Today Homes
home building made easy since 1987

FOR SALE

31 WELLBOURNE ROAD, DARFIELD



4 Bedroom | 2 Living | 2 Bathroom | 2 Toilet | Double Garage

Today Homes Limited
Nathan Waller - 027 436 5870 - nathan@todayhomes.co.nz
www.todayhomes.co.nz

PROPERTY SUMMARY

31 Wellbourne Road is a single level 4 bedroom home, 2 living room, 2 bathroom, double garage home built to a very high standard.

Positioned in the heart of Darfield, Torlesse Estate offers the perfect balance of relaxed country living and modern convenience. With excellent local schools, village amenities and everyday essentials just moments away, this is an ideal location for families seeking space, comfort and a welcoming community.

Residents benefit from a range of local amenities including boutique shopping, cozy cafes, and essential services, all within easy reach. Excellent educational facilities, lush parks, and well-maintained recreational areas create a safe and inviting environment for all ages. With its scenic landscapes and a community spirit that embraces both tradition and innovation, Torlesse Estate in Darfield provides an exceptional lifestyle that truly feels like home.



PROPERTY SUMMARY

- Designer Kitchen with Stone Benchtop and Walk In Pantry
- Bosch Appliances
- Open Plan Kitchen/Dining/Living
- Second Media/Living Room
- Four Double Bedrooms
- Ensuite & Walk in Wardrobe to Master
- Family Bathroom
- Heat Pump
- 2.2m high internal doors and wardrobes
- Double Garage
- Laundry in the Garage
- Boundary Fencing
- Carpet: Villa - Misty
- Luxury Vinyl Planking: Moduleo Select - Brandy
- Kitchen Benchtop: Primestone Papamoa
- Kitchen Cabinetry: Melteca Snowdrift Satin and Timberlands Honey Ash
- Kitchen Splashback: Tiled - Cotswolds Green Matt
- Pantry Benchtop: Laminate Snow Fabrini Matt
- LED Strip: To Kitchen Splashback
- Mirrors: LED backlit with demisters 750x900
- Vanities: Project - Bianco Wilderness
- Bath: Freestanding Vogue Brighton 1680
- Roof: Colorsteel T-Rib in Gull Grey
- Brick: Midland Tipico Albillo with White Mortar
- Front Door: Aluminium with Long Lite
- Sliding Doors: D handles

FEATURES



Key Features

- 10 Year Registered Master Build Guarantee
- Designer Kitchen With Stone Benchtop
- Undermounted Stainless Steel Kitchen Sink
- Preplumbed Fridge Connection
- Bosch Appliances
- 250L Hot Water Cylinder
- Daikin Heat Pump
- LED Lighting
- Aluminium Front door
- Aluminium Thermally Broken with Argon Gas and Low-E Glass Windows
- Windsor Garage Door
- Foundation and Wall/Roof Insulation H1 Compliant
- Services, Building Consent & Related Fees all included

SPECIFICATION

CONSTRUCTION

Foundation	New H1 Compliant
Framing	90mm SG8 Framing
Wall and roof insulation	New H1 Compliant

EXTERIOR

Roof	Colorsteel T-Rib Roofing
Fascia and gutter	Colorsteel
Exterior cladding	Veneer Clay Brick with Mortar. Oblique secondary cladding.
Window and door	Thermally Broken with Argon Gas and Low-E Glass
Joinery garage door	Sectional Windsor Flat Woodgrain with auto opener/s
Entry door	Aluminium TGV

INTERNAL

Ceiling heights	2.4m Throughout
Internal doors	Paint Smooth Finish Hollow Core
Lining	Painted GIB, Level 4 Plaster - Aqualine to bathroom & ensuite
Wardrobe joinery	White Melamine PVC Edged
Water heater	Thermann 250L Electric Hot Water Cylinder
Lighting and electrical	LED Recess Down Lights
Internal hardware	Holly Round
Ceiling hatch	600x600mm
Smoke alarms	As per Building Code
Electrical	Plans included

