Monday. 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 Monday. 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 1 collection cycle on a Monday. 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 in the yellow tsunami evacuation zone. It could potentially be flooded only in a large distant source tsunami. Evacuation is not necessary after a long or strong earthquake. Evacuation is only necessary under an official Civil Defence Tsunami Warning to evacuate the yellow zone. Tsunami sirens should prompt turning on the radio or visiting <https://ccc.govt.nz/services/civil-defence>. Stay out of the zone until told it is safe to go back. For more information visit <https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/>

• Electoral Ward

Property located in Linwood 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.

Related Information

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



4 May 2015

Job No: 15-286

Greg Andrews
c/o Skyline Buildings Ltd
PO Box 5471
Papanui
Christchurch

Dear Greg,

RE: Specific Foundation Design for New 9.0 x 6.0m Garage at 43 Marshall Street, Woolston

We confirm that Cephas Rock Limited has reviewed your information, site soil tests and has carried out the specific foundation design check for the new **garage**.

The site is classified under the "Green Zone, Technical Category 2, yellow" area as given by the Canterbury Earthquake Recovery Authority (CERA). This means that minor to moderate land damage from liquefaction is possible in future significant earthquakes.

The Scala Penetrometer result showed that the minimum allowable bearing capacity achievable is 67kPa at depth of 0.5m.

Since the site is zoned TC2, an enhanced foundation is required based on the recorded bearing capacity. A specific engineering design is provided here.

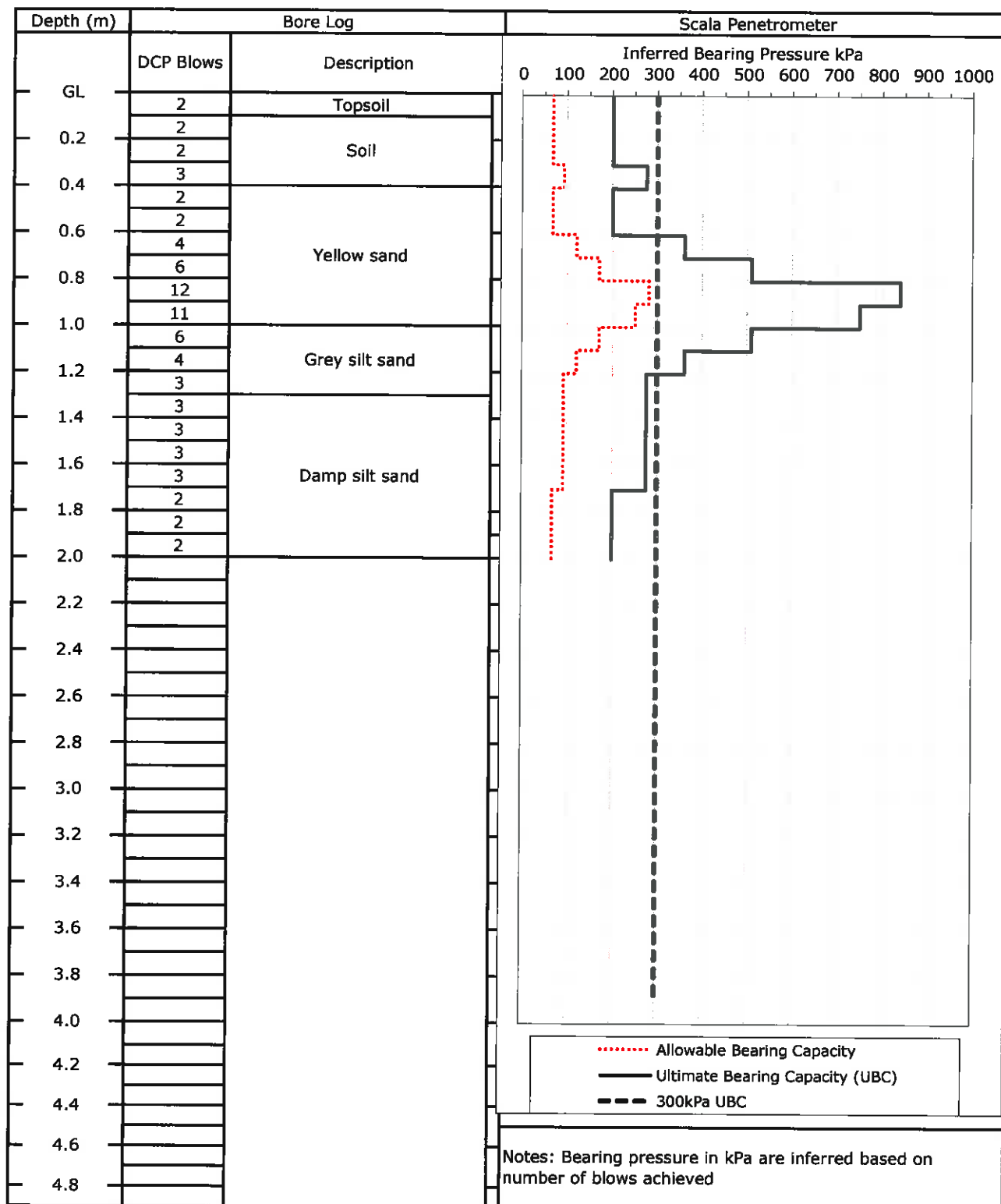
Please find attached Producer Statement Design (PS1) for the foundation design.

Should you require any further clarification, please do not hesitate to contact us.

