

GRIFFIOEN.

LAND INFORMATION MEMORANDUM

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

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

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

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

Land Information Memorandum



Property address:
3 Lexington Place

LIM number: H09545339

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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 30 March 2026
Date received 19 March 2026

Property details

Property address 3 Lexington Place, Westhaven, Christchurch
Valuation roll number 21821 78900
Valuation information Capital Value: \$870,000
Land Value: \$410,000
Improvements Value: \$460,000
Please note: these values are intended for Rating purposes
Legal description Lot 10 DP 73783
Existing owner

Council references

Rate account ID 73061184
LIM number H09545339
Property ID 1001843

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.

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(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.lin.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=b5f859bd18ee4912828cb092bef6c449>.

(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: Site Specific Flood Assessment
A site specific flood hazard assessment may have been completed for the property by Environment Canterbury. The information contained in this assessment may now be outdated. Please contact Environment Canterbury if you would like to request a copy.
- 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

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

(g) Volcanic and Geothermal Hazards

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

(h) Wind

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

(i) Any Other Natural Hazards

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

(j) District Plan Natural Hazard Information

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

(k) Building Notices

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

Other Special Features or Characteristics of the Land

- Borelog/Engineer Report Image Available
Borelog/Engineer Report Image Available
- Softground
Council records show that site contains Soft Ground. Predominant Ground Material: N/A. Reason for Assessment: Building Consent. Should further buildings be proposed on this site, specific foundation design may be required.

The record is based on data that was compiled until 2013. It is not a geotechnical assessment. The information was derived by Council staff based on shallow borehole logs and scala penetrometer test results provided to Council by external parties to inform a Building Consent application, or from observations made by Council staff during site visits.

Related Information


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

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2. Private and public stormwater and sewerage drains

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

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

Related Information

- This property is shown to be served by Christchurch City Council Sewer 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.

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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.

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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: \$5,188.64

| | Instalment Amount | Date Due |
|--------------|-------------------|------------|
| Instalment 1 | \$1,297.11 | 31/08/2025 |
| Instalment 2 | \$1,297.11 | 30/11/2025 |
| Instalment 3 | \$1,297.11 | 28/02/2026 |
| Instalment 4 | \$1,297.31 | 31/05/2026 |

Rates owing as at 30/03/2026: -\$882.84

(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.

The building consents recorded in this LIM are only those that the Council has issued or been notified of by a stand-alone BCA. There may be others if a stand-alone BCA has issued consents without notifying the Council.

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/1997/6296 Applied: 19/08/1997 Status: Completed
3 Lexington Place Westhaven
Accepted for processing 19/08/1997
Building consent granted 24/09/1997
Building consent issued 14/10/1997
Code Compliance Certificate Granted 02/03/2001
Code Compliance Certificate Issued 02/03/2001
DWELLING WITH ATTACHED GARAGE- Historical Reference CON97007103

(b) Certificates

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

(c) Notices

(d) Orders

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(e) Requisitions

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6. Certificates issued by a building certifier

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

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

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7. Weathertightness

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

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

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

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8. Land use and conditions

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

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

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

- **Regional plan or bylaw**

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

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

(ii) Christchurch District Plan

- **Liquefaction Management Area (LMA)**

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

- **District Plan Zone**

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

(b) Resource consents

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

- RMA/1995/5604 - Subdivision Consent
Fee Simple SUBDIVISION - Historical Reference RMA9956
Status: Processing complete
Applied 16/03/1995
- RMA/1997/2151 - Resource consents
3 Lexington Place Westhaven
To erect an attached garage within the 4.5m Road boundary setback. - Historical Reference RES972460
Status: Processing complete
Applied 03/09/1997
Granted 18/09/1997
Decision issued 18/09/1997

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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

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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**

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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 Styx Mill 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 Styx Mill EcoDrop.

(b) Other

• Floor Levels Information

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

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

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

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

• Guest Accommodation

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

• Community Board

Property located in Coastal-Burwood-Linwood Community Board.

• Tsunami Evacuation Zone

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

• Electoral Ward

Property located in Burwood Electoral Ward

• Listed Land Use Register

Hazardous activities and industries involve the use, storage or disposal of hazardous substances. These substances can sometimes contaminate the soil. Environment Canterbury identifies land that is used or has been used for hazardous activities and industries. This information is held on a publically available database called the Listed Land Use Register (LLUR). The Christchurch City Council may not hold information that is held on the LLUR. Therefore, it is recommended that you check Environment Canterbury's online database at www.llur.ecan.govt.nz

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- **Spatial Query Report**

A copy of the spatial query report is attached at the end of this LIM. The spatial query report lists land use resource consents that have been granted within 100 metres of this property.

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GEOTECHNICAL REPORT**SOILS AND FOUNDATIONS**P O Box 13-052, Christchurch
Ph: 379-8432 Fax: 366-7780**1. The Client**

SUBURBAN ESTATES LTD

2. Project

FAIRWAY PARK SUBDIVISION

3. The Site

LOT 10

4. Development Proposal

Two storey domestic dwelling with garage to NZS 3604:1990

Construction materials to include light pressed metal tiled roof, timber framed walls with polystyrene sheet under plaster cladding and concrete foundations and floor slab. Plan area 151 m².

5. Fieldwork

(handauger borelogs and Scala profiles appended to report)

Three handaugers, HA10A, HA10C and HA10D, were carried out within the footprint of the proposed house to a maximum depth of 1.8m where collapsing sands prevented further progress. Scala penetrometer tests were carried out in each handauger and at an additional location HA10B.

6. Ground Conditions

The investigation reveals relatively consistent ground conditions across the site.