BATHROOM

Shower	Clearlite Millennium 900x900mm with Satin Silver frame
Fittings	Mizu Drift Mk2 - Chrome
Toilet	Kado Lux Close Coupled BTW Overheight with Quick Release Seat
Vanity	Project Single Drawer Wall Vanities
Bath	Freestanding Vogue Brighton 1680
Mirror	LED Backlit with Demisters 750x900
Heated Towel Rail Wall	7-Bar Heated Towel Tower Ladder - Chrome
Heater	Weiss heater

EXTERNAL WORKS

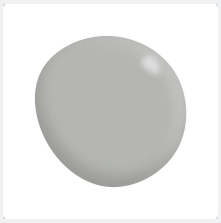
Driveway	Plain Concrete Driveway and Crossing as per landscape plan
Patios & Paths	Plain Concrete Patio(s)/Path(s)
Taps	3 exterior locations

COLOUR PALETTE

EXTERIOR



MIDLAND BRICK
Tipico Albillo with White Mortar



ROOF, FASCIA, GUTTER, DOWNPIPES, GARAGE DOOR (with garage door trim to match)
Colorsteel Gull Grey



ENTRY DOOR, ENTRY DOOR FRAME, ALUMINIUM WINDOWS Gull Grey

SOFFITS
Dulux
Okarito

FEATURE CLADDING
Dulux Okarito

INTERIOR



WALLS
Dulux
Manorburn Quarter



CEILINGS, DOORS JAMBS, WINDOW FRAMES
Dulux Okarito



Living & Feature Wall to Master Bedroom - Dulux Cat Mint



CARPETS
FELTEX
Villa -
Misty



LUXURY VINYL PLANKING Kitchen, Bathroom, Ensuite, WC - Moduleo Select Brandy 22231



