

# 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:

9 Guyon Street

LIM number: H09585530

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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](http://www.ccc.govt.nz)

## Application details

**Date issued** 5 May 2026  
**Date received** 23 April 2026

## Property details

**Property address** 9 Guyon Street, Burwood, Christchurch  
**Valuation roll number** 21823 93800  
**Valuation information** Capital Value: \$930,000  
Land Value: \$420,000  
Improvements Value: \$510,000  
*Please note: these values are intended for Rating purposes*  
**Legal description** Lot 230 DP 531672  
**Existing owner** Simon Andrew McSherry  
Abbey Karlene Driver  
9 Guyon Street  
Christchurch 8083

## Council references

**Rate account ID** 73190995  
**LIM number** H09585530  
**Property ID** 1185316

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## Document information

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

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

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

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

A LIM is only valid at the date of issue as information is based only upon information the Council held at the time of that LIM request being made. It is essential that the applicant undertakes their own due diligence to verify the suitability of the property for their intended use.

*Under Information Privacy Principle 3A (IPP3A) of the Privacy Act 2020, if personal information is collected indirectly (from someone other than the individual concerned), the affected person should be notified. If you are submitting a request on behalf of another individual and providing personal information to Council, please ensure that they are made aware of this prior to submission.*

**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](http://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](http://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
- Fill  
This property is located in an area known to have been filled. The year the fill occurred is 2016. The filling was, according to the Councils records carried out in a controlled manner and comprises Sand.

### 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](http://www.ccc.govt.nz).

- **Vacuum Sewer System Constraint**

This property is connected to a vacuum sewer system. The vacuum sewer system has limited capacity and development must align with the Prestons Sewer Master Plan. Developers wanting to develop in the Prestons area should send an enquiry to the Council's wastewater capacity mailbox ([WastewaterCapacity@ccc.govt.nz](mailto:WastewaterCapacity@ccc.govt.nz)) to see what can be accommodated.

### Related Information

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

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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](http://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](http://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](http://www.ccc.govt.nz).

### (a) Annual rates

Annual rates to 30/06/2026: \$5,515.29

	Instalment Amount	Date Due
Instalment 1	\$1,378.77	31/08/2025
Instalment 2	\$1,378.77	30/11/2025
Instalment 3	\$1,378.77	28/02/2026
Instalment 4	\$1,378.98	31/05/2026

Rates owing as at 05/05/2026: \$1,378.98

### (b) Excess Water Rates

For excess water charge enquiries, please phone (03) 941 8999 or visit [www.ccc.govt.nz/contact-us](http://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](http://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](mailto:EPADutyBCO@ccc.govt.nz) or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

### (a) Consents

- BCN/2019/8719 Applied: 20/12/2019 Status: Completed  
9 Guyon Street Burwood  
Accepted for processing 06/01/2020  
PIM Granted 13/01/2020  
PIM Issued 13/01/2020  
Building consent granted 05/02/2020  
Building consent issued 13/02/2020  
Code Compliance Certificate Issued 23/10/2020  
Construction of dwelling with attached garage

### (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

### Related Information

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

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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](mailto:EPADutyBCO@ccc.govt.nz) or visit [www.ccc.govt.nz](http://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](http://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](mailto:DutyPlanner@ccc.govt.nz) or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

- **Regional plan or bylaw**

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

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

#### (ii) Christchurch District Plan

- **Development Constraint Conditions**

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

- **Liquefaction Management Area (LMA)**

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

- **Outline Development Plan**

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

- **District Plan Zone**

Property or part of property within the Residential New Neighbourhood 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/2012/462 - Subdivision Consent  
400 LOT SUBDIVISION s223 issued 13/8/13 LT 466017 - Historical Reference RMA92019798  
Status: Consent issued  
Applied 30/03/2012  
Granted 19/09/2012  
Decision issued 19/09/2012
- RMA/2013/1085 - Subdivision Consent  
434 LOT FEE SIMPLE SUBDIVISION - STAGE 2 - Historical Reference RMA92022731. Stages (Q1-4, R1-2, S1-2, T1-3, T6-7, U, V W, X and Y) Reapplied under 2021 DC Policy - Replaced by RMA/2022/771

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Status: Processing complete

Applied 18/06/2013

Granted 26/06/2014

Decision issued 26/06/2014

s223 Certificate issued 11/03/2016

s224 Certificate issued 14/03/2016

s223 Certificate issued 14/08/2025

s224 Certificate issued 14/08/2025

- RMA/2018/1970 - Combined subdivision / land use consent  
Reapplied under 2021 DC Policy - Eighteen lot fee simple subdivision (with two road allotments to vest) and associated land use application  
Status: Surrendered in part  
Applied 15/08/2018  
Granted 17/12/2018  
Decision issued 17/12/2018  
s223 Certificate issued stage 1 12/03/2020  
s224 Certificate issued stage 1 19/05/2020

## (c) Resource Consents Natural Hazard Information

### Related Information

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

Specific foundation design in accordance with TC category for lot as defined by Aurecon Geotechnical Report revision O 18th Feb 2019.

This lot is identified as Density B. To be developed in accordance with the relevant provisions of the Residential New Neighbourhood (Prestons) Zone.

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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](http://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](http://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](http://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](mailto: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](http://www.llur.ecan.govt.nz)

Property address:

9 Guyon Street

LIM number: H09585530

Page 18

**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](http://www.ccc.govt.nz)

- **Spatial Query Report**

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

Property address:

9 Guyon Street

LIM number: H09585530

Page 19

**Christchurch City Council**

53 Hereford Street, PO Box 73015

Christchurch 8154, New Zealand

Tel 64 3 941 8999

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[www.ccc.govt.nz](http://www.ccc.govt.nz)



**Prestons Subdivision**  
**GEOTECHNICAL REPORT FOR LOT 230**  
**CDL Land NZ Limited**

**11 February 2019**  
**Revision: 1**  
**Reference: 235361**

*Bringing ideas  
to life*

# Document control record

Document prepared by: James Muirson

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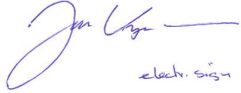
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<b>Name</b>	Dean Aspin	<b>Name</b>	Dr Jan Kupec
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## Appendices

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# 1 Executive Summary

CDL Land NZ Ltd has commissioned Aurecon New Zealand Ltd to undertake site specific geotechnical investigations and assessments for individual residential lots for building consent purposes for the Prestons South Subdivision Stage 2. This report documents the results of the geotechnical assessment and presents geotechnical comments together with foundation recommendations for the residential house on Lot 230 at the Prestons South Subdivision.

As part of the subdivision development extensive geotechnical testing, including cone penetration tests (CPTs), were carried out to define the liquefaction potential at the overall subdivision and to monitor the site works that have occurred. **Based on our information the property is likely to perform to a level equivalent to Technical Category 1 (TC1 - Grey) set by the Ministry of Business, Innovation and Employment (MBIE) in their guidelines issued in December 2012.**

The site development has included extensive bulk earthworks. All earthworks and compliance testing have been undertaken in accordance with the earthworks specification. The engineering sign off and bulk earthworks are documented in the Geotechnical Completion Report. The earthfill at the subdivision construction stage was placed and signed off in accordance with NZS4431:1989. Based on review of the available geotechnical information, including bulk earthworks information and NZS4431 compliance records, we consider that a determination in accordance with NZS3604:2011 Section 3.1.3 is appropriate and the property meets the requirements for NZS3604 type foundations.

The geotechnical site specific assessment comprised a review of previous geotechnical investigations undertaken for the subdivision development and a site specific geotechnical investigation. A single hand auger borehole was undertaken to assess the upper soil profile and groundwater level. Two dynamic cone penetrometers (DCPs) were carried out on the lot, one of the DCPs was located immediately adjacent to the hand auger borehole with the second DCP located on the opposite half of the lot.

Based on our knowledge of the site setting and our past work we recommend that any residential structure that is to be developed on Lot 230 be founded on standard NZS3604:2011 compliant foundations. These foundations require a minimum geotechnical ultimate bearing capacity of at least 300kPa, which for Lot 230 is achieved at a minimum depth of 0.4m below ground level as this represents the current thickness of the topsoil and loose soil.

This report shall be read as a whole. Our limitations are presented in Section 7.

## 2 Introduction

CDL Land NZ Ltd is currently undertaking a large residential subdivision with associated commercial lots. Previously Aurecon New Zealand Ltd has undertaken detailed geotechnical investigations and assessments for the purpose of the plan change, subdivision resource consent application, liquefaction assessment, technical classification of the entire subdivision, and observation of bulk earthworks construction.

Aurecon New Zealand Ltd has since been commissioned to undertake site specific geotechnical investigations and assessment of individual lots for building consent application purposes. The site which this report is focused on comprises a single lot, designated Lot 230 at the Prestons South Subdivision to the south of Prestons Road in Marshland, Christchurch. This report documents the results of the geotechnical assessment and presents geotechnical comments together with foundation recommendations for the proposed house on the lot. We note that at the time of writing this report the location and structural form of the dwelling were unknown, and it is inferred to comprise NZS3604:2011 type residential buildings only.

This report shall be read as a whole. Our limitations are presented in Section 7.