A thick layer of topsoil (0.55m thick) covers the entire site. This is underlain by typically 0.5 m of dense fine to medium sand down to approximately 1.0m depth. Below this sand layer is loose silt, occasionally organic, approximately 0.3 m thick. Dense sand underlies the silt.

At the time of the investigation groundwater was observed at about 0.7 m below ground level.

7. Foundation Assessment

(bearing capacities inferred from Stockwell's correlation)

The presence of the slightly organic loose silt layer precludes the automatic adoption of standard shallow footings to NZS3604:1990. However, given the light construction materials and hence low imposed loadings, shallow footings may be appropriate under the following circumstances.

To avoid settlement of the silt layer we recommend that the footings be formed as high as possible. To achieve this, the topsoil should be excavated in overwidened trenches (0.3 m wider than the footing width) down to dense sand, the base of the trenches should be proof rolled prior to reinstating to the underside of the footings (minimum depth 0.3 m) with compacted engineering fill. The trenches will require inspection prior to backfill and the earthworks will need to be certified by a Registered Engineer.

Alternative foundation solutions would include specific foundation design or piling.

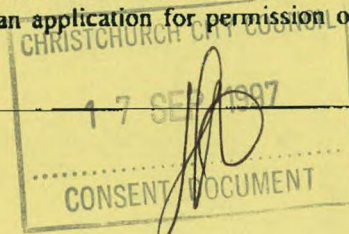
8. Limitations

The ground conditions at this site have been inferred from isolated boreholes. If, when construction begins the contractor finds that the conditions differ significantly from those described in this report, we recommend the advice of an engineer be sought.

All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications.

This report has been prepared solely for the benefit of Suburban Estates or its nominee and Christchurch City Council. No liability is accepted by this company or any employee or sub-consultant of this company with respect to its use by any other person.

This disclaimer shall apply notwithstanding that the report may be made available to other persons for an application for permission or approval or to fulfil a legal requirement.



TECHNICAL REPORT

SOILS AND FOUNDATIONS

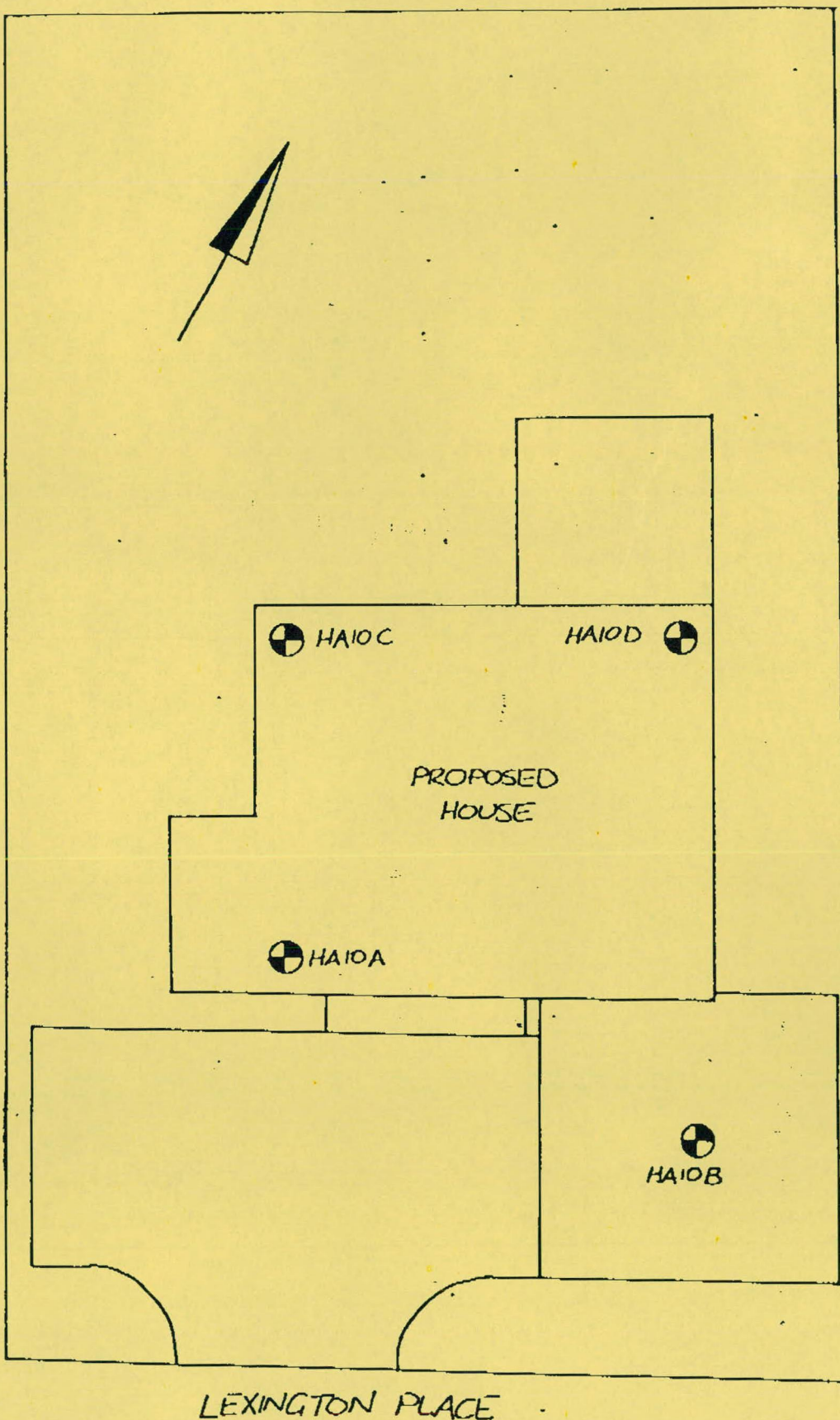
P O Box 13-052, Christchurch
Ph: 379-8432 Fax: 366-7780



DATE: 19 August 1997

PREPARED BY: S. Webb
MSc Eng Geol

CHECKED BY: A. J. Hurley
BE Civil MIPENZ



LOT 10 FAIRWAY PARK

SCALE 1:150 APPROX.