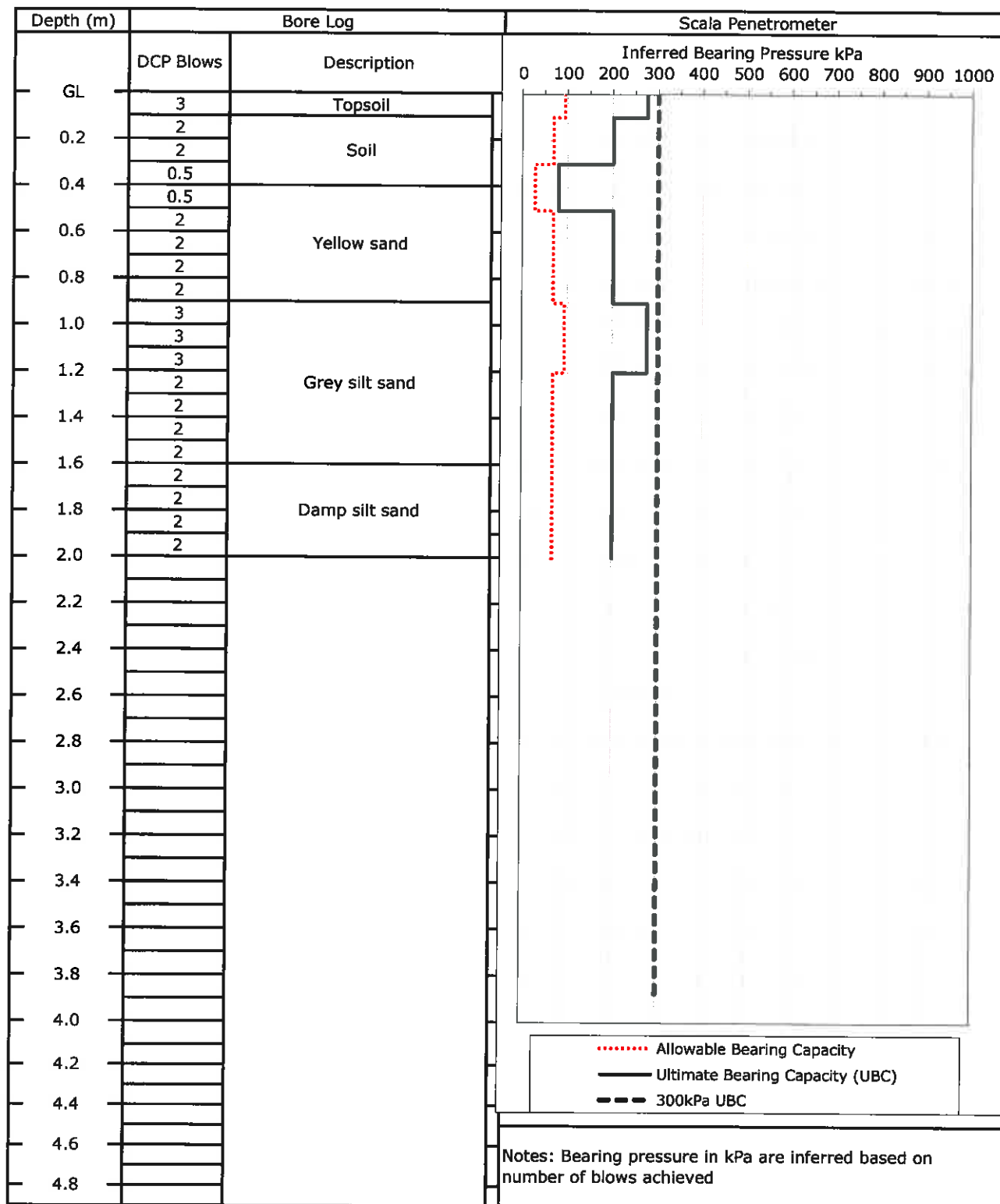
Yours faithfully

Joshua Wong
Engineer/Director
BEng (Hons) MIPENZ CPEng IntPE(NZ)

project	43 Marshall Street, Woolston	no.	1
ref	15-286	date	2/05/2015
by	Nick Williams	checked	Joshua Wong



project	43 Marshall Street, Woolston	no.	2
ref	15-286	date	2/05/2015
by	Nick Williams	checked	Joshua Wong



Job Ref: 213014

5 February 2013

Cre'art Architecture
P O Box 169
KIRWEEBy email :- gregcreagh@gmail.comAttention :- **Greg**

Dear Greg,

SOIL TESTS ~ 43 MARSHALL ST, WOOLSTON, CHRISTCHURCH, FOR MILTON

As requested I have carried out hand auger bore logs and penetrometer tests at the above site, for the proposed additions to an existing dwelling. The results are herewith enclosed for your information. These tests are relatively shallow investigations only and do not give a detailed assessment of the liquefaction potential of this site in a future seismic event. Such assessment is beyond the scope of this report.

The borelogs show relatively deep topsoil, up to 500mm in places, overlying various layers of soft fine brown sand or silty sand to at least 3000mm depth. No buried peat, organics or otherwise unsuitable materials were encountered at the test locations.

The penetrometer tests indicate low safe allowable bearing pressures of approximately 60-65 kPa (200 kPa ULS) on the clean sand below any topsoil. The values reduced with depth to approximately 45kPa at 800-900mm depth.

Conclusions and Recommendations

The above test results confirm that the ground does not comply with the minimum requirements of NZS 3604 "Timber Framed Buildings not requiring specific engineering design" in terms of "Good Ground". Specific Engineering design is therefore required for the foundation details. The inferred safe allowable bearing pressure for design is approximately 65 kPa (200 kPa ULS).

The proposed construction is Type B1 as defined by the MBIE document "Revised guidance on repairing and rebuilding houses affected by the Canterbury earthquake sequence" issued by the Department of Building and Housing, November 2011. This comprises lightweight roofing and cladding with a timber floor on short piles and a concrete ring beam.

The land has been classified by CERA as being Green/Yellow TC2. This means that "minor to moderate land damage from liquefaction is possible in future significant earthquakes". The specific Engineering design can thus be carried out in accordance with the above document, using Type B1 construction and a ULS bearing value of 200kPa at foundation bearing level, and checked for reduction in bearing values with depth.

The imposed foundation loads have been calculated on the basis of a light weight trussed roof spanning up to 6.8 (across spoutings), a light clad external wall up to 2.7m high and a timber floor on a pile layout of 1.4m x 1.3m grid.

The recommended foundation details are shown on the attached sketch 213014 / SK1, dated 5/2/2013.

Should the builder find any local soft spots or inconsistencies with the above results during the excavations, the Engineer is to be notified for further advice. In any case, it is recommended that the Engineer be called to inspect the foundation trenches and pile pads prior to placing any reinforcement or concrete, in order to confirm that adequate depth and bearing has been achieved.

Please call me if you have any queries.

Yours faithfully,



J H Harding, B.E.(Civil) Hons, M.I.P.E.N.Z, CPEng, IntPE(NZ)
Director
Jim Harding Consulting Engineer Limited

Limitations:

- *This report is prepared solely for the benefit of our client and their professional advisors with respect to the design of foundations for the dwelling proposed to be erected on this site. No liability is accepted by Jim Harding Consulting Engineer Ltd in respect of its use for any other purpose or by any other person or entity.*
- *The above test results relate to shallow investigations only, and no assessment or information is hereby given or implied regarding the liquefaction potential of this site in any future seismic event. A full geotechnical investigation by an appropriately qualified consultant should be commissioned in order to determine such liquefaction potential if required.*