## 3 Site Conditions

### 3.1 Site Description

The Prestons Subdivision is located on the northern fringes of Christchurch City. The site is made up of a series of adjacent properties forming an irregular and elongated rectangle shape, orientated approximately north to south. The total area of the overall Prestons Subdivision site is approximately 190ha. The site can be separated into two distinct blocks, Prestons North which runs from the Lower Styx Road in the north through to Prestons Road in the south and the Prestons South development which continues from Prestons Road through to Mairehau Road to the south.

This building consent report is for Lot 230 which is located in Stage 2 of the Prestons South Subdivision development (refer Figure 1 in Appendix A). The lot is bordered residential lots to the north, south and west, with an access road to the east.

### 3.2 Surface Water

There are no natural sources of surface water on the subdivision. There is a storm water channel approximately 150m to the east of Lot 230.

### 3.3 Regional Geology

The geology of the site is described in the 1:250,000 scale geological map – ‘*Geology of the Christchurch Area*’, published in 2008 by the Institute of Geological and Nuclear Sciences. Note this map has been referenced as it is at an appropriate scale and covers the entire site. The map indicates the underlying geology comprises ‘*Dominantly sand of fixed and semi-fixed dunes and beach deposits*’ and ‘*drained peat swamp*’. The subdivision geotechnical investigation identified that this area was predominantly underlain by aeolian (dune) and beach sand deposits.

The GNS Active Fault System database (GNS, 2012a) indicates that the site is located approximately:

- 27km north east of the eastern end of the Greendale Fault System. Movement on the Greendale Fault System was responsible for the Magnitude 7.1 Darfield (Canterbury) Earthquake on 4 September 2010.
- 14km north of the epicentre of the Magnitude 6.2 Christchurch Earthquake on 22 February 2011.
- 12km north west of the Magnitude 6.0 earthquake on 13 June 2011 (GNS, 2012b).
- 8km north west of the Magnitude 5.9 earthquake on 23 December 2012.

### 3.4 Site Earthworks

Site earthworks have been undertaken to prepare the site for residential building purposes. The subsurface profile was stripped back and the site was built up with compacted engineered fill. In addition to the filling, part of the site is within cut ground. The cut ground is within the southern corner of the site and based on the earthworks plans it appears to have been cut down by up to 0.2m.

The site was within an area that ground improvements were undertaken. As part of this work gravel fill may have been placed and forms part of the site earthworks.

All earthworks and compliance testing have been undertaken in accordance with the earthworks specification. Details of the site bulk earthworks are provided in the Aurecon report titled ‘*Preston Park Subdivision Stage Q1 to Q3 and R1 Geotechnical Completion Report*’, Revision 0 dated 18 February 2019. The Geotechnical Completion Report has been completed as part of the requirements of NZS4404:2010 ‘*Land development and subdivision infrastructure*’ and Christchurch City Council ‘*Infrastructure Design Standards - Part 4: Geotechnical Requirements*’. The compacted fill was placed and signed off in accordance with NZS4431:1989 ‘*Code of practice for earth fill for residential development*’.

### 3.5 Technical Classification

The landcheck maps historically provided on The Canterbury Earthquake Recovery Authority (CERA) website indicated the site is classified as rural and unmapped. The technical categories were developed by the Ministry for Business, Innovation and Employment (MBIE) with the support from the Engineering Advisory Group (EAG) in mid-2011 and hence prior to the start of the subdivision development. The site has since been modified by civil engineering and bulk earthworks.

As part of the subdivision consent geotechnical assessment, site specific liquefaction assessment was carried out over the wider subdivision area. This is detailed in the Aurecon reports titled '*Prestons Road Subdivision, Geotechnical Assessment Report for Resource Consent*', Revision 2 dated 5 March 2012, '*Prestons Road Subdivision, Detailed Geotechnical Design Report*', Revision 2 dated 12 July 2012 and '*Prestons South Subdivision Resource Consent Geotechnical Report*', Revision 1 dated 6 June 2013.

Based on the results from our liquefaction assessment and bulk earthworks undertaken on the wider subdivision, Lot 230 is likely to perform to a level equivalent to Technical Category 1 (TC1 - Grey) in the MBIE Guidelines issued in December 2012.

## 4 Geotechnical Assessment

### 4.1 General

The geotechnical assessment comprised a review of relevant previous geotechnical investigations and construction data and an in-situ geotechnical investigation. The geotechnical investigation comprised hand held testing on the individual lot and a review of the previous geotechnical investigations undertaken for the subdivision within the vicinity of the lot. A single hand auger borehole was undertaken to assess the upper soil profile and the groundwater level. Two dynamic cone penetrometers (DCPs) were carried out on the lot. The hand held testing was undertaken on the lot following the site earthworks. The testing density is considered reasonable as the geotechnical project engineers were involved in the observation of the civil engineering works.

### 4.2 Previous Investigations

The previous geotechnical testing and investigations undertaken by Aurecon across the entire subdivision site comprised of a combination of cone penetrometer tests (CPT) and machine excavated test pits. Further details regarding these investigation locations are found in the Aurecon reports titled '*Prestons Road Subdivision, Geotechnical Assessment Report for Resource Consent*', Revision 2 dated 5 March 2012, '*Prestons Road Subdivision, Detailed Geotechnical Design Report*', Revision 2 dated 12 July 2012 and '*Prestons South Subdivision Resource Consent Geotechnical Report*', Revision 1 dated 6 June 2013. In addition, testing carried out as part of the subdivision development is presented in the Aurecon Geotechnical Completion Report.

### 4.3 Hand Held Testing

One hand auger borehole was undertaken on the lot as part of the geotechnical investigation to assess the upper soil profile and the groundwater level. The test location and the borehole log have been uploaded to the New Zealand Geotechnical Database (NZGD). The borehole log is attached in Appendix B.

The hand auger borehole log indicates the upper soil profile consists of topsoil underlain by sand and gravel. The hand auger borehole was terminated when soil samples became too dense to auger.

The logging of the recovered hand auger samples was undertaken in accordance with the New Zealand Geotechnical Society's "*Guideline for the Field Classification and Description of Soil and Rock for Engineering Purposes: 2005*".

### 4.4 Dynamic Cone Penetrometers

Two DCPs were carried out with the locations and results uploaded to the NZGD. The DCP test results are attached in Appendix B. One of the DCPs was located adjacent to the hand auger borehole, with the second DCP located on the opposite half of the lot.

DCP logs indicate 5 blows per 100mm penetration, which is equivalent to an ultimate bearing capacity of 300kPa, was encountered from a shallow depth.

### 4.5 Groundwater Levels

Groundwater was not encountered due to shallow auger refusal. Nearby investigations indicate that groundwater is typically encountered at approximately 1.5m to 2m depth. We note that the groundwater level could vary depending on the time of year.

A review of the NZGD indicates that regional groundwater levels are likely to be in the order of 1m to 2m below ground level. These groundwater levels are reasonably consistent with those measured during the investigation, when taking into account the subdivision earthworks filling and cutting.

#### 4.6 Topsoil Depth

The depth of topsoil has been determined from the single hand auger and two DCPs undertaken on site. We note that the topsoil depths may vary by +/- 100mm between the testing locations and hence it is recommended that at least a 100mm tolerance should be allowed for building foundation excavations.

If greater certainty of topsoil depths across the whole site is required for construction costing then further testing would be necessary across the footprint of the proposed structure (unknown at the time of writing this report). **The responsibility and liability for any additional testing shall be met by the section purchaser.**

## 5 Foundation Recommendations

The site is expected to perform in line with TC1 requirements in future earthquakes. Due to the residential land use of the development, the presence of certified fill and the TC1 technical classification, future residential development will be able to adopt standard NZS3604 compliant foundations.

### 5.1 Foundation Types

It is recommended that residential structures that are built on Lot 230 are founded on standard NZS3604:2011 compliant foundations. These foundations require a minimum geotechnical ultimate bearing capacity of at least 300kPa. The site investigation results indicate that approximately 300mm of topsoil is present, which will need to be removed and the clean subgrade exposed for foundation construction.

Based on our understanding of the site works and the investigation results, we recommend that NZS3604:2011 compliant foundations are embedded a minimum depth of 0.4m below current ground level.

### 5.2 Foundation Construction Recommendations

Construction should proceed in accordance with the NZS3604:2011. Topsoil should be removed from beneath the floor slab and compacted hardfill placed under the floor slab to the required level. In addition, the following recommendations should be considered:

1. To ensure that excavated footings are adequately founded we recommend that excavations should be undertaken by a digger fitted with a smooth edge bucket. The base should be tidily trimmed by hand, lightly compacted with a plate compactor and immediately covered with a concrete tidy slab or 100mm of compacted granular hardfill. A suitable qualified engineer with foundation experience or territorial authority building inspector should be retained to verify the adequate founding has been achieved and all loose and soft or compressible material was removed.
2. If there are significant soft layers beneath a sub-excavation, the softer material will have to be excavated and backfilled with 10MPa concrete or compacted hardfill underneath all load bearing foundation elements. For the hardfill, the sub-excavation will have to have plan dimensions of  $B+2D$  where B is the footing width and D is the depth of undercut. For 10MPa concrete the sub-excavation can have the same dimensions as the footing.
3. Depending on the soil encountered, the time of year, and fluctuations of the groundwater level, it is possible that excavations may encounter groundwater. The building contractor is to take appropriate measures to deal with any groundwater ingress to the foundation excavations and keep the excavations and backfill free of groundwater intrusions until the footings are cast.
4. The footing excavations are likely to expose layers of granular soils, which can be adversely affected by rainfall or stormwater. Foundation excavations should not be left open for more than three days. In addition, rainfall and stormwater should not be allowed to pond within the footing excavations as this may affect the bearing capacity of the subsoils.