SOILS & FOUNDATIONS
Geotechnical Consulting Engineers

Drawn TCC





Date 15/8/97

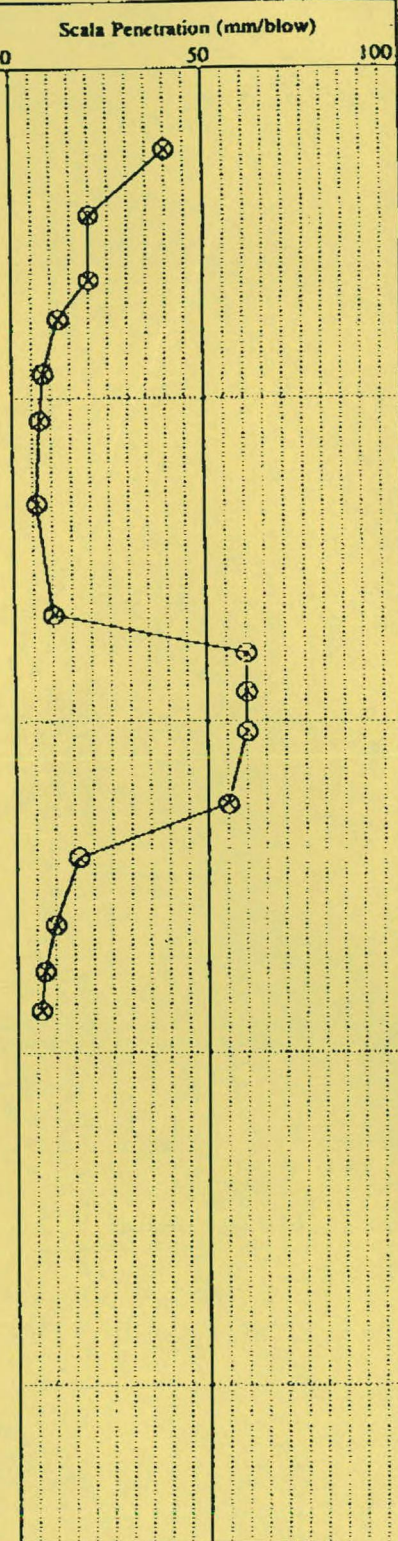
Figure

92795/10

SOILS & FOUNDATIONS LTD.

| | | | | | |
|----------------------------------|--|--------------------------|--------------------|----------------------|------------------------|
| Project: LAKE TERRACE RD | | Project Number: 92795-00 | | Boring ID. HA10A | |
| Client: SUBURBAN ESTATES LIMITED | | | | Sheet No. 1 of 1 | |
| Boring Depth (m.): 1.7 | | Elevation: | Engineer: G. Clark | | Starting Date: 14/8/97 |
| Boring Location/Notes: LOT 10 | | | | Ending Date: 14/8/97 | |

| No. | Depth (m) | Lithology | Material Description | Well Detail | Comments | Sca. Penetration (mm/blow) | | |
|-----|-----------|---|--|-------------|----------|----------------------------|----|-----|
| | | | | | | 0 | 50 | 100 |
| | |  | Dark brown SANDY TOPSOIL. -moist | | | | | |
| | |  | Grey brown SAND. -fine to medium sand -moist -wet -saturated | ▽ | | | | |
| | 1 |  | Grey SILT with minor to some sand. -soft -trace organics -saturated | | | | | |
| | |  | Grey brown fine to medium SAND. -saturated | | | | | |
| | | | NO FURTHER PROGRESS DUE TO COLLAPSING SAND. | | | | | |
| | 2 | | | | | | | |



SOILS & FOUNDATIONS LTD.

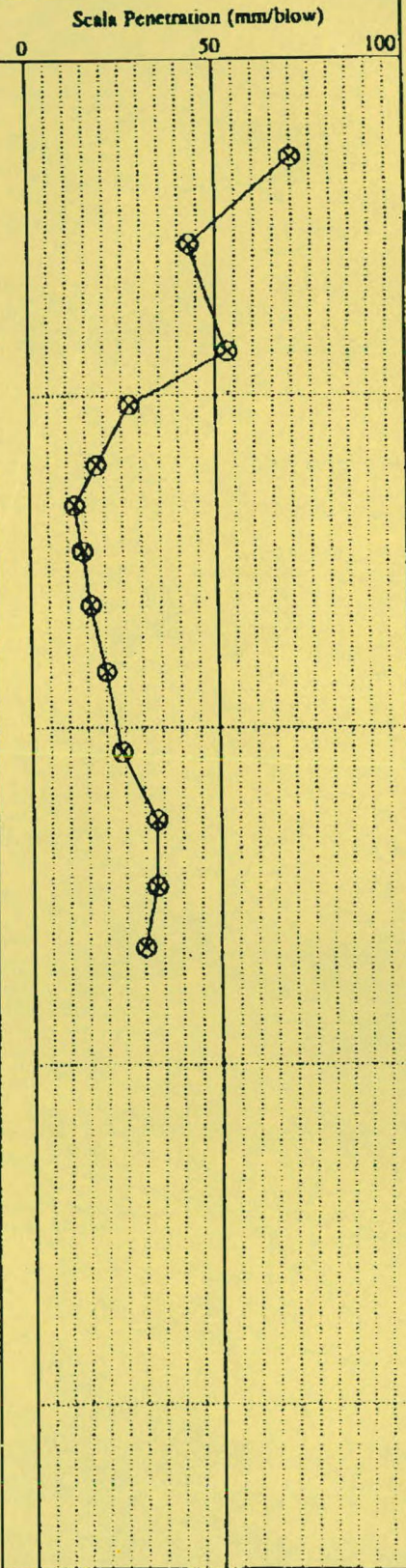
| | | |
|----------------------------------|--------------------------|------------------------|
| Project: LAKE TERRACE RD | Project Number: 92795-00 | Boring ID. HA10B |
| Client: SUBURBAN ESTATES LIMITED | | Sheet No.1 of 1 |
| Boring Depth (m.): 1.3 | Elevation: | Engineer: G.Clark |
| Datum/Notes/ LOT 10 | | Starting Date: 14/8/97 |
| | | Ending Date: 14/8/97 |