Bore Logs at :- 43 Marshall St, Woolston

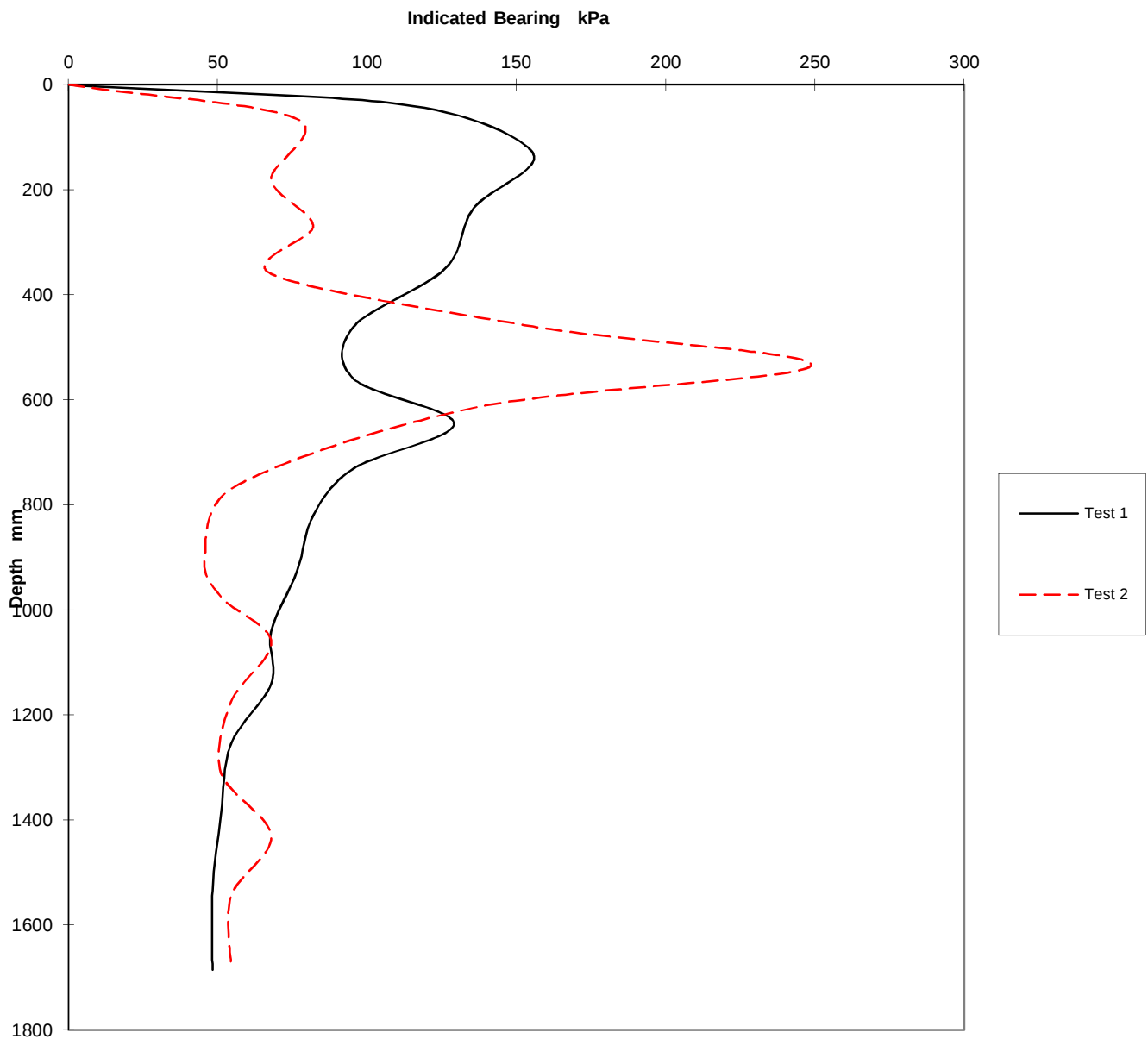
1/02/2013

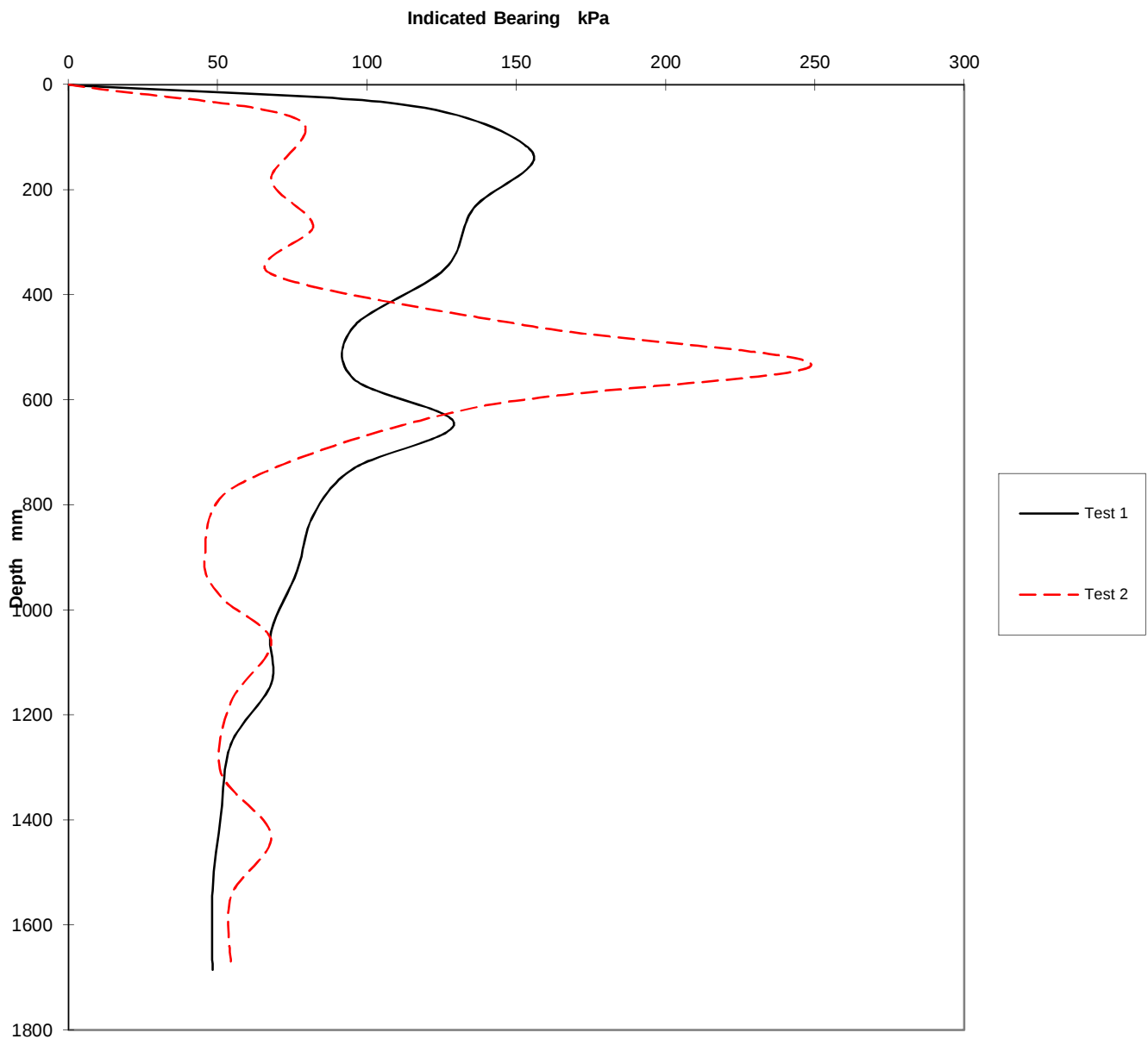
for :- Milton

Job Number :