## 6 References

Forsyth, Barrell & Jongers, (compilers), 2008. *Geology of the Christchurch Area*. Institute of Geological and Nuclear Sciences, 1:250,000 Geological Map 16.

New Zealand Geotechnical Database (2016). Retrieved 1 May 2017 from <https://www.nzgd.org.nz>

Christchurch City Council, 2010. *Infrastructure Design Standards - Part 4: Geotechnical Requirements*.

Geonet, 2012. <ftp://ftp.geonet.org.nz/strong/processed/Proc> (23/10/12)

GNS, 2012a. <http://maps.gns.cri.nz/website/af/viewer.htm> (23/10/12)

GNS, 2012b. <http://www.gns.cri.nz/Home/News-and-Events/Media-Releases/earthquake-part-of-aftershock-sequence> (23/10/12)

Ministry of Business Innovation and Employment (MBIE), 2012 '*Repairing and rebuilding houses affected by the Canterbury earthquakes*'.

NZGS, 2005. *Guidelines for the Classification and Field Description of Soils and Rocks in Engineering*. NZ Geotechnical Society Inc, Wellington, New Zealand.

NZS 3604:2011. *Timber Framed Buildings*. Standards New Zealand, Wellington, New Zealand.

NZS 4404:2010 *Land development and subdivision infrastructure*. Standards New Zealand, Wellington, New Zealand.

NZS 4431:1989 *Code of practice for earth fill for residential development*. Standards New Zealand, Wellington, New Zealand.

## 7 Limitations

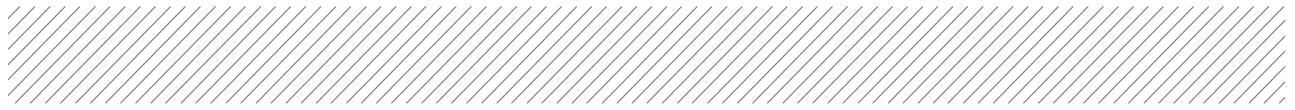
We have prepared this report in accordance with the brief as provided. The contents of the report are for the sole use of the Client for the purpose of building consent application only, and no responsibility or liability will be accepted to any other third party. Data or opinions contained within the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

The recommendations in this report are based on data collected at specific locations and by using suitable investigation techniques with limited site coverage. Only a finite amount of information has been collected to meet the specific financial and technical requirements of the Client's brief and this report does not purport to completely describe all the site characteristics and properties. The nature and continuity of the ground and groundwater between test locations has been inferred using experience and judgment and it must be appreciated that actual conditions could vary from the assumed model.

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

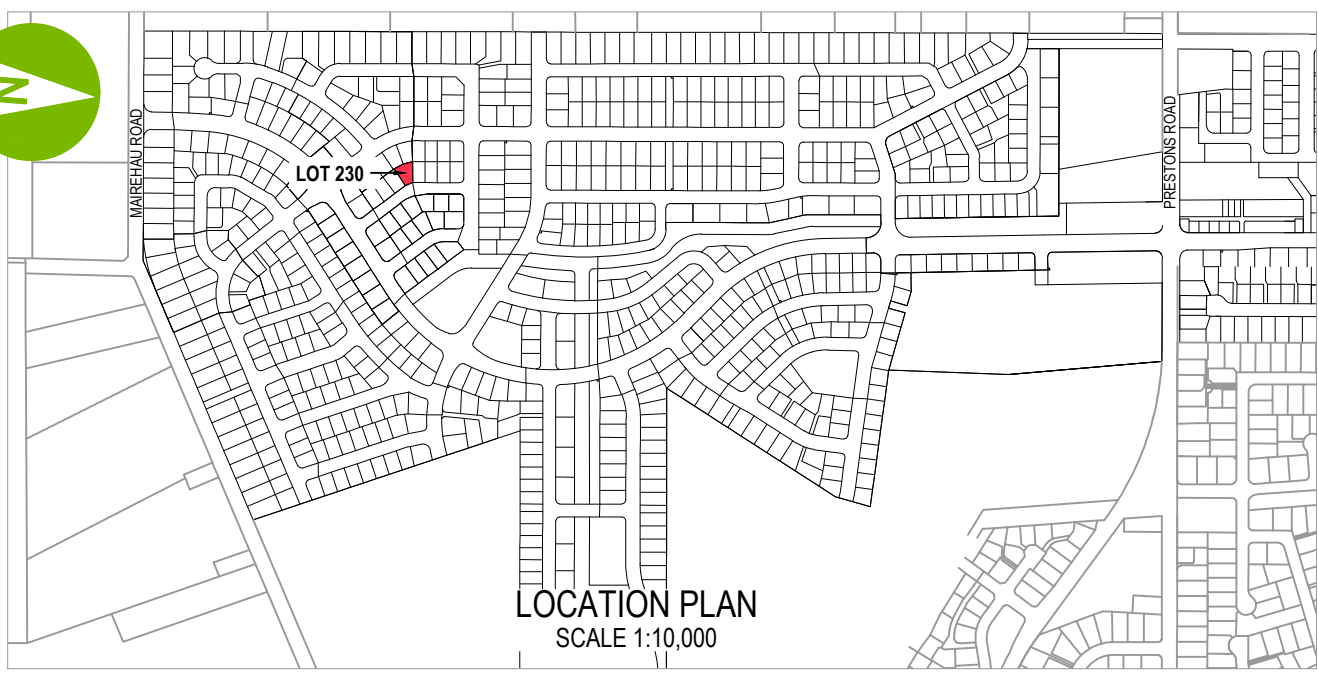
Subsurface conditions, such as groundwater levels, can change over time. This should be borne in mind, particularly if the report is used after a protracted delay.

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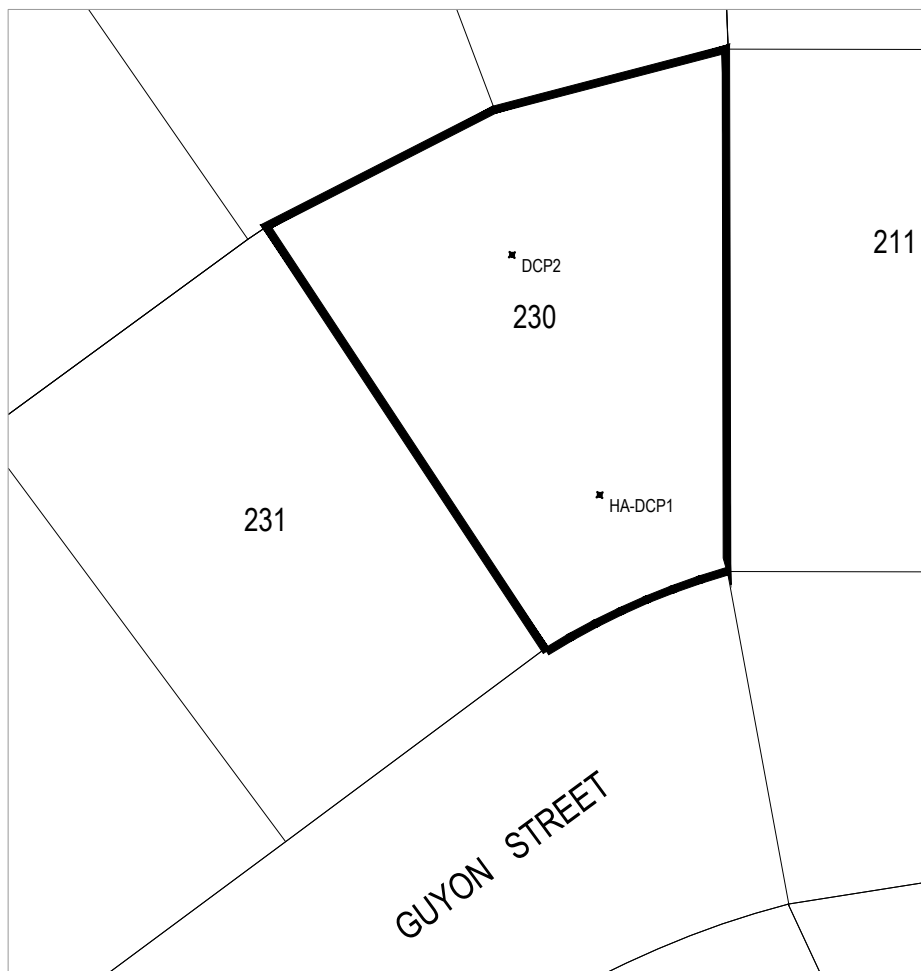



