

GRIFFIOEN.

LAND INFORMATION MEMORANDUM

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

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

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



Land Information Memorandum



Property address:

49B Inwoods Road

LIM number: H09390271

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 12 November 2025
Date received 7 November 2025

Property details

Property address 49B Inwoods Road, Parklands, Christchurch
Valuation roll number 21851 07100
Valuation information Capital Value: \$345,000
Land Value: \$335,000
Improvements Value: \$10,000
Please note: these values are intended for Rating purposes
Legal description Lot 2 DP 38785
Existing owner Tanglewood Developments Limited
c/- Mr M J Thompson
27 Brockelbank Drive
Kaiapoi 7630

Council references

Rate account ID 73063188
LIM number H09390271
Property ID 1002508

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:

49B Inwoods Road

LIM number: H09390271

Page 3

Christchurch City Council

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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 44(A)(2)(aa) LGOIMA. This is information known to the Council but is not apparent from 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 the likely presence of hazardous contaminants.

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

Natural Hazards

Section 44A(2)(a) LGOIMA. This is information known to the Council about natural hazards that is required by section 44B LGOIMA. This section may also include natural hazard information provided by Environment Canterbury. Christchurch City Council is required to include such information in LIMs where Environment Canterbury considers it meets the criteria under section 44C of LGOIMA.

The following statement has been provided by Environment Canterbury:

This Land Information Memorandum includes natural hazard information deemed by Environment Canterbury to be the most up to date, useful, and relevant, and is provided in accordance with the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025. All due care has been taken to ensure current information required to be provided under the regulations is presented below.

Environment Canterbury may hold superseded or less reliable natural hazards information relating to the land that has not been included in this Land Information Memorandum. Please contact Environment Canterbury if you would like to enquire about this information.

(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.

- Regional Liquefaction Information

Areas where there was evidence of liquefaction were mapped following the 2010/11 Canterbury earthquakes by Tonkin & Taylor for the Earthquake Commission (urban areas) and by a group of researchers for Environment Canterbury (rural, commercial and industrial areas). These are available in the Christchurch Liquefaction Viewer at <https://apps.canterburymaps.govt.nz/ChristchurchLiquefactionViewer/>.

Technical report information:

Title: Review of liquefaction hazard information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts.

Date: December 2012.

Author: H Brackley (compiler).

Commissioned by: Environment Canterbury.

Purpose of report: To collate liquefaction occurrence during the 2010/11 Canterbury earthquakes, and to determine liquefaction vulnerability. For use in land use planning, subdivision and building consenting.

Study area: Coastal Canterbury from the Waipara River mouth to the Rakaia River mouth, including Banks Peninsula, and inland to Rangiora, Aylesbury, Selwyn and Southbridge.

Accessible at: <https://www.ecan.govt.nz/document/download?uri=1702192>.

Property address:

49B Inwoods Road

LIM number: H09390271

Page 4

Christchurch City Council

53 Hereford Street, PO Box 73015

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(c) Flooding

- Regional Hazard Information: Flood Photographs
Photographs showing the property during or following past flood events may be available. Flood photographs are available on Environment Canterbury's flood imagery register at <https://apps.canterburymaps.govt.nz/FIR>.
- Regional Hazard Information: Flood Assessment Request
You can request a new site-specific flood hazard assessment for the property from Environment Canterbury at: <https://www.ecan.govt.nz/do-it-online/property-information/flood-hazard-assessments>.

(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

- Property located in Tsunami Risk Zone
This property may be affected by flooding by some tsunami scenarios as shown in reports by GNS and NIWA commissioned by ECan and CCC. Links to reports can be found at <https://ccc.govt.nz/tsunami-evacuation-zones-and-routes/> and on ECan's web site <https://www.ecan.govt.nz> by searching for the terms tsunami hazard.

(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

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

Other Special Features or Characteristics of the Land

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

Related Information

- The latest soil investigation report for this property is attached. One or more additional geotechnical reports are available on the property file.

2. Private and public stormwater and sewerage drains

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

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

Related Information

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

Property address:

49B Inwoods Road

LIM number: H09390271

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.

Related Information

- Council records show a public water pipe passing through the right of way.

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: \$2,329.42

	Instalment Amount	Date Due
Instalment 1	\$582.29	31/08/2025
Instalment 2	\$582.29	30/11/2025
Instalment 3	\$582.29	28/02/2026
Instalment 4	\$582.55	31/05/2026

Rates owing as at 12/11/2025: \$0.00

(b) Excess Water Rates

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

(c) Final water meter reading required at settlement?

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

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

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

Property address:

49B Inwoods Road

LIM number: H09390271

Page 8

Christchurch City Council

53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
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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/1977/511 Applied: 08/02/1977 Status: Completed
49B Inwoods Road Parklands
Permit granted 12/08/1977
Permit issued 12/08/1977
DWELLING- Historical Reference PER77111844
- BCN/1983/9077 Applied: 29/11/1983 Status: Completed
49B Inwoods Road Parklands
Permit granted 04/04/1984
Permit issued 04/04/1984
KENT LOG FIRE- Historical Reference PER84111868
- BCN/2014/6857 Applied: 24/07/2014 Status: Lapsed
49B Inwoods Road Parklands
Accepted for processing 28/07/2014
PIM Granted 30/07/2014
PIM Issued 01/08/2014
Building consent granted 07/08/2014
Building consent issued 08/08/2014
Building consent lapsed 07/08/2015
Dwelling alterations - concrete slab repair and relevel. Isolated repairs to interior lining