213014

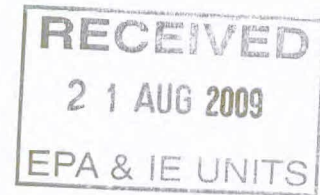
Depth	Log 1	Log 2	Log 3	Log 4
Surface				
100	topsoil	topsoil		
200				
300				
400				
500		yellow brown		
600	yellow brown	silty fine Sand		
700	fine Sand			
800		yellow brown		
900	yellow brown	fine Sand		
1000	silty fine Sand			
1100				
1200	yellow brown	grey brown		
1300	fine Sand	fine Sand		
1400				
1500		grey brown		
1600		silty fine Sand		
1700				
1800				
1900		grey brown		
2000		fine Sand		
2100				
2200		terminated @		
2300	grey brown	2000		
2400	fine Sand			
2500				
2600				
2700				
2800				
2900				
	terminated @			
	3000			

Soil Test at :- 43 Marshall St, Woolston**1/02/2013****for :- Milton****Job Number :****213014****Scala Penetrometer Results**

Soil Test at :- 43 Marshall St, Woolston**1/02/2013****for :- Milton****Job Number :****213014****Scala Penetrometer Results**

5000013198083

Linwood
PN788592



Independent Building Inspections.
Associate Member Building Officials Institute New Zealand.(BOINZ)
NZ ACCREDITED BUILDING SERVEYOR

IBIS 2000 LTD.
83 Wyon St.
Christchurch 8006,
181/08/2009

Ph. 03-381-0060
Fax 03-381-0037
Email bryan.ibis@xtra.co.nz

Mr. Ben Carson,
PO Box 19021.
Woolston,
Christchurch

This is regarding the property at 43 Marshall St. Woolston Christchurch.
Lot DP

Dear Mr. Carson,

As requested by you I B I S 2000 Ltd. inspected the above property on
18/08/2009 in regards to the walls that have been removed.

The rear entrance has been altered with the walls removed to open up the
kitchen and laundry area to open plan living. The walls supported ceiling joists and
one roof strut, the roof being concrete tiles. A consent was required to carry out this
work and it would appear as if the work was undertaken in 2000/2001

Two ceiling runners have been installed with timber joist hangers to support
the ceiling joists and a new roof strut has been installed from the underpurlin back
to bearing to support the roof structure at this point.

The work has been carried out to a good standard in a tradesman like
manner and would be acceptable to support the load that this area is carrying.



Disclaimer;

I B I S 2000 Ltd. cannot be held liable for any current or future faults/problems arising from building works, additions, alterations or appliances carried out/installed without a permit/consent and is not responsible or liable for any non-permitted/consented or non compliant work. I B I S 2000 Ltd. cannot be held liable for any work or installation of materials installed that do-not comply with manufactures specifications.

This report is the opinion of I B I S 2000 Ltd. only and it is entirely at the discretion of the Local Body Council concerned as to whether they will accept the findings of this report and/or take any further action regarding this work and it is the responsibility of any interested parties to check with the Local Body Council concerned to confirm that the report has been accepted and lodged with the property file, I B I S 2000 Ltd. take no responsibility and cannot be held liable if the report is not accepted and lodged with the property file.

I B I S 2000 Ltd. recommends that any non-approved appliance should be removed & replaced with an approved appliance & a consent applied for before installation & the use of a non-approved appliance(Safe or not)is entirely at the owners discretion.

All inspections are visual only and are as seen on the day of inspection.

As I B I S 2000 Ltd. was not involved nor supervised any of the work carried out I B I S 2000 Ltd. can not and will not be held liable for any issues what so ever that may become apparent from the work undertaken. Any remedial work suggested by I B I S 2000 Ltd. are suggestions only and other acceptable solutions may also be available.

This is not a permit, consent or code compliance certificate.

This report is not in-Lieu of any Local Body Council or private Certifier inspection.

This report does not take into account land coverage percentage or any Local body Council or Town Planning By-Laws that maybe brought into effect by any non-permitted/consented buildings on the said property.

Please file this with the appropriate documents concerning this property.

Thank you.

Yours Faithfully



Bryan Richards N.Z.T.C., B.O.I.N.Z.
NZ Accredited Building Surveyor,
Managing Director,
I.B.I.S 2000 LTD.

Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).
To be completed whether or not an inspection is required.

No. 2360424

No. of attachments

EWRB

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer Chris. Milton

Phone: 03389554

Address of installation 43 Marshall Street. Woolston.

Postal address of customer (if not as above) Christchurch. 8023

WORK DETAILS

7 No. of lighting outlets

☐ No. of ranges

9 No. of socket outlets

☐ No. of water heaters

Was any installation work carried out by the homeowner?

☒ Yes ☐ No

Please tick (✓) as appropriate where work includes:

☐ Mains☐ Main earthing system☒ Switchboard☐ Electric linesDescription New garage + work
Shop.

Garen. Submain

Switch. board. 4 Circuit
breakers. R.C.D.

It is recommended that test results be recorded here:

Visual Examination ☒Earth Continuity ☒Bonding ☒Polarity ☒

Insulation Resistance P.N 100. Mohm

Other Earth Neutral 75 meg

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

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

ELECTRICAL WORKER DETAILS

Name

Kevin BRADLEY

Registration no.

E6468

Company

Signature

K. Bradley

Date

29-10-15

Contact Ph No.

027 6932854

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name

Registration no.

Company

Signature

Date

Contact Ph No.

INSPECTION DETAILS Electrical work requiring inspection by a registered electrical inspector

☐ New mains☒ Switchboard☐ Earthing system☐ Installation work in hazardous areas

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

Name

Registration no.

Signature

Date

Daytime Contact
Ph No.



Compliance and Electrical Safety Certificate

This form has been issued by the Electrical Workers Registration Board



Safety • Competency

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: 43 Marshall St

(2) Customer Information

Name: Chris Millan

Postal Address: 43 Marshall St

Phone and Email: _____

(3) Electrical Worker Information

Name: Aaron Grieve

Registration/Practising Licence Number: 244611

Organisation: AG Electrical

Telephone Number: 021 2755 808

Email: _____

Name of person(s) being supervised: Julias

(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: 4
Number of socket outlets: 4
Number of ranges: 0
Number of water heaters: 0

☐ Mains
☐ MEN switchboard closest 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: Aaron Grieve

Date: _____

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.