# Appendix A

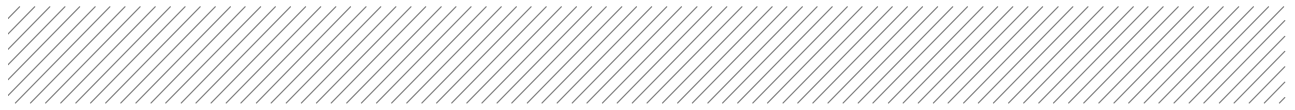
## Figures



LOCATION PLAN  
SCALE 1:10,000



 <small>www.aurecongroup.com</small>	REV	DATE	REVISION DETAILS	APPROVED	DRAWN	DESIGNED	PROJECT	INFORMATION	
	A	07/01/19	ISSUE FOR INFORMATION	T BROWNE	R DAWSON			PROJECT No.	235361
CLIENT <b>PRESTONS PARK</b>					CHECKED		TITLE LOT 230 SITE LOCATION PLAN FIGURE 1	SCALE	SIZE
					J MUIRSON			1:400	A4
					APPROVED			DRAWING No.	REV
				T BROWNE		DATE	GO-PS-S2-IN-230	A	





# Appendix B















## Test Results

# HAND AUGER RECORD

HOLE NO.	HA
PROJECT NO.	235361

PROJECT	Prestons Subdivision Lot 230		
CLIENT	CDL Land Development Ltd	CO-ORDINATES (NZTM)	SHEET 1 of 1
METHOD	HA	E 1573236 N 5185510	DATE from 04/12/2018 to 04/12/2018
MACHINE & NO.		ORIENTATION VERTICAL	GROUND-LEVEL +13.41 m RL

Water level	Tests	Samples	Reduced Level	Depth (m)	Legend	STRATA DESCRIPTION
						SUBORDINATE FRACTION, MAJOR FRACTION, MINOR FRACTION, COLOUR, STRUCTURE, STRENGTH, MOISTURE CONDITION, GRADING, BEDDING, PLASTICITY, ETC... (NZ GEOTECHNICAL SOCIETY - FIELD DESCRIPTION OF SOIL AND ROCK)
		Type Ref Depth HA 0.00		0.00		SILT with some sand; dark brown. Moist; sand, fine. (TOPSOIL)
			+13.11	0.30		0.25m Becomes with trace gravels, fine to medium, subangular to subrounded; dense. End of Hand Auger at 0.30m, on 04/12/2018 Termination Reason: Inferred gravel.

<ul style="list-style-type: none"> <li> Small Disturbed Sample</li> <li> Large Disturbed Sample</li> <li> SPT Liner Sample</li> <li> Thin Wall Undisturbed Sample</li> <li> U100 Undisturbed Sample</li> <li> Pocket Penetrometer Test</li> <li> Piston Sample</li> </ul>	<ul style="list-style-type: none"> <li> Water Level</li> <li> Impression Packer Test</li> <li> Standard Penetration Test</li> <li> Permeability Test</li> <li> Piezometer / Standpipe Test</li> <li> Packer Test</li> <li> In-situ Vane Shear Test</li> </ul>	LOGGED <u>C.WILSON</u> DATE <u>04/12/2018</u> CHECKED <u>K.FOOTE</u> DATE <u>10/12/2018</u>	<b>REMARKS</b> Groundwater not encountered. Co-ordinates and elevation data from site survey. Elevation based on CCC Drainage Datum.
--	--	--	---

Report ID: AGS4 HAND AUGER RECORD || Project: LOT 230.GPJ || Library: AGS 4\_0.GLB || Date: 22 January 2019

PROJECT **Prestons Subdivision  
Lot 230**

PROJECT NO. **235361**

CO-ORDINATES (NZTM)  
**E 1573236  
N 5185510**

GROUND LEVEL **+13.41 m RL**

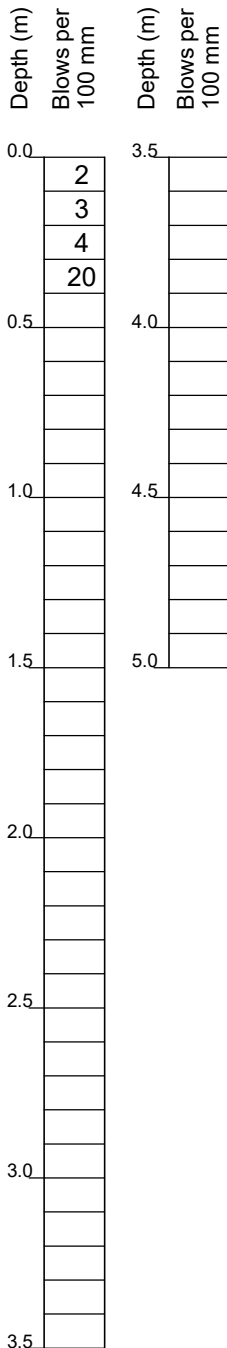
TESTED / SUPERVISED BY **C.WILSON**

DATE **04/12/2018**

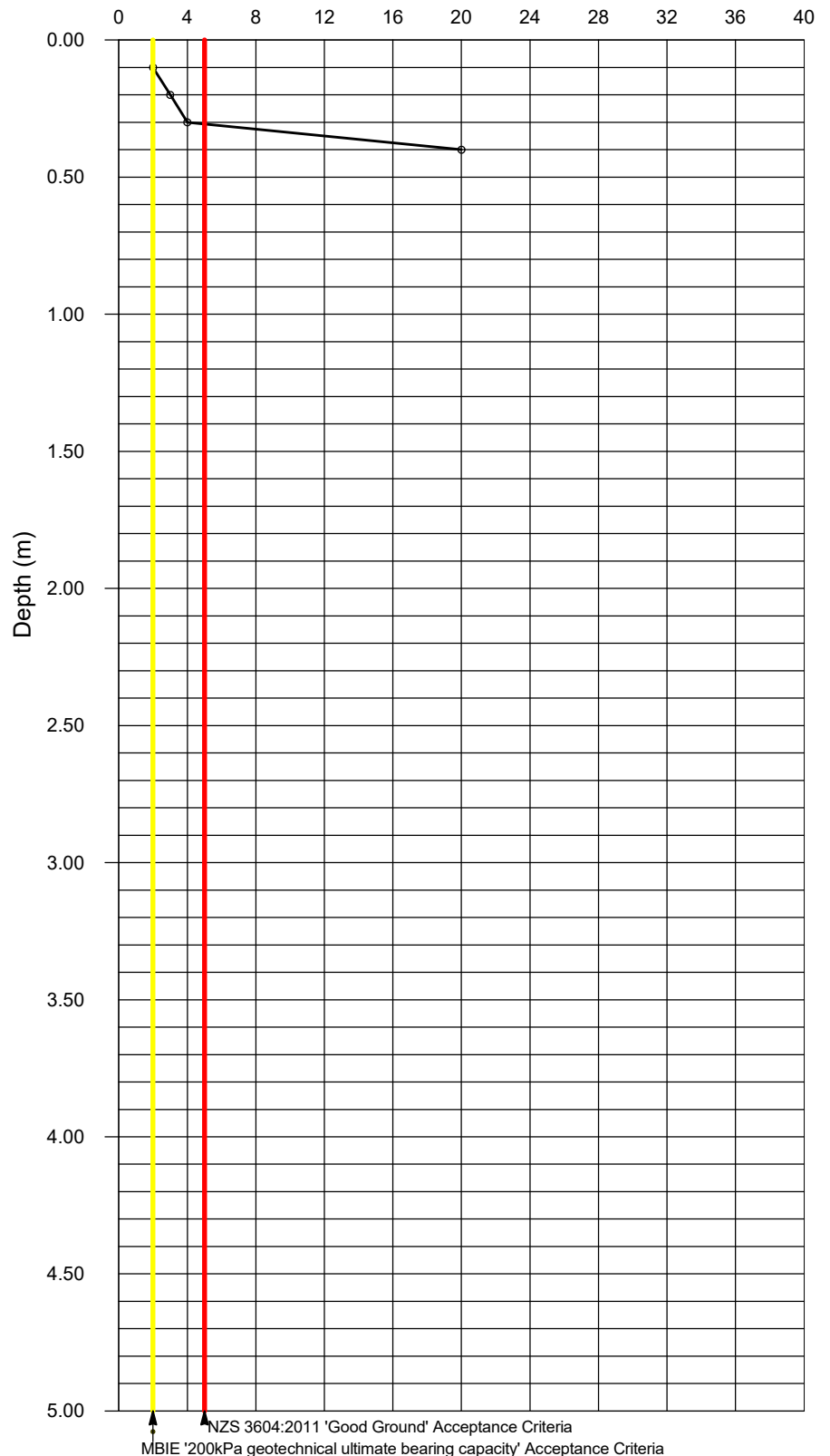
CHECKED BY **K.FOOTE**

DATE **10/12/2018**

**Results**



**Number of blows per 100mm**



**Remarks:**

20 blows for 100mm in the last increment.  
Co-ordinates and elevation data from site survey.  
Elevation based on CCC Drainage Datum.  
Effective refusal, 20+ blows per 100mm penetration.