Property address:

49B Inwoods Road

LIM number: H09390271

Christchurch City Council

53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
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- BCN/2025/2438 Applied: 05/04/2025 Status: Completed
49B Inwoods Road Parklands
Exemption from building consent approved 16/04/2025
EQ Repairs - Foundation Relevel - underpinning the perimeter foundation
- BCN/2025/5187 Applied: 04/07/2025 Status: Building consent issued
49B Inwoods Road Parklands
Accepted for processing 08/07/2025
Building consent granted 29/08/2025
Building consent issued 03/09/2025
Alterations to dwelling - Ground floor layout change to kitchen, add bedroom, internal stairs reinstated and upper floor convert to bedroom with ensuite and WIR.
- BCN/2025/5187/A Amendment Applied: 17/10/2025 Status: On Hold - Building Consent Officer Processing
49B Inwoods Road Parklands
Accepted for processing 21/10/2025 Please refer to "49BIN - Final Council Inspection" in property docs
Amendment 1 – change to kitchen layout, upper floor entry wall and relocate upper floor walk-in robe.

(b) Certificates

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

(c) Notices

(d) Orders

(e) Requisitions

Property address:

49B Inwoods Road

LIM number: H09390271

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.

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:

49B Inwoods Road

LIM number: H09390271

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

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8. Land use and conditions

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

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

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

- **Regional plan or bylaw**

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

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

(ii) Christchurch District Plan

- **Qualifying Matter**

Property or part of property within the Low Public Transport Accessibility Area qualifying matter, which has been publicly notified

- **Liquefaction Management Area (LMA)**

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

- **District Plan Zone**

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

(b) Resource consents

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

9. Other land and building classifications

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

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

Please refer to Section 1 for details

10. Network utility information

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

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

- **None recorded for this property**

11. Other information

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

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

(a) Kerbside waste collection

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

(b) Other

• Floor Levels Information

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

- required minimum finished floor levels, which need to be set to meet the surface water requirements in clause E1.3.2 of the Building Code (where this applies); and
- the requirements of the Christchurch District Plan (where a property is in the Flood Management Area).

Where this information has been processed for your property, you can view it online at <https://ccc.govt.nz/flooding-and-floor-levels>.

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

• Guest Accommodation

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

• Community Board

Property located in Coastal-Burwood-Linwood Community Board.

• Tsunami Evacuation Zone

This property is 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 Coastal 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:

49B Inwoods Road

LIM number: H09390271

Page 16

Christchurch City Council

53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
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Fax 64 3 941 8984

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.

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.

Property address:

49B Inwoods Road

LIM number: H09390271

Page 17

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



SHALLOW SOIL INVESTIGATION REPORT

49B Inwoods Road, Parklands, Christchurch

Project Ref: 1371-2502

Revision: 0

Prepared for: Vision 360

20th February 2025

Should you have any queries or any further clarifications, do not hesitate to contact following undersigned

Inspected and Prepared by:	 A. Anburuvel <i>BScEng (Civil), PhD</i> <i>Civil/Geotechnical Engineer</i> <i>anbu@slengineering.co.nz</i>	Reviewed and verified by:	 Sana Amirthalingam <i>BSc Eng (Hons), MSc (Structural), CPEng, CMEngNZ</i> <i>Director/ Senior Structural Engineer</i> <i>sana@slengineering.co.nz</i>
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LIMITATIONS

The recommendations and ideas presented in this report are based on geotechnical information received at specific test locations by using appropriate investigation techniques with a limited number of tests. This geotechnical advisory report is prepared based on data available at the time of reporting, best engineering practices, judgment, and experience. Surface ground conditions depend on the test location point on site. Also, subsurface conditions may change as a result of human-induced events and natural phenomena. Further geotechnical assessment may be required where the actual ground condition varies from the assumed model.

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CONTENTS

1 INTRODUCTION AND SCOPE OF WORK..... 3

2 SITE DESCRIPTION 3

2.1 MBIE Land Classification 3

2.2 Published Information 3

3 INVESTIGATION RESULTS 3

3.1 Bearing Capacity 4

4 CONCLUSIONS 4

REFERENCES 5

APPENDICES 5

1 INTRODUCTION AND SCOPE OF WORK

SL Engineering Group Limited has been engaged by Vision 360 to carry out a shallow geotechnical investigation at 49B Inwoods Road, Parklands, Christchurch. This shallow investigation was to determine the bearing capacity and subsoil type for the shallow foundation underpinning pad. This report has been issued for the Council consent exemption application.

The shallow soil investigation procedure for the property is as follows:

- 1 dynamic cone penetrometer (DCP) tests to determine the bearing capacity of the soil and 1 hand auger (HA) boreholes to evaluate the subsurface soil type.
- Reporting of investigation findings.

2 SITE DESCRIPTION

The site is located on a flat topography within a residential area of Parklands to the northeast of Christchurch city, approximately 8 km from CBD. Its legal description is "Lot 2 DP 38785". The total site area is approximately 1153 m².

There is an existing single storey dwelling with an Attic and an attached garage. It is understood that the existing dwelling floor level is to be repaired by foundation re-levelling.

2.1 MBIE Land Classification

The site is currently mapped as "Green Zone, Technical Category 3, blue" as defined by the Ministry of Business, Innovation and Employment (MBIE) Residential Technical Categories. This indicates that moderate to significant land damage from liquefaction is possible in future significant earthquakes.