Test Results:

	Electrical Worker	Inspector
Polarity (independent earth):	☒	
Insulation resistance:	☒	
Earth continuity:	☒	
Bonding:	☒	
Other (specify):		

(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: Aaron Grieve

Registration/Practising Licence Number: 244611

Signature: Aaron Grieve

Date: 10-8-13

(if certifier is different from electrical worker)

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED

43 Marshall Street

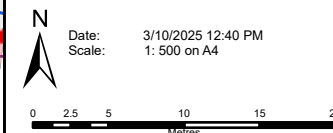
• WwPrivateDrainFieldNo	--- Out of Service	--- Proposed
WwPump	WwLateral (non CCC)	SwLateral (non CCC)
WwAccess	--- In Service	--- In Service
Type	--- Abandoned	--- Abandoned
Flush Manhole	--- Removed	--- Removed
Flushing Point	--- Out of Service	--- Out of Service
Trap	--- Proposed	--- Proposed
Inspection Point	• WwPrivateDrainFieldNot	WwValve
Sealed Manhole	SwPump	NormalPosition,Type
Standard Manhole	SwFacilityDischargePoint	SwAccess
Vacuum Storage Manhole	SwValve	SwAccess
• Ventd Manhole	Type	SwValve
WwValve	• Check	• Butterfly
WwVent	• Duck Bill	• Gate
WwAirGapSeparator	• Flap	• Non Return
WwLocalPressureBoundary	• Gate	• Pressure Activated
WwLocalPressureControlPa	• Inline Check	• Sluice
WwLocalPressureTankSystem	• Sluice	• Sluice, Normally Closed
WwOutlet	• Valve	• Valve
WwPipeRestrict	SwHeadwall	• Washdrant
WwFitting	Type	• Washlet
Type	• Inlet	WwConnection
• End Cap	• Outlet	Type
Junction	• SwFlowRestriction	• Fire
WwEye	SwGrill	• Restrictor
Type	Type	• Toby
• Eye	• Inlet	• Meter
• Eye (Vertical)	• Outlet	• WwOutlet
WwLateralFitting	SwInlet	• WsPipeRestrict
Type	Type	• WsFieldNote
• Raised Inspection Point	• Single Sump	WwFitting
• Lateral Fitting	• Double Sump	Type
WwVacuumBreather	• Triple Sump	• Bellows
WwVacuumChamber	• Inlet	• End Cap
Type	• Pipe End	• Connector
• Collector	• Gross Debris Trap	WwPipeProtection
• Interceptor Tank	• Silt Trap	WwPipe
• Valve	• SwPipeRestrict	NominalDiameter
• Riser	SwFitting	Diameter is 110mm or smaller
WwVacuumBreatherPip	Type	Diameter is greater than 110mm, up to 225mm
WwPipeFlowDirection	• Change	Diameter is greater than 225mm
WwPipeBlockageCount	• Bend	Other (non-circular pipes)
NumberOfBlockages	• Junction	Diameter is greater than 110mm, up to 225mm
• 2 or less Blockages	• End Cap	Other (non-circular pipes)
• 3 or more Blockages	• SwEye	Diameter is greater than 225mm
WwPipe	• SwPipeFlowDirection	Other (non-circular pipes)
NominalDiameter	SwLateralFitting	Diameter is 110mm or smaller
Diameter is 200mm or smaller	Type	Diameter is greater than 110mm, up to 225mm
Diameter is greater than 200mm, up to 450mm	• Single Sump	Other (non-circular pipes)
Diameter is greater than 450mm	• Double Sump	Diameter is greater than 225mm
Diameter is greater than 450mm, up to 700mm	• Inspection Point	Other (non-circular pipes)
Other (non-circular pipes)	• Manhole	Diameter is greater than 225mm
WwPipe (non-gravity)	• Lateral Fitting	Other (non-circular pipes)
NominalDiameter	• Soak Pit	Diameter is greater than 225mm
Diameter is 200mm or smaller	SwPipe	Diameter is greater than 225mm
Diameter is greater than 200mm, up to 450mm	NominalDiameter	Diameter is greater than 225mm
Diameter is greater than 450mm	Diameter is 450mm or smaller	Diameter is greater than 450mm, up to 700mm
Other (non-circular pipes)	Diameter is greater than 450mm, up to 700mm	Diameter is greater than 700mm
WwLateral	SwLateral	Other (non-circular pipes)
WwPipeProtection	SwPipeProtection	SwLateral
WwFlushTank	SwFacility	SwPipeStructure
WwStructure	SwStructure	SwReservoir
WwStation	SwStation	WwStation
WwPumpStationCatchme	SwRainGarden	WwPipe (non CCC)
WwPipe (non CCC)	SwPumpStationCatchme	Diameter is 450mm, up to 700mm
In Service	In Service	Diameter is greater than 700mm
Abandoned	Abandoned	Diameter is greater than 700mm
Removed	Removed	Diameter is greater than 700mm
	Out of Service	Diameter is greater than 700mm
	Unknown	Diameter is greater than 700mm
	WwLateral (non CCC)	Diameter is greater than 700mm
	In Service	Diameter is greater than 700mm
	Abandoned	Diameter is greater than 700mm
	Removed	Diameter is greater than 700mm
	Out of Service	Diameter is greater than 700mm
	Unknown	Diameter is greater than 700mm
	Proposed	Diameter is greater than 700mm
	BCConnector	Diameter is greater than 700mm
	BCInletCap	Diameter is greater than 700mm
	BCValve	Diameter is greater than 700mm
	BGPipe	Diameter is greater than 700mm