| Elev. (m) | Depth (m) | Lithology | Material Description | Well Detail | Comments | Scaia Penetration (mm/blow) | | |
|-----------|-----------|-----------|----------------------|-------------|----------|-----------------------------|----|-----|
| | | | | | | 0 | 50 | 100 |
| | 1 | | | | | | | |
| | 2 | | | | | | | |

SOILS & FOUNDATIONS LTD.

| | | |
|----------------------------------|--------------------------|------------------------|
| Project: LAKE TERRACE RD | Project Number: 92795-00 | Boring ID. HA10C |
| Client: SUBURBAN ESTATES LIMITED | | Sheet No.1 of 1 |
| Drilling Depth (m.): 1.8 | Elevation: | Engineer: G.Clark |
| Summary/Notes/ LOT 10 | | Starting Date: 14/8/97 |
| | | Ending Date: 14/8/97 |

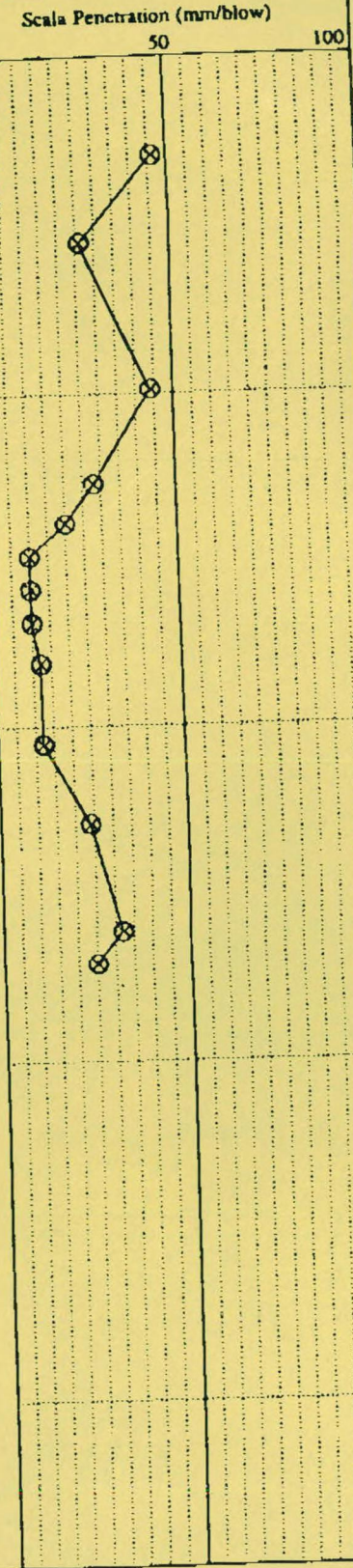
| No. | Depth (m) | Lithology | Material Description | Well Detail | Comments | Scale Penetration (mm/blow) | | |
|-----|-----------|--|---|-------------|----------|-----------------------------|----|-----|
| | | | | | | 0 | 50 | 100 |
| 1 | | | Dark brown SILTY TOPSOIL. -moist | ▽ | | | | |
| | | | Brown SAND. -fine to medium sand -moist -wet -saturated | | | | | |
| | | x x x x x x x x x x x x | Grey SILT minor to some organic material. -soft -saturated | | | | | |
| | | | Grey brown fine to medium SAND. -saturated | | | | | |
| | | | NO FURTHER PROGRESS DUE TO COLLAPSING SAND. | | | | | |
| 2 | | | | | | | | |



SOILS & FOUNDATIONS LTD.

| | | | |
|----------------------------------|------------|--------------------------|------------------------|
| Project: LAKE TERRACE RD | | Project Number: 92795-00 | Boring ID. HA10D |
| Client: SUBURBAN ESTATES LIMITED | | Sheet No. 1 of 1 | |
| Boring Depth (m.): 1.8 | Elevation: | Engineer: G. Clark | Starting Date: 14/8/97 |
| | | | Ending Date: 14/8/97 |

| Level (m) | Depth (m) | Lithology | Material Description | Well Detail | Comments | Scale Penetration (mm/blow) | | |
|-----------|-----------|-----------|--|-------------|----------|-----------------------------|----|-----|
| | | | | | | 0 | 50 | 100 |
| | | | Dark brown organic SILTY TOPSOIL. -moist | | | | | |
| | | | Brown fine to medium SAND. -moist -wet | Σ | | | | |
| | 1 | | -saturated | | | | | |
| | | | Grey SILT with minor to some sand -soft -saturated | | | | | |
| | | | Brown fine to medium SAND. -saturated | | | | | |
| | 2 | | NO FURTHER PROGRESS DUE TO COLLAPSING SAND. | | | | | |



