



Land Information Memorandum



Property address:
5B Madeley Road

LIM number: H09510526

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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 26 February 2026
Date received 20 February 2026

Property details

Property address 5B Madeley Road, Mt Pleasant, Christchurch
Valuation roll number 22902 75902 B
Valuation information Capital Value: \$790,000
Land Value: \$235,000
Improvements Value: \$555,000
Please note: these values are intended for Rating purposes
Legal description Flat 2 DP 71206 on Lot 1 DP 58711 having share in 1178 m2
Existing owner Penny Katherine Keating
Frank William Keating
5B Madeley Road
Christchurch 8081

Council references

Rate account ID 73034626
LIM number H09510526
Property ID 1039080

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.

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 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.

Council's information has primarily been obtained from external specialists with the technical expertise to carry out research, investigation or analysis. Under the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025, the Council isn't required to:

- prepare a risk assessment of the land concerned.
- undertake any further analysis relating to the land.
- conduct additional searches or inquiries about the existence of natural hazard information.

It is the LIM recipient's responsibility to seek qualified advice about any identified natural hazard and/or the suitability of the land for its intended purpose.

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

- Regional Hazard Information: Shoreline Modelling

Future shoreline modelling has not been completed for this area, however given the distance of the property from the coast, it will not be susceptible to coastal erosion for at least the next 100 years.

(b) Earthquakes

- Liquefaction Assessment

Christchurch City Council holds indicative information about liquefaction hazards for Christchurch. Information, including an interactive web tool, can be found on the Council's website at ccc.govt.nz/liquefaction

Depending on the potential liquefaction hazard of an area that a property is in, the Council may require site-specific investigations before granting future subdivision or building consent for a property.

Title of report: Christchurch liquefaction vulnerability study

Purpose of report: To provide a district-wide liquefaction vulnerability assessment and to provide expected land performance for a range of potential future earthquake and groundwater scenarios. For use in land use planning, subdivision and building consenting

Scope of report: Christchurch urban area from the Waimakariri River mouth to Godley Head, and inland to the Selwyn District boundary

Where or how to access the report: <https://ccc.govt.nz/assets/Documents/Environment/Land/CCC-Liquefaction-ReportBody.pdf>

Date of report: July 2020

Name of person/entity that commissioned report: Christchurch City Council

Name of person/entity that prepared the report: Tonkin & Taylor Ltd

Title of Report: Geotechnical information on horizontal land movement due to the Canterbury earthquake sequence

Purpose of report: Background geotechnical information about shallow ground movements as a result of the earthquake sequence

Scope of Report: Christchurch City flat area, excluding Port Hills and Banks Peninsula

Where or how to access the report: <https://www.linz.govt.nz/resources/research/geotechnical-information-horizontal-land-movement-due-canterbury-earthquake-sequence>

Date of report: March 2015

Name of person/entity that commissioned report: Land Information New Zealand

The name of person/entity that prepared the report: Tonkin & Taylor Ltd

- 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>.

- Regional Hazard Information: Earthquake fault deformation

There are no known earthquake faults at the ground surface in Christchurch. However, it is possible there are some faults in Christchurch that are yet to be identified because they are not visible at the ground surface.

More information on fault deformation is available on Environment Canterbury's fault deformation map at <https://mapviewer.canterburymaps.govt.nz/?webmap=b5f859bd18ee4912828cb092b6f6c449>.

(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>.

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- 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

- Consultant Report Available

Council holds indicative information that this property may be subject to risk from geological hazards. These may be but not limited to potential erosion (eg cliff collapse, tunnel gully erosion, slip/sheet erosion, rockfall), falling debris (eg boulder rolls, rockfall), subsidence, slippage (eg slope instability) or inundation. Information on the hazards may be found by calling 03 9418999. Council may require site-specific investigations before granting future sub-division or building consent for the property depending on the hazard.

- Consultant Report Continued

There are a number of consultant reports on the Port Hills which can be found on Council's website at <https://www.ccc.govt.nz/environment/land/slope-stability/port-hills-gns-reports>. These consultant reports may or may not make reference to information about your individual property.

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Maffey's Road
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes from the Maffey's Road site, with numerical slope-stability modelling to assess the risk to people in dwellings within the assessment area.

Scope of report: Maffey's Road and surrounding area

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-79Maffey'sRdFINAL.pdf>

Date of report: August 2014

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Quarry Road
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes from the Quarry Road site, with numerical slope-stability modelling to assess the risk to people in dwellings within the assessment area.

Scope of report: Quarry Road and surrounding area

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-75QuarryRoadFINAL.pdf>

Date of report: August 2014

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Cliff Street
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes from the Cliff Street site with numerical slope-stability modelling to assess the risk to people in dwellings within the assessment area.

Scope of report: Cliff Street and surrounding area

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-73CliffStFINAL.pdf>

Date of report: August 2014

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Earth/debris flow risk assessment for Defender Lane

Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes from the Defender Lane site with numerical slope-stability modelling to assess the risk to people in dwellings within the assessment area.

Scope of report: Defender Lane and surrounding area

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-67DefenderLaneFINAL.pdf>

Date of report: August 2014

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Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Debris avalanche risk assessment for Richmond Hill
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes on the Richmond Hill site with numerical slope-stability modelling to assess the risk to people in dwellings and users of the assessment area from cliff-collapse hazards (debris avalanches and cliff-top recession).
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-034RichmondHillFINAL.pdf>
Date of report: August 2014
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Redcliffs
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes on the Redcliffs site and uses numerical models of slope stability to assess the risk to people in dwellings and users of Main Road from cliff-collapse hazards (debris avalanches and cliff-top recession).
Scope of Report: Redcliffs
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-78RedcliffsFINAL.pdf>
Date of report: August 2014
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Deans Head
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes on the Deans Head site, with numerical slope-stability modelling to assess the risk to people in dwellings and users of Main Road from mass movement at the site.
Scope of Report: Deans Head and surrounding area
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-77DeansHeadFINAL.pdf>
Date of report: August 2014
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury Earthquakes 2010/11 Port Hills slope stability: Risk assessment for Clifton Terrace
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes on the Clifton Terrace mass movement site, with numerical slope-stability modelling to assess the risk to people in dwellings from mass movements. The assessment area also includes an area containing cliff-collapse hazards.
Scope of Report: Clifton Terrace and surrounding area
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-76CliftonTerrace.pdf>
Date of report: August 2014
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury Earthquakes 2010/11 Port Hills slope stability: Stage 1 report on the findings from investigations into areas of significant ground damage (mass movements)
Purpose of report: Detailed investigations of previously identified areas of mass movement following the 2010/11 Canterbury earthquakes, in order to assess the nature of the hazard, the frequency of the hazard occurring, and whether the hazard, if it occurs, poses a risk to life, a risk to existing dwellings and/or a risk to critical infrastructure.
Scope of Report: Port Hills
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2012-317Stage1.pdf>
Date of report: August 2013

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

Title of Report: Canterbury earthquakes 2010/2011 Port Hills slope stability: Geomorphology mapping for rockfall risk assessment

Purpose of report: Geomorphic mapping of near-surface materials and processes present in the Port Hills of Christchurch to provide information as inputs to the rockfall hazard and risk assessments undertaken by GNS.

Scope of Report: Port Hills

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/gns-ph-geomorph721493web-s.pdf>

Date of report: September 2012

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

- Consultant Report Continued

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Pilot study for assessing life-safety risk from cliff collapse

Purpose of report: Assess and report on slope instability risk in the Port Hills following the deaths of three people from cliff collapse in the earthquakes of 22 February 2011. This report is one of a series of reports on selected areas where much damage occurred from boulders moved during the 2010/11 Canterbury earthquakes. It specifically presents assessments of the risk to life (death) faced by someone living above or below.

Scope of report: Areas immediately above or below the cliffs at parts of Redcliffs, Shag Rock Reserve (Kinsey Terrace and the non-residential Shag Rock Reserve), Sumner (Wakefield Avenue, Nayland Street, and Richmond Hill Road), and Whitewash Head (Scarborough).

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/gns-ph-pilotlifesafetycliffcollapse12687374web.pdf>

Date of report: March 2012

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills stability: Life-safety risk from cliff collapse in the Port Hills

Purpose of report: Assess and report on slope instability risk in the Port Hills following the deaths of five people (two from rockfall and three from cliff collapse) in the earthquakes of 22 February 2011. This report is one of a series of reports on areas where much damage occurs. It covers the areas that were not included in the 2012 pilot study report and in which the cliffs meet certain criteria. It presents an assessment of the risk to life faced by someone living above or below cliffs.

Scope of report: Port Hills residential areas above and below steep cliffs not included in the 2012 pilot study (included in the pilot study: areas immediately above or below the cliffs at parts of Redcliffs, Shag Rock Reserve (Kinsey Terrace and the non-residential Shag Rock Reserve), Sumner (Wakefield Avenue, Nayland Street, and Richmond Hill Road), and Whitewash Head (Scarborough).)

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2012-124-01AUG2013.pdf>

Date of report: May 2012

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope instability: additional assessment of the life-safety risk from rockfalls (boulder rolls)

Purpose of report: Assess the risk to people living in the Port Hills of Christchurch from rockfall (boulder roll).

Scope of report: Port Hills

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/gns-ph-additionalassessmtrockfalls12687628.pdf>

Date of report: September 2012

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Pilot study for assessing life-safety

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risk from rockfalls (boulder rolls)

Purpose of report: Assess and report on slope instability risk in the Port Hills following the deaths of five people from rockfall and cliff collapse in the earthquakes of 22 February 2011. This report is one of a series of reports on selected geographic areas where much damage occurred. It specifically presents assessments of the risk to life (death) faced by someone living below rocky bluffs where life safety is threatened by the hazard of falling debris in the form of isolated boulders rolling and bouncing at high speed for long distances downslope.

Scope of Report: Avoca Valley, Bowenvale, Cashmere, Castle Rock, Heathcote Valley, Hillsborough (Vernon Terrace only), Sumner (Wakefield Avenue and Heberden Avenue areas only), Lyttelton, and Rapaki Bay.

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2011-311-01AUG2013.pdf>

Date of report: March 2012

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Life-safety risk from rockfalls (boulder rolls) in the Port Hills

Purpose of report: Assess and report on slope instability risk in the Port Hills following the deaths of five people and much property damage from rockfalls and cliff collapse in the earthquakes of 22 February 2011. This report is one of a series of reports which assess the risk to life faced by someone living below rocky bluffs in the Port Hills where life safety is threatened by the hazard of falling debris. This report covers those areas where the life safety hazard is from isolated boulders rolling and bouncing downslope and which were not assessed in Massey et al. (2012, GNS report CR2011/311).

Scope of report: Hillsborough, Richmond Hill Road, McCormacks Bay, Mt Cavendish, Taylors Mistake, Moncks Bay, Cass Bay, Governors Bay, and some areas in Lyttelton (east and west), Bowenvale, Sumner (Wakefield Street and Heberden Ave), Vernon Terrace, and Avoca Valley.

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2012-123-01AUG2013.pdf>

Date of report: May 2012

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

- Potential for Erosion

Records Indicate that this property may be susceptible to erosion. Type of Erosion: Unknown. Severity of Risk: Slight.