2.2 Published Information

A few available subsurface investigation logs, within an approximately 100 m radius of the site area, were reviewed. The investigation logs indicate that the area is typically underlain by sand and silt.

3 INVESTIGATION RESULTS

The HA borehole at test location 1 showed that approximately 200 mm layer of topsoil, followed by approximately 200 mm layer of grey non-plastic sandy silt at depth from 200 mm to 400 mm, and approximately 300 mm layer of grey non-plastic fine sand with traces of silt at depth from 400 mm to 700 mm below natural ground level (NGL). At this location, HA was terminated at 700 mm depth below NGL.

3.1 Ground Water

HA test was undertaken up to 700 mm below the existing ground level. No static water was encountered during the test.

3.2 Bearing Capacity

Based on DCP test results, at least 3 blows per 100 mm penetration can be achieved at this site from 300 mm depth below NGL. However, it is recommended that a site-bearing verification should be carried out by a geotechnical engineer at this site after excavating the ground for construction.

This penetration resistance shows that Ultimate Bearing Capacity (UBC) of 200 kPa can be assumed below 300 mm below NGL. A strength reduction factor of $\phi = 0.5$ should be applied to the Ultimate Bearing Capacity to obtain the Dependable Bearing Capacity, which should be equal to or greater than the factored Ultimate Foundation Bearing Pressures.

4 CONCLUSIONS

4.1 Floor Level and Foundation Remediation

The maximum measured differences in floor level over the dwelling concrete floor, timber floor and garage floor are 110 mm, 74 mm and 56 mm, respectively. It indicates that the floor level variation exceeds the 50 mm threshold for “no foundation relevel necessary” stipulated in Table 2.3, MBIE Guidance: Part A. Assessing the site conditions and based on the engineering judgment, we are of the opinion that the foundation can be re-levelled to correct the floor level.

The foundation releveling design and methodology should be designed by a Chartered Professional Structural Engineer. Should there be any underpinning pad or new pile foundation necessary, the foundation shall be designed for the soil bearing and design criteria given above.

It is recommended that all topsoil (organic soil, soft soil) or a minimum depth of 300 mm soil below NGL, whichever is greater, should be removed from the proposed foundation excavation prior to construction.

4.2 Limitation

This report is only intended for the repair/relevel strategy of the existing dwelling. The suitability for occupancy must be re-assessed by a structural engineer and geotechnical engineer after any future moderate earthquakes.

The recommendations provided above are based on the site observation, a limited number of tests, and the nature and continuity of subsoil conditions are inferred. Ground conditions may vary across the site between the inspected, tested, and sampled locations. Subsurface ground conditions may also change or be modified because of anthropogenic events and natural events. The geotechnical advice provided in this report is based on data available at the time of preparation of this report, best engineering practices, experience, and engineering judgment. Where the actual ground condition deviates from the assumed condition, further geotechnical testing and assessment may be warranted, including supervision and auditing of site works by a chartered geotechnical engineer.

5 CONSTRUCTION MONITORING AND OBSERVATION

A qualified engineer should be engaged to carry out observations during underpinning pad excavations to confirm soil bearing and condition are consistent with the findings and recommendations of this report.

REFERENCES

- Canterbury Maps, 2020. Property search <https://propertysearch.canterburymaps.govt.nz/#/>
- Department of building and Housing, 2011. Compliance Document for New Zealand Building code.
- Ministry of Business, Innovation and Employment (MBIE), 2012. Repairing and Rebuilding Houses affected by the Canterbury Earthquakes.
- New Zealand Geotechnical Society, 2005. Guideline for the Field Classification and Description of Soil and Rock for Engineering Purposes.
- Standards New Zealand. NZS 3604 (2011) – Timber frame building and NZS 4402 (1988) – Method of testing soil for civil engineering purposes.
- Stockwell, M.J.: Determination of allowable bearing pressure under small structures. New Zealand Engineering (32, 6), dated 15 June 1977
- The New Zealand Geotechnical Database (NZGD). Online database for new and existing geotechnical information (<https://www.nzgd.org.nz/>)