Christchurch City Council

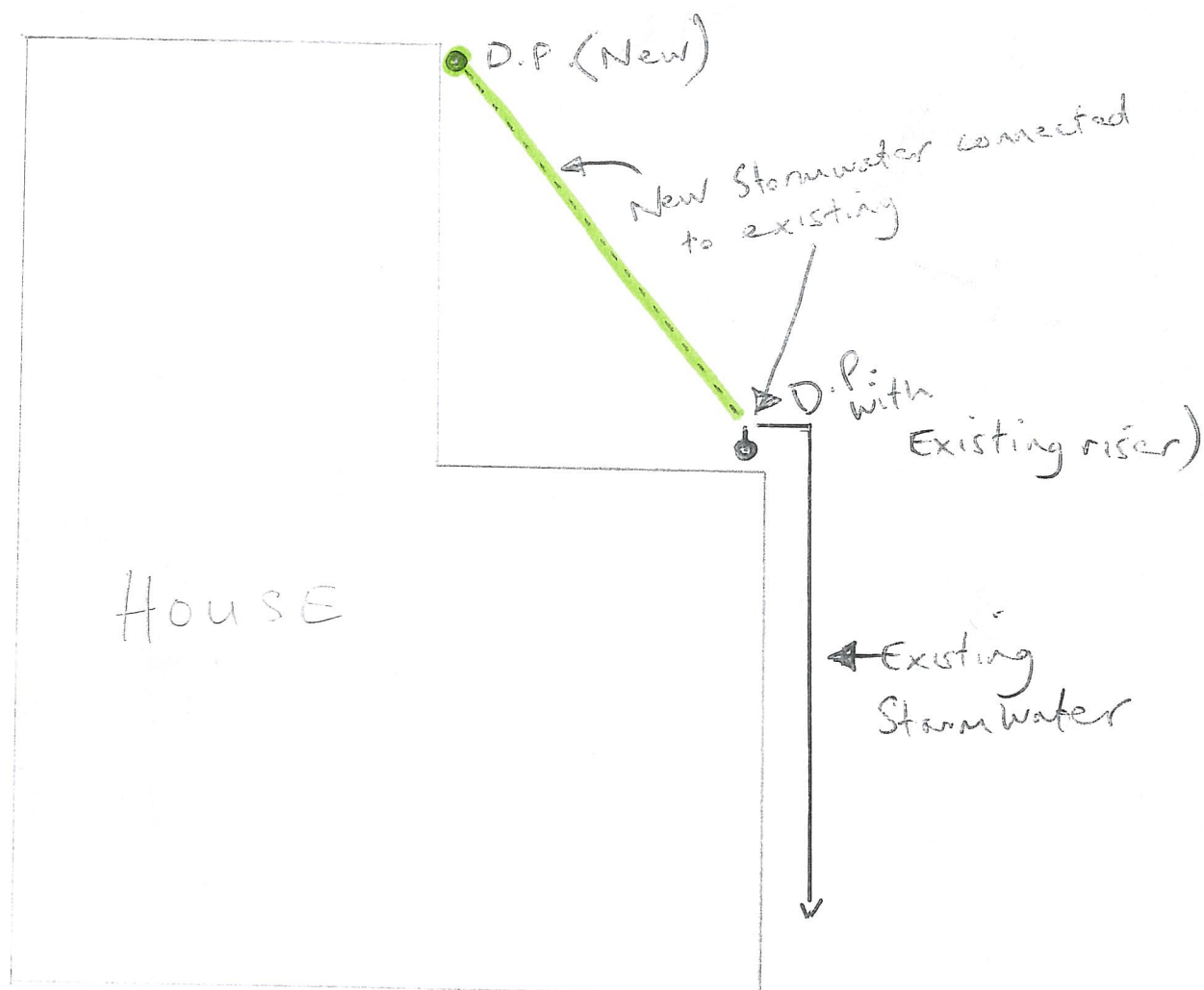
ph: 03 941 8999 web: ccc.govt.nz

Accuracy not guaranteed. Onsite verification required.
Display of data scale dependant.
Client selected legend.

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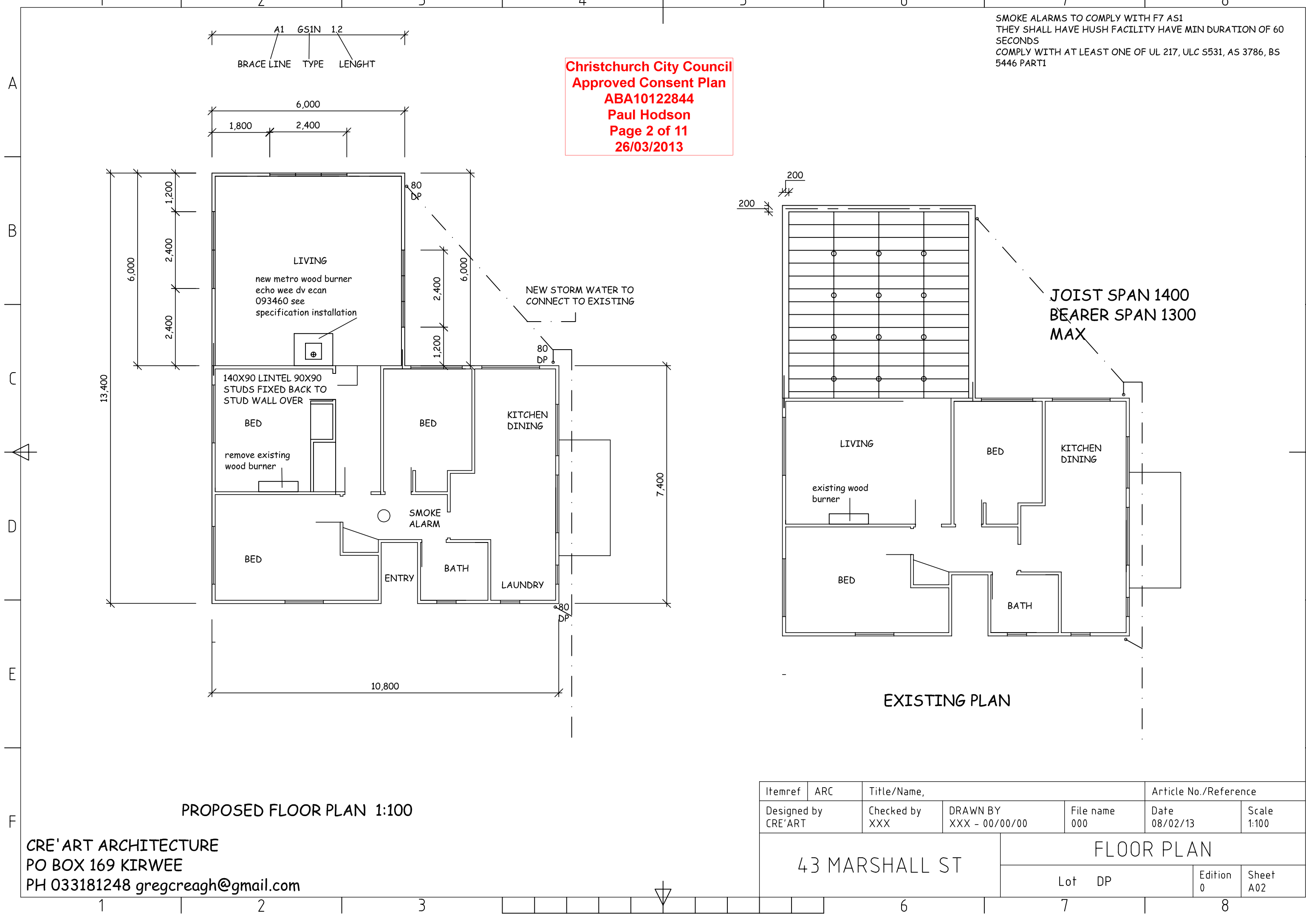