KITCHEN BENCH
PRIME STONE
Papamoa
20mm



PANTRY BENCH TOP PRIME LAMINATE
Snow Fabrini

KITCHEN CABINETRY
Melteca Snowdrift Satin



FEATURE KITCHEN CABINETRY
Bestwood
Honey Ash
Timberland



KITCHEN HANDLES Enko 189 Brushed Nickel

TORLESSE
ESTATE

Date: 13 February 2026

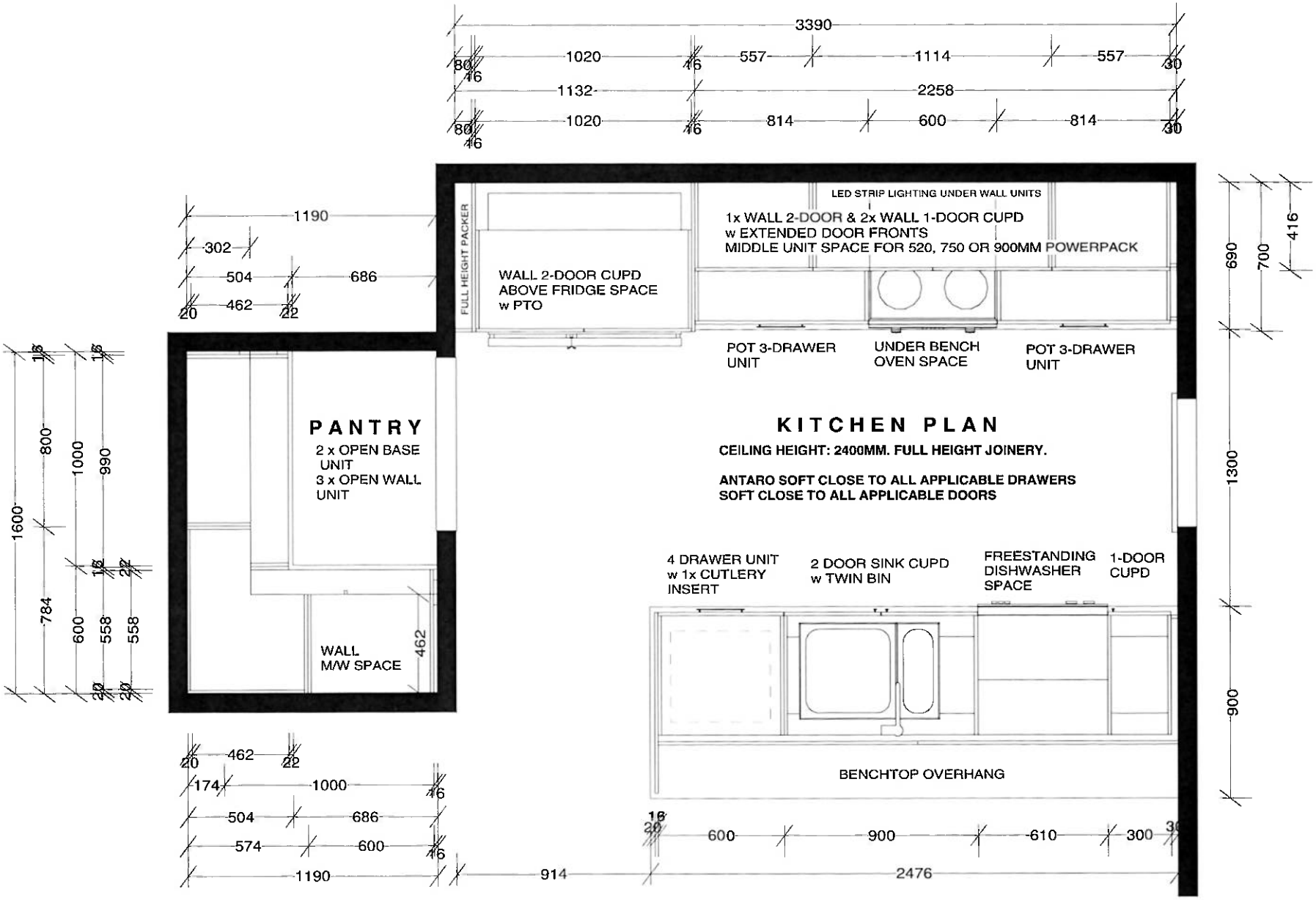
LOT 83, TORLESSE ESTATE, DARFIELD

Thank you for submitting your plans for our approval. We are pleased to inform you that your **Full Developers Approval** has been approved by Torlesse Estate.

Torlesse Estate Approval Status	
Approvals Completed (4 in total)	LOT 83, TORLESSE ESTATE, DARFIELD
Preliminary Concept Build Plan	Approved
Colour Scheme	Approved
Council Stamped Consent Plan	Approved
Landscape Plan	Approved

Please note the following:





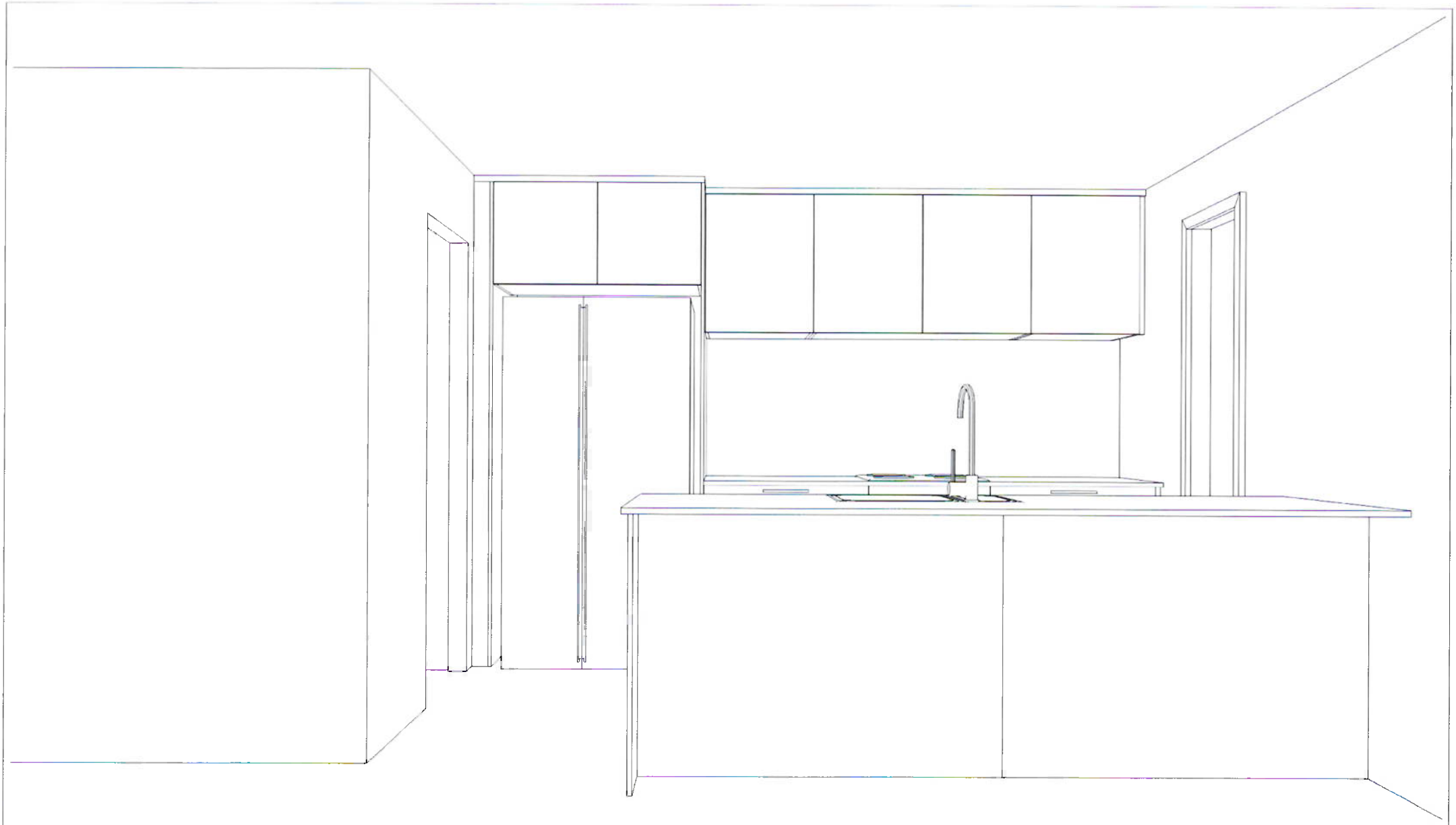
All dimensions _size designations given are subject to verification on job site and adjustment to fit job conditions.

Sockburn Joinery Ltd

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 11/02/2026
Printed: 11/02/2026

Kitchen - Today Homes - Waller - Lot 83 Torlesse Estate, Darfield	Print	Drawing #: 1	Scale : 1 25.0