APPENDICES

Appendix A – Site Location Plans

Appendix B - Shallow Soil Investigation logs

APPENDIX A – SITE LOCATION PLANS





APPENDIX B – SHALLOW SOIL INVESTIGATION LOGS



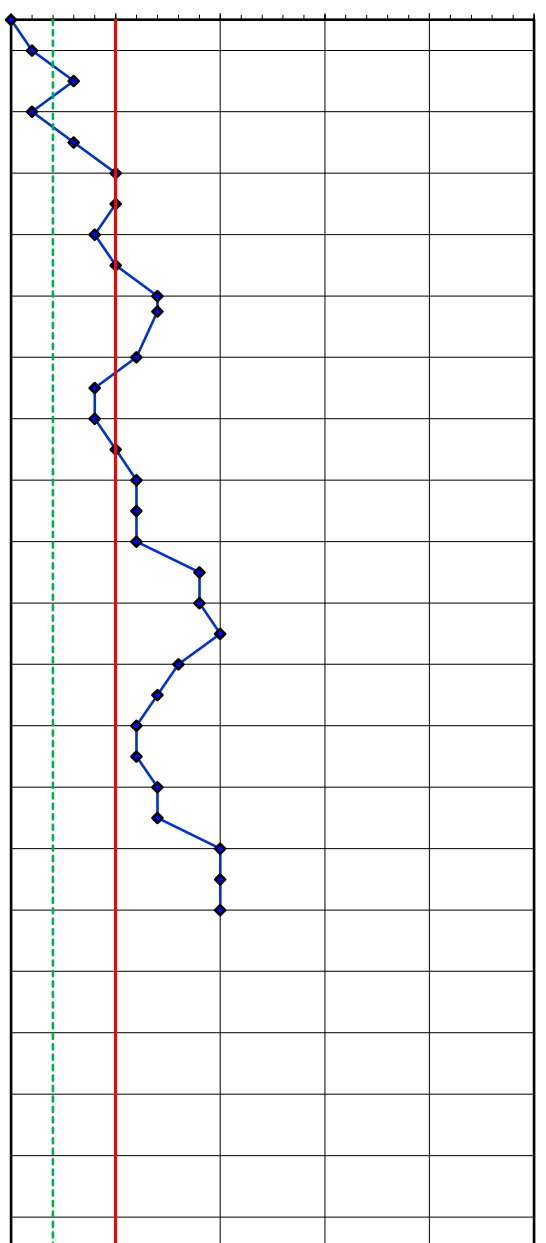
SITE INVESTIGATION RECORD

Project	49b Inwoods Rd
Date Tested	20-Feb-25
Project Ref	1371-2502
Test Location	SPT 1& HA1
Prepared by	AA
Checked by	KM

Scala Penetrometer Test Results

Depth	Bore Logs	
	DCP Blows	Description
GL		
	1	Top soil
0.2	3	
	1	Sandy silt, Grey, Loose, No Plasticity
0.4	3	
	5	Fine sand with traces of silt, Grey, Loose, No plasticity
0.6	5	
	4	
0.8	5	HA terminated at 700 mm below EGL
	7	
1.0	7	
	6	
1.2	4	
	4	
1.4	5	
	6	
1.6	6	
	6	
1.8	9	
	9	
2.0	10	
	8	
2.2	7	
	6	
2.4	6	
	7	
2.6	7	
	10	
2.8	10	
	10	
3.0		
3.2		
3.4		
3.6		
3.8		
4.0		
4.2		
4.4		
4.6		
4.8		

DCP Blows per 100 mm



◆ Test Results
— 5 Blows per 100 mm
- - - 2 Blows per 100 mm

Property of interest address

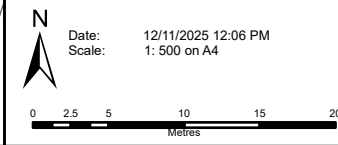
- WwPrivateDrainFieldNo
- WwPump
- WwAccess
- Type
- Flush Manhole
- Sealed Manhole
- Standard Manhole
- Vacuum Storage Manhole
- Verted Manhole
- WwValve
- WwVent
- WwAirGapSeparator
- WwLocalPressureBoundary
- WwLocalPressureControlPa
- WwLocalPressureTankSystem
- WwOutfall
- WwPipeRestrict
- WwFitting
- Type
- Change
- End Cap
- Junction
- WwEye
- Type
- Eye
- Eye (Vertical)
- WwLateralFitting
- Type
- Raised Inspection Point
- Lateral Fitting
- WwVacuumBreather
- WwVacuumChamber
- Type
- Collector
- Interceptor Tank
- Valve
- Riser
- WwVacuumBreatherPip
- WwPipeFlowDirection
- WwPipeBlockageCount
- NumberOfBlockages
- 2 or less Blockages
- 3 or more Blockages
- WwPipe
- NominalDiameter
- Diameter is 200mm or smaller
- Diameter is greater than 200mm, up to 450mm
- Diameter is greater than 450mm
- Other (non-circular pipes)
- WwPipe (non-gravity)
- NominalDiameter
- Diameter is 200mm or smaller
- Diameter is greater than 200mm, up to 450mm
- Diameter is greater than 450mm
- Other (non-circular pipes)
- WwLateral
- WwPipeProtection
- WwFlushTank
- WwStructure
- WwStation
- WwPumpStationCatchment
- WwPipe (non CCC)
- In Service
- Abandoned
- Removed
- Out of Service
- In Service
- Abandoned
- Removed
- Proposed
- Out of Service
- Proposed
- WwValve
- NormalPosition,Type
- Air Release
- Backflow Prevention
- Butterfly
- Gate
- Non Return
- Pressure Activated
- Sluice
- Sluice, Normally Closed
- Valve
- Washdrant
- Washlet
- WwConnection
- Type
- Fire
- Restrictor
- Toby
- Meter
- WwOutlet
- WwPipeRestrict
- WwFieldNote
- WwFitting
- Type
- Belows
- End Cap
- Connector
- WwPipeProtection
- WwPipe
- NominalDiameter
- Diameter is 110mm or smaller
- Diameter is greater than 110mm, up to 225mm
- Diameter is greater than 225mm
- Other (non-circular pipes)
- WwPipe (non Potable)
- NominalDiameter
- Diameter is 110mm or smaller
- Diameter is greater than 110mm, up to 225mm
- Diameter is greater than 225mm
- Other (non-circular pipes)
- WwLateral
- WwStructure
- WwReservoir
- WwStation
- WwPipe (non CCC)
- In Service
- Abandoned
- Removed
- Out of Service
- Unknown
- WwLateral (non CCC)
- In Service
- Abandoned
- Removed
- Out of Service
- Proposed
- BCConnector
- BCEndCap
- BCValve
- BCPipe