(e) Subsidence

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

(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

- Snow Load Design Required

Contour maps held by the Council indicate that this site is at or above 40 metres above mean sea level. The effects of snow on the design of any proposed buildings will need to be considered and addressed.

(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.

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Other Special Features or Characteristics of the Land

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

Related Information

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

2. Private and public stormwater and sewerage drains

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

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

Related Information

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

3. Drinking Water Supply

Section 44A(2)(ba) and (bb) LGOIMA. This is information notified to the Council about whether the land is supplied with drinking water, whether the supplier is the owner of the land or a networked supplier, any conditions that are applicable, and any information the Council has about the supply.

Please note the council does not guarantee a particular water quality to its customers. If you require information on current water quality at this property please contact the Three Waters & Waste Unit.

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

Water supply

Christchurch City Council is the networked supplier of water to this property. This property is connected to the Christchurch City Council Water Supply. The conditions of supply are set out in the Christchurch City Council Water Supply and Wastewater Bylaw (2022), refer to www.ccc.govt.nz.

4. Rates

Section 44A(2)(c) LGOIMA. This is information on any rates owing in relation to the land.

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

(a) Annual rates

Annual rates to 30/06/2026: \$4,746.82

	Instalment Amount	Date Due
Instalment 1	\$1,186.64	15/09/2025
Instalment 2	\$1,186.64	15/12/2025
Instalment 3	\$1,186.64	15/03/2026
Instalment 4	\$1,186.90	15/06/2026

Rates owing as at 26/02/2026: \$1,186.64

(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/1991/6748 Applied: 23/08/1991 Status: Completed
5 Madeley Road Mt Pleasant
Permit granted 23/08/1991
Permit issued 23/08/1991
WOODSMAN ASHLEY Flat 1- Historical Reference PER91103731
- BCN/1995/1299 Applied: 28/02/1995 Status: Completed
5 Madeley Road Mt Pleasant
Accepted for processing 28/02/1995
Building consent granted 06/03/1995
Building consent issued 10/07/1995
Code Compliance Certificate Granted 27/06/1996
Code Compliance Certificate Issued 27/06/1996
DOUBLE GARAGE FLAT 1- Historical Reference CON95001407
- BCN/1995/2261 Applied: 28/03/1995 Status: Completed
5 Madeley Road Mt Pleasant
Accepted for processing 28/03/1995
Building consent granted 17/05/1995
Building consent issued 20/06/1995
Code Compliance Certificate Granted 23/12/1997
Code Compliance Certificate Issued 23/12/1997
DECK FLAT 1- Historical Reference CON95002430

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- BCN/1995/3574 Applied: 10/05/1995 Status: Completed
5 Madeley Road Mt Pleasant
Accepted for processing 10/05/1995
Building consent granted 05/07/1995
Building consent issued 11/07/1995
Code Compliance Certificate Granted 18/07/1996
Code Compliance Certificate Issued 18/07/1996
DWELLING, 2ND UNIT WITH ATTACHED GARAGE- Historical Reference CON95003867
- BCN/2013/6521 Applied: 11/07/2013 Status: Completed
5 Madeley Road Mt Pleasant
Accepted for processing 24/07/2013
PIM Granted 19/08/2013
PIM Issued 19/08/2013
Building consent granted 19/11/2013
Building consent issued 19/11/2013
Code Compliance Certificate Issued 24/06/2015
New two storey dwelling with attached garage.
- BCN/2014/6503 Applied: 16/07/2014 Status: Completed
5 Madeley Road Mt Pleasant
Accepted for processing 21/07/2014
Building consent granted 11/08/2014
Building consent issued 18/08/2014
Council refused to issue a Code Compliance Certificate, s93 Building Act 2004 11/08/2016
Code Compliance Certificate Issued 03/04/2018
External Alterations - Retaining Wall
- BCN/2014/6503/A Amendment Applied: 23/02/2018 Status: Completed
5 Madeley Road Mt Pleasant
Accepted for processing 23/02/2018
Building consent granted 07/03/2018
Building consent issued 09/03/2018
Amendment 1 - Change to retaining wall design
- BCN/2023/1626 Applied: 27/03/2023 Status: Completed
5B Madeley Road Mt Pleasant
Exemption from building consent approved 05/04/2023
Insulation - Cosywall

(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:

5B Madeley Road

LIM number: H09510526

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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

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6. Certificates issued by a building certifier

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

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

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5B Madeley Road

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7. Weathertightness

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

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

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

Property address:

5B Madeley Road

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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

- **Sites of Ngai Tahu Cultural Significance**

Property or part of property within the Nga Turanga Tupuna overlay, which is operative.

- **Remainder Slope Instability Management Area**

Property or part of property within the Christchurch District Plan Remainder of Port Hills and Banks Peninsula Slope Instability Management Area overlay, which is operative.

- **District Plan Zone**

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

(b) Resource consents

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

- **RMA/1995/122 - Resource consents**

5 Madeley Road Mt Pleasant

To reduce the 6m separation distance to 3.6m between existing and proposed dwelling units - Historical Reference RES950304

Status: Processing complete

Applied 17/02/1995

Granted 02/03/1995

Decision issued 02/03/1995

- **RMA/1995/5035 - Subdivision Consent**

5B Madeley Road Mt Pleasant

Cross Lease SUBDIVISION - Historical Reference RMA7400

Status: Processing complete

Property address:

5B Madeley Road

LIM number: H09510526

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Applied 23/06/1995

- RMA/2013/2424 - Land Use Consent
5 Madeley Road Mt Pleasant
TWO STOREY DWELLING WITH ATTACHED GARAGE - Historical Reference RMA92024145
Status: Processing complete
Applied 13/11/2013
Granted 20/12/2013
Decision issued 20/12/2013

Property address:

5B Madeley Road

LIM number: H09510526

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9. Other land and building classifications

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

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

Please refer to Section 1 for details

10. Network utility information

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

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

- **None recorded for this property**

11. Other information

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

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

(a) Kerbside waste collection

- Your organics are collected Weekly on 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 Spreydon-Cashmere-Heathcote Community Board.

• Tsunami Evacuation Zone

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

• Electoral Ward

Property located in Heathcote 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:

5B Madeley Road

LIM number: H09510526

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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.

Property address:

5B Madeley Road

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Christchurch City Council

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Geotechnical Engineering Ltd
T/A Soil & Rock Consultants

27 November 2014

Our Ref: C14119

Benchmark Homes

Attention: Sam Evans

Dear Sir,

**REVISED RETAINING WALL DESIGN REPORT
PROPOSED NEW RETAINING WALL
5 MADELEY ROAD, MOUNT PLEASANT**

1.0 Introduction

This revised retaining wall design has been carried out for construction of a new timber pole wall at the above address, to be placed at the rear of the concrete block wall located along the perimeter foundation of the proposed new dwelling. Our previous report had the timber posts taken down to the top of rock, relying upon the strength of the surrounding Loess. Following obtaining a Building Consent posts holes were drilled and found the rock was shallower than anticipated. This meant sufficient embedment of the posts could not be achieved, and therefore the bottom of the posts were connected to the rock via 3.0m vertical micropiles to key the base of the posts into the rock and provide sufficient lateral resistance. This report is intended to be used for an application of amendment to the existing consent, because of the change of details at the base of the posts.

2.0 Subsurface and Slope Stability

Shallow soil testing was carried out by Soil & Rock Consultants on 21 March 2014 and comprised three handaugers with Scala Penetrometers to depth between 1.3m and 2.1m, and a cross section through the damaged retaining wall and test locations. Augerholes AH1 and AH2 were carried out directly above the subject block wall and augerhole AH3 was above the timber pole retaining wall in the neighbours property.

- **Fill.** Fill was encountered at the top of augerhole AH2 and AH3 at respective depth of 0.4m and 1.1m below present ground level (bpgl). The fill comprised dark brown silt with some fine gravel throughout, the fill was generally loose to medium dense with the blow counts varying from 0 and 4 blows per 100mm.

- **Loess.** Loess was encountered underlying the fill augerholes AH2 and AH3 and from the ground surface in augerhole AH1, to termination depths between 1.3m and 2.1m bpgl where rock was encountered. The soils generally comprised silt with low sand content (loess).
- **Scala Penetrometer Testing.** Scala penetrometer testing within the loess soil returned blow counts per 100mm penetration within the loess from 0 and 14, however blow counts were generally above 3. Scala refusal has been inferred to be with contact with volcanic rock due to the blow counts increasing sharply at the base of the augerholes.
- **Groundwater.** Groundwater was not encountered in the augerholes on the day of drilling.
- **Conclusion.** Generally the natural soils were competent and should exhibit high short term excavation strengths, however the fill was of suspect quality and is unlikely to provide much resistance to short term instability.

The results of our previous investigation has been attached in Appendix A within our previous report *Geotechnical Assessment – Proposed Retaining Wall Removal*, dated 1st of April 2014.

3.0 Seismic Design Parameters

In this section we reported the evaluation of the seismic parameters as recommended in the *Guidance on the Seismic Design of Retaining Structures for Residential Sites in Greater Christchurch (July 2014)*.

The retaining walls have been designed to resist earthquake loading by considering a pseudo-static horizontal acceleration applied to the wall and the retained soil. The pseudo-static design acceleration is derived from the appropriate peak ground acceleration (PGA) for the site which is a function of the location, return period, and the subsoil class.

The design acceleration for the site may be derived from the elastic site hazard spectrum for horizontal loading determined in accordance with NZS 1170.5:2004 as follows:

$$C(T) = C_h(T) Z_RN(T, D)$$

In which $C_h(T)$ is the shape factor which may be taken as $C_h(0)$ for retaining walls, the values are summarised within the table below respect the subsoil class A, B, C and D.

Subsoil Class	Ch(0)
A, B	1.0
C	1.33
D	1.12

The Z factors and return period factors pertaining to the Canterbury earthquake region are as follows (B1/VM1, Amendment, 10 May 2011).

Z=0.3 for Christchurch ULS

While the return period R depends on the structure importance level

Importance Level/Limit State	R
1/ULS	0.5
2/ULS	1.0

$N(T,D)$ = near fault factor which may be taken = 1.0 for residential retaining walls.

The PGA may be increased considering the topographic effect T according to the following situations:

- For cliff features >30m in height, T = 1.2 at the cliff edge and the area on top of the cliff of width equal to the height of the cliff;
- For ridge lines >30m in height with crest width significantly less than base width, and average slope angle greater than 30 degrees, T = 1.4 at the crest diminishing to unity at the base;
- For ridge lines >30m in height with crest width significantly less than base width, and average slope angle greater than 15 degrees and less than 30 degrees, T = 1.2 at the crest diminishing to unity at the base;
- For average slope angles of less than 15 degrees the topography effects may be neglected.

The last parameter which shall be taken into consideration is the Wall displacement Factor, which reduced the PGA and depends on the amount of permanent displacement that can be tolerated for the particular design case.