- Buildings
- StreetAddress
- WwAccess
- Standard Manhole
- Vented Manhole
- ✖ WwValve
- ▽ WwOutfall
- WwEye
- Eye
- Eye
- Eye
- Eye
- Eye
- WwPipeFlowDirection
- NominalDiameter
- Diameter is 200mm or smaller
- Diameter is greater than 200mm, up to 450mm
- WwPipe (non-gravity)
- NominalDiameter
- Diameter is 200mm or smaller
- Diameter is greater than 200mm, up to 450mm
- WwLateral
- WwStation
- WwPipe (non CCC)
- In Service
- In Service
- SwAccess
- SwInlet
- Double Sump
- SwOutlet
- SwFitting
- ⊕ Junction
- SwPipeFlowDirection
- SwLateralFitting
- Single Sump
- Inspection Point
- SwPipe
- NominalDiameter
- Diameter is 450mm or smaller
- Diameter is greater than 450mm, up to 700mm
- SwLateral
- SwPipe (non CCC)
- SwLateral (non CCC)
- In Service
- In Service
- WsValve
- Gate
- Sluice
- WsHydrant
- WsConnection
- Meter
- ▲ WsPipeRestraint
- WsFitting
- End Cap
- Connector
- SwPipe
- NominalDiameter
- Diameter is 110mm or smaller
- Diameter is greater than 110mm, up to 225mm
- WsLateral
- RatingUnit

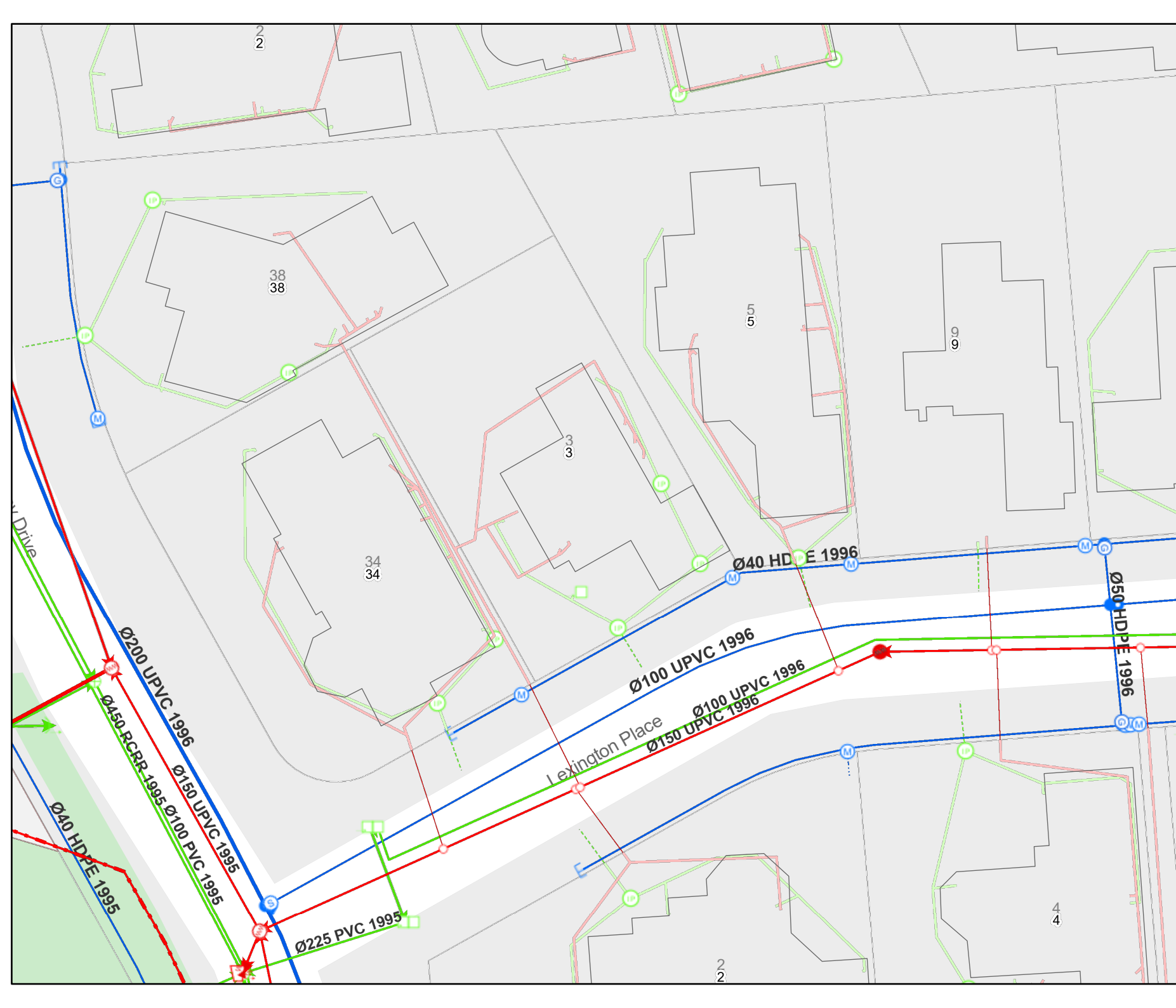
Christchurch City Council

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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Date: 30/03/2026 8:42 AM
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SPECIFICATION NOTES :

COMPLIANCE:

ALL WORK OF ALL TRADES AND ALL MATERIALS, PROPRIETARY ITEMS, APPLIANCES, METHODS OF INSTALLATION AND CONSTRUCTION OF EVERY ITEM CONTAINED IN THIS CONTRACT MUST COMPLY WITH THE NEW ZEALAND BUILDING CODE 1992. ALL PRODUCTS REQUIRING ANY FORM OF CERTIFICATION MAY ONLY BE INCORPORATED IN THIS CONTRACT IF THE NECESSARY DOCUMENTATION IS PRESENTED TO THE TERRITORIAL AUTHORITY BEFORE FIXING AND INSTALLING AND IN ALL SITUATIONS MUST BE TO THE ENTIRE SATISFACTION OF THAT AUTHORITY.