43. MARSHALL ST - DRAINAGE



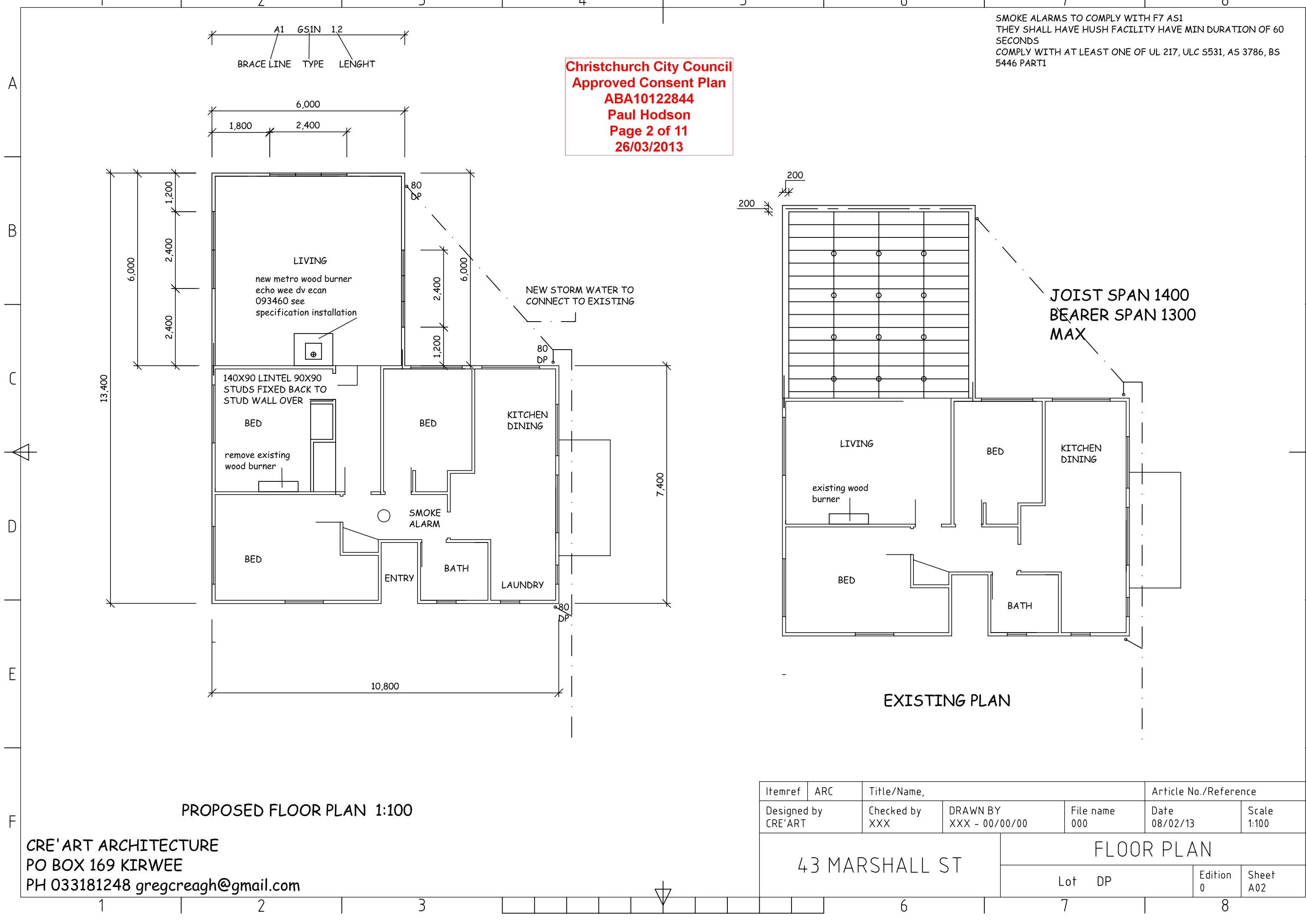
----- New 90mm Stormwater P.V.C Pipe
with 1:100 fall to existing

Drainlayer : Peter Sutton Reg.#: 15264
ph: 0275 738378 . For 43 Marshall St .
Consent #. A.BA 10122844 .



SMOKE ALARMS TO COMPLY WITH F7 AS1
THEY SHALL HAVE HUSH FACILITY HAVE MIN DURATION OF 60 SECONDS
COMPLY WITH AT LEAST ONE OF UL 217, ULC S531, AS 3786, BS 5446 PART1

Christchurch City Council
Approved Consent Plan
ABA10122844
Paul Hodson
Page 2 of 11
26/03/2013



JOIST SPAN 1400
BEARER SPAN 1300
MAX

EXISTING PLAN

PROPOSED FLOOR PLAN 1:100

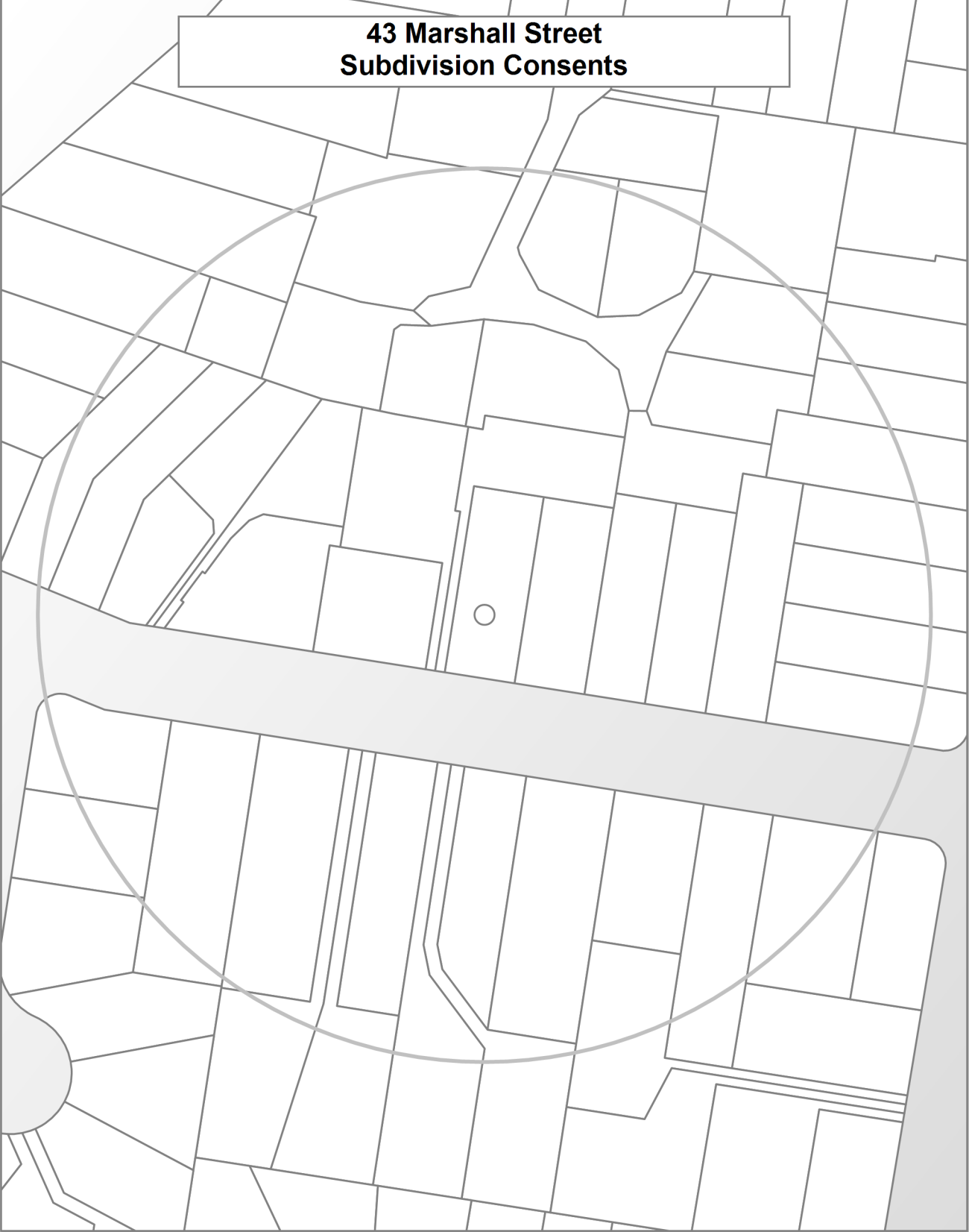
CRE'ART ARCHITECTURE
PO BOX 169 KIRWEE
PH 033181248 gregcreagh@gmail.com