Therefore we have calculated the PGA for the ULS as following:

- Importance Level = 2
- $R = 1$
- Subsoil Class = B
- $C_h(T) = 1.00$
- Topographic effect $T = 1.2$ (For ridge lines >30m in height with crest width significantly less than base width, and average slope angle greater than 15 degrees and less than 30 degrees).

$$PGA=C(T) = C_h(T) Z R N (T,D) = 1 \times 0.3 \times 1 \times 1 = 0.3g$$

For Global Stability Analysis the design has taken into account both static and seismic conditions, for the latter a design peak ground acceleration (PGA) of 0.3g (for a ULS 1:500 year seismic event, Soil Seismic Class B, and an Importance Level 2 residential structure). The pga is adjusted to obtain the seismic coefficient due to the transient nature of earthquake loading using $k_h = 0.65 \times pga$, therefore $k_h = 0.65 \times 0.30 = 0.20g$.

4.0 Retaining Wall Designs

The subject timber pole wall is located along the northern perimeter of the proposed new dwelling and it retains the garden of the neighbouring property. The proposed timber pole wall is situated above the concrete block retaining wall belonging to the new dwelling and the design criteria has avoided any additional surcharge to the concrete block wall, embedding the new retaining structure to the rock with 3.0m long micropiles from the base of the posts. Then the bottom of each pole is fixed using a concrete pad 500x500x500mm, while one tier of inclined anchors, have been designed at the top of the wall and located at the depth of 0.4m..

Based on serviceability criteria, a lean into slope of 6° has been considered for the wall alignment. The wall comprises of timber poles of 300mm diameter installed in holes of 500mm diameter located at a centre-to-centre spacing of 1.2m. Soil is retained by horizontal walers of rectangular section with 150mm x 50mm dimensions and length of 2.4, from upper 1.00m, then use 2 walers 150x50 mm below 1.00m

Hand calculations have been carried out for the above methods and are presented within Appendix C – Timber Pole Wall Design Calculations and global stability.

Therefore the design of all retaining wall has been carried out in accordance with the recently published MBIE Guidance on the Seismic Design of Retaining Structures for Residential Sites in Greater Christchurch (July 2014).

The geotechnical parameters adopted during our calculations are summarised on the tables below.

Table 1 – Effective Geomechanical Parameters

Soil Type	Depths (m)	Effective Cohesion on the Failure Plane c' (kPa)	Effective Angle of Internal Friction ϕ' (°)	Unit Weight γ (kN/m ³)
Fill and Loess	0-2.6	0	28	18

The calculations have been carried out for static and seismic conditions. For static conditions a load factor L_f equal to 1.5 has been applied to amplify the earth pressure, while for the seismic one the applied load factor is equal to 1, and, for the both cases, the passive resistance has been reduced for a factor $\Phi=0.5$, applied to the passive static and seismic coefficients. A Producer Statement - Design (PS1) is included as Appendix B to this report.

4.1 Lateral Earth Pressure Coefficients

Due to the high rigidity of the wall, because of the presence of the anchorages, the static earth pressure must be determined using $K_0=1-\sin\phi$, because the wall does not admit displacement and the active earth pressure cannot be activated, for this reason it is not allowed to use K_a . The static condition calculated as mentioned above, must be combined with the seismic conditions, calculated by Wood & Elms formula and applied as a pseudo-static action.

Earth Pressure at Rest

The at rest earth pressure coefficient has been calculated as following:

$$K_0 = 1 - \sin \phi$$

Where ϕ is the friction angle of the backfill.

The earth pressure at rest shall be estimated according to the following formulas:

Earth pressure at rest:

$$S_{T0} = \frac{1}{2} \cdot \gamma \cdot k_0 \cdot H^2$$

Passive earth pressure:

$$S_{Ta} = \frac{1}{2} \cdot \gamma \cdot k_{ph} \cdot H^2 + 2 \cdot c' \cdot H \cdot \sqrt{k_{ph}}$$

Soil Type	Depths (m)	Effective Cohesion on the Failure Plane c' (kPa)	Effective Angle of Internal Friction ϕ' (°)	Unit Weight γ (kN/m ³)	K_0
Fill and Loess	0-2.6	0	28	18	0.53

4.2 Seismic Earth Pressure

For rigid walls, we have calculated the design loads under seismic conditions using the method recommended by Wood & Elms for rigid walls (refer Wood, JH and Elms, DG, 1990, "Seismic Design of Bridge Abutments and Retaining Walls", RRU Bulletin 84, Bridge Design and Research Seminar 1990. Vol. 2, Transit New Zealand). The Wood and Elms formula can be written as:

$$\Delta P_d = PGA/g \gamma H^2$$

Where:

PGA (subsoil class B) = 0.3 g

$\gamma = 18 \text{ kN/m}^3$ soil unit weight

H: height of the wall

Therefore:

$$\Delta P_d = PGA/g \gamma H^2 = 0.3g/g * 18 * 2.4^2 = 31.1 \text{ kN/m}$$

The seismic load has been applied along the retaining height as a constant pressure.

$$\Delta P_d/H = 31.1/2.4 = 13 \text{ kPa}$$

5.0 Anchorage Design

In this section we have reported the anchorage design, including the estimation of the total length and the structural design.

5.1 Anchorage Length Design

The anchorage length has been estimated taking into account the theoretical failure Rankine plane, inclined at an angle of $45 - \phi/2$ with the vertical, where ϕ is the friction angle of the soil, if the backslope is horizontal.

The anchorage length can be written as following:

$$L = (L_{pole} - H_{anchor}) \frac{\sin(\frac{\pi}{4} - \frac{\varphi}{2})}{\sin(\pi - \varphi - (\frac{\pi}{2} - \mu))} + 0.2H + \frac{D_{pole}}{\cos \mu}$$

Where:

L_{pole} =1.7m: total pole length (including the embedment);

H_{anchor} =0.4m: position of anchor down from top of wall at face;

μ = 30°: anchorage inclination respect to the horizontal.

Therefore for static conditions the length has been estimated equal to 1.40m.

For seismic conditions the anchorage length must be incremented according to the following formula:

$$L_{seismic} = L \left(1 + 1.5 \frac{PGA}{g} \right) = 1.80 \left(1 + 1.5 \frac{0.3g}{g} \right) = 1.80m$$

This represents the minimum anchorage length that must be taken into account during the construction, excluding the anchorage bulb that shall be embedded into the encountered bedrock. According to our investigation the free length shall be around 3.0m, which matches better the underground profile of the encountered bedrock.

5.2 Anchorage Bulb Design

The anchors must be embedded into the rock for 3.0m, according to the Pull-out Design Failure of the Bar, shown in Appendix C, where the pull out design gives a value equal to 1.7m, then taking into consideration the possible presence of weathered rock for the first meter, the total estimated length is equal to 6.0m, which must be injected with grout for the whole length, considering a drilling diameter of 100mm and a steel bar of 25mm, characterised by a ultimate yield strength of 500MPa. The anchor embedment equal to 1.0m has been designed considering a medium tension of adhesion between mortar and the rock equal to $T=0.40\text{MPa}$, reduced for the factor ξ_3 and ξ_4 equal to 1.8; but for a future final design we recommend the in-situ pull out test be performed, in order to verify the appropriate T .

The bulb foundation length has been estimated taking into account the maximum designed stress required by one anchorage equal to $T=100\text{kN}$, calculated for the seismic conditions, which has been the most representative case in this occasion, according to our design the anchors must be embedded into rock at least for 3.0m, ignoring the first 1m.

The anchor design has been carried out according to the principles of Eurocode 8, and it is attached in Appendix C.

6.0 Construction Requirements

During the construction of the retaining walls it is considered observations by the designer engineers (Soil & Rock Consultants) should be carried out to the requirements of CM3 IPENZ criteria. This requires site observations between every 2nd day to twice weekly. The most critical elements considered needing construction observations and testing are listed as follows:

- Rock anchor drilling
- Foundation excavations
- Rock anchor pull out testing
- Drainage construction
- Fill placement and compaction
- Final observations at successful completion

All wall construction and materials should be in accordance with the details given within the Soil & Rock Consultants Drawings and Details for the timber pole retaining walls. In particular temporary works should be carried out with due regard to temporary stability of cut excavations and erosion and sediment control. All temporary excavations greater than 1m should be battered no steeper than 1V:1H. Maintenance of the temporary stability of unsupported cuts is the responsibility of the retaining wall contractor.

All existing topsoil and fill should be removed from under areas of new fill to expose natural ground that is suitably benched to allow horizontal placement and compaction of the backfill. Bulk backfill is to comprise AP65 compacted in loose layers not thicker than 200mm to achieve no less than 95% maximum dry density as determined from a vibrating hammer compaction curve. Nuclear densometer testing is to be conducted at 400mm lifts and every 400mm² area of fill. The inspecting geotechnical engineer may also specify minimum Clegg Impact values that need to be met in conjunction with the nuclear densometer testing.

Erosion and sediment control should be carried out in accordance with the ECAN document, "*Erosion and Sediment Control Guideline*" dated 2007, and the below requirements:

- The works should not be attempted during wet winter conditions
- A stabilised all-weather site access should be constructed leading from the road to the site
- Surface water should be intercepted by stormwater diversion channels constructed upslope and to the side of earthworks areas, to discharge via a level spreader for controlled sheet flow
- Silt fences should be constructed downslope of earthworks areas, with sufficient return to prevent flow bypass

- Stockpiled topsoil and site soils should be kept well clear of earthwork areas and should be covered with suitably anchored polythene sheeting to avoid undue degradation from the elements
- All cut faces should be covered with suitably battened polythene sheeting
- Prior to inclement weather all exposed earth-fill should be sealed smooth by plate compactors and covered with suitably anchored polythene sheeting
- Upon successful completion of the walls, between 200mm and 300mm of topsoil should be spread over wall backfill, with grass reinstatement to occur as soon as practical

Drainage construction must be carried out in accordance with the details Appendix – D. In particular the retaining wall subsoil drainage should discharge to the existing council stormwater system via a standard EI figure a sump.

Fence barriers must be constructed at the top of all of the new retaining walls, where the walls are equal to or greater than 1m in height. Typical Christchurch City Council fence details are considered appropriate for such purposes. Fence posts must not be installed behind the walls after wall construction, unless provision of installing fences has been incorporated into the wall during construction.

7.0 Supporting Documentation

The following supporting documents are appended to this design report:

- Appendix A: Geotechnical Investigation Data
- Appendix B: Producer Statement – Design (PS1)
- Appendix C: Timber Pole Wall Design Calculations and Global Stability
- Appendix D: Drawings & Details

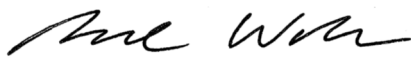
We trust that the above is satisfactory. If you have any queries or require further information please do not hesitate to contact the undersigned at your convenience.