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

Sockburn Joinery Ltd

Designed: 11/02/2026
Printed: 11/02/2026

Kitchen - Today Homes - Waller - Lot 83 Torlesse	Print	Drawing #: 1



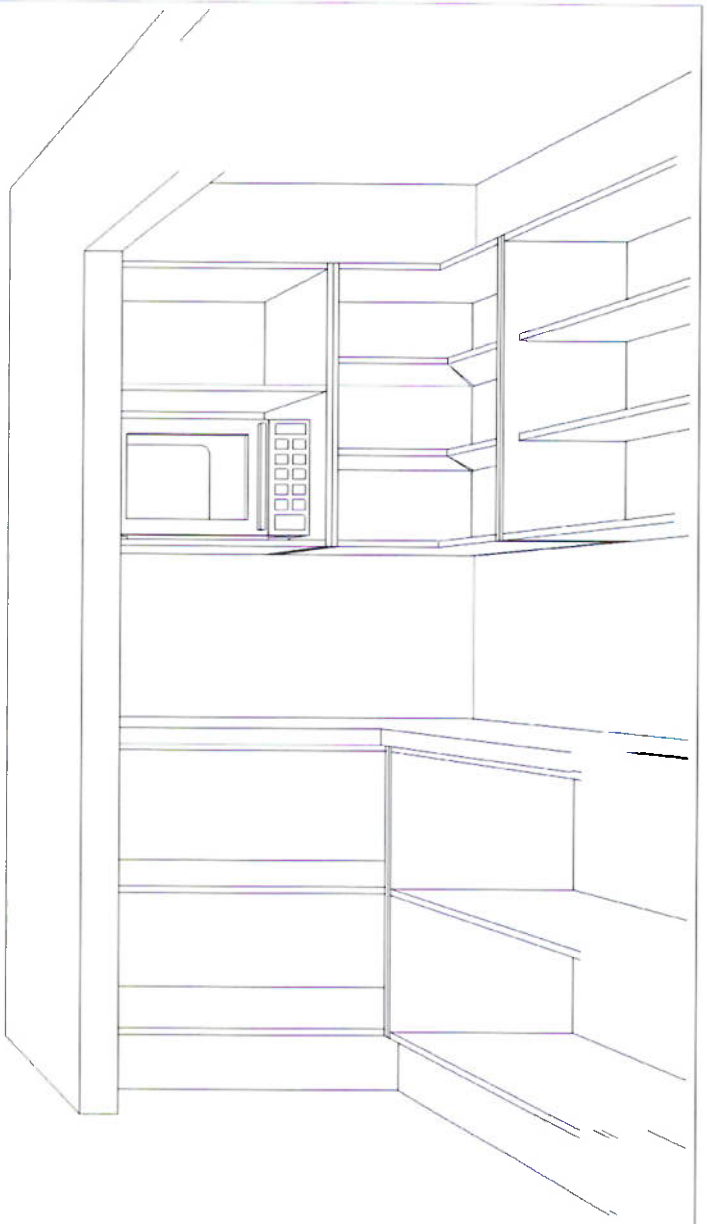
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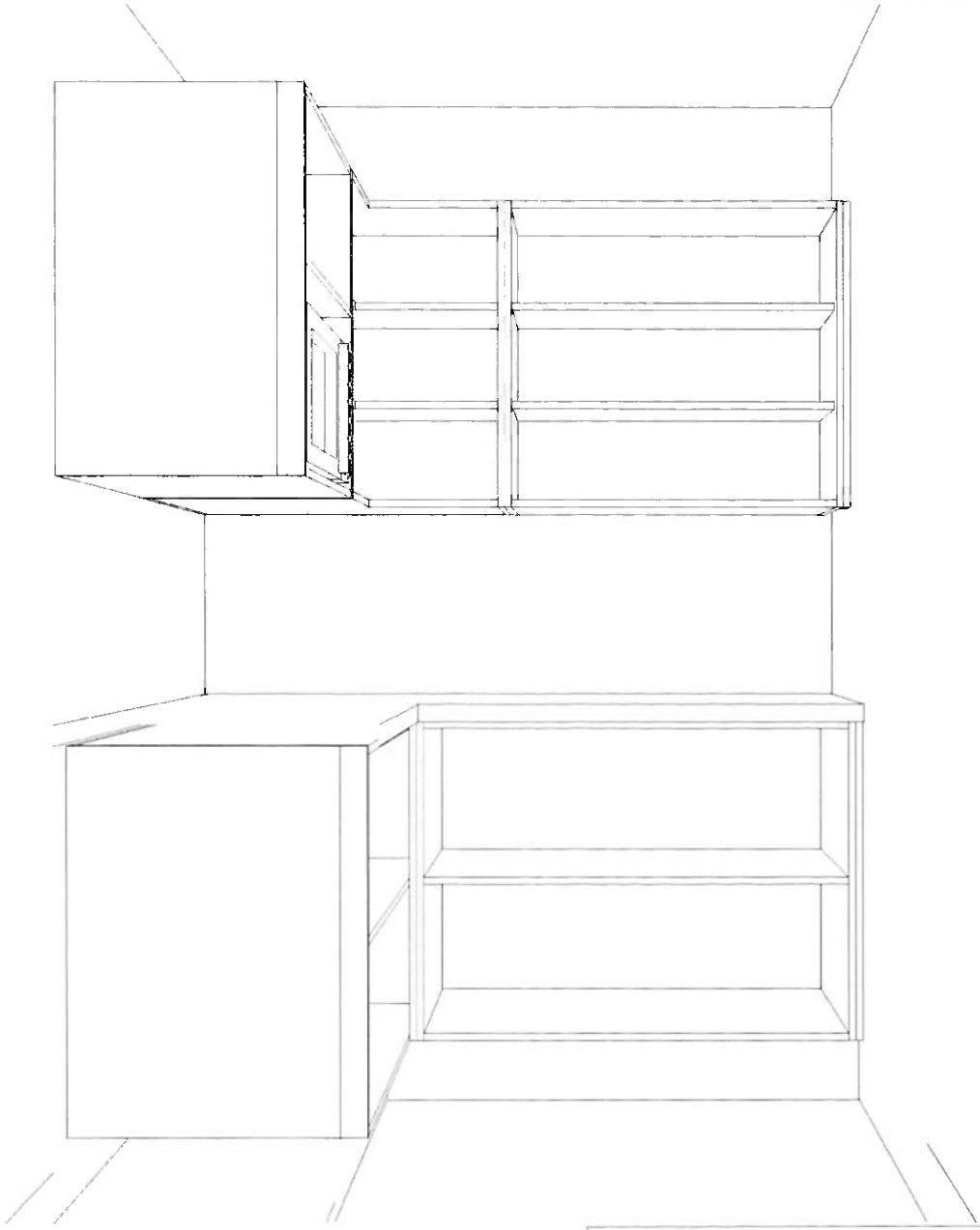


