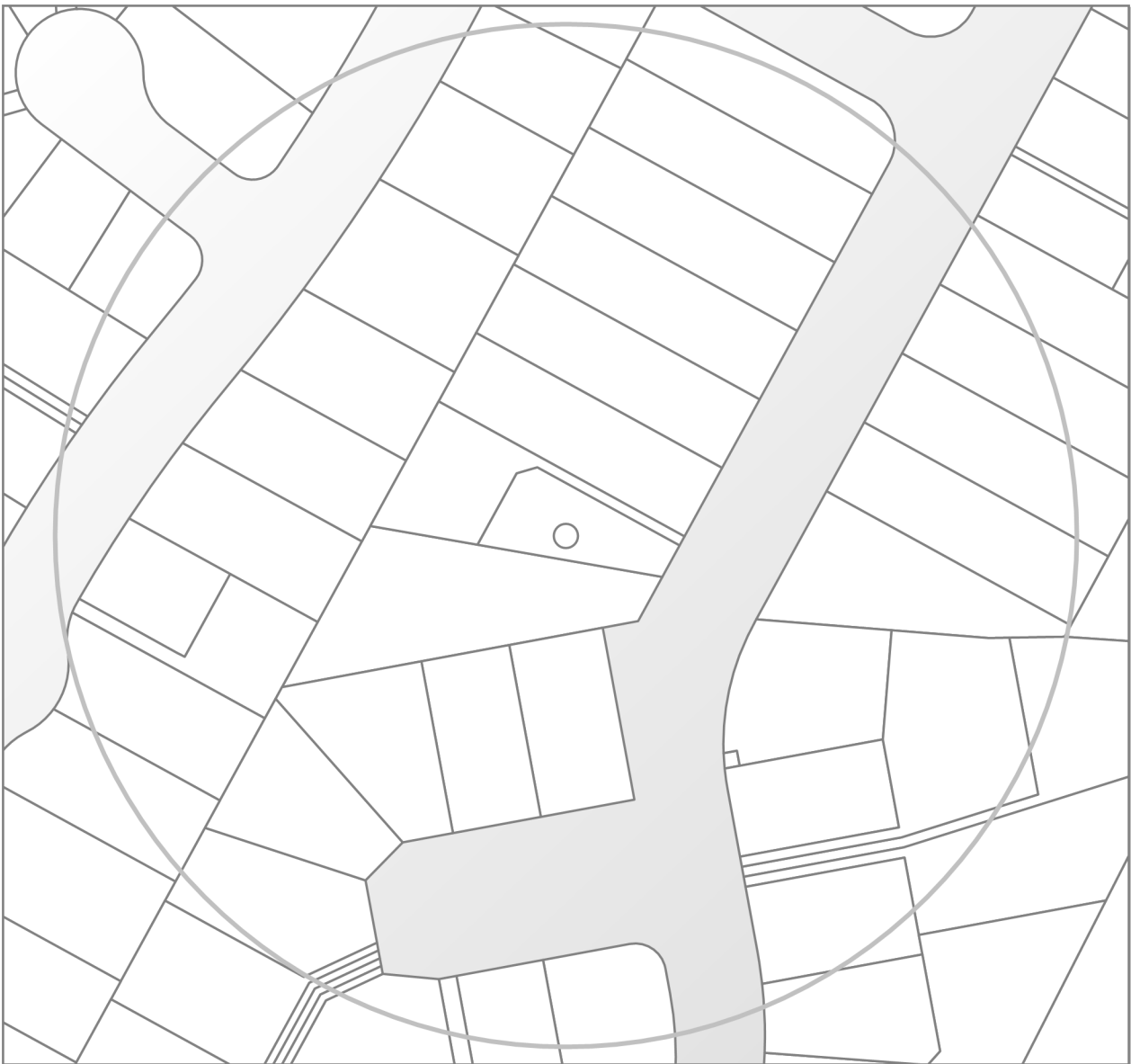


Land Information Memorandum



Property address:
42 Trafford Street

LIM number: H09585199

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Christchurch City Council
53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984

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Application details

Date issued 5 May 2026
Date received 22 April 2026

Property details

Property address 42 Trafford Street, Bishopdale, Christchurch
Valuation roll number 21913 35400
Valuation information Capital Value: \$515,000
Land Value: \$355,000
Improvements Value: \$160,000
Please note: these values are intended for Rating purposes
Legal description Lot 1 DP 588690
Existing owner Erja Roquino Arranchado
Elmerlito Palino Landicho
42 Trafford Street
Christchurch 8051

Council references

Rate account ID 73207945
LIM number H09585199
Property ID 1199926

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.

Natural Hazards

Section 44A(2)(a) LGOIMA. This is information known to the Council about natural hazards that is required by section 44B LGOIMA.

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

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

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

This section may also include natural hazard information provided by Environment Canterbury. Christchurch City Council is required to include such information in LIMs where Environment Canterbury considers it meets the criteria under section 44C of LGOIMA.

The following statement has been provided by Environment Canterbury:

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

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

(a) Coastal Hazards

- Regional Hazard Information: Shoreline Modelling

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

(b) Earthquakes

- Liquefaction Assessment

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

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

Title of report: Christchurch liquefaction vulnerability study

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

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

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

Date of report: July 2020

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

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

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

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

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

Where or how to access the report: <https://www.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>.

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(c) Flooding

- Flooding

Flood models are used to show the probability and potential location of flooding in Christchurch. These are computer-based models, and use the data on the Council stormwater network, rainfall, topography, hydrology, soil, land-use and historic flooding. They also incorporate outputs of other modelling such as urban growth, ground water, sea level rise and climate change. Detailed reports on the modelling including its assumptions and limitations can be found at <https://ccc.govt.nz/consents-and-licences/property-information-and-lims/land-information-memorandum-lim>.