Yours faithfully

SOIL & ROCK CONSULTANTS



Prepared by: Stefano Rotatori
Design Team Leader / Geotechnical Engineer
BSc (Civil), MSc (Geotechnical)



Reviewed by: Dwayne Wilson
Christchurch Branch Manager / Senior Geotechnical Engineer
BEngTech (Civil), MEngSt (Geotechnical), PGCert Eng (Earthquake), MIPENZ, CPEng 1009048

Appendix A

Geotechnical Investigations



01 April 2014

Our Ref: C14119

Benchmark Homes

PO Box 6688

Blenheim Road

Christchurch 8442

Attention: Sam Evans

Dear Sir,



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Geotechnical Engineering Ltd
T/A Soil & Rock Consultants

**GEOTECHNICAL ASSESSMENT
PROPOSED RETAINING WALL REMOVAL
5 MADELEY ROAD, MOUNT PLEASANT**

1.0 Introduction

As requested we have carried out a geotechnical assessment at the above site in connection with the removal of a retaining wall. The purpose of our assessment was to assess subsurface and slope stability conditions so that recommendations regarding safely removing the lower wall can be supplied, without adversely affect the upslope neighbouring property.

2.0 Retaining Wall to be Deconstructed

The retaining wall to be removing is, a concrete block wall, located at the north-western end of the old building platform. The retaining wall was incorporated into the previous dwelling that has been demolished. Above the subject retaining wall there is a timber pole retaining wall at the boundary which creates a level grassed area on the neighbouring property. The block wall has been left in place due to the risk of undermining the upper wall following removal of the lower wall.

3.0 Shallow Soil Testing

Shallow soil testing was carried out by Soil & Rock Consultants on 21 March 2014 and comprised three handaugers with Scala Penetrometers to depth between 1.3m and 2.1m, and a cross section through the damaged retaining wall and test locations. Augerholes AH1 and AH2 were carried out directly above the subject block wall and augerhole AH3 was above the timber pole retaining wall in the neighbours property.

- **Fill.** Fill was encountered at the top of augerhole AH2 and AH3 at respective depth of 0.4m and 1.1m below present ground level (bpgl). The fill comprised dark brown silt with some fine gravel throughout, the fill was generally loose to medium dense with the blow counts varying from 0 and 4 blows per 100mm.

- **Loess.** Loess was encountered underlying the fill augerholes AH2 and AH3 and from the ground surface in augerhole AH1, to termination depths between 1.3m and 2.1m bpgl where rock has encountered. The soils generally comprised silt with low sand content (loess).
- **Scala Penetrometer Testing.** Scala penetrometer testing within the loess soil returned blow counts per 100mm penetration within the loess from 0 and 14, however blow counts were generally above 3. Scala refusal has been inferred to be with contact with volcanic rock due to the blow counts increasing sharply with depth at the base of the augerholes.
- **Groundwater.** Groundwater was not encountered in the augerholes on the day of drilling.
- **Conclusion.** Generally the natural soils were competent and should exhibit high short term excavation strengths, however the fill was of suspect quality and is unlikely to provide much resistance to short term instability.

4.0 Temporary Stability Options

4.1 Barrier Pile Wall

Installation of a barrier pile wall behind the subject retaining wall and the timber pole retaining wall, could be used to stabilize the above timber pole wall and the neighbours site during the deconstruction. However due to the shallow depth of rock, a sufficient embedment depth will be difficult to achieve and we therefore recommend against this option.

4.2 Batters

Based on the field testing any exposed slope should be battered at 1H:1V, to prevent any temporary instability occurring during construction. The attached drawing (Drawing number C14119/2-3) shows that a 1V:1H cut slope will undermine and reduce the embedment depth of the above timber pole wall, risking it to fail. Therefore we recommend either the upper timber pole retaining wall be temporarily supported with ground anchors embedded into the neighbours property, or the wall be demolished and the 1H:1V batters be extended back into the neighbours property, with a new neighbouring wall constructed following successful completion of the lower wall.

Any earthworks carried out on beyond the sites boundaries, require permission from the affected neighbour/s.

5.0 Limitations

This report has been prepared for the sole benefit of our Client, Benchmark Homes, with respect to the particular brief given to us. This report is to be used by our Client's appointed Consultants and may be relied upon by the Building Consent Authority (BCA) for Christchurch City when considering an application in association with the proposed rebuilt earthquake damaged walls. The data

and/or opinions contained in this report may not be used in other contexts or for any other purpose without our prior review and agreement.

The recommendations given in this report are based on site data from discrete locations. Inferences about the subsoil conditions away from the test locations have been made, but cannot be guaranteed. Variations in ground conditions from those described in this report could exist across the site. Should conditions encountered differ to those outlined in this report we ask that we be given the opportunity to review the continued applicability of our recommendations.

We trust that the above is satisfactory. If you have any queries or require further information please do not hesitate to contact the undersigned at your convenience.

Yours faithfully

SOIL & ROCK CONSULTANTS

Prepared by:

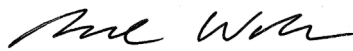


Luke Challies

Geotechnical Engineer

BEngTech (Civil)

Reviewed by:



Dwayne Wilson

Christchurch Manager / Senior Geotechnical Engineer

BEngTech (Civil), MEngSt (Geotechnical), MIPENZ, CPEng 1009048

Attachments:

Test Location Plan

Hand Augerhole

Cross Sections

- WwPrivateDrainField
- WwAccess
- Inspection Point
- Standard Manhole
- Vented Manhole
- WwEye
- Eye
- Eye (Vertical)
- WwLateralFitting
- Lateral Fitting
- WwPipeFlowDirection
- WwPipeBlockageCount
- NumberOfBlockages
- 2 or less Blockages
- WwPipe
- NominalDiameter
- Diameter is 200mm or smaller
- WwLateral
- WwLateral (non CCC)
- In Service
- SwPrivateDrainFieldN
- SwLateralFitting
- Single Sump
- Inspection Point
- SwLateral (non CCC)
- In Service
- WsValve
- Gate
- Sluice
- WsHydrant
- WsConnection
- Meter
- WsPipeRestraint
- WsFitting
- End Cap
- Connector
- Connector
- Connector
- WsPipe
- NominalDiameter
- Diameter is 110mm or smaller
- Diameter is greater than 110mm, up to 225mm
- WsLateral
- WsPipe (non CCC)
- In Service
- RatingUnit

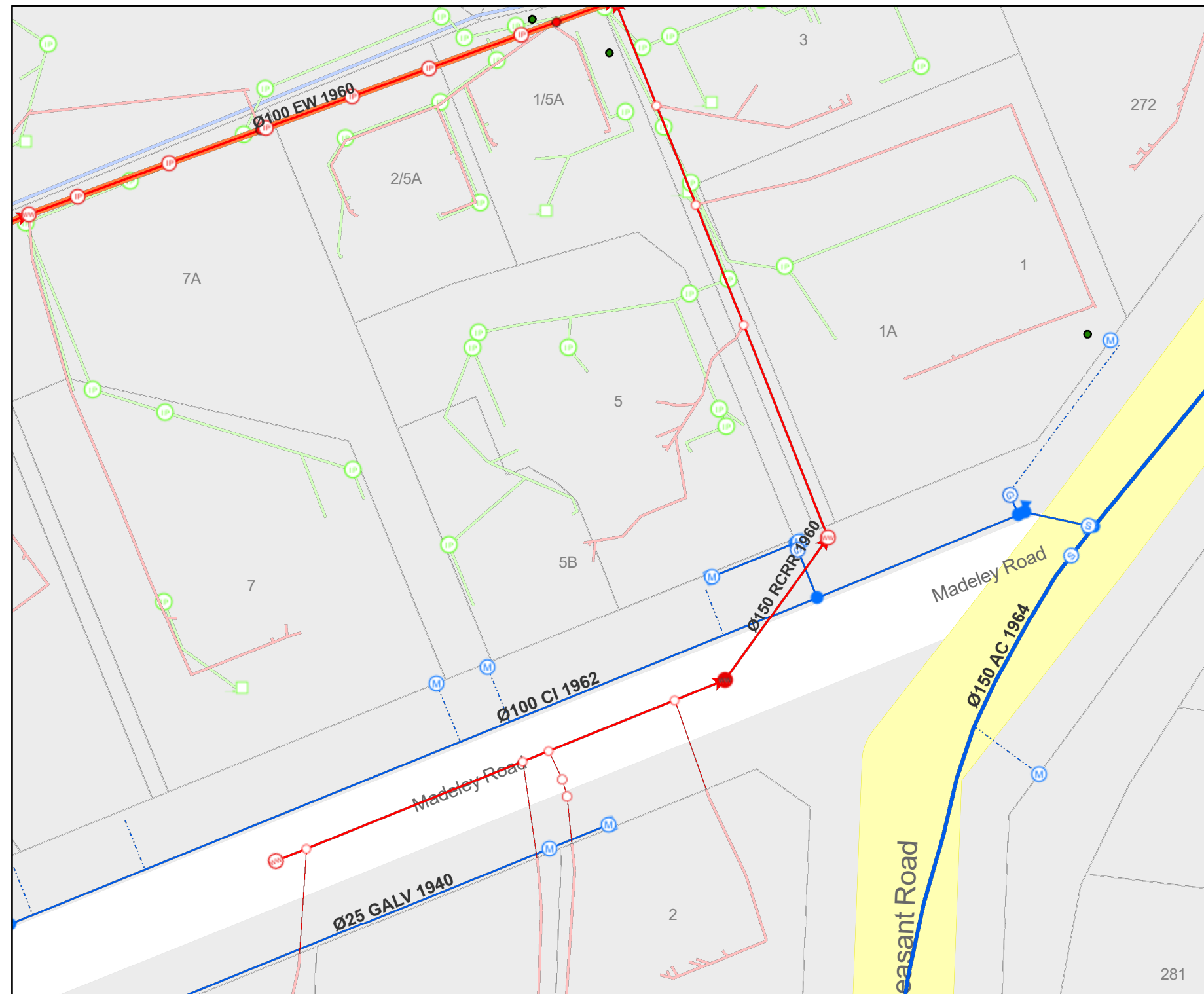
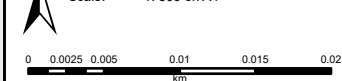
Christchurch City Council

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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N
Date: 26/02/2026 9:59 AM
Scale: 1: 500 on A4



- Legend
- New Proposed Retaining wall
 - Sump to E1/ASI figure 9 to outfall to CCC SW system
 - 100mm ϕ drain to CCC SD377
 - Roding Point to E1/ASI figure 10



AMENDMENTS		
DATE	REV	DESCRIPTION
07/07/2014	A	DESIGN ISSUE



11/114 Sawyers Arms Rd, Papanui, Christchurch
PO Box 5486, Papanui, Christchurch 8052
Ph: 03 352 4519 Fax: 03 352 5139
www.soilandrock.co.nz

Check all dimensions and levels on site before commencing construction.
This drawing and design remains the property of Geotechnical Engineering Ltd. and may not be reproduced without the written permission of Geotechnical Engineering Ltd.

5 MADELEY ROAD, MOUNT PLEASANT
CHRISTCHURCH

DRAINAGE PLAN

C14119	DRAWN: SR	DATE: 07/07/2014
SCALES: 1:200 AT A3	CHECKED: DW	REV. A
VERTICAL EXAGGERATION: 1.0		
Filename:		

BOUNDARY

10.840m 68° 10'

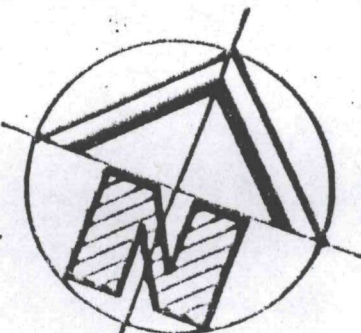
BOUNDARY

19.220m 74° 37'

BOUNDARY
10.840m 68° 10'

CONNECT NEW STORMWATER TO EXISTING

NEW FOUL WATER DRAIN
CONNECTED INTO EXISTING.