Report ID: AGS4 DCP (SCALA) RECORD (5M) | Project: LOT 230.GPJ | Library: AGS 4\_0.GLB | Date: 22 January 2019

PROJECT **Prestons Subdivision  
Lot 230**

PROJECT NO. **235361**

CO-ORDINATES (NZTM)  
**E 1573227  
N 5185504**

GROUND LEVEL **+13.50 m RL**

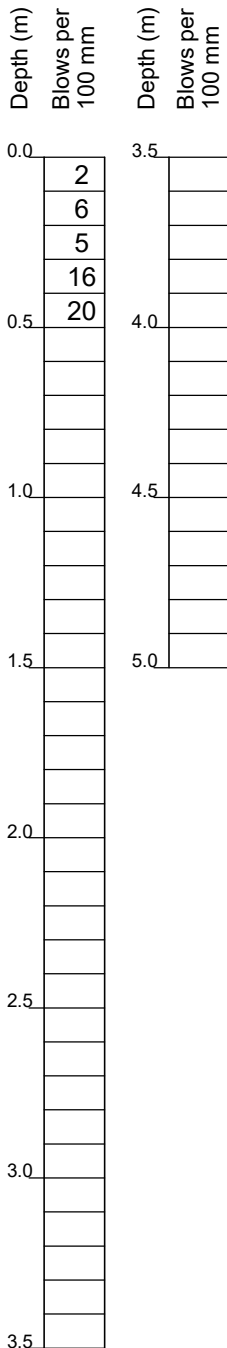
TESTED / SUPERVISED BY **F.MONTEITH**

DATE **04/12/2018**

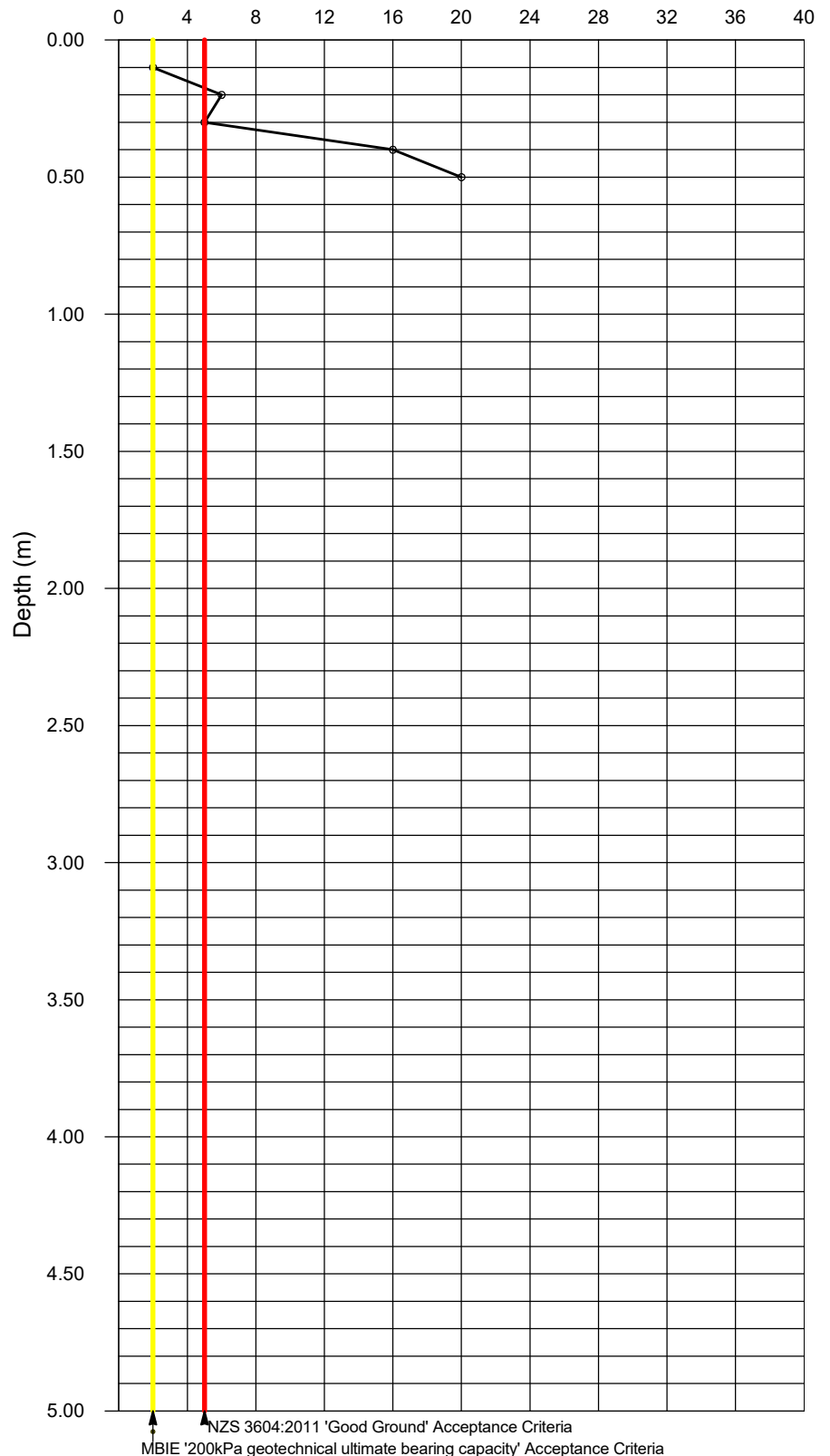
CHECKED BY **K.FOOTE**

DATE **10/12/2018**

**Results**



**Number of blows per 100mm**



**Remarks:**

20 blows for 100mm in the last increment.  
Co-ordinates and elevation data from site survey.  
Elevation based on CCC Drainage Datum.  
Effective refusal, 20+ blows per 100mm penetration.

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to life*

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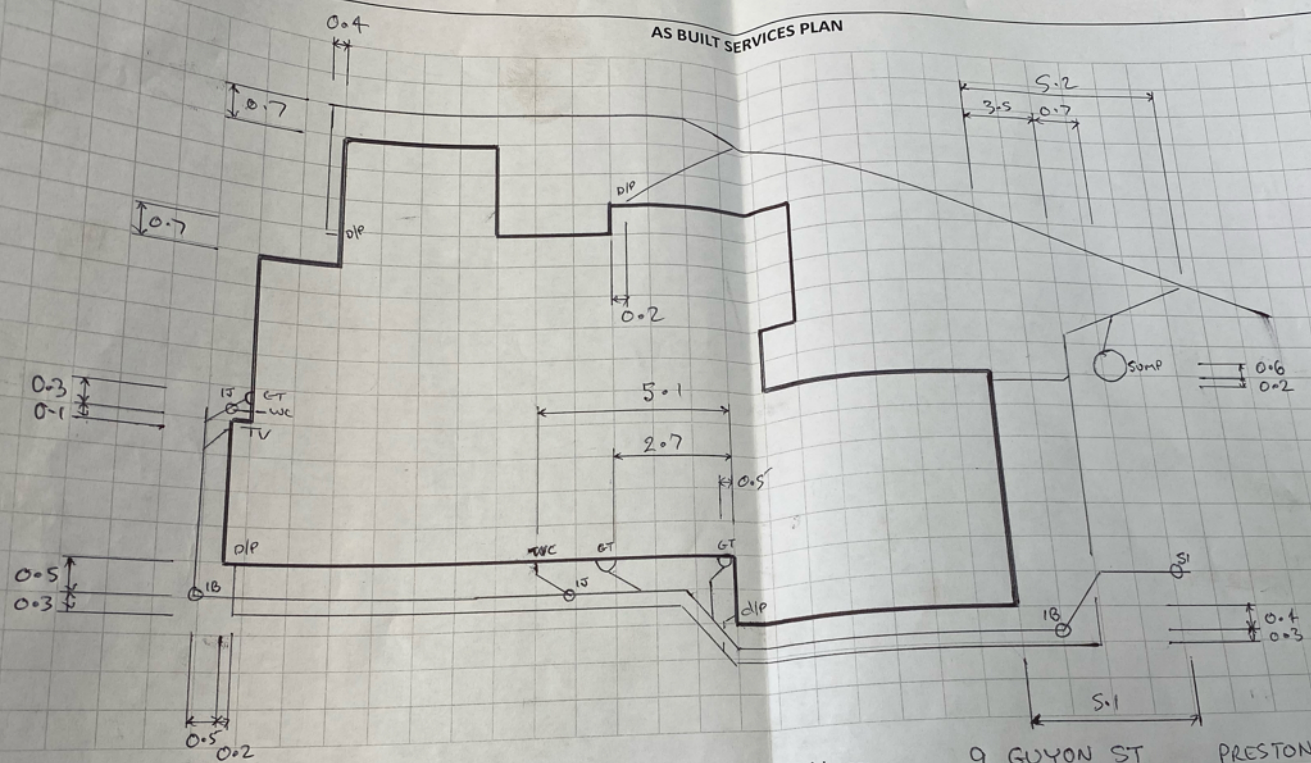
**W** [aurecongroup.com](http://aurecongroup.com)

**Aurecon offices are located in:**

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Swaziland, Tanzania, Thailand, Uganda,  
United Arab Emirates, Vietnam.