- Predicted 1 in 10 Year Flood Extent

Flood modelling shows this property, or parts of this property, is within a 1-in-10-year flood extent, not including impacts of climate change and sea level rise. You can view this on the flood extent map at <https://ccc.govt.nz/flood-and-floor-level-viewer>.

If changes such as land development or major infrastructure have occurred on this property, or in the surrounding area since the flood modelling, this may change the flood extent.

Please note: The current modelling may not fully account for the water flow into some sump inlets during smaller events, which could affect the flood extent. This will be addressed in future modelling updates. Any questions about this and how this may impact this property, please email us at floorlevels@ccc.govt.nz.

For more information, please refer to <https://ccc.govt.nz/flooding-and-floor-levels>.

- Predicted 1 in 50 Year Flood Extent

Flood modelling shows this property, or parts of this property, is within a 1-in-50-year flood extent, including impacts of climate change and sea level rise. You can view this on the flood extent map at <https://ccc.govt.nz/flood-and-floor-level-viewer>. If changes such as land development or major infrastructure have occurred on this property, or in the surrounding area since the flood modelling, this may change the flood extent. For more information, please refer to <https://ccc.govt.nz/flooding-and-floor-levels>.

- Predicted 1 in 200 Year Flood Extent

Flood modelling shows this property, or parts of this property, is within a 1-in-200-year flood extent, including impacts of climate change and sea level rise. You can view this on the flood extent map at <https://ccc.govt.nz/flood-and-floor-level-viewer>. If changes such as land development or major infrastructure have occurred on this property, or in the surrounding area since the flood modelling, this may change the flood extent. For more information, please refer to <https://ccc.govt.nz/flooding-and-floor-levels>.

- Regional Hazard Information: Flood Photographs

Photographs showing the property during or following past flood events may be available. Flood photographs are available on Environment Canterbury's flood imagery register at <https://apps.canterburymaps.govt.nz/FIR>.

- Regional Hazard Information: 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.

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(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

Related Information

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

2. Private and public stormwater and sewerage drains

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

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

Related Information

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

3. Drinking Water Supply

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

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

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

Water supply

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

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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: \$3,254.32

	Instalment Amount	Date Due
Instalment 1	\$813.53	31/08/2025
Instalment 2	\$813.53	30/11/2025
Instalment 3	\$813.53	28/02/2026
Instalment 4	\$813.73	31/05/2026

Rates owing as at 05/05/2026: \$813.73

(b) Excess Water Rates

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

(c) Final water meter reading required at settlement?

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

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

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

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5. Consents, certificates, notices, orders, or requisitions affecting the land and buildings

Section 44A(2)(d) LGOIMA. This is information concerning any consent, certificate, notice, order, or requisition, affecting the land or any building on the land, previously issued by the Council.

The information in this section may also cover building consent and/or code compliance information issued by building certifiers under the Building Act 1991 and building consent authorities that are not the Council under the Building Act 2004.

You can check the property file to identify whether any consent or certificate was issued by a building certifier under the Building Act 1991.

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/1959/42 Applied: 24/07/1959 Status: Completed
42 Trafford Street Bishopdale
Permit issued 07/08/1959
DWELLING- Historical Reference PER59111150
- BCN/1964/2999 Applied: 02/06/1964 Status: Completed
42A Trafford Street Bishopdale
Permit granted 14/08/1964
Permit issued 14/08/1964
GARAGE- Historical Reference PER64010400
- BCN/1976/4960 Applied: 17/09/1976 Status: Completed
42 Trafford Street Bishopdale
Permit granted 04/10/1976
Permit issued 04/10/1976
LIVINGROOM EXTENSION- Historical Reference PER76011015
- BCN/1987/3467 Applied: 09/06/1987 Status: Completed
42A Trafford Street Bishopdale
Permit granted 01/07/1987
Permit issued 01/07/1987

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REPLACE GARAGE- Historical Reference PER87010439

- BCN/2009/1375 Applied: 19/03/2009 Status: Completed
42 Trafford Street Bishopdale
Accepted for processing 19/03/2009
Building consent granted 07/04/2009
PIM Granted 07/04/2009
PIM Issued 07/04/2009
Building consent issued 15/04/2009
Code Compliance Certificate Granted 08/05/2009
Code Compliance Certificate Issued 08/05/2009
NEW ACCESS LIFT- Historical Reference ABA10092079
- BCN/2009/2663 Applied: 21/05/2009 Status: Completed
42 Trafford Street Bishopdale
PIM Granted 20/05/2009
PIM Issued 20/05/2009
Accepted for processing 21/05/2009
Building consent granted 21/05/2009
Building consent issued 21/05/2009
Code Compliance Certificate Granted 08/07/2009
Code Compliance Certificate Issued 08/07/2009
JAYLINE STARFIRE INBUILT WOODBURNER CLEAN AIR CERT NO- Historical Reference ABA10093384
- BCN/2021/10029 Applied: 06/12/2021 Status: Completed
42 Trafford Street Bishopdale
Exemption from building consent approved 01/04/2022
Detached single storey garage

(b) Certificates

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

(c) Notices

(d) Orders

(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 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

- **Development Constraint Conditions**

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

- **Christchurch International Airport Protection Sfc.**

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

- **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/2021/2489 - Certification
42A Trafford Street Bishopdale
Wastewater Capacity Certificate
Status: Processing complete
Applied 30/07/2021
Certificate issued 09/08/2021
- RMA/2021/3131 - Subdivision Consent
42A Trafford Street Bishopdale
Fee simple subdivision - Two Lots Split Application also see LUC RMA/2021/3196