OWNER TO ARRANGE
ANY NECESSARY LEGAL
RIGHT/EASEMENTS FOR
THE PROPOSED STORMWATER
CONNECTION

1.8.95
B. M. K. R. S.
B. M. K. R. S.

AMENDED
CCC

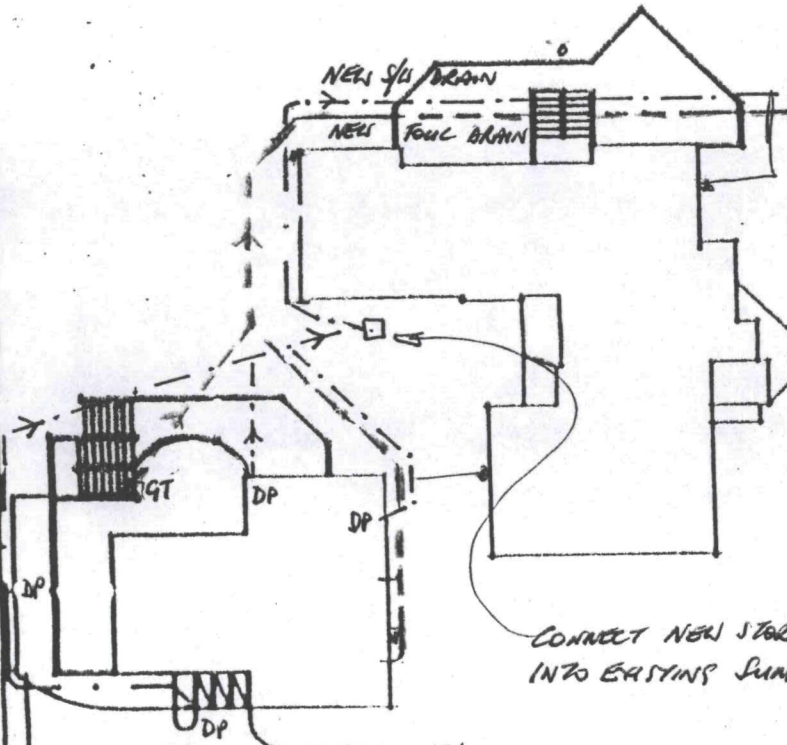
CHRISTCHURCH CITY COUNCIL
- 5 JUL 1995
DOCUMENT

BOUNDARY 36.830m 158° 09' 20"

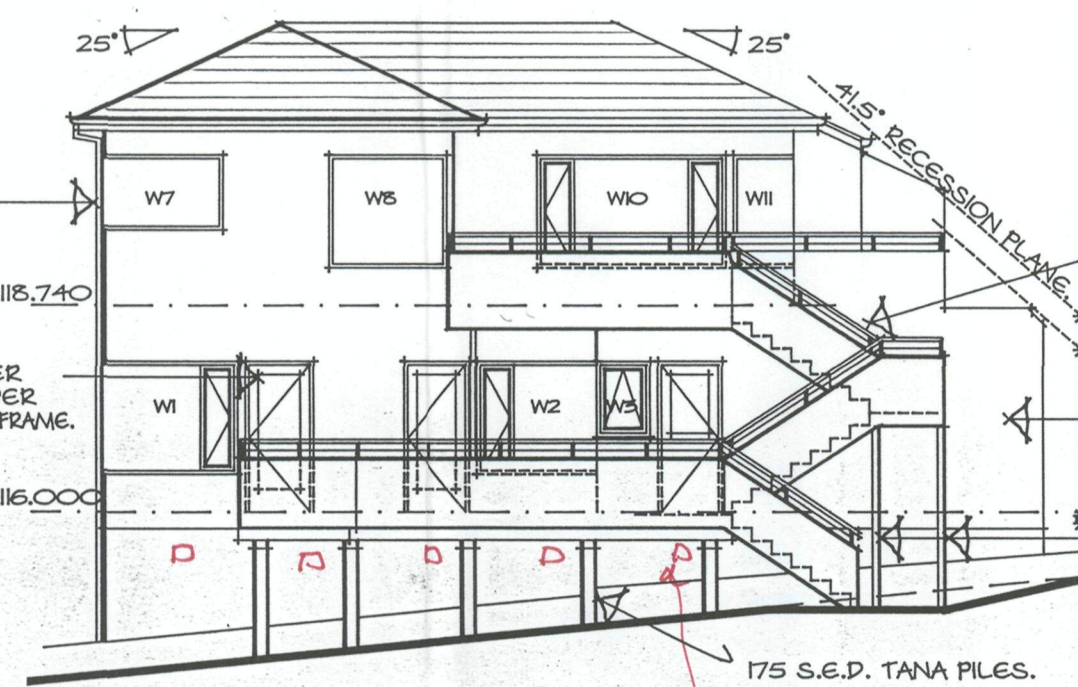
BOUNDARY 32.950m
68° 10' 20"

MADELEY ROAD.

4/7/95



AMENDED



CONCRETE TILE ROOF.

COLORSTEEL HALFROUND SPOUTING ON EX 150x25 FASICA BOARD.

POWDER COATED ALUMIN. WINDOW.

GALV. HANDRAIL WITH BALUSTRADES AT 1200 CRS MAX WITH SS WIRE.

APPROVED PLASTER SYSTEM ON 4 GRADE POLYSTYRENE INSULATION TO EXTERIOR WALLS.

100x100 TIMBER POSTS.

25°

25°

WR

WII

F.F.L. 118,740

F.F.L. 116,000

EXISTING GROUND LINE.

CITY OF

Architectural elevation drawing of a building facade. The drawing includes the following annotations and callouts:

- 41.5° RECESSION PLANE.** (Pointing to the roofline)
- CONCRETE TILE** (Pointing to the roof)
- COLORSTEEL H ON EX. 150x25** (Pointing to the roof edge)
- APPROVED PLAST ON H GRADE FO INSULATION TO EXT** (Pointing to the roof edge)
- W12** (Window label)
- WS.** (Window label)
- F.F.L. 118.740** (Finished Floor Level)
- POWDER COATED ALUMIN. WINDOW** (Pointing to the window frame)
- 4900 WIDE x2200 HIGH COLORSTEEL TILTA-DOOR.** (Pointing to the large door)
- W4.** (Window label)
- SOLID CORE ENTRY DOOR IN POWDER COATED ALUMIN. FRAME WITH SIDELIGHTS.** (Pointing to the entry door)
- F.F.L. 116.000** (Finished Floor Level)
- RP2*** (Roof Pitch indicator)
- RP1** (Roof Pitch indicator)

Architectural drawing showing a building elevation with a 33.5° recession plane. The drawing includes a roof, windows (W1, W4, W5, W6, W7), and a concrete block foundation wall. The foundation wall is labeled "CONCRETE BLOCK FOUNDATION WALL." and "65mm Ø UPVC DOWN PIPES." The building is situated on a sloped site. The drawing also shows a "BOUNDARY." line and a "RECESSION PLANE." line. The roof is labeled "ROOF." and the foundation wall is labeled "F.F.L. 116,000". The building is labeled "F.F.L. 118,740". The drawing also shows a "BOUNDARY." line and a "RECESSION PLANE." line. The roof is labeled "ROOF." and the foundation wall is labeled "F.F.L. 116,000". The building is labeled "F.F.L. 118,740".

100mm Ø STORMWATER DRAIN FROM EXISTING HOUSE CONNECTED INTO EXISTING STORMWATER DRAIN ON ADJACENT BOUNDARY.

LEASE LINE SHOWN DASHED.

EXISTING RESIDENCE (UNIT 1).

PROPOSED NEW, UNIT 2.

BOUNDARY 10.540m 68° 10'

BOUNDARY 19.220m 74° 37'

BOUNDARY 36.830m 158° 08' 20"

BOUNDARY 32.950m 68° 10' 20"

BOUNDARY 29.420m 158° 08'

EXISTING STORMWATER SEWER.

NEW FOUL WATER DRAIN
CONNECTED INTO EXISTING.



LEGAL DESCRIPTION.

C.T. 35A/1203

LOT 1.

D.P. 58711.

AREA 1178 SQ. m.