OTHER :

- ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD TRADE PRACTISE BY SKILLED TRADESPEOPLE
- ALL VARIATIONS SHALL BE IN WRITING ONLY
- ALL MATERIALS WHETHER ON SITE OR NOT SHALL BE COVERED BY INSURANCE. THE MAIN CONTRACTOR SHALL TAKE OUT AN ALL RISKS INSURANCE POLICY WHICH SHALL INDEMNIFY THE OWNERS AGAINST ANY CLAIM RELATING TO THE CONTRACT
- THE CONTRACTOR SHALL UPLIFT THE BUILDING CONSENT SUBMITTED BY THE DESIGNER, PAY ALL FEES AND ARRANGE INSPECTIONS AS NECESSARY
- TACO OR SIMILAR HOT WATER TEMPERING VALVE TO BE INCORPORATED IN WATER RETICULATION SYSTEM
- THE CONTRACTOR SHALL AT FREQUENT INTERVALS AND IN ANY CASE WHERE DIRECTED BY THE OWNERS AND AT COMPLETION REMOVE FROM THE SITE ALL RUBBISH AND LITTER WHICH MAY ACCUMULATE
- CO-OPERATE WITH THE OWNERS AND MAINTAIN SECURITY AT ALL TIMES DURING THE CONTRACT
- THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO PROTECT THE FINISHED SURFACES OF OTHER TRADES
- ALL PLUMBING SHALL COMPLY WITH THE N.Z.B.C. G13.
- ALL ABOVE GROUND TIMBER SHALL BE HI TREATED.

WINDOW JOINERY :

- ALL TRANSOM/VISION RAILS ARE TO BE 600MM (MEASURED TO TOP OF TRANSOM/VISION RAIL) ABOVE FLOOR LEVEL UNLESS OTHERWISE SPECIFIED. MANUFACTURERS STANDARD HEIGHTS AND SETOUTS ARE NOT TO TAKE PRECEDENCE.

ENGINEERING SPECIFICATION NOTES

1. ALL WORK SHALL COMPLY WITH THE RELEVANT CLAUSES OF THE N.Z. BUILDING CODE.
2. ALL FOUNDATION CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 17.5MPa AT 28 DAYS.
3. FOUNDATION DEPTHS SHOWN ARE MINIMUM ONLY. ALL FOUNDATIONS SHALL EXTEND DOWN TO SOLID BEARING.
4. SHOULD SOFT CLAY, PEAT OR FILLED GROUND BE ENCOUNTERED ON THE SITE, THE ENGINEER SHALL BE CONSULTED FOR ADDITIONAL FOUNDATION DETAILS.
5. ALL CONCRETE AND GROUT SHALL BE THOROUGHLY VIBRATED WHEN PLACED.
6. REINFORCING MESH SHALL BE LAPPED MINIMUM OF ONE SQUARE & SEATED ON SUPPORT CHAIRS.
7. WHERE DESIGNATED "D", REINFORCEMENT SHALL BE DEFORMED BARS, WHERE DESIGNATED "R" REINFORCEMENT SHALL BE PLAIN BARS, BOTH BEING GRADE 300, COMPLYING WITH N.Z.S. 3402:1989. WHERE DESIGNATED "H" REINFORCEMENT SHALL BE DEFORMED BARS OF GRADE 430, COMPLYING WITH N.Z.S. 3402:1989.
8. ALL VERTICAL BAR STARTERS SHALL EXTEND INTO THE FOUNDATIONS WITH A HOOK AS SHOWN.
9. WHERE LAPS ARE NOT SHOWN, THEY SHALL BE 45 DIAMETERS.
10. ALL BLOCKWORK CORES SHALL BE GROUTED.
11. ALL BLOCKWORK GROUT FOR FILLING CORES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 17.5 MPa AT 28 DAYS AND SHALL CONTAIN DAREXPAND OR SIMILAR EPANSION AGENT.
12. ALL MORTAR MIXES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 12 MPa AT 28 DAYS.
13. ALL BLOCKWORK SHALL COMPLY WITH N.Z.S. 4210:1989.
14. CLEAN OUT POCKETS SHALL BE PROVIDED AT THE BOTTOM OF ALL REINFORCED BLOCK CORES.
15. ALL STRUCTURAL STEELWORK SHALL BE BHP-300 PLUS OR AS 3679.1-250 AS APPLICABLE.
16. ALL WELDING SHALL COMPLY WITH N.Z.S.4701:1981.
17. THESE PLANS SHALL BE READ IN CONJUNCTION WITH THE FOUNDATION REPORT PREPARED BY LEWIS AND BARROW LTD CONSULTING ENGINEERS DATED 6/97.
18. THE ENGINEER SHALL BE ENGAGED BY THE OWNER TO INSPECT AND APPROVE FOUNDATIONS, BLOCKWORK, REINFORCING PRIOR TO POURING CONCRETE OR GROUT. PLEASE GIVE 24 HOURS NOTICE OF INSPECTION.

CONNECT SEWER INTO LATERAL PROVIDED ALONG EASEMENT. (CHECK LOCATION)

NEW PAVED DRIVEWAY. FALL TO TYPE I SURFACE WATER SUMP.