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Status: Processing complete
Applied 20/09/2021
Granted 26/04/2022
Decision issued 26/04/2022
s223 Certificate issued 08/06/2023
s224 Certificate issued 13/06/2023

- RMA/2021/3196 - Land Use Consent
42A Trafford Street Bishopdale
Retain existing dwelling and construct a new dwelling with associated earthworks - Land Use Only Split Application
also see SUB 2021/3131
Status: Processing complete
Applied 24/09/2021
Granted 15/11/2021
Decision issued 16/11/2021

(c) Resource Consents Natural Hazard Information

- Land use and subdivision consents may require an assessment against natural hazards. This may be in the form of an applicant-supplied technical report. If there is a relevant applicant-supplied report applicable for the site, this may be attached as part of the LIM or can be obtained by contacting the Duty Planner at dutyplanner@ccc.govt.nz

Related Information

- The Council system shows Development Constraint/Ongoing Condition Consent notices for this property. The consent notices should be registered against the record of title for the property and a search of that title, and the consent notices 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. The Consent notices are as follows:

1 - The access visibility area (Z on DP 588690) shall not have any vegetation/fencing/structures greater than 1.0m in height.

2 - Specific foundation design with reference to TerraForma geotech report dated 3rd Aug 2021 held as TRIM:21/1341998.

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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**

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 Friday. 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 Friday. 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 Friday. 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 Fendalton-Waimairi-Harewood 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 Harewood Electoral Ward

• Listed Land Use Register

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

Property address:

42 Trafford Street

LIM number: H09585199

Page 19

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

- **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:
42 Trafford Street

LIM number: H09585199

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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



TerraForma
Geotechnical

Geotechnical Investigation Report

For Proposed Residential Subdivision

42 Trafford Street, Harewood, Christchurch

Project No: 21093
Client: Jack & Lucy Lindsay
Revision: A
Date: 3 August 2021





Document Control Record

TerraForma Geotechnical Ltd


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New Brighton
Christchurch 8641

Phone 03 966 2858

Email info@terraformageo.nz

Website www.terraformageo.nz



Document Title	Geotechnical Investigation Report for Proposed Residential Subdivision
Project Address	42 Trafford Street, Harewood, Christchurch
Project Number	21093
Client	Jack & Lucy Lindsay
Revision	A
Prepared/Authorised	 Liam Stewart, Senior Engineering Geologist BSc, PGDipSci (Geology) CMEngNZ (PEngGeol), Director

Recipient	Date	Document Type
Jack & Lucy Lindsay	3 August 2021	PDF – Revision A
Paterson Pitts Group	3 August 2021	PDF – Revision A

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1.0 Introduction and Scope

TerraForma Geotechnical Ltd (TerraForma) were engaged by Jack & Lucy Lindsay (the client) to carry out a geotechnical investigation at 42 Trafford Street, Harewood, Christchurch. This is associated with the proposed subdivision of the residential property, construction of a new dwelling within the newly formed rear lot and a detached garage for the existing dwelling.

The purpose of the investigation was to confirm the ground conditions, assess any potential geohazards and provide preliminary geotechnical recommendations for design. This report summarises the findings of our investigation and assessment as per the brief given to us by our client. It may be relied upon for design, and by the Christchurch City Council for consent.

2.0 Site Description

The investigation site is legally described as Lot 25 20488, it is approximately trapezoid in plan view and comprises a total area of 1,012m² (area sourced from [LINZ Data Service](#)). It is shown on the TerraForma *Site Test Plan*, Drawing No TF21093/ 1 (attached in Appendix A) and the aerial image shown in Figure 1. The lot is near level with an existing single storey dwelling, detached garage and associated lawns/garden areas.

Figure 1: Aerial photograph of investigation site



(Source: [LINZ Data Service](#))



3.0 Area Geology

The GNS Science [New Zealand Geology Web Map](#) indicates that the site is underlain by Holocene age alluvial deposits. These materials generally comprise alternating horizons of fine to coarse grained gravel, sand, and silt. The geotechnical characteristics of alluvium can be variable, and they are often poorly consolidated. Finer-grained deposits can also exhibit potential for liquefaction and lateral spreading during seismic events; as seen within the Christchurch area during the Canterbury Earthquake Sequence (CES).

4.0 Geotechnical Data Review

Reference has been made to resources via the [New Zealand Geotechnical Database \(NZGD\)](#) and [Christchurch Liquefaction Information Map \(ECan\)](#). The following text summarises the findings of our data review:

- The MBIE *Residential Foundation Technical Category Map* indicates the site is located within an area classified as *Technical Category 2 (TC2)*. TC2 is described as an area where minor to moderate liquefaction induced land damage is possible during large earthquake events. This is in agreement with the ECan *Vulnerability to Liquefaction Map* which shows a medium liquefaction vulnerability.
- The ECan *Earthquakes Map* shows that no damage was mapped during the CES.
- The NZGD maps do not highlight any major global lateral spreading because of the CES.
- The NZGD *Property Summary Report* indicates that the median groundwater level below the site is approximately 2.0m. This is in alignment with the GNS Science *Median Water Table Elevations Map* (NZGD).
- Nearby NZGD geotechnical test data indicates that the geology comprises upper/shallow horizons of sand/silt which are underlain by gravel.



5.0 Field Investigation

Our field investigation took place on 3 August 2021 and comprised the drilling of six hand drilled augerholes with in-situ Scala penetrometer testing (logs attached in Appendix B). Test positions are shown on the TerraForma *Site Test Plan*, Drawing No TF21093/ 1 (attached in Appendix A). These have been located via handheld GPS without survey control and are therefore approximate only.