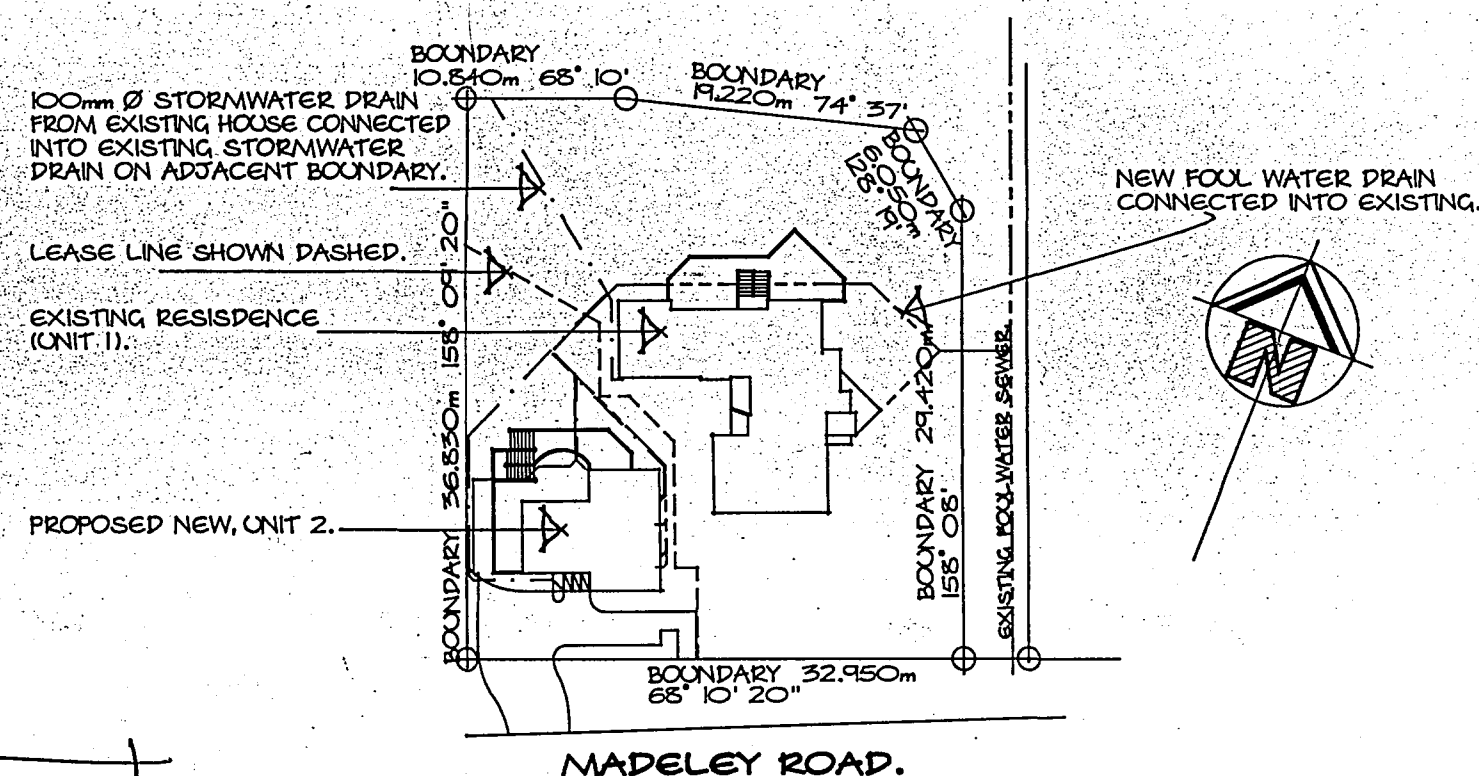
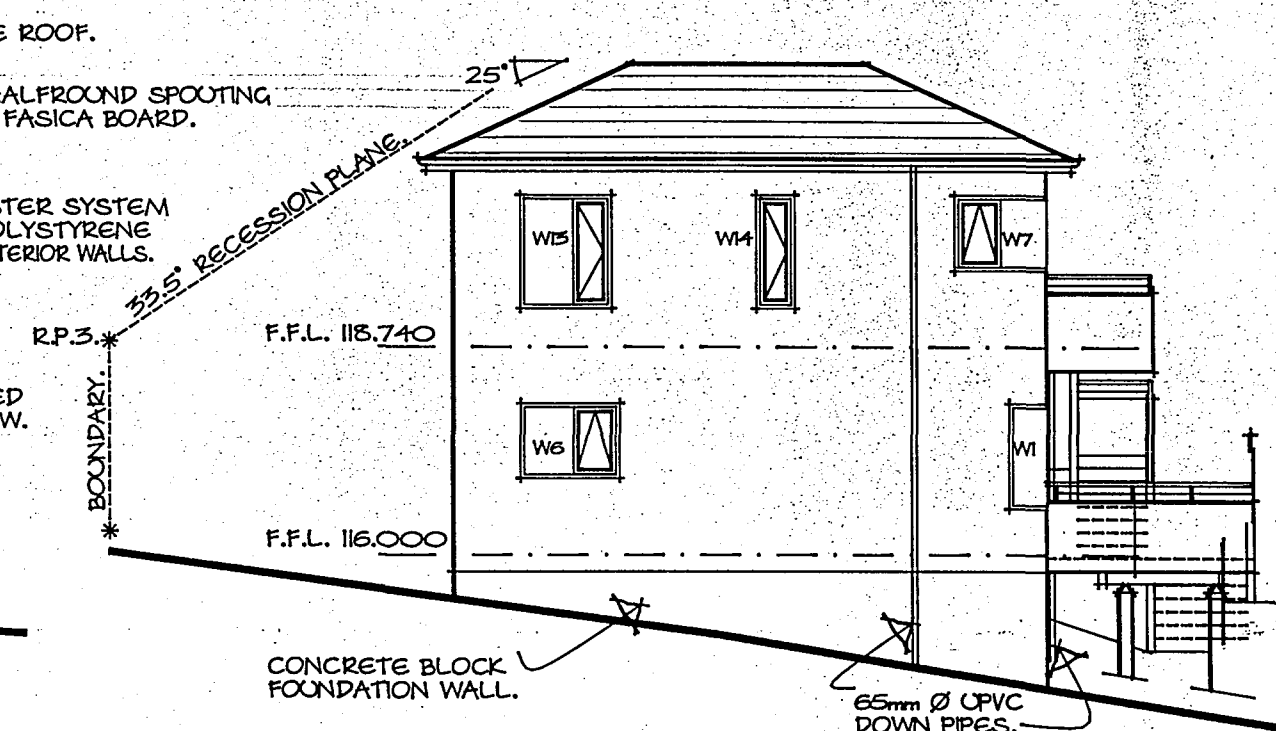
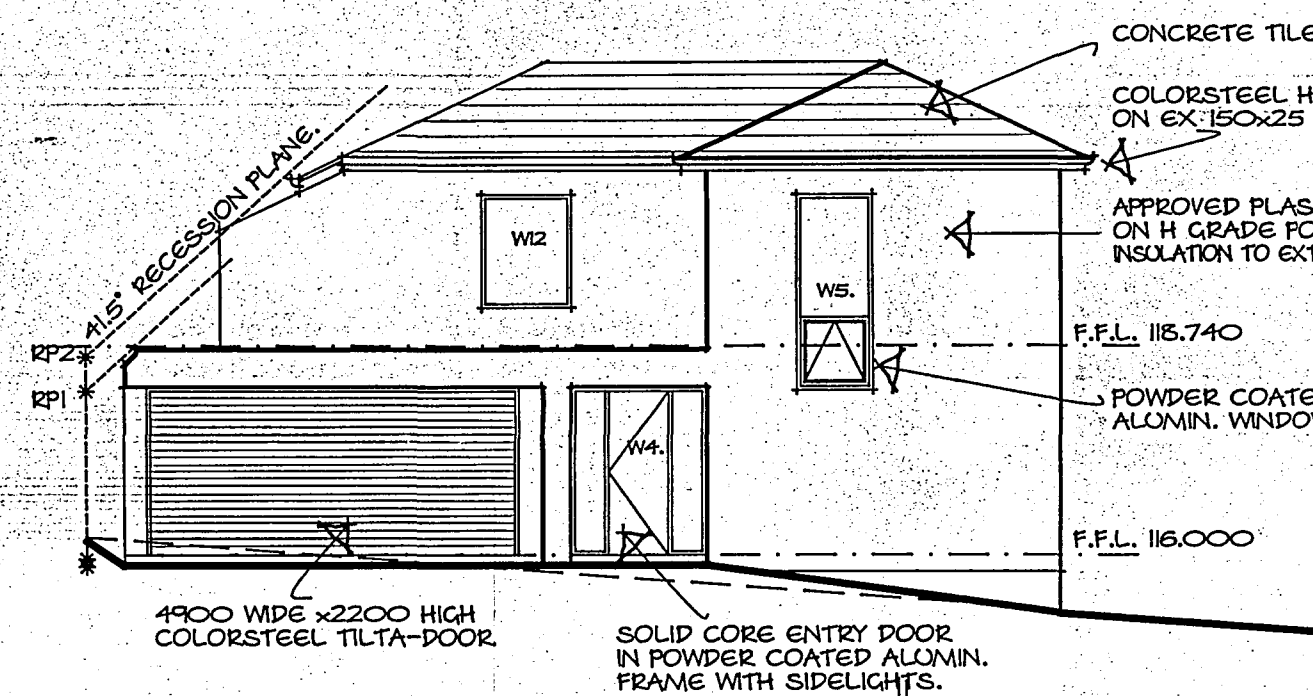
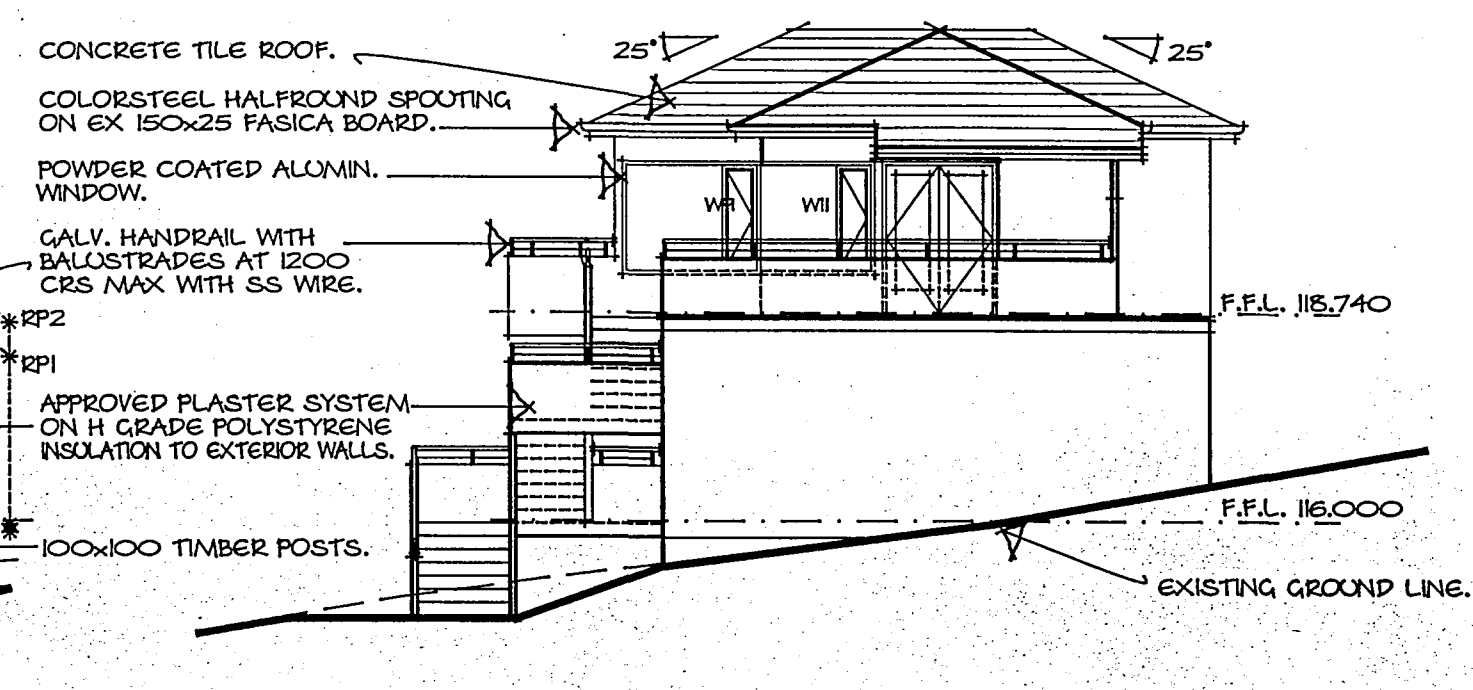
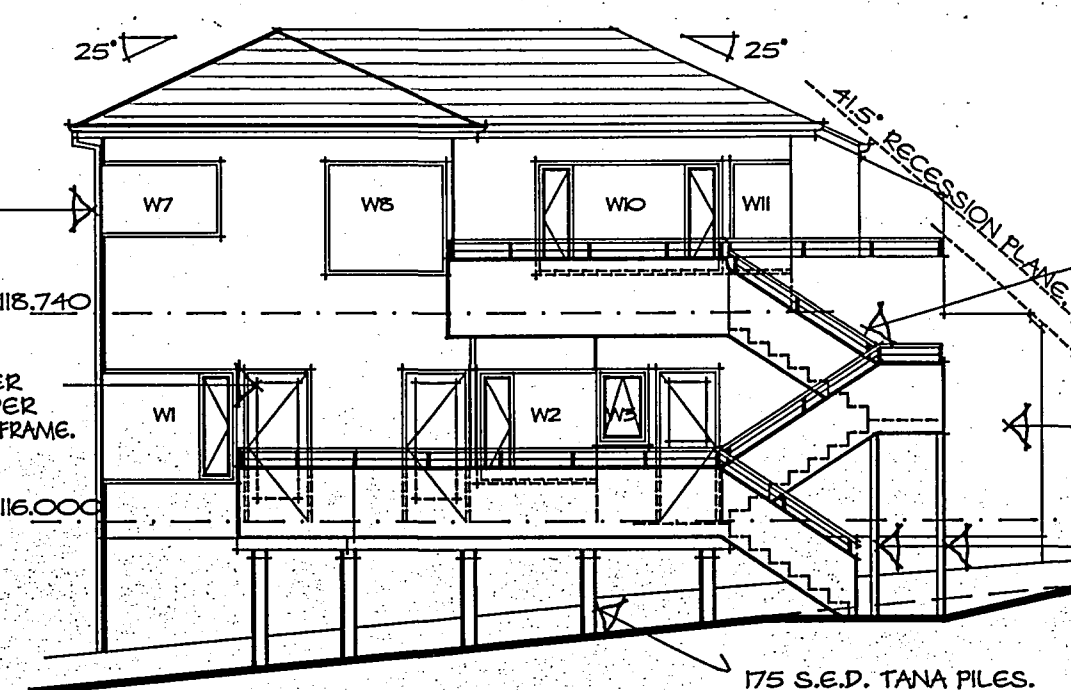
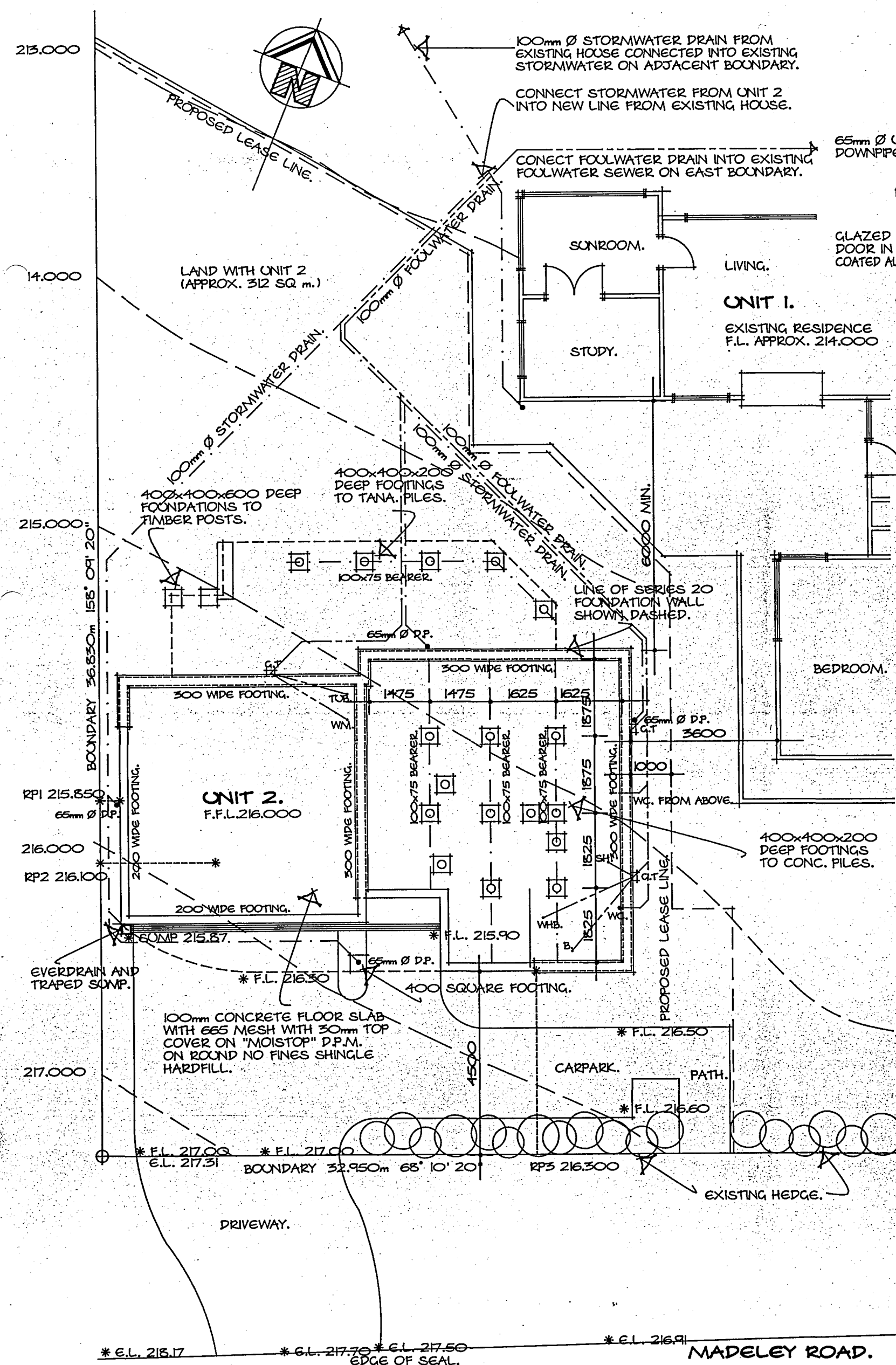
SITE COVERAGE UNIT 1, 164.39 SQ.
UNIT 2, 112.53 SQ.