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

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

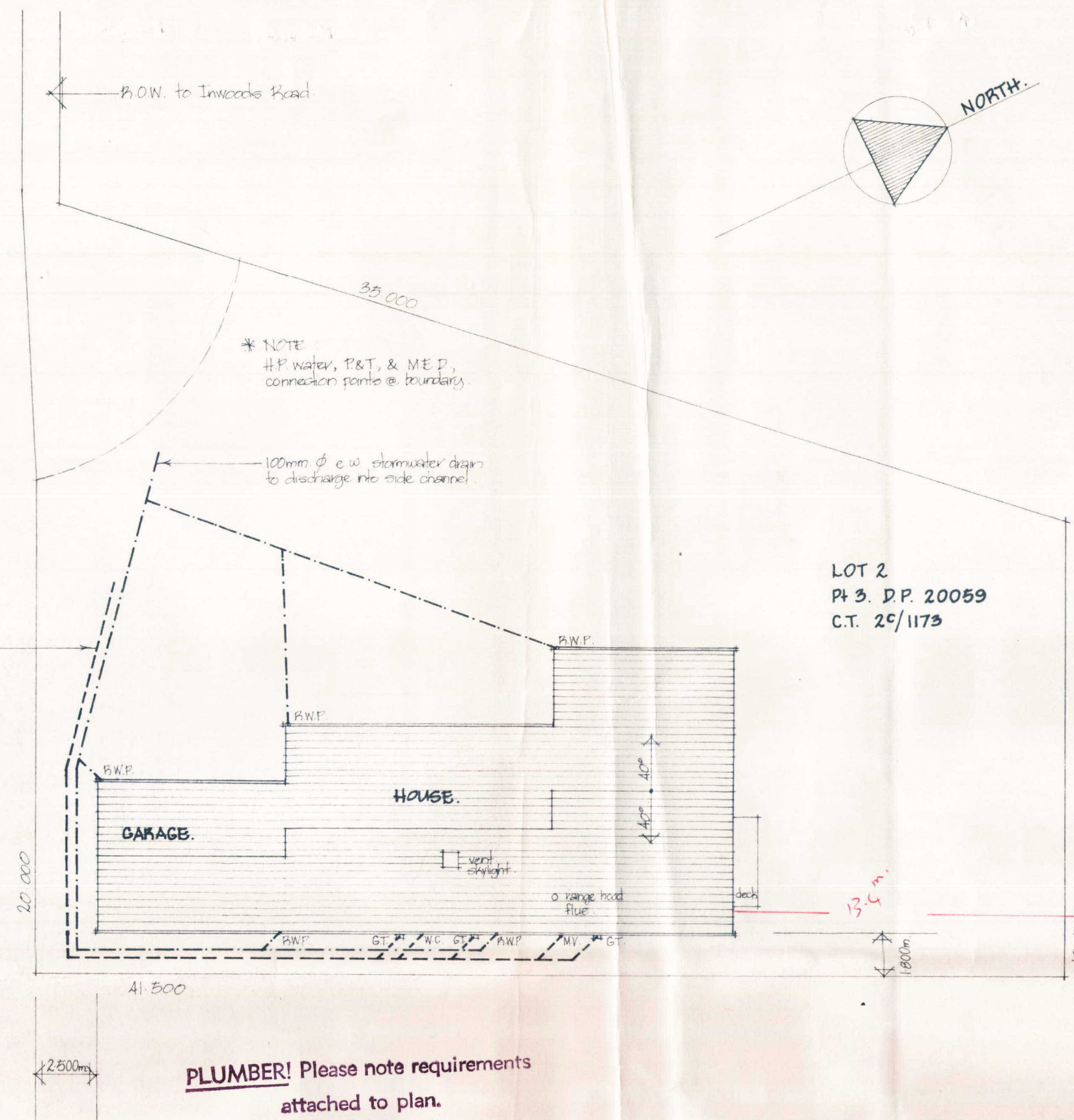
Copyright © 2025 Reproduction prohibited.



30/6/77

BUILDER
PLEASE ENSURE THE
DRAINLAYER
SEES THE ABOVE
REQUIREMENTS.

DRAINLAYER
PLEASE NOTE STORM WATER
DRAINAGE REQUIREMENTS
ATTACHED TO PLANS.



SITE PLAN & ROOF PLAN
SCALE 1:200

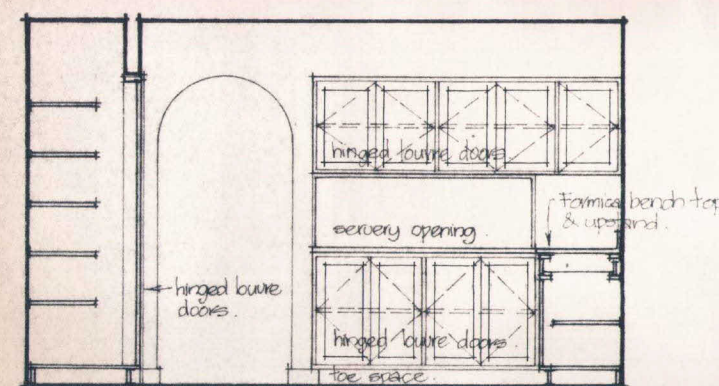
PLUMBER! Please note requirements
attached to plan.