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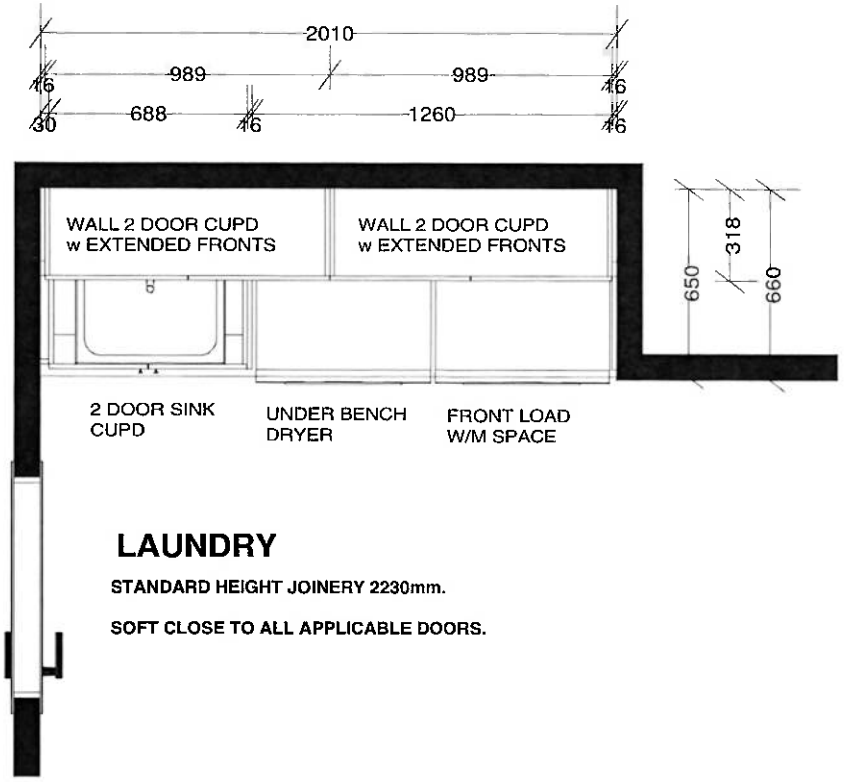


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Sockburn Joinery Ltd

Designed: 11/02/2026
Printed: 11/02/2026

Kitchen - Today Homes - Waller - Lot 83 Torlesse	Print	Drawing #: 1



LAUNDRY

STANDARD HEIGHT JOINERY 2230mm.

SOFT CLOSE TO ALL APPLICABLE DOORS.