TOTAL SITE COVERAGE 276.92 SQ.

SITE COVERAGE EQUALS 23.51%.

CHRISTCHURCH CITY COUNCIL
- 5 JUL 1995
.....
CONSENT DOCUMENT

FILE COPY



LEGAL DESCRIPTION.

C.T. 35A/1203
LOT 1.
D.P. 58711.
AREA 1178 SQ. m.
SITE COVERAGE UNIT 1, 164.39 SQ. m.
UNIT 2, 112.53 SQ. m
TOTAL SITE COVERAGE 276.92 SQ. m
SITE COVERAGE EQUALS 23.5%.

FOUNDATION/SITE PLAN.
SCALE 1:100.

SITE PLAN.
SCALE 1:500.

SMYTHE TOWNHOUSE.

5 MADELEY ROAD, CHRISTCHURCH.

IT IS THE CONTRACTORS RESPONSIBILITY TO
CONFIRM ALL DIMENSIONS AND SITE CONDITIONS
BEFORE COMMENCEMENT OF ANY WORKS.



JOHN CHAPLIN DESIGN LIMITED

1091 FERRY RD CHRISTCHURCH. PO BOX 19515. PH 384 9602. FAX 384 4060
CONSULTING ENGINEERS: LEWIS & BARROW LTD. 185 HEREFORD ST. PH 366 4320.

04 MAY 1995

SCALES: 1:100, 1:500.

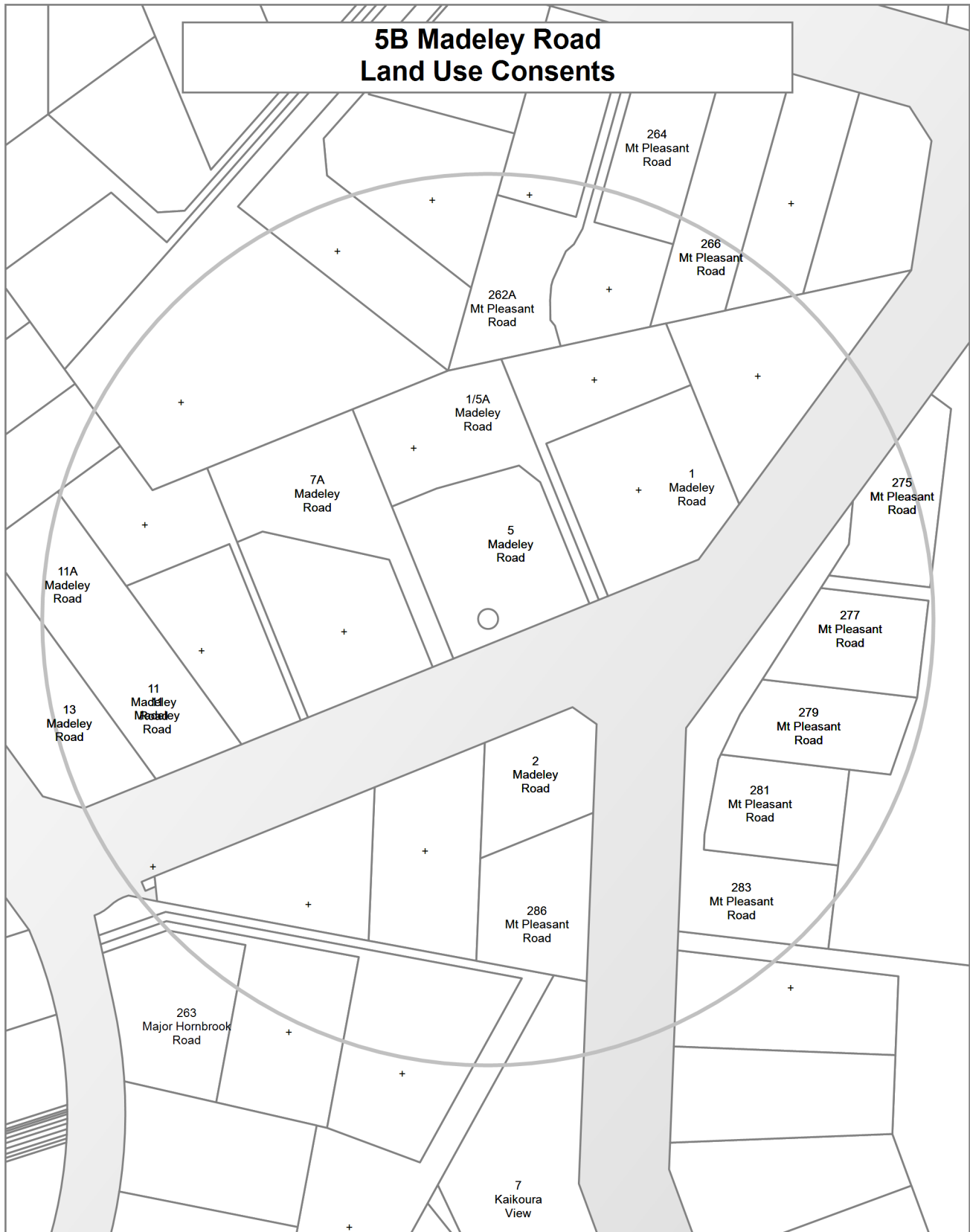
DRAWN: IAN LANGSTON.