The soil was logged in accordance with New Zealand Geotechnical Society *Guideline for the Description of Soil and Rock for Engineering Purposes* (2005).

Scala penetrometer testing was carried out to determine a density profile at depth. Testing procedures were in accordance with NZS 4402:1988, Test 6.5.2, *Dynamic Cone Penetrometer*.

6.0 Subsurface Conditions

The subsurface conditions mostly comprised a surficial layer of topsoil underlain by alluvial deposits. This is consistent with the geology described by GNS Science. A summary of the field results is given in Table 1 and a general description of the ground conditions follow.

Table 1: Subsurface summary

Test ID	Drill Depth	Scala Refusal Depth	Depth of Topsoil/Fill	Groundwater Level
HA01	0.3	0.4	NE	NE
HA02	0.5	0.7	NE	NE
HA03	0.6	0.7	0.4	NE
HA04	0.8	1.1	0.2	NE
HA05	0.6	0.6	0.4	NE
HA06	0.5	1.2	0.3	NE

Table Notes: Depths are metres (m) below the ground surface
NE = Not encountered



6.1 Topsoil

Topsoil was encountered to a maximum depth of 0.4m below the surface; however, its depth and existence varies across the site. The topsoil and any existing fill are not considered suitable for the support of permanent structures, buildings, or pavement. This is because of the high organic content and its variable characteristics that bear the potential for differential settlement.

6.2 Alluvial Deposits

Alluvial deposits were encountered from the surface of AH01 & AH02, and below the surficial topsoil within the remaining holes to their termination depth. Augerhole termination depths ranged between 0.3m and 0.8m where gravel fractions obstructed hand auger drilling. The upper soil horizons generally comprised fine to medium grained sand and are inferred to be underlain by gravel layers from approximately 0.4m to 1.2m below the surface. This inference is based on Scala penetrometer practical refusal depths, defined as two consecutive counts of 20 blows or greater/100mm penetration.

6.3 Groundwater

Groundwater was not encountered on the day of our field investigation 3 August 2021. The median ground water levels are indicated on the NZGD to be approximately 2.0m below the surface. It is considered likely that groundwater pressures/levels are prone to fluctuation. For example, levels are likely to rise following periods of prolonged/heavy rainfall and fall during drier times.

6.4 Site Seismicity

To apply the requirements of NZS 1170.5:2004 the site subsoils are considered Class D – Deep or Soft Soil Site. This classification is based on depths of the alluvial soils inferred to exceed the limits of Table 3.2 of the reference standard.



7.0 Liquefaction Assessment

To assess the level of seismicity the investigation site has experienced during the CES, we have referred to the NZGD *Conditional PGA for Liquefaction Assessment* map. The data is represented in Table 2 which shows the level of estimated ground motion and performance during this time.

Table 2: Past earthquake performance

	Sep-10 (Mw 7.1)	Feb-11 (Mw 6.2)	Jun-11 (Mw 6.2)	Dec-11 (Mw 6.1)
PGA (g)	0.22	0.22	0.13	0.14
Scaled PGA _{7.5} (g)	0.20 Not Tested	0.16 Not Tested	0.09 Not Tested	0.10 Not Tested
Scaled PGA _{10th} (g)	0.12 Not Tested	0.09 Not Tested	0.05 Not Tested	0.05 Not Tested
Reviewed Damage	None Mapped	None Mapped	None Mapped	None Mapped

Table Notes: The magnitudes for the June and December 2011 events have been adjusted to account for the foreshocks that occurred prior to the main events.

The site was not tested to Serviceability Limit State (SLSA; Mw 7.5 & PGA = 0.13g) levels of strong ground motion during the CES. This also means that the threshold for an Ultimate Limit State (ULS: Mw 7.5 & PGA = 0.35g) earthquake was not reached. In addition, no damage has been mapped within the site or nearby area during or following this time.

Based on the site performance and underlying geology (i.e. upper sand horizons underlain by gravel), we consider that the TC2 classification is conservative. Nevertheless, there is no other existing data to deem it otherwise. We therefore consider the current TC2 category suitable to apply to the site. This means that minor to moderate liquefaction induced ground damage could be expected because of large earthquakes.



8.0 Geotechnical Hazard Evaluation

The Christchurch City Council, Resource Consents and Building Policy Unit, *Subdivision Bulletin No 32.2*, dated May 2013 states that a *Statement of Professional Opinion on the Suitability of Land for Subdivision* (SOPO) is required to support a consent application. In addition to this, Section 106 of the *Resource Management Act*, dated 1991 outlines the geohazards that must be assessed when a territorial authority considers subdivision consent.

Our geohazard assessment is detailed below and following this, we consider the property suitable for subdivision/residential development. This is from a geotechnical perspective and our SOPO is attached in Appendix C.

8.1 Erosion

The site is not considered to be subject to active erosion, and is unlikely to accelerate, worsen, or result in erosion during a typical residential 50-year design life.

8.2 Falling Debris

No elevated land exists near the site; therefore, we do not foresee risk of falling debris from upslope rockfall or land sliding.

8.3 Inundation

As part of our assessment we have referred to the Christchurch City Council [Floor Level Map](#). The map shows that the site is not located within a *Flood Management Area*. However, the floor level requirements have not been assessed and the council recommend contacting their flood assessment team via floorlevels@ccc.govt.nz.

8.4 Slippage

The property and surrounding area are generally low-lying, and no major waterways or free faces exist in proximity. We therefore consider the risk of land slippage to be low.