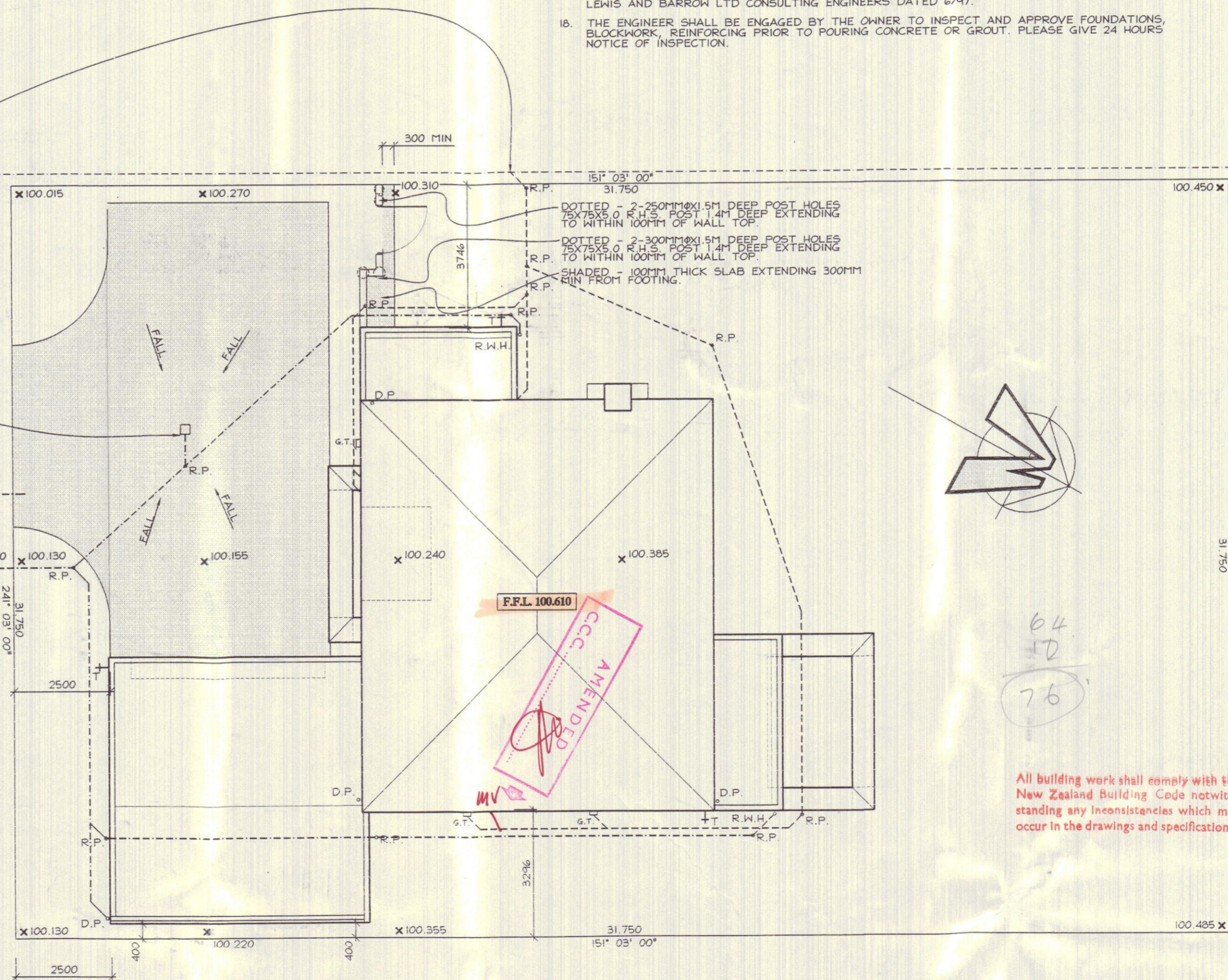
APPROX LOCATION OF EXISTING STORMWATER LATERAL PROVIDED.

LEVEL TO TOP OF KERB

LEVEL TO INVERT OF KERB

RELOCATE STORMWATER LATERAL TO SIDE OF DRIVE AS DRAWN.

LEVEL TO MANHOLE COVER (DATUM)



| LEGAL DESCRIPTION | |
|-----------------------------|--|
| C.T. 42D/633 | |
| LOT 10 D.P. 73783 | |
| AREA = 619 SQM | |
| % OF SITE COVERED = 24% | |
| GROUND FLOOR AREA = 151 SQM | |
| FIRST FLOOR AREA = 94 SQM | |

| LEGEND | |
|---------------------|----------|
| NEW STORMWATER | ---- |
| NEW SEWER | ---- |
| EXISTING STORMWATER | ---- |
| EXISTING SEWER | ---- |
| DOWNPIPE | D.P. |
| RAIN WATER HEAD | R.W.H. |
| GULLY TRAP | G.T. |
| RODDING POINT | R.P. |
| EXISTING LEVELS | x 20.324 |
| OUTSIDE TAP | +T |

H. A. VERBEEK

CHRISTCHURCH CITY COUNCIL

17 SEP 1997

CONSENT DOCUMENT

RECEIVED

- 3 SEP 1997

Consenting CONSULTANTS

All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications.

AMMENDMENTS:

POST HOLES TO FENCE STRUCTURE MOVED 150MM TO THE SOUTH WEST.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK DO NOT SCALE OFF THESE DRAWINGS

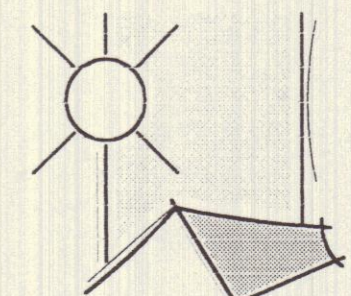
DESIGN: Philip Bidwell
 DRAWN: David Ingley
 REVISION NUMBER:
 REVISION DATE:
 DATE ISSUED:
 SCALES: 1:100