AS BUILT SERVICES PLAN



Client Name: TOUCHSTONE HOMES  
 Building Consent No: BCN 2019/8719  
 Certifying Drainlayer: AARON WATSON  
 Date: 17th MARCH 2020

Address: 9 GUYON ST PRESTONS PARK  
 Gradient: Sewer 1:100 Stormwater 1:100  
 Registration Number: 15997

**Peter Hansen**  
**DRAINAGE** LTD.

Amount NZD  
 137.00  
 190.00  
 1,209.00  
 489.00  
 240.00  
 270.00  
 874.00  
 156.00  
 500.00  
 85.00  
 25.00  
 9.00

**SEWER & STORMWATER DRAINS**

**SEWER** 100 MM uPVC PIPE MIN FALL 1 : 120  
AS PER G13/AS2 TABLE 2 PARA. 3.5.3, 3.6.3, 5.2.1, AND 5.2.2

**BEDDING AND BACKFILLING** AS PER G13/ AS2 FIG. 7  
**PIPE SUPPORT & THERMAL MOVEMENT** AS PER G13/AS1 6.2 & 6.3

NB: where depth of lateral permits sewer fall no less than 1:60 AAVs shown on WCs may be omitted. Drainlayers as built plan to produced when drains laid

**STORMWATER**, 90 mm DIA uPVC PIPE MIN FALL 1:90  
AS PER E1/AS1 TABLE 2 PARA.3.4.1

**PIPE BEDDING:** GRANULAR FILL 13mm GRADED STONE SOIL  
(NO PARTICLES OVER 20mm AS G13 / AS2. 2.1)

**WASTES - DISCHARGE PIPES**

WC	100/80mm	(1:60 GRADIENT)
KITCHEN SINK	50 mm	(1:40 GRADIENT)
LAUNDRY TUB	40 mm	(1:30 GRADIENT)
SHOWERS	40 mm	(1:40 GRADIENT)
DISHWASHER	40mm	(1:40 GRADIENT)
VANITIES	32 mm	(1:20 GRADIENT)
DOUBLE VANITIES	40mm	(1:40 GRADIENT)
HAND BASIN	32mm	(1:20 GRADIENT)
BATH	40mm	(1:40 GRADIENT)
HWC tank tray	40mm	(1:40 GRADIENT)

**VENTS.**  
VENT ALL WASTE PIPES FROM FITTINGS OVER 3.5 M LONG  
(1:40 GRADIENT)

**SUPPORT**  
GRADED PIPES TO BE SUPPORTED AT CRS  
NOT EXCEEDING 32 - 50 mm 2.5m CRS  
GREATER THAN 50 mm 3.0m CRS

ALL IN FLOOR WASTE PIPES TO BE SUPPORTED  
AS PER DESIGN DETAILS ATTACHED  
AND LAGGED WITH DURABLE FLEXIBLE MATERIAL.  
AS PER G13/AS1 6.2 & 6.3 & G13

**DOWNPIPES**

**DOWNPIPES:** METALCRAFT RECTANGULAR  
STD. SIZE 75 x55 = max.65.97 m2 OF ROOF AREA PER  
DOWNPIPE.  
ROOF AREA =214 m2 /5 = ave 43m2 PER DOWNPIPE THIS  
PROJECT

**RAINFALL INTENSITY** = 50 mm /hr CH.CH. AREA  
**GUTTER TYPE:** METAL CRAFT CUSTOM ORB  
**CROSS SECTIONAL AREA** = 6930 mm.

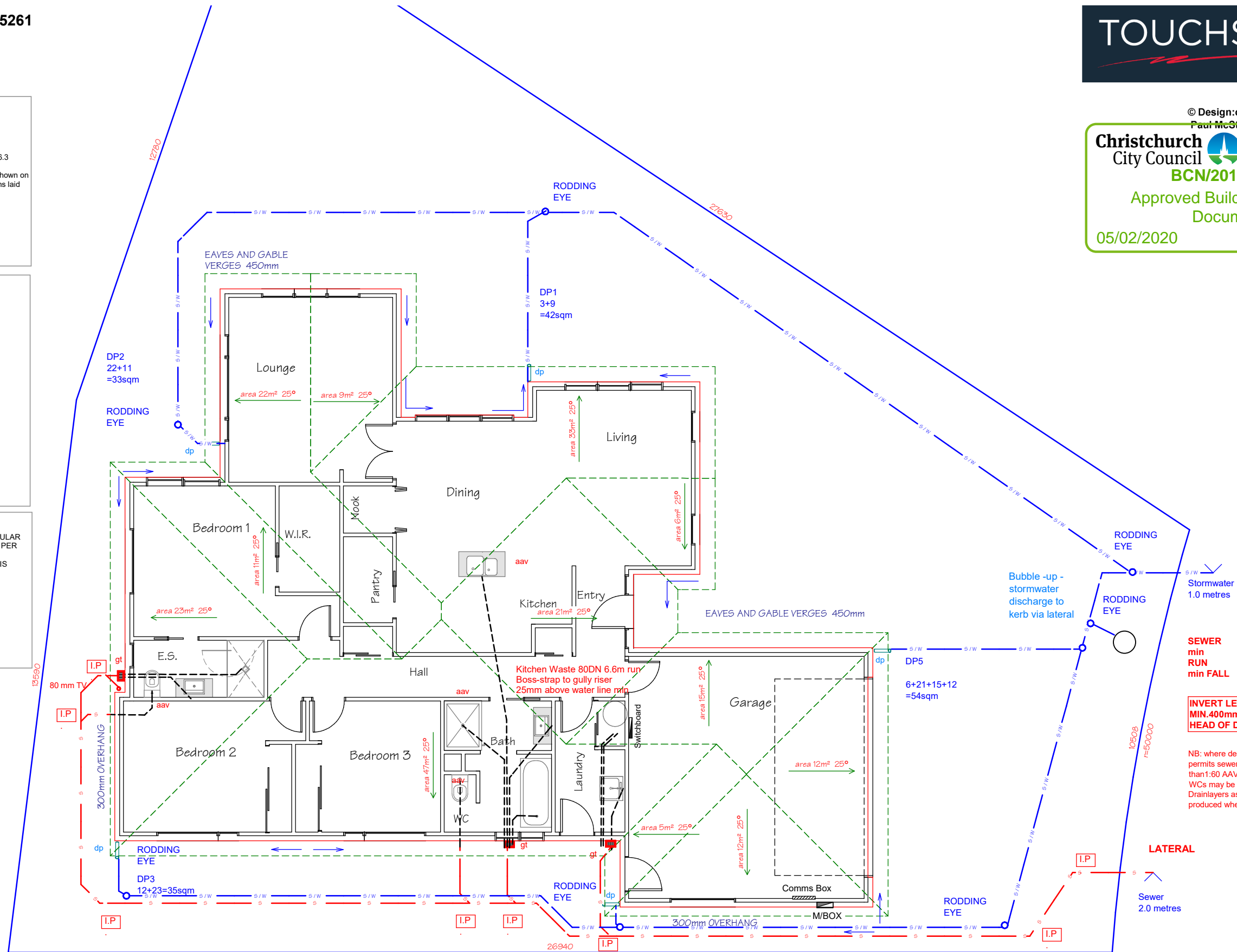
COMPLIES WITH FIGURE 15. 5.1.2 & 5.1.3 E1/AS1  
DP CALCULATIONS USE PITCHED ROOF AREA

**gully (overflow relief)**  
min 150mm below overflow level of lowest fixture  
(tiled shower overflow = FFL)  
paving FFL-175  
un paved FFL-250

**ES WC**  
**CRANKED RISER WITH 600mm LH OFFSET**

**gully (general)**  
no less than 25mm above paved  
or 100mm above unpaved surfaces

HWC Tank Tray 40mm PVC pipe  
Discharge over garden area.  
Discharge over garden area.



**SEWER**  
min FALL 1:120  
RUN 33 metres  
min FALL 280mm

**INVERT LEVEL OF SEWER & STORMWATER**  
MIN.400mm BELOW GROUND LEVEL AT  
HEAD OF DRAINS

NB: where depth of lateral permits sewer fall no less than 1:60 AAVs shown on WCs may be omitted. Drainlayers as built plan to produced when drains laid

**LATERAL**  
Sewer 2.0 metres

18/12/2019 10:04:00 P:\Pauls Drawing\ZZ Current Chief Templates 2012\y9 templates\Plan Files 2013 x5\Andrews Requests\Lot 230 Prestons Park\Lot 230 Prestons Park.layout

# Compliance and Electrical Safety Certificate



Reference/Certificate ID No: H294

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Location Details:

9 Guyon Street

Contact Details:  
(Name and address)

Simon McSherry

Name of Electrical worker:

Andrew Baddely

Registration/Practising licence number:

E283555

Organisation/company:

Powerplus Electrical

Phone and email:

0273164277

andrew@powerplus.co.nz

Name of person(s) supervised

Rowan Chang

## CoC

Type of work:

- Additions     Alterations     New work

The prescribed electrical work is:

- Low risk     General     High risk (Specify):

Reference Standards:

- Part 1 of AS/NZS 3000     Part 2 of AS/NZS 3000

Additional Standards:

Description of Work: (including date/s of work and type of supply system)

Wire house complete, main earth, mains cable, 3x Fans, 32x powerpoints, 48x Lights, 2x Heaters, 2x towel rails, 1x water heater, 1x oven, 1x HOB, main switchboard, 230v MEN earth system

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

- Has been installed in accordance with a certified design<sup>1</sup>
- Has an earthing system that is correctly rated (where applicable)
- Contains fittings that are safe to connect to a power supply
- Relies on a supplier Declaration of Conformity<sup>1</sup>
- Relies on a manufacturer's instructions<sup>1</sup>
- Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
- Is safe to connect

Electronic/Other reference:

Redpaths

Certifier's signature:

[Signature]

### Test Results:

Polarity (independent earth):	<u>Correct</u>
Insulation resistance:	<u>&gt;999 Ω</u>
Earth continuity:	<u>/</u>
Bonding:	<u>/</u>
Other (specify):	<u>RCD ✓</u>

Date: 4/8/20

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

## ESC

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

Certifier's name:

Andrew Baddely

Registration/Practising licence number:

E283555

Certifier's signature:

[Signature]

Certificate Issue Date:

4/8/20

Connection Date:

4/8/20

**CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS**  
This certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.



# ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID No.: #748C1

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Location Details: 9 Guyon Street, Marshland, Christchurch, 8083

Contact Details: (Name and address) Brendon 03 351 6837

Name of Electrical worker: Brendon Wellington Registration/Practising licence number: E244201

Phone & email: brendonw@ncec.co.nz, 0277227009

Name and registration number of person(s) supervised:

## Certificate of Compliance

Type of work:  Addition  Alteration  New work  
The prescribed electrical work is:  Low risk  General  High-risk (Specify):

Means of compliance:  Part 1 of AS/NZS 3000  Part 2 of AS/NZS 3000

Additional Standards or electrical code of practice were required:  No  Yes (specify):

Date or range of dates that prescribed electrical work undertaken: 18/8/2020 to 18/8/2020

Contains fittings that are safe to connect to a power supply?  Yes  No

Specify type of supply system: MEN

The installation has an earthing system that is correctly rated (where applicable)  Yes  No

Parts of the installation to which this certificate relates that are safe to connect to a power supply?  All  Parts (specify):

The work relies on manufacturers instructions:  Yes  No

If yes - identify the instruction manual including name, date and version. Also attach a copy of manufacturer's instructions to this certificate. (Or provide reference to readily accessible electronic format, eg Internet link.)

Identify: Link:

The work has been done in accordance with a certified design:  Yes  No

If yes - identify the certified design including name, date and version. Also attach a copy of the certified design to this certificate. (Or provide reference to readily accessible electronic format, eg Internet link.)

Identify: Link:

The work relies on a Supplier Declaration of Conformity (SDoC):  Yes  No

If yes - identify the SDoC including name, date and version OR EESS registration. Also attach a copy of the SDoC to this certificate. (Or provide reference to readily accessible electronic format, eg Internet link.)

Identify: Link:

The installation has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010  No  Yes

Description of Work: Installation of Mitsubishi AP50 highwall unit and connection of 2.5mm 2c+e into 16a circuit breaker.

Test Results (provide values)	
Polarity (Independent earth):	
Insulation resistance:	999 Ohms
Earth Continuity:	0.1 Ohms
Bonding:	0.1 Ohms
Fault Loop impedance	Ohms
Other (specify):	

By signing this document I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct.

Certifier's signature: [Signature] Date: 18/8/2020

## Electrical Safety Certificate

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

Certifier's name: Brendon Wellington Registration/Practising licence number: E244201

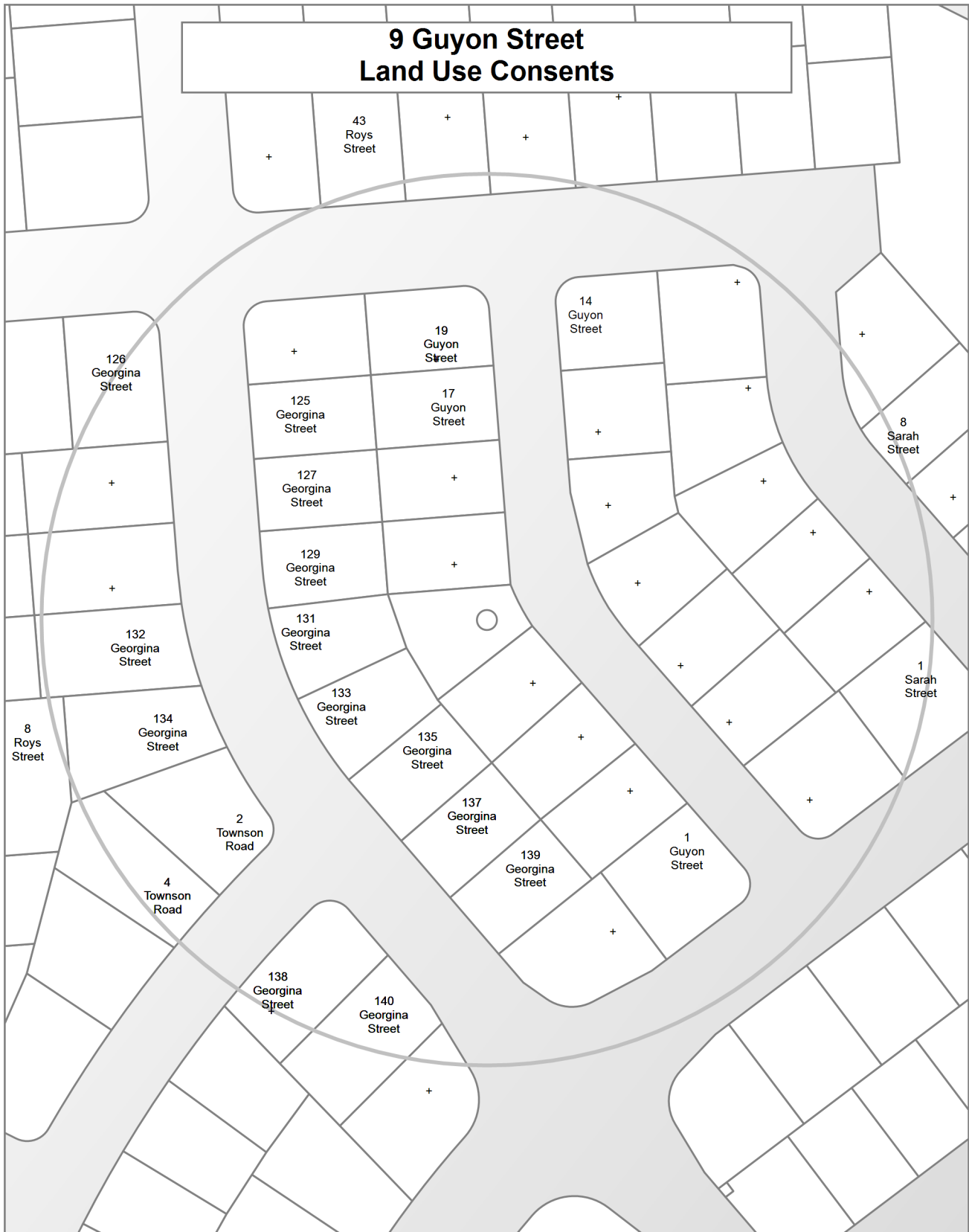
Certifier's signature: [Signature] Certificate Issue Date: 18/8/2020 Connection Date: 18/8/2020

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

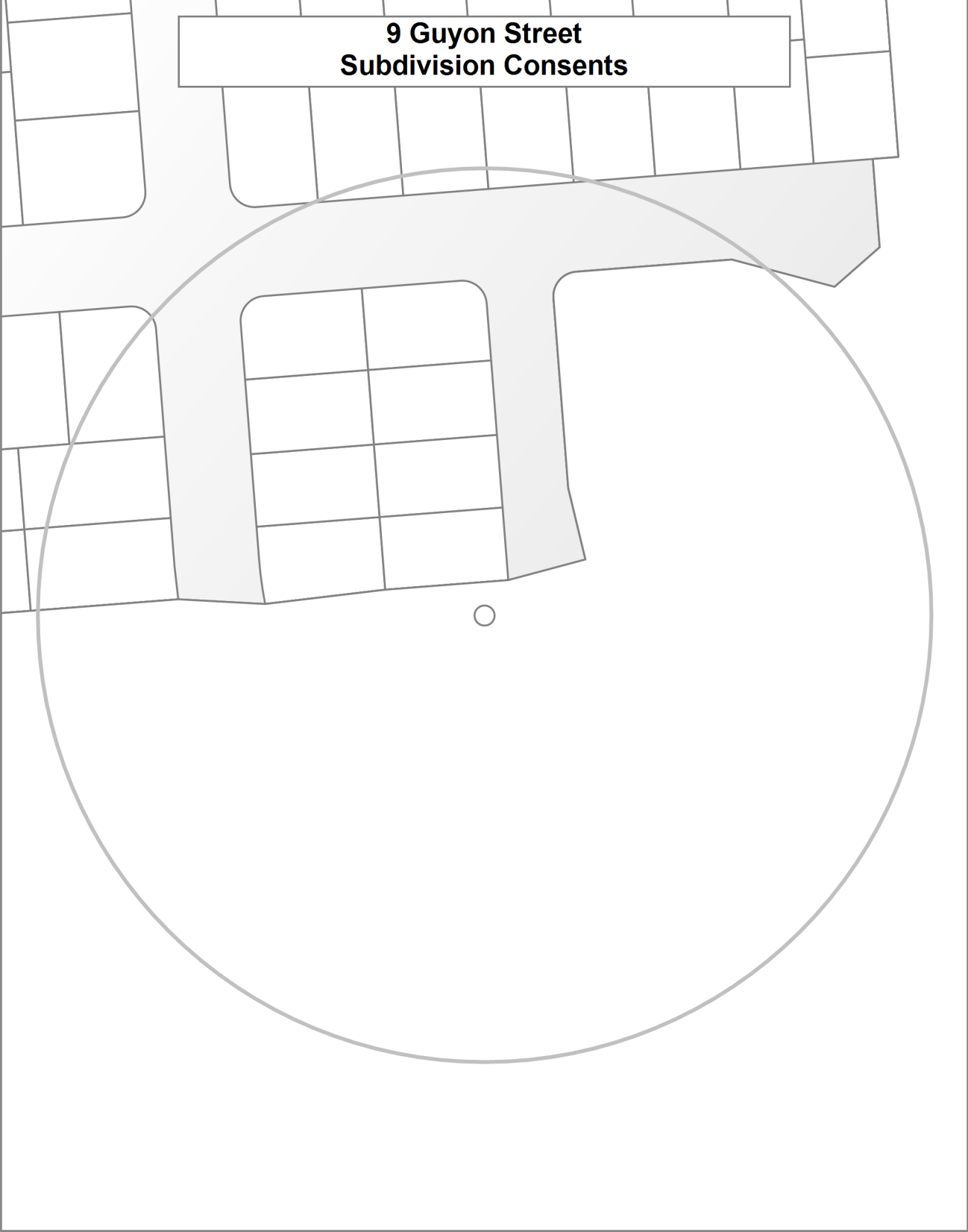
This Electrical Safety Certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.