8.5 Subsidence

Site performance is expected to be in accordance with TC2 criteria where minor to moderate liquefaction induced land damage could occur during large earthquake events. Provided the recommendations outlined in Section 9.0 (Foundations) are adapted into the design; we consider vertical settlements will be within the tolerances of the New Zealand Building Code.



9.0 Foundations

9.1 Dwelling

Following our assessment, we concur with the current site classification and consider the corresponding TC2 foundation types suitable to support the new house. These may comprise specifically designed timber piles with suspended timber floor or concrete slab (i.e. Options 2 – 4 from the MBIE Guidelines, 2012). However, a concrete slab may be more practical as the associated garage will be connected.

Foundations supported by the natural ground (alluvial deposits) can be designed via an ultimate bearing capacity of 300kPa, this reduces to a dependable bearing capacity of 150kPa when a Reduction Factor of $\Phi_s = 0.5$ is applied.

Topsoil was encountered to a maximum depth of 0.4m below the surface; however, depths are based on data from point locations and may vary across the site. Topsoil, non-engineered fill, organics and/or detritus material is to be removed prior to the placement of any engineered fill or construction of foundations.

During construction, the subgrade and/or foundation excavations will be required to be inspected by an experienced geo-professional to ensure the ground conditions are consistent with our recommendations. In addition, compaction testing may be required during the placement of engineered fill as described above.

9.2 Garage

The proposed new garage in front of the existing dwelling will be disconnected from the house. For this reason (and due to the Importance Level, i.e. IL1), it can comprise a standard concrete slab designed in accordance with TC1 (as opposed to TC2, due to Importance Level). The garage slab is to be supported via the natural ground below any unsuitable material as described above.

Foundations supported by the natural ground (alluvial deposits) can be designed via an ultimate bearing capacity of 300kPa, this reduces to a dependable bearing capacity of 150kPa when a Reduction Factor of $\Phi_s = 0.5$ is applied.



10.0 Stormwater

Concentrated stormwater flows from all impermeable areas must be collected and carried in sealed pipes to the council approved system. Any uncontrolled stormwater must not be allowed to saturate the ground as this will potentially affect the foundation performance of surrounding buildings and pavement.

11.0 Future Geotechnical Involvement

11.1 Drawing Review

A geo-professional familiar with the findings of this report should be engaged to review the final drawings of any proposed dwelling to be constructed within the property prior to submission to the council. This is to ensure the geotechnical recommendations of this report have been implemented correctly. Further geotechnical investigation, analysis, or reporting may be required subject to the specifics of the design.

11.2 Construction Observations

An experienced geo-professional familiar with the findings of this report should be engaged to carry out observations during construction to confirm the ground conditions are consistent with those described in this report.

- Inspections will not be carried out prior to the issue of council consents; unconsented works will not be inspected.
- We recommend that once received, the consent be forwarded and reviewed by TerraForma. Following this a schedule of inspections can be issued to the client.
- Without sufficient observations during the subgrade preparation; for example, prior to placement of fill or concrete, TerraForma will not be able to provide engineering certification (for example producer statement PS4 or geotechnical completion report).
- Areas where concrete or fill are placed without prior geotechnical observation will be specifically excluded from completion documentation.



12.0 Limitations

This report has been prepared for our client Jack & Lucy Lindsay, for the purposes of supporting consent applications to Christchurch City Council. It cannot be extrapolated to other nearby sites or used for any other purposes without the express approval of TerraForma and their client.

Our investigation has been based on the results of tests at point locations; therefore, subsurface conditions could vary away from the assumed geotechnical model. If exposed soil conditions vary from those described, we request to be contacted to establish the continued applicability of our findings/recommendations.

We have attempted to conduct a thorough investigation of soil types across the site, within the agreed scope of works. Nonetheless, variations can exist as soil varies naturally and due to previous human activities, which TerraForma has no control over and should not be held accountable for.

The geotechnical investigation was confined to geotechnical aspects of the site only and did not involve the assessment for environmental contaminants. In addition, our investigation and analyses have not accounted for possible fault rupture that may cause deformations and displacements of the ground directly below the site. This type of assessment is outside of the scope of our geotechnical engagement.



END OF REPORT TEXT

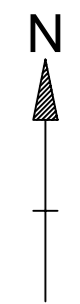


APPENDIX A

Site Test Plan

Legend

-  TerraForma hand augerhole, drilled 2 August 2021
-  Boundary
-  Roading
-  Existing buildings
-  Driveway
-  Vegetation
-  Proposed buildings



Drawing Notes:

Original drawing size A3

Features are approximate only

Location of proposed dwelling adapted from Rush Architecture drawing titled: *Site Plans*, Drawing No SK.01, dated 13 July 2021

Boundary information from LINZ Data Service; weblink: www.data.linz.govt.nz

LINZ data licensed via Creative Common Attribution 4.0 International; weblink: <https://data.linz.govt.nz/license/attribution-4.0-international/>



TerraForma Geotechnical Ltd
 Post: PO Box 18911
 New Brighton
 Christchurch 8641
 Phone: 03 966 2858
 Email: info@terraformageo.nz
 Website: www.terraformageo.nz

Site Test Plan
 42 Trafford Street
 HAREWOOD

Drawing Details		Drawing Issue		
Drawing No	Rev	Date	Description	
TF21093/ 1	A	2 August 2021	Initial drafting - LS	
Drawn By	L Stewart			
Scale	1: 200 (A3)			
File Name	21093 Site Plan LS.dwg			



APPENDIX B

Field Investigation Logs



Client: Jack & Lucy Lindsay
 Project: Geotechnical Investigation for Proposed Residential Subdivision
 Address: 42 Trafford Street, Harewood, Christchurch