All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.	Sockburn Joinery Ltd	This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.	Designed: 12/02/2026 Printed: 12/02/2026

Laundry - Today Homes - Waller - Lot 83 Torlesse Estate, Darfield	Print	Drawing #: 1	Scale : 1 25.0

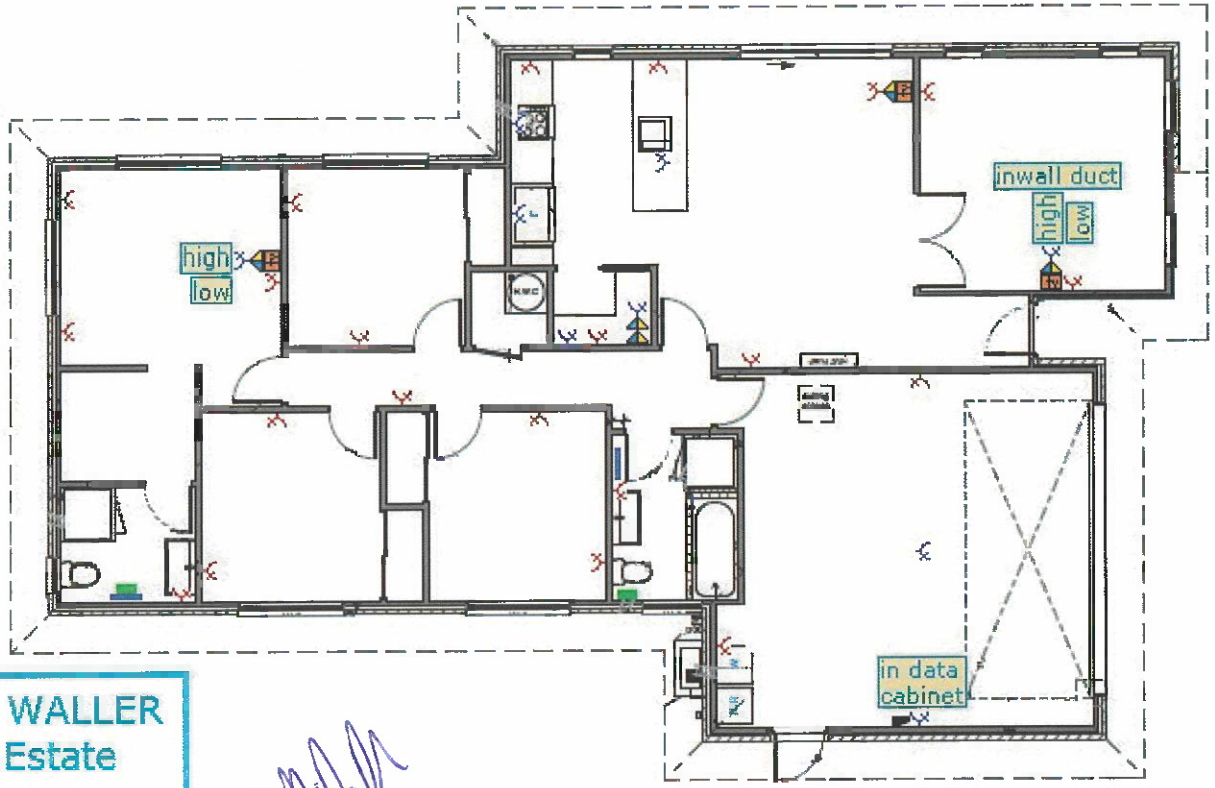
powerplus

Today Homes
home building made easy since 1987

solar duct and wire

DISCLAIMER: positions may have to move on-site due to construction restraints (trusses, load bearing beams etc)

21		double power point
9		single power point
5		data outlet
3	TV	tv outlet
2		heated towel rail
2		bathroom heater