# 9 Guyon Street Land Use Consents



**9 Guyon Street  
Subdivision Consents**



## Land Use Resource Consents within 100 metres of 9 Guyon Street

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

---

### **1 Guyon Street**

RMA/2023/299

Construct dwelling with attached double garage

Processing complete

Applied 10/02/2023

Decision issued 27/03/2023

Granted 23/03/2023

### **1 Sarah Street**

RMA/2019/1917

Single residential dwelling with attached garage.

Processing complete

Applied 23/08/2019

Decision issued 04/09/2019

Granted 03/09/2019

### **125 Georgina Street**

RMA/2017/1955

Construction of a new Dwelling with attached Garage

Processing complete

Applied 18/08/2017

Decision issued 08/09/2017

Granted 08/09/2017

### **126 Georgina Street**

RMA/2017/3026

Construct dwelling with attached garage

Cancelled

Applied 04/12/2017

Cancelled - fee not paid 11/01/2018

RMA/2018/94

Construct a dwelling with attached garage

Processing complete

Applied 17/01/2018

Decision issued 13/02/2018

Granted 25/01/2018

### **127 Georgina Street**

RMA/2017/3166

Construct a dwelling with attached garage

Processing complete

Applied 14/12/2017

Decision issued 19/02/2018

Granted 19/02/2018

### **129 Georgina Street**

RMA/2017/2462

Construct a new Dwelling with attached Garage

Processing complete

Applied 06/10/2017

Decision issued 26/10/2017

Granted 26/10/2017

### **131 Georgina Street**

RMA/2018/3108

Construct retaining wall with fence

Processing complete

Applied 18/12/2018

Permitted activity notice issued 01/02/2019

RMA/2019/113

Residential Dwelling with an Attached Garage proposed Lot 280

Processing complete

Applied 23/01/2019

Decision issued 21/02/2019

Granted 20/02/2019

### **132 Georgina Street**

RMA/2018/3108

Construct retaining wall with fence

Processing complete

Applied 18/12/2018

Permitted activity notice issued 01/02/2019

RMA/2019/113

Residential Dwelling with an Attached Garage proposed Lot 280

Processing complete

Applied 23/01/2019

Decision issued 21/02/2019

Granted 20/02/2019

### **133 Georgina Street**

RMA/2018/3108

Construct retaining wall with fence

Processing complete

Applied 18/12/2018

Permitted activity notice issued 01/02/2019

RMA/2019/113

Residential Dwelling with an Attached Garage proposed Lot 280

Processing complete

Applied 23/01/2019

Decision issued 21/02/2019

Granted 20/02/2019

### **134 Georgina Street**

RMA/2018/3108

Construct retaining wall with fence

Processing complete

Applied 18/12/2018

Permitted activity notice issued 01/02/2019

RMA/2019/113

Residential Dwelling with an Attached Garage proposed Lot 280

Processing complete

Applied 23/01/2019

Decision issued 21/02/2019

Granted 20/02/2019

### **135 Georgina Street**

RMA/2018/3108

Construct retaining wall with fence

Processing complete

Applied 18/12/2018

Permitted activity notice issued 01/02/2019

RMA/2019/113

Residential Dwelling with an Attached Garage proposed Lot 280

Processing complete

Applied 23/01/2019

Decision issued 21/02/2019

Granted 20/02/2019

### **137 Georgina Street**

RMA/2018/3108

Construct retaining wall with fence

Processing complete

Applied 18/12/2018

Permitted activity notice issued 01/02/2019

RMA/2019/113

Residential Dwelling with an Attached Garage proposed Lot 280

Processing complete

Applied 23/01/2019

Decision issued 21/02/2019

Granted 20/02/2019

RMA/2019/1246

To construct a new dwelling with attached garage

Processing complete

Applied 07/06/2019

Decision issued 12/07/2019

Granted 12/07/2019

### **138 Georgina Street**

RMA/2018/3108

Construct retaining wall with fence

Processing complete

Applied 18/12/2018

Permitted activity notice issued 01/02/2019

Permitted activity notice issued 01/02/2019

RMA/2019/113

Residential Dwelling with an Attached Garage proposed Lot 280

Processing complete

Applied 23/01/2019

Decision issued 21/02/2019

Granted 20/02/2019

Granted 20/02/2019

Decision issued 21/02/2019

### **139 Georgina Street**

RMA/2018/3108

Construct retaining wall with fence

Processing complete

Applied 18/12/2018

Permitted activity notice issued 01/02/2019

RMA/2019/113

Residential Dwelling with an Attached Garage proposed Lot 280

Processing complete

Applied 23/01/2019

Decision issued 21/02/2019

Granted 20/02/2019

### **14 Guyon Street**

RMA/2019/2636

To Construct a Dwelling with Attached Garage

Processing complete

Applied 13/11/2019

Permitted activity notice issued 22/11/2019

### **140 Georgina Street**

RMA/2018/3108

Construct retaining wall with fence

Processing complete

Applied 18/12/2018

Permitted activity notice issued 01/02/2019

RMA/2019/113

Residential Dwelling with an Attached Garage proposed Lot 280

Processing complete

Applied 23/01/2019

Decision issued 21/02/2019

Granted 20/02/2019

RMA/2019/885

To construct a residential dwelling with an attached garage

Processing complete

Applied 29/04/2019

Decision issued 20/05/2019

Granted 17/05/2019

### **17 Guyon Street**

RMA/2017/1331

Dwelling with attached Garage

Processing complete

Applied 12/06/2017

Decision issued 04/07/2017

Granted 30/06/2017

## **19 Guyon Street**

RMA/2017/1207

Construct single-storey, three bedroom dwelling with attached garage

Processing complete

Applied 29/05/2017

Decision issued 19/06/2017

Granted 16/06/2017

Granted 16/06/2017

Decision issued 19/06/2017

## **2 Townson Road**

RMA/2018/3108

Construct retaining wall with fence

Processing complete

Applied 18/12/2018

Permitted activity notice issued 01/02/2019

RMA/2019/113

Residential Dwelling with an Attached Garage proposed Lot 280

Processing complete

Applied 23/01/2019

Decision issued 21/02/2019

Granted 20/02/2019

## **4 Townson Road**

RMA/2018/3108

Construct retaining wall with fence

Processing complete

Applied 18/12/2018

Permitted activity notice issued 01/02/2019

RMA/2019/113

Residential Dwelling with an Attached Garage proposed Lot 280

Processing complete

Applied 23/01/2019

Decision issued 21/02/2019

Granted 20/02/2019

RMA/2019/2182

To Construct a Dwelling with Attached Garage

Processing complete

Applied 23/09/2019

Decision issued 03/10/2019

Granted 03/10/2019

### **43 Roys Street**

RMA/2017/1093

Construct a dwelling with attached garage

Processing complete

Applied 17/05/2017

Decision issued 02/06/2017

Granted 02/06/2017

### **8 Roys Street**

RMA/2018/3108

Construct retaining wall with fence

Processing complete

Applied 18/12/2018

Permitted activity notice issued 01/02/2019

RMA/2019/113

Residential Dwelling with an Attached Garage proposed Lot 280

Processing complete

Applied 23/01/2019

Decision issued 21/02/2019

Granted 20/02/2019

### **8 Sarah Street**

RMA/2020/148

Construction of a Residential dwelling with attached garage

Processing complete

Applied 27/01/2020

Decision issued 03/02/2020

Granted 02/02/2020

## **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