DATE: APRIL 1995

SHEETS
SIX.
SHT NO

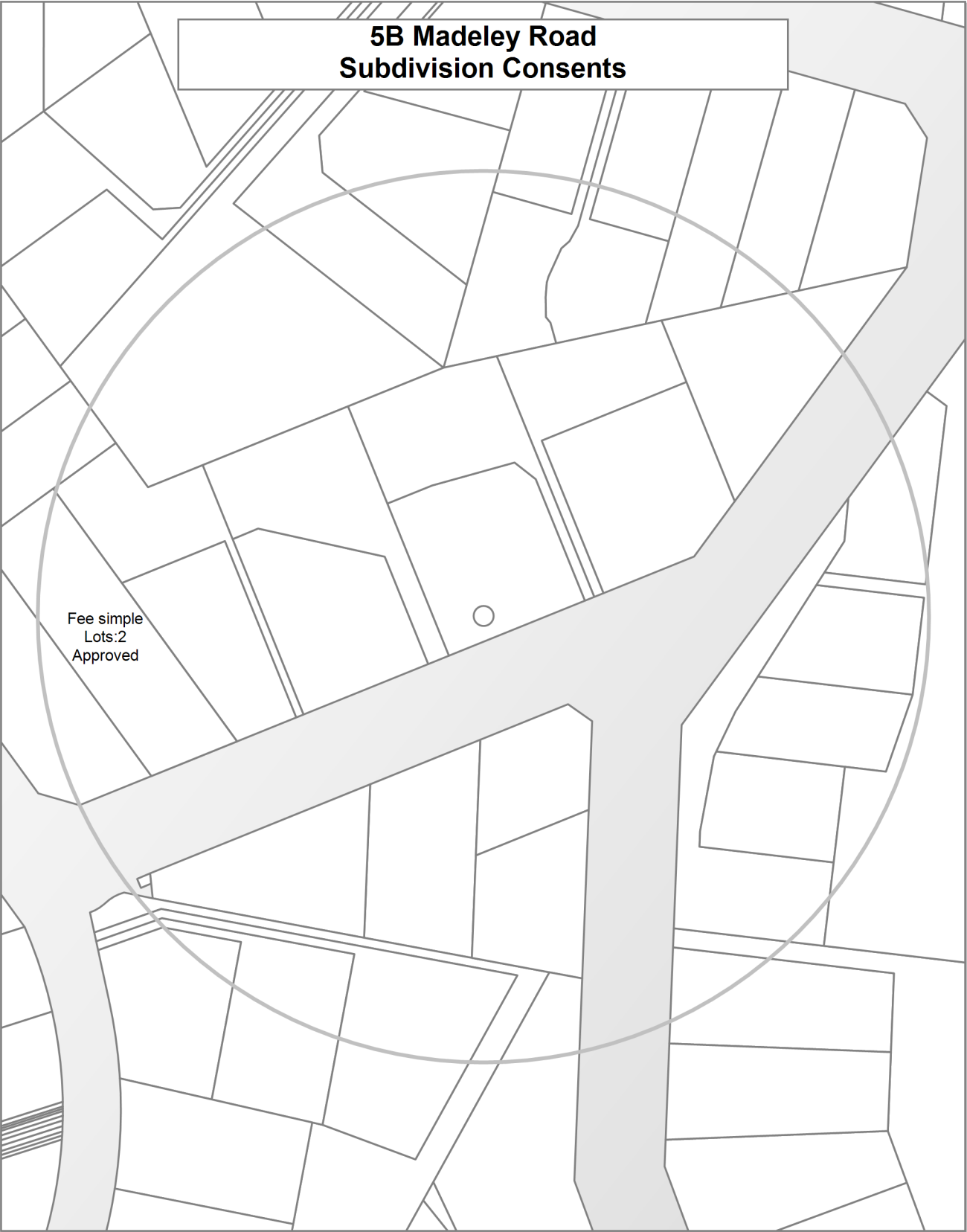


5B Madeley Road Land Use Consents



**5B Madeley Road
Subdivision Consents**

Fee simple
Lots:2
Approved



Land Use Resource Consents within 100 metres of 5B Madeley Road

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

1 Madeley Road

RMA/2008/434

Dwelling additions with height, recession plane and road setback boundary non compliances - Historical Reference RMA92011229

Processing complete

Applied 03/03/2008

Decision issued 18/06/2008

Granted 18/06/2008

1/5A Madeley Road

RMA/1992/209

To erect a garage requiring a reverse manoeuvre to enter it. - Historical Reference RES9204555

Processing complete

Applied 20/02/1992

Decision issued 05/03/1992

Granted 05/03/1992

11 Madeley Road

RMA/2021/1901

Wastewater capacity certificate

Processing complete

Applied 22/06/2021

Certificate issued 20/07/2021

Certificate issued 20/07/2021

RMA/2023/2282

Subdivision - Fee Simple - Two lots and Land Use Consent

Consent issued

Applied 04/09/2023

Decision issued 03/02/2025

Granted 03/02/2025

Decision issued 03/02/2025

Granted 03/02/2025

11A Madeley Road

RMA/2021/1901

Wastewater capacity certificate

Processing complete

Applied 22/06/2021

Certificate issued 20/07/2021

RMA/2023/2282

Subdivision - Fee Simple - Two lots and Land Use Consent

Consent issued

Applied 04/09/2023

Decision issued 03/02/2025

Granted 03/02/2025

13 Madeley Road

RMA/1979/112

Add to a two storey dwelling 1.5m from side boundary - Historical Reference RES9204557

Processing complete

Applied 13/02/1979

Decision issued 20/02/1979

Granted 20/02/1979

RMA/1981/170

Erect a carport that does not have the required 2m setback - Historical Reference RES9204556

Processing complete

Applied 21/08/1981

Decision issued 03/09/1981

Granted 03/09/1981

RMA/1997/850

To erect a dwelling addition which intrudes the 1.8m boundary setback and the 4m first floor living area window setback.
- Historical Reference RES970891

Withdrawn

Applied 10/04/1997

2 Madeley Road

RMA/1980/164

Additions to balcony. intrudes into front yard 3.7m from road boundary - Historical Reference RES9204553

Processing complete

Applied 20/05/1980

Decision issued 26/05/1980

Granted 26/05/1980

RMA/1999/400

Addition to balcony. intrudes into front yard - Historical Reference RES9204554

Processing complete

Applied 01/01/1999

Decision issued 10/11/1975

Granted 10/11/1975

262A Mt Pleasant Road

RMA/2013/197

Replacement Garage - Historical Reference RMA92021784

Processing complete

Applied 11/02/2013

Decision issued 03/07/2013

Granted 03/07/2013

263 Major Hornbrook Road

RMA/1997/1274

To erect a dwelling and exceed the 7m height. - Historical Reference RES971407

Withdrawn

Applied 28/05/1997

264 Mt Pleasant Road

RMA/2015/1818

Earthworks - contaminated soil - Historical Reference RMA92030103

Processing complete

Applied 06/07/2015

Decision issued 27/07/2015

Granted 24/07/2015

266 Mt Pleasant Road

RMA/2001/2530

Dwelling addition intrudes recession plane - Historical Reference RMA20008446

Processing complete

Applied 16/10/2001

Decision issued 31/10/2001

Granted 29/10/2001

RMA/2024/1381

Construct minor residential unit

Processing complete

Applied 16/05/2024

Decision issued 13/06/2024

Granted 13/06/2024

273 Mt Pleasant Road

RMA/2016/595

Dwelling - Historical Reference RMA92032682

Processing complete

Applied 10/03/2016

Decision issued 14/04/2016

Granted 13/04/2016

RMA/2017/229

Wastewater Capacity Certificate

Processing complete

Applied 08/02/2017

Certificate issued 23/02/2017

275 Mt Pleasant Road

RMA/2016/595

Dwelling - Historical Reference RMA92032682

Processing complete

Applied 10/03/2016

Decision issued 14/04/2016

Granted 13/04/2016

RMA/2016/610

Two bedroom dwelling with attached sleepout on proposed Lot 5 - Historical Reference RMA92032698

Processing complete

Applied 11/03/2016

Decision issued 28/04/2016

Granted 22/04/2016

RMA/2017/229

Wastewater Capacity Certificate

Processing complete

Applied 08/02/2017

Certificate issued 23/02/2017

RMA/2018/2856

Earthworks Associated with subdivision including within Glenstrae Stream setback.

Processing complete

Applied 23/11/2018

Decision issued 02/04/2019

Granted 02/04/2019

277 Mt Pleasant Road

RMA/2016/595

Dwelling - Historical Reference RMA92032682

Processing complete

Applied 10/03/2016

Decision issued 14/04/2016

Granted 13/04/2016

RMA/2017/229

Wastewater Capacity Certificate

Processing complete

Applied 08/02/2017

Certificate issued 23/02/2017

RMA/2023/1598

New residential dwelling with attached garage and associated Earthworks

Processing complete

Applied 22/06/2023

Conditions changed/cancelled - s127 16/06/2025

Decision issued 09/08/2023

Granted 09/08/2023

279 Mt Pleasant Road

RMA/2016/595

Dwelling - Historical Reference RMA92032682

Processing complete

Applied 10/03/2016

Decision issued 14/04/2016

Granted 13/04/2016

RMA/2017/229

Wastewater Capacity Certificate

Processing complete

Applied 08/02/2017

Certificate issued 23/02/2017

RMA/2019/1318

Proposed New Dwelling with Associated Earthworks

Cancelled

Applied 17/06/2019

Cancelled - fee not paid 31/07/2019

RMA/2025/344

Construct a dwelling, detached garage and retaining wall

Processing complete

Applied 13/02/2025

Decision issued 07/05/2025

Granted 07/05/2025

281 Mt Pleasant Road

RMA/2016/595

Dwelling - Historical Reference RMA92032682

Processing complete

Applied 10/03/2016

Decision issued 14/04/2016

Granted 13/04/2016

RMA/2017/229

Wastewater Capacity Certificate

Processing complete

Applied 08/02/2017

Certificate issued 23/02/2017

283 Mt Pleasant Road

RMA/2016/595

Dwelling - Historical Reference RMA92032682

Processing complete

Applied 10/03/2016

Decision issued 14/04/2016

Granted 13/04/2016

RMA/2017/229

Wastewater Capacity Certificate

Processing complete

Applied 08/02/2017

Certificate issued 23/02/2017

286 Mt Pleasant Road

RMA/2024/3139

Construction of a retaining wall and associated earthworks

Processing complete

Applied 25/10/2024

Decision issued 13/12/2024

Granted 13/12/2024

5 Madeley Road

RMA/1995/122

To reduce the 6m separation distance to 3.6m between existing and proposed dwelling units - Historical Reference RES950304

Processing complete

Applied 17/02/1995

Decision issued 02/03/1995

Granted 02/03/1995

RMA/2013/2424

TWO STOREY DWELLING WITH ATTACHED GARAGE - Historical Reference RMA92024145

Processing complete

Applied 13/11/2013

Decision issued 20/12/2013

Granted 20/12/2013

7 Kaikoura View

RMA/2000/2364

Dwelling with an attached garage wh 7m height and intrudes into the 5.5m queuing space. - Historical Reference RMA20003111

Processing complete

Applied 18/09/2000

Decision issued 28/09/2000

Granted 27/09/2000

7A Madeley Road

RMA/2021/2495

Construction of a new dwelling with attached garage

Processing complete

Applied 02/08/2021

Conditions changed/cancelled - s127 14/07/2022

Decision issued 29/11/2021

Granted 28/11/2021

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