Nathan & Sarah WALLER
Lot 83 Torlesse Estate
Darfield

21-1-26

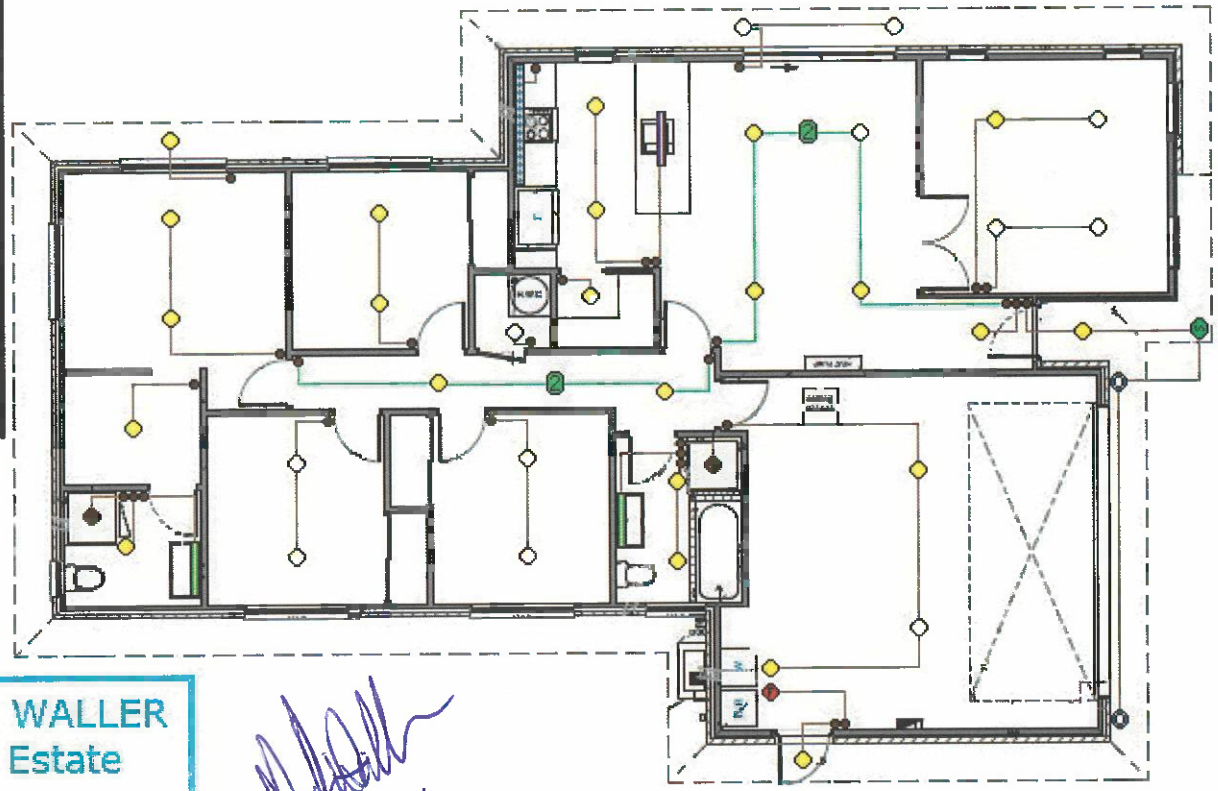
powerplus

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and wire

DISCLAIMER: positions may have to move on-site due to construction restraints (trusses, load bearing beams etc)

1	▭	joiner supplied LED striplight
2	⬮	owner supplied wall light
2	▬	owner supplied LED mirror
1	▬	nita 1500mm pendant
36	○	white round LED downlight
3	⬮	150mm inline fan
1	⬮	sensor only
2	▯	two way switch
	•	light switch



Nathan & Sarah WALLER
Lot 83 Torlesse Estate
Darfield

21-1-26

Master Builders
10 Year Guarantee Certificate

Before Completion of the Building Contract

Master Builder Guarantee No	1200376
For the dwelling at	Lot 83 Torlesse Estate, Darfield 7541
Owner	Nathan & Sarah Waller
Builder	Today Homes Limited
Acceptance Date & Date Cover Begins	05 June 2026

Certificate Information

Cover Before Completion of the Build

- Loss of Deposit to a maximum of **$39,902.60**
- Non-Completion and remedial works cover to a maximum of **$79,805.20**

Loss of Deposit and Non-completion cover will expire upon completion of the build. A further Certificate will be issued once the Notice of Practical Completion has been completed and accepted.

Maximum Aggregate Cover