Augerhole No. AH02
 Sheet No. 1 of 1

Drill Type: 50mmØ Hand Auger
 Project No: 21093
 Logged By: L Stewart
 Drilled By: L Stewart
 Coordinates: NZTM2000 E1565565 N5185119
 Shear Vane No: NA
 Date Started: 3-Aug-21
 Ground Conditions: Near level, grass/lawn
 Calibration Factor: NA
 Date Finished: 3-Aug-21
 Groundwater Level (m): Not encountered (3-Aug-21)
 Calibration Date: NA

Stratigraphy	Depth (m)	Graphic Log	Soil description in accordance with <i>Guideline for the Field Classification and Description of Soil and Rock for Engineering Purposes</i> , NZ Geotechnical Society Inc., 2005	Groundwater Level (m)	Depth (m)	In-situ Field Testing			
						Shear Strength (kPa)		Dynamic Cone (Scala) Penetrometer	
						Peak: ●	Remoulded: ●	Depth (m)	Scala Blow Count / 100mm
AD	0.5		Fine to medium SAND, brownish grey, loose, moist [ALLUVIAL DEPOSITS] trace fine to medium subrounded gravel, medium dense	NE	0.5				
	1.0		End of Augerhole 0.3m [GRAVEL OBSTRUCTION]		1.0				
	1.5				1.5				
	2.0				2.0				
	2.5				2.5				
	3.0				3.0				
	3.5				3.5				
	4.0				4.0				
	4.5				4.5				
	5.0				5.0				
						<small>In-situ field testing carried out in accordance with the following NZ Standards/Guidelines: Shear Vane Testing: Guideline for Hand Held Shear Vane Test, NZGS, August 2001 Scala Penetrometer Testing: NZS 4402:1988, Test 6.5.2, Dynamic Cone Penetrometer</small>			



Client: Jack & Lucy Lindsay
 Project: Geotechnical Investigation for Proposed Residential Subdivision
 Address: 42 Trafford Street, Harewood, Christchurch

Augerhole No. AH04
 Sheet No. 1 of 1

Drill Type: 50mmØ Hand Auger
 Drilled By: L Stewart
 Date Started: 3-Aug-21
 Date Finished: 3-Aug-21

Project No: 21093
 Coordinates: NZTM2000 E1565537 N5185140
 Ground Conditions: Near level, grass/lawn
 Groundwater Level (m): Not encountered (3-Aug-21)

Logged By: L Stewart
 Shear Vane No: NA
 Calibration Factor: NA
 Calibration Date: NA

Stratigraphy	Depth (m)	Graphic Log	Soil description in accordance with <i>Guideline for the Field Classification and Description of Soil and Rock for Engineering Purposes</i> , NZ Geotechnical Society Inc., 2005	Groundwater Level (m)	Depth (m)	In-situ Field Testing					
						Shear Strength (kPa)		Dynamic Cone (Scala) Penetrometer			
						Peak: ●	Remoulded: ●	Depth (m)	Scala Blow Count / 100mm		
TS			Silty fine to medium SAND, brown, very loose, moist [TOPSOIL]								
ALLUVIAL DEPOSITS	0.5		Fine to medium SAND, brownish grey, loose to medium dense, moist [ALLUVIAL DEPOSITS] medium dense	NOT ENCOUNTERED	0.5						
	1.0		End of Augerhole 0.8m [GRAVEL OBSTRUCTION]		1.0						
	1.5				1.5						
	2.0				2.0						
	2.5				2.5						
	3.0				3.0						
	3.5				3.5						
	4.0				4.0						
	4.5				4.5						
	5.0				5.0						
						In-situ field testing carried out in accordance with the following NZ Standards/Guidelines: Shear Vane Testing: Guideline for Hand Held Shear Vane Test, NZGS, August 2001 Scala Penetrometer Testing: NZS 4402:1988, Test 6.5.2, Dynamic Cone Penetrometer					



Client: Jack & Lucy Lindsay
 Project: Geotechnical Investigation for Proposed Residential Subdivision
 Address: 42 Trafford Street, Harewood, Christchurch

Augerhole No. AH05
 Sheet No. 1 of 1

Drill Type: 50mmØ Hand Auger
 Drilled By: L Stewart
 Date Started: 3-Aug-21
 Date Finished: 3-Aug-21

Project No: 21093
 Coordinates: NZTM2000 E1565534 N5185134
 Ground Conditions: Near level, grass/lawn
 Groundwater Level (m): Not encountered (3-Aug-21)

Logged By: L Stewart
 Shear Vane No: NA
 Calibration Factor: NA
 Calibration Date: NA

Stratigraphy	Depth (m)	Graphic Log	Soil description in accordance with <i>Guideline for the Field Classification and Description of Soil and Rock for Engineering Purposes</i> , NZ Geotechnical Society Inc., 2005	Groundwater Level (m)	Depth (m)	In-situ Field Testing			
						Shear Strength (kPa)		Dynamic Cone (Scala) Penetrometer	
						Peak:	Remoulded:	Depth (m)	Scala Blow Count / 100mm
TOPSOIL	0.0 - 0.5		Silty fine to medium SAND, brown, very loose, moist [TOPSOIL]	NOT ENCOUNTERED	0.0 - 0.5				
AD	0.5 - 0.6		Fine to medium SAND, brownish grey, medium dense, moist [ALLUVIAL DEPOSITS]	NOT ENCOUNTERED	0.5 - 0.6				
	0.6 - 5.0		End of Augerhole 0.6m [GRAVEL OBSTRUCTION]	NOT ENCOUNTERED	0.6 - 5.0				
<small>In-situ field testing carried out in accordance with the following NZ Standards/Guidelines: Shear Vane Testing: Guideline for Hand Held Shear Vane Test, NZGS, August 2001 Scala Penetrometer Testing: NZS 4402:1988, Test 6.5.2, Dynamic Cone Penetrometer</small>									