WAIMAIRI COUNTY COUNCIL
APPROVED, Subject to:

1. All work to comply with the County Building By-Laws
2. 24 hours' notice to be given to the County Building Inspector prior to pouring any concrete

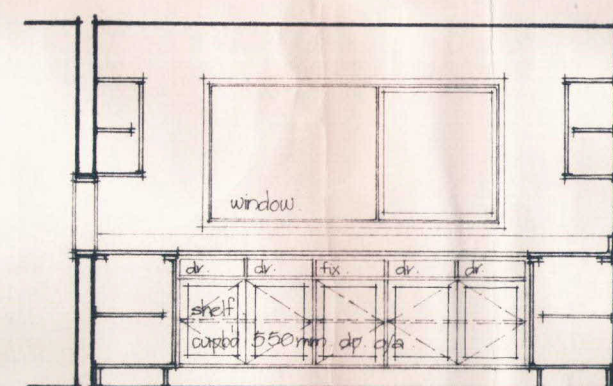
R. J. Haines
Building Inspector

24 HOURS NOTICE MUST BE GIVEN
Prior to pouring ANY concrete
Prior to laying ANY Floor
Prior to fixing ANY wall or ceiling lining.
On completion of the Building
provision must be made to allow
the building Inspector access.

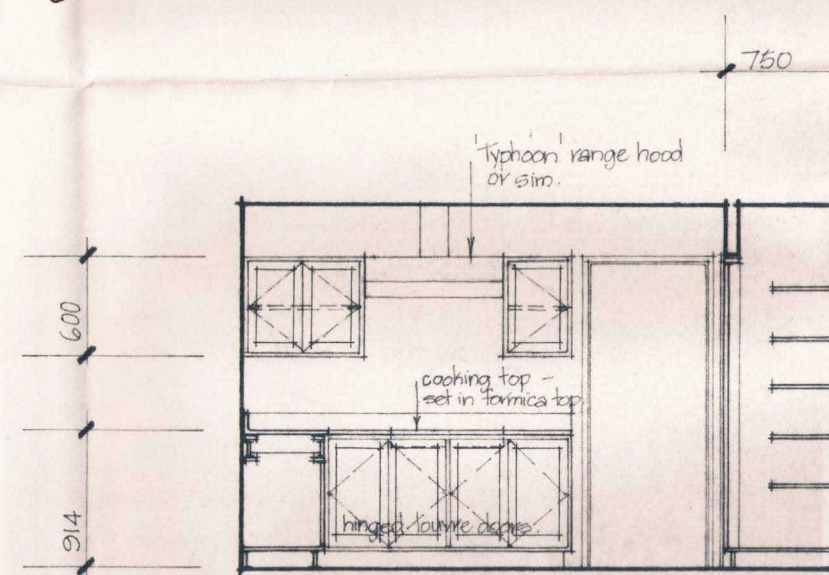


KITCHEN • NORTH - EAST
SCALE 1:50

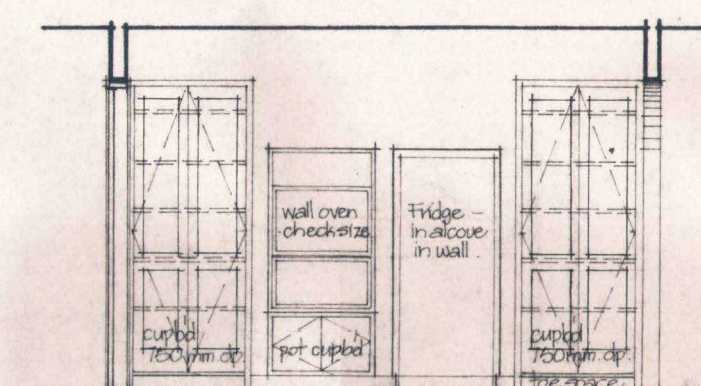
*** NOTE :**
All cupboard doors to be
louvre with solid backing.