Itemref	ARC	Title/Name,			Article No./Reference		
Designed by CRE'ART		Checked by XXX	DRAWN BY XXX - 00/00/00	File name 000	Date 08/02/13	Scale 1:100	
43 MARSHALL ST				FLOOR PLAN			
				Lot DP		Edition 0	Sheet A02

43 Marshall Street Land Use Consents



**43 Marshall Street
Subdivision Consents**



Land Use Resource Consents within 100 metres of 43 Marshall Street

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

1 Haig Place

RMA/2014/164

Rebuild of earthquake damaged dwelling - Historical Reference RMA92024764

Processing complete

Applied 29/01/2014

Decision issued 07/03/2014

Granted 07/03/2014

1/22 Marshall Street

RMA/2015/1765

Dwelling with attached garage - Historical Reference RMA92030045

Processing complete

Applied 01/07/2015

Decision issued 29/07/2015

Granted 27/07/2015

102 Radley Street

RMA/2012/179

EXISTING USE CERTIFICATE DEMOLITION AND RECONSTRUCTION OF EQ DAMAGED BUILDING - Historical Reference RMA92019506

Processing complete

Applied 01/02/2012

Certificate issued 26/04/2012

103 Clarendon Terrace

RMA/1989/588

Consent to a first floor addition which intrudes the 38 degree recession plane by 2.5m - Historical Reference RES9212954

Processing complete

Applied 19/12/1989

Decision issued 09/06/1990

Granted 09/06/1990

107 Clarendon Terrace

RMA/1989/588

Consent to a first floor addition which intrudes the 38 degree recession plane by 2.5m - Historical Reference RES9212954

Processing complete

Applied 19/12/1989

Decision issued 09/06/1990

Granted 09/06/1990

109 Clarendon Terrace

RMA/2014/1082

Dwelling Addition/Alteration - Historical Reference RMA92025722

Processing complete

Applied 06/05/2014

Decision issued 15/05/2014

Granted 15/05/2014

111 Clarendon Terrace

RMA/1996/1415

To erect dwelling additions within the 1.8m setback (1.6m) and intrude the 3m setback for a living area window. - Historical Reference RES961663

Processing complete

Applied 01/07/1996

Decision issued 12/08/1996

Granted 12/08/1996

RMA/1999/3399

To erect a garage and intrude into the 5.5m Road boundary setback and the recession plane on the south boundary. - Historical Reference RES992362

Processing complete

Applied 16/08/1999

Decision issued 14/10/1999

Granted 14/10/1999

13 Marshall Street

RMA/2013/2633

Relocated dwelling and Garage - Historical Reference RMA92024359

Processing complete

Applied 04/12/2013

Decision issued 07/01/2014

Granted 06/01/2014

Granted 06/01/2014

Decision issued 07/01/2014

15 Marshall Street

RMA/2019/2194

Remove subdivision tree - s221 Variation of Consent Notice

Consent issued

Applied 23/09/2019

Granted 30/10/2019

Decision issued 30/10/2019

Decision issued 30/10/2019

Granted 30/10/2019

RMA/2021/3552

Excavation of contaminated soil to remediate land and prepare site for construction of a residential building

Processing complete

Applied 21/10/2021

Decision issued 02/02/2022

Granted 02/02/2022

Granted 02/02/2022

Decision issued 02/02/2022

2/2 Skylark Lane

RMA/1995/2272

To erect a second unit which does not comply with the Proposed Plan in terms of the 3 metre setback for living areas -
Historical Reference RES953422

Processing complete

Applied 15/08/1995

Decision issued 18/08/1995

Granted 18/08/1995

RMA/2000/1464

No Desc - Historical Reference RMA20002178

Cancelled

Applied 09/06/2000

24 Marshall Street

RMA/2004/2802

Sleepout and existing garage exceed 9m within 1.8m of the internal boundary. - Historical Reference RMA20018455

Processing complete

Applied 01/11/2004

Decision issued 19/11/2004

Granted 18/11/2004

RMA/2024/1900

Renovation to existing sleepout to include new Kitchen/Laundry, Bathroom, Bedroom and Living areas.

Processing complete

Applied 18/07/2024

Permitted activity notice issued 02/08/2024

28A Marshall Street

RMA/1985/306

Erect accessory building exceeding 65m2 in area - Historical Reference RES9205452

Processing complete

Applied 01/05/1985

Decision issued 25/05/1985

Granted 25/05/1985

39 Marshall Street

RMA/1985/305

Erect garage against the boundary with recesssion plane intrusion wall exceeding 2.3m in height - Historical Reference RES9205451

Processing complete

Applied 21/01/1985

Decision issued 28/02/1985

Granted 28/02/1985

3A Skylark Lane

RMA/2002/321

To erect a new dwelling and attached garage which fails to comply with site coverage and accessory building length. - Historical Reference RMA20009295

Processing complete

Applied 04/02/2002

Decision issued 01/03/2002

Granted 01/03/2002

5 Haig Place

RMA/2020/2505

Proposed new family flat

Processing complete

Applied 03/11/2020

Decision issued 20/01/2021

Granted 20/01/2021

RMA/2021/666

Family Flat Encumbrance

Processing complete

Applied 18/03/2021

Encumbrance registered 07/05/2021

7 Skylark Lane

RMA/1997/1202

To erect a garage and intrude the recession plane and exceed 9m in length within 1.8m of the boundary, garage setback less than 5.5 off road boundar - Historical Reference RES971306

Processing complete

Applied 20/05/1997

Decision issued 03/06/1997

Granted 03/06/1997

94 Radley Street

RMA/1987/407

Erect dwelling addition 1.5m from a side boundary - Historical Reference RES9208771

Processing complete

Applied 04/12/1987

Decision issued 16/12/1987

Granted 16/12/1987

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