APPENDIX C

Statement of Professional Opinion

Statement of Professional Opinion on the Suitability of Land for Subdivision

(Appendix I to the Infrastructure Design Standard)

Issued by: *TerraForma Geotechnical Ltd*
(*Geotechnical engineering firm or suitably qualified engineer*)

To: *Jack & Lucy Lindsay*
(*Owner/Developer*)

To be supplied to: *Christchurch City Council*
(*Territorial authority*)

In respect of: *Proposed Residential Subdivision*
(*Description of proposed infrastructure/land development*)

At: *42 Trafford Street, Harewood, Christchurch*
(*Address*)

I (*Geotechnical engineer*) *Liam Stewart* on behalf of (*Geotechnical engineering firm*) *TerraForma Geotechnical Ltd*

hereby confirm:

1. I am a suitably qualified and experienced geotechnical engineer and was retained by the owner/developer as the geotechnical engineer on the above proposed development.
2. My/the geotechnical assessment report, dated *3 August 2021* has been carried out in accordance with the Department of Building and Housing *Guidelines for geotechnical investigation and assessment of subdivisions* and includes:
 - (i) Details of and the results of my/the site investigations.
 - (ii) A liquefaction assessment.
 - (iii) An assessment of rockfall and slippage, including hazards resulting from seismic activity.
 - (iv) An assessment of the slope stability and ground bearing capacity confirming the location and appropriateness of building sites.
 - (v) Recommendations proposing measures to avoid, remedy or mitigate any potential hazards on the land subject to the application, in accordance with the provisions of Section 106 of the Resource Management Act 1991.
3. In my professional opinion, I consider that Council is justified in granting consent incorporating the following conditions:

Foundations are designed in accordance with the report recommendations
4. This professional opinion is furnished to the territorial authority and the owner/developer for their purposes alone, on the express condition that it will not be relied upon by any other person and does not remove the necessity for the normal inspection of foundation conditions at the time of erection of any building.
5. This certificate shall be read in conjunction with my/the geotechnical report referred to in Clause 2 above, and shall not be copied or reproduced except in conjunction with the full geotechnical completion report.
6. The geotechnical engineering firm issuing this statement holds a current policy of professional indemnity insurance of no less than \$ *5,000,000.00*

(Minimum amount of insurance shall be commensurate with the current amounts recommended by IPENZ, ACENZ, TNZ, INGENIUM.)



.....
(Signature of Engineer)

Date: 3 August 2021

Qualifications and experience: *BSc, PGDipSci (Geology), CMEngNZ (PEngGeol)*

ELECTR

033398413

03 3100413

p.3

AM; Les Frost. C.C.C.

EWRB 551

Electrical Certificate of Compliance

No. 2799030

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

No. of attachments

10092079.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer Mr + Mrs Gillespie

Phone: 03 3595693

Address of installation 42 Trafford St, CL-CL

Postal address of customer (if not as above)

WORK DETAILS

No. of lighting outlets

No. of ranges

No. of socket outlets

No. of water heaters

Was any installation work carried out by the homeowner?

Yes No

Please tick (✓) as appropriate where work includes:

Mains

Main earthing system

Switchboard

Electric lines

Description Wire + install RCD protected socket for exterior access left as required.

It is recommended that test results be recorded here:

Visual Examination

Earth Continuity

Bonding

Polarity

Insulation Resistance _____ Mohm

Other _____

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

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

ELECTRICAL WORKER DETAILS

Name Matt Keen

Registration no. E19736

Company MK Electrical

Signature M Keen

Date 21.4.09

Contact Ph No. 021 770375

CERTIFICATION OF ELECTRIC LINES

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

Name

Registration no.

Company

Signature

Date

Contact Ph No.

INSPECTION DETAILS Electrical work requiring inspection by a registered electrical inspector

New mains

Switchboard

Earthing system

Installation work in hazardous areas

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

Name

Registration no.

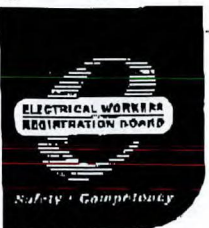
Signature

Date

Daytime Contact Ph No.

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED TO BE RETAINED BY THE WORKER RESPONSIBLE FOR CERTIFYING THE WORK

This form is approved by the Electrical Workers Registration Board (PO Box 10-155, Wellington. Freephone 0800 66-1000) for the purposes of the Electricity Regulations 1997.



42 Trafford Street Land Use Consents



**42 Trafford Street
Subdivision Consents**

Unit title
Approved



Land Use Resource Consents within 100 metres of 42 Trafford Street

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

1/33 Trafford Street

RMA/1996/2381

To erect a garage which intrudes into the 4.5m Road setback, total area of building exceeds 35%. - Historical Reference RES962760

Processing complete

Applied 22/10/1996

Decision issued 01/01/1999

Granted 01/01/1999

1/35 Trafford Street

RMA/1995/3185

Garage in front court. - Historical Reference RES960018

Processing complete

Applied 22/12/1995

Decision issued 22/01/1996

Granted 22/01/1996

1/37 Trafford Street

RMA/1993/319

Consent to erect unit with reduced living court area and install a second vehicle crossing - Historical Reference RES9216434