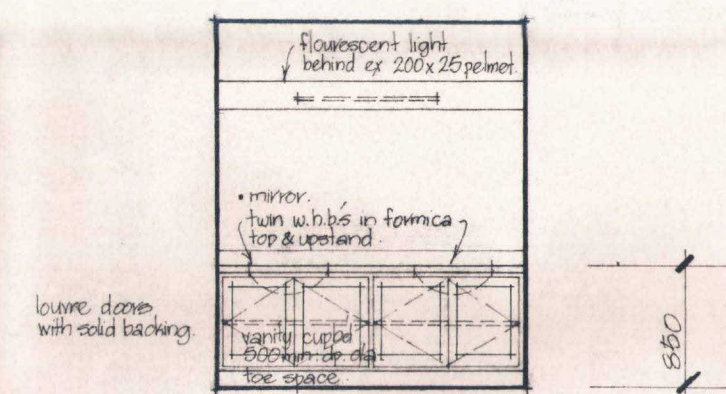
KITCHEN • SOUTH - EAST
SCALE 1:50



KITCHEN • SOUTH - WEST
SCALE 1:50



KITCHEN • NORTH - WEST
SCALE 1:50



BATHROOM • NORTH - WEST
SCALE 1:50

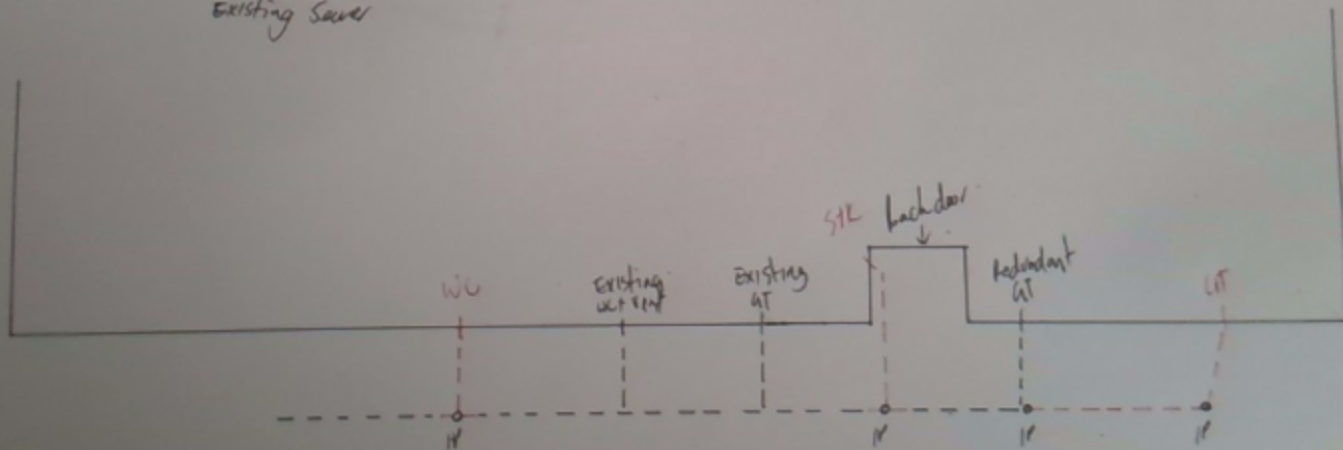
496 Inwoods Road BCN 12025/5187

Grade Sewer 1100

Cert B-Hilling 128379

New Sewer

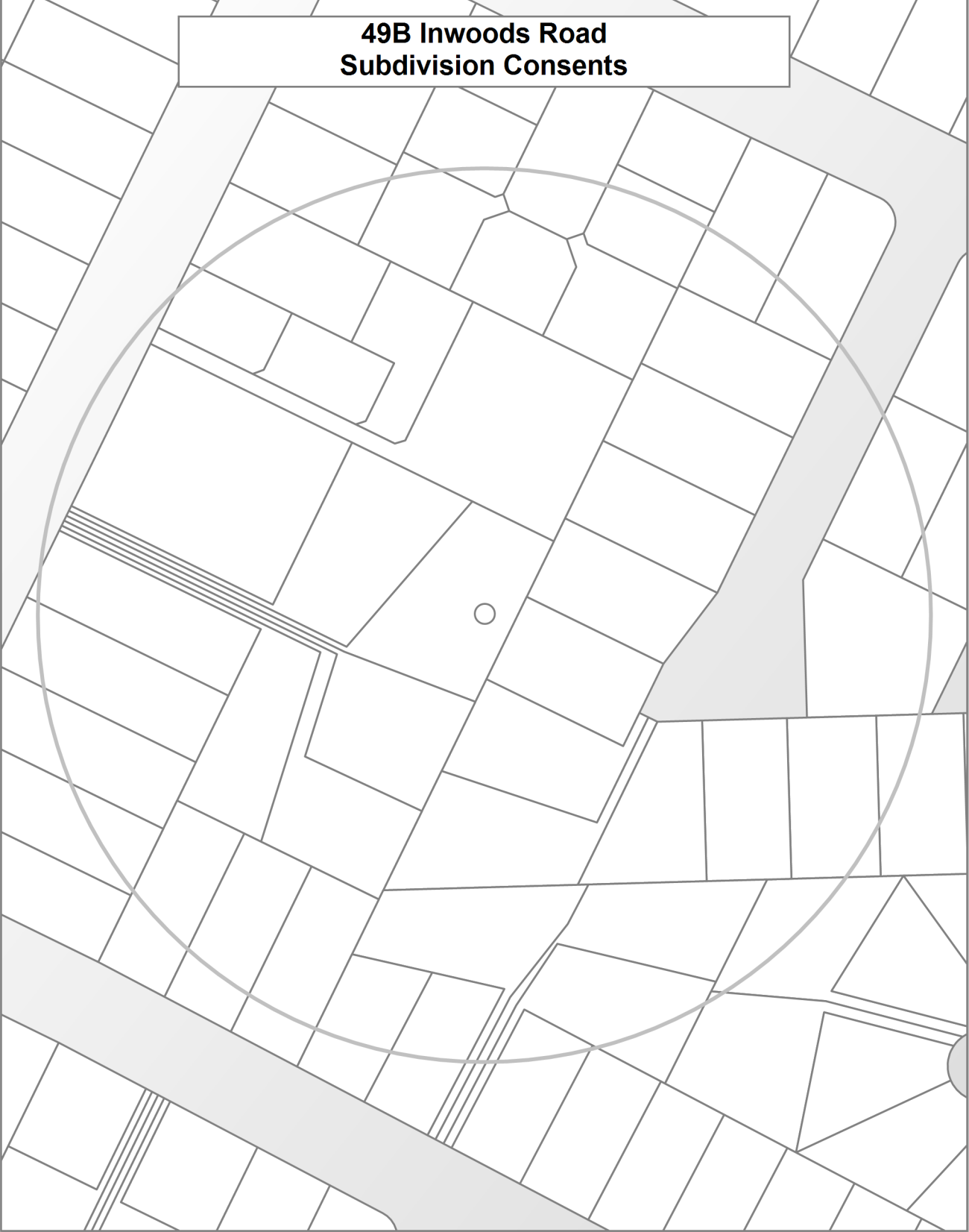
Existing Sewer



49B Inwoods Road Land Use Consents



**49B Inwoods Road
Subdivision Consents**



Land Use Resource Consents within 100 metres of 49B Inwoods Road

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

1 Punga Lane

RMA/2004/2843

Application to erect a dwelling with an attached garage with outdoor living area non compliance. - Historical Reference RMA20018496