1

OF 10 SHEETS 148 MANCHESTER STREET CHRISTCHURCH

MITCHELL RESIDENCE
 3 LEXINGTON PLACE

CONSULTING ENGINEERS:
 LEWIS & BARROW CONSULTING ENGINEERS LIMITED
 183 HEREFORD STREET CHRISTCHURCH PHONE (03) 366-4320 FAX (03) 365-7069
 FILE NUMBER: 0647



PHILIP BIDWELL
 ARCHITECTURAL DESIGN LTD
 148 MANCHESTER STREET CHRISTCHURCH
 PHONE (03) 366-1030 FAX (03) 365-3016

3 Lexington Place Land Use Consents



**3 Lexington Place
Subdivision Consents**



Land Use Resource Consents within 100 metres of 3 Lexington Place

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

11 Birkdale Drive

RMA/1999/1680

Application for dwelling and attached garage which exceeds 35% site coverage; garage intrudes front yard setback and kitchen window located within 3m setback. - Historical Reference RES990209

Processing complete

Applied 27/01/1999

Decision issued 17/02/1999

Granted 17/02/1999

12 Birkdale Drive

RMA/2003/2653

Dwelling exceeds maximum 20.0m continuous building length without a step in plan - Historical Reference RMA20014985

Processing complete

Applied 08/10/2003

Decision issued 15/10/2003

Granted 14/10/2003

15 Fairway Drive

RMA/1967/28

To permit extensions to poultry processing sheds - Historical Reference RES9203640

Processing complete

Applied 19/12/1967

Decision issued 16/02/1968

Granted 16/02/1968

RMA/1973/50

To use an existing poultry killing and processing shed for the killing and processing of poultry not raised on the property - Historical Reference RES9203638

Processing complete

Applied 19/11/1973

Decision issued 23/03/1974

Granted 23/03/1974

RMA/1979/90

To relocate a coolroom from 29 Croftons Road to 258 Lake Terrace Road - Historical Reference RES9203643

Processing complete

Applied 01/01/1979

Decision issued 01/11/1979

Granted 01/11/1979

RMA/1989/146

To resite a store shed from 119 Palmers Road to 258 Lake Terrace Road - Historical Reference RES9203645

Processing complete

Applied 01/01/1989

Decision issued 05/12/1989

Granted 05/12/1989

23 Lexington Place

RMA/1998/1803

To erect a dwelling which intrudes the 3.0m rear boundary setback and exceeds the 35% site coverage by .53%. - Historical Reference RES982057

Processing complete

Applied 29/07/1998

Decision issued 10/08/1998

Granted 10/08/1998

3 Birkdale Drive

RMA/1999/1896

To erect a dwelling and attached garage which intrudes into the 3m living area window setback and 4.5m road boundary setback. - Historical Reference RES990476

Processing complete

Applied 22/02/1999

Decision issued 05/03/1999

Granted 05/03/1999

RMA/1999/2110

To erect a dwelling which exceeds site coverage and intrudes through the recession plane. - Historical Reference RES990725

Processing complete

Applied 17/03/1999

Decision issued 24/03/1999

Granted 24/03/1999

3 Lytham Green

RMA/2001/1696

Exceeds max 20metre continuous buil 4.5m building setback from road boundary, within 1.8m building setback - Historical Reference RMA20007587

Processing complete

Applied 17/07/2001

Decision issued 15/08/2001

Granted 15/08/2001

34 Fairway Drive

RMA/1999/3473

To erect a conservatory which fails to comply with the 35% site coverage and 90m2 outdoor living area with 6m dimension. - Historical Reference RES992461

Processing complete

Applied 26/08/1999

Decision issued 07/09/1999

Granted 07/09/1999

Decision issued 07/09/1999

Granted 07/09/1999

4 Lexington Place

RMA/2000/194

Dwelling and attached garage which without a 2.4 metre step in plan. - Historical Reference RMA20000606

Processing complete

Applied 17/01/2000

Decision issued 20/01/2000

Granted 20/01/2000

43 Fairway Drive

RMA/1997/1374

Transitional Plan: lot1s 1 and 2 provide 418m2 and 400m2 while the above Rule requires 500m2 - Historical Reference RES971524

Processing complete

Applied 11/06/1997

Decision issued 23/06/1997

Granted 23/06/1997

46 Fairway Drive

RMA/1998/2986

To erect a side entry garage located within the 4.5 metre road boundary setback. - Historical Reference RES983415

Processing complete

Applied 17/12/1998

Decision issued 11/01/1999

Granted 11/01/1999

5 Birkdale Drive

RMA/1999/3407

To erect a dwelling and attached garage which exceeds the 20 metre building length without a 2.4 metre step in Plan. - Historical Reference RES992371

Processing complete

Applied 17/08/1999

Decision issued 16/09/1999

Granted 16/09/1999

5 Lexington Place

RMA/1997/1604

To erect a dwelling and exceed the 35% site coverage by 1.1%. - Historical Reference RES971793

Processing complete

Applied 04/07/1997

Granted 22/07/1997

Decision issued 22/07/1997

51 Fairway Drive

RMA/1998/2619

To erect an attached garage which intrudes into the 5.5m road boundary setback and 5.5m queuing space. - Historical Reference RES982995

Processing complete

Applied 06/11/1998

Decision issued 17/11/1998

Granted 17/11/1998

7 Birkdale Drive

RMA/1998/2149

To erect a dwelling and attached garage which intrudes into the 3m living area window setback.(Project complies) - Historical Reference RES982462

Withdrawn

Applied 09/09/1998

9 Birkdale Drive

RMA/1998/2395

To erect a garage that intrudes into the 4.5 metre road boundary setback and exceeds 20 metres in length without a 2.4 metre step in. - Historical Reference RES982736

Processing complete

Applied 07/10/1998

Decision issued 19/10/1998

Granted 19/10/1998

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