Processing complete

Applied 08/09/1993

Decision issued 17/09/1993

Granted 17/09/1993

RMA/2025/4296

Additions and alterations to existing residential unit

Processing complete

Applied 18/12/2025

Decision issued 11/02/2026

Granted 11/02/2026

2 Dulcie Place

RMA/1988/675

Consent to erect a garage sited 2m from front boundary, 500mm from west boundary and intrudes into the 44 degree recession plane by approx 400mm. Neighbours consent - Historical Reference RES9215292

Processing complete

Applied 07/11/1988

Decision issued 13/11/1988

Granted 13/11/1988

2 Rawei Place

RMA/2002/2279

proposed dwelling with attached gar - Historical Reference RMA20011314

Processing complete

Applied 16/09/2002

Decision issued 18/10/2002

Granted 16/10/2002

22 Becmead Drive

RMA/2002/174

To erect two single storey dwelling units on sites less than 450m2, and intrude living area window setback (unit 1). - Historical Reference RMA20009144

Processing complete

Applied 10/01/2002

Decision issued 14/03/2002

Granted 13/03/2002

25 Becmead Drive

RMA/2000/131

Dwelling and attached garage that e 2.4m step in plan and intrudes into the 10m setback fr om the east boundary by 7.53m - Historical Reference RMA20000508

Processing complete

Applied 05/01/2000

Decision issued 10/02/2000

Granted 10/02/2000

27 Becmead Drive

RMA/2001/1268

To erect a dwelling and attached garage with various non compliances. - Historical Reference RMA20005147

Processing complete

Applied 24/05/2001

Decision issued 29/06/2001

Granted 28/06/2001

28 Becmead Drive

RMA/2002/749

To erect a new dwelling and attached garage that exceeds 20m building length, living area window, 1.8m internal boundary setback - Historical Reference RMA20009730

Processing complete

Applied 02/04/2002

Decision issued 15/04/2002

Granted 12/04/2002

3 Dulcie Place

RMA/1985/815

Consent to erect a garage sited 350mm from a row boundary, which intrudes into the 45deg recession plane (western boundary). Neighbours consent - Historical Reference RES9215293

Processing complete

Applied 24/12/1985

Decision issued 07/01/1986

Granted 07/01/1986

30 Becmead Drive

RMA/2002/1135

Erect two new dwellings with attached garages on new sites, fails to comply with recession plane, site density, living area window and outdoor living space. - Historical Reference RMA20010128

Processing complete

Applied 16/05/2002

Decision issued 12/06/2002

Granted 10/06/2002

32 Trafford Street

RMA/1990/144

Notified dispensation sought to erect an extension to existing garage which is 78m². total area will be 102m² in lieu of 65m² maximum for one accessory building and also it will intrude on the 51 degree recession plane. - Historical Reference RES9202656

Processing complete

Applied 06/04/1990

Decision issued 14/06/1990

Granted 14/06/1990

33 Becmead Drive

RMA/2001/1725

Application for a dwelling with attached garage where total length of building exceeds 20 metres in length - Historical Reference RMA20007616

Processing complete

Applied 18/07/2001

Decision issued 27/07/2001

Granted 27/07/2001

35 Becmead Drive

RMA/2002/1211

To erect a new dwelling and attached garage that fails to comply with the the 20m building length - Historical Reference RMA20010207

Processing complete

Applied 24/05/2002

Decision issued 06/06/2002

Granted 05/06/2002

37 Becmead Drive

RMA/2002/1909

To erect a new single storey dwelling and attached garage that exceeds the 20m building length and intrudes the recession plane on the southern boundary. - Historical Reference RMA20010936

Processing complete

Applied 07/08/2002

Decision issued 29/08/2002

Granted 28/08/2002

39 Becmead Drive

RMA/2003/2837

Erect two units on sites less than 450m2 and does not comply with site coverage and is within the 10m internal boundary setback. - Historical Reference RMA20015176

Processing complete

Applied 28/10/2003

Decision issued 08/12/2003

Granted 05/12/2003

39A Becmead Drive

RMA/2003/2837

Erect two units on sites less than 450m2 and does not comply with site coverage and is within the 10m internal boundary setback. - Historical Reference RMA20015176

Processing complete

Applied 28/10/2003

Decision issued 08/12/2003

Granted 05/12/2003

41 Becmead Drive

RMA/2002/1993

Application to erect a dwelling with an attached garage - Historical Reference RMA20011020

Processing complete

Applied 15/08/2002

Decision issued 13/09/2002

Granted 13/09/2002

42A Trafford Street

RMA/2021/2489

Wastewater Capacity Certificate

Processing complete

Applied 30/07/2021

Certificate issued 09/08/2021

RMA/2021/3196

Retain existing dwelling and construct a new dwelling with associated earthworks - Land Use Only Split Application also see SUB 2021/3131

Processing complete

Applied 24/09/2021

Decision issued 16/11/2021

Granted 15/11/2021

43 Trafford Street

RMA/1984/93

Dispensation sought to allow the siting of a garage 0.35m from the northern boundary in lieu of the required 0.45m. - Historical Reference RES9202657

Processing complete

Applied 12/10/1984

Decision issued 13/10/1984

Granted 13/10/1984

47 Trafford Street

RMA/1985/142

Dispensation sought to build a garage less than the required distance from the north and east boundaries. - Historical Reference RES9202658

Processing complete

Applied 22/11/1985

Decision issued 26/11/1985

Granted 26/11/1985

5 Dulcie Place

RMA/1990/731

Consent to erect a garage sited 200mm from the boundary, intrudes into the 37 degree, 41 deg and 47 degree recession planes by 250mm. Neighbours consent - Historical Reference RES9215295

Processing complete

Applied 18/07/1990

Decision issued 20/07/1990

Granted 20/07/1990

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