Processing complete

Applied 04/11/2004

Decision issued 07/12/2004

Granted 02/12/2004

1/112 Queenspark Drive

RMA/1986/450

To erect a front fence to a height of 2.15m - Historical Reference RES9208585

Processing complete

Applied 26/11/1986

Decision issued 04/12/1986

Granted 04/12/1986

1/51 Inwoods Road

RMA/1989/109

To erect 6 dwelling units in a residential G zone. - Historical Reference RES9202836

Processing complete

Applied 15/09/1989

Decision issued 26/12/1989

Granted 26/12/1989

10 Bancroft Place

RMA/2005/1349

Application to erect a dwelling with an attached garage - Historical Reference RMA20020206

Processing complete

Applied 15/06/2005

Decision issued 05/07/2005

Granted 04/07/2005

106 Queenspark Drive

RMA/1976/148

To erect a building for community purposes in a Res. a. zone - Historical Reference RES9208582

Processing complete

Applied 29/07/1976

Decision issued 20/09/1976

Granted 20/09/1976

RMA/2008/869

Car park reduction - Historical Reference RMA92011681

Processing complete

Applied 29/04/2008

Decision issued 23/07/2008

Granted 23/07/2008

18 Bancroft Place

RMA/2005/2144

Dwelling with attached garage which intrudes the recession plane on the south boundary - Historical Reference RMA20021022

Processing complete

Applied 16/09/2005

Decision issued 13/10/2005

Granted 12/10/2005

2 Punga Lane

RMA/2004/3072

Application to erect a dwelling with an attached garage - Historical Reference RMA20018729

Processing complete

Applied 02/12/2004

Decision issued 16/12/2004

Granted 16/12/2004

2/102A Queenspark Drive

RMA/2002/870

Application to erect a garage which intrudes the 5.5m setback - Historical Reference RMA20009853

Processing complete

Applied 17/04/2002

Decision issued 08/05/2002

Granted 06/05/2002

3 Bancroft Place

RMA/2004/2528

Dwelling with attached garage. - Historical Reference RMA20018175

Processing complete

Applied 01/10/2004

Decision issued 27/10/2004

Granted 21/10/2004

4 Punga Lane

RMA/2004/3258

Dwelling with an attached garage which fails to comply with outdoor living. - Historical Reference RMA20018924

Processing complete

Applied 23/12/2004

Decision issued 24/01/2005

Granted 20/01/2005

45 Inwoods Road

RMA/1985/154

To encroach on the north/ east boundary recession plane. - Historical Reference RES9202829

Processing complete

Applied 20/12/1985

Decision issued 07/10/1986

Granted 07/10/1986

RMA/1989/108

To extend garage to 78m2 and exceed the 51 degree recession plane by 400mm - Historical Reference RES9202831

Processing complete

Applied 14/06/1989

Decision issued 28/06/1989

Granted 28/06/1989

53 Inwoods Road

RMA/1998/2955

4 Lot subdivision with various non compliances - Historical Reference RES983379

Processing complete

Applied 16/12/1998

Decision issued 23/12/1998

Granted 23/12/1998

RMA/1999/1886

To erect a dwelling and attached garage which exceeds 20m without a 2.4m step in Plan. - Historical Reference RES990460

Processing complete

Applied 19/02/1999

Decision issued 25/02/1999

Granted 25/02/1999

RMA/1999/5576

Discretionary Subdivision activity - Historical Reference RMA857

Processing complete

Applied 12/03/1999

53A Inwoods Road

RMA/1998/2955

4 Lot subdivision with various non compliances - Historical Reference RES983379

Processing complete

Applied 16/12/1998

Decision issued 23/12/1998

Granted 23/12/1998

RMA/1999/5576

Discretionary Subdivision activity - Historical Reference RMA857

Processing complete

Applied 12/03/1999

53B Inwoods Road

RMA/1998/2955

4 Lot subdivision with various non compliances - Historical Reference RES983379

Processing complete

Applied 16/12/1998

Decision issued 23/12/1998

Granted 23/12/1998

RMA/1999/5576

Discretionary Subdivision activity - Historical Reference RMA857

Processing complete

Applied 12/03/1999

53C Inwoods Road

RMA/1998/2955

4 Lot subdivision with various non compliances - Historical Reference RES983379

Processing complete

Applied 16/12/1998

Decision issued 23/12/1998

Granted 23/12/1998

RMA/1999/5576

Discretionary Subdivision activity - Historical Reference RMA857

Processing complete

Applied 12/03/1999

7 Bancroft Place

RMA/2004/2923

Dwelling and attached garage with a reduction in outdoor living space, and continuous building length. - Historical Reference RMA20018577

Processing complete

Applied 15/11/2004

Decision issued 09/12/2004

Granted 08/12/2004

7 Punga Lane

RMA/2005/809

Dwelling with attached garage which intrudes the 5.5m setback from shared access. - Historical Reference
RMA20019652

Processing complete

Applied 06/04/2005

Decision issued 21/04/2005

Granted 19/04/2005

8 Bancroft Place

RMA/2004/3002

Dwelling with an attached garage which intrudes the 3m living area window setback. - Historical Reference
RMA20018656

Processing complete

Applied 24/11/2004

Decision issued 07/12/2004

Granted 06/12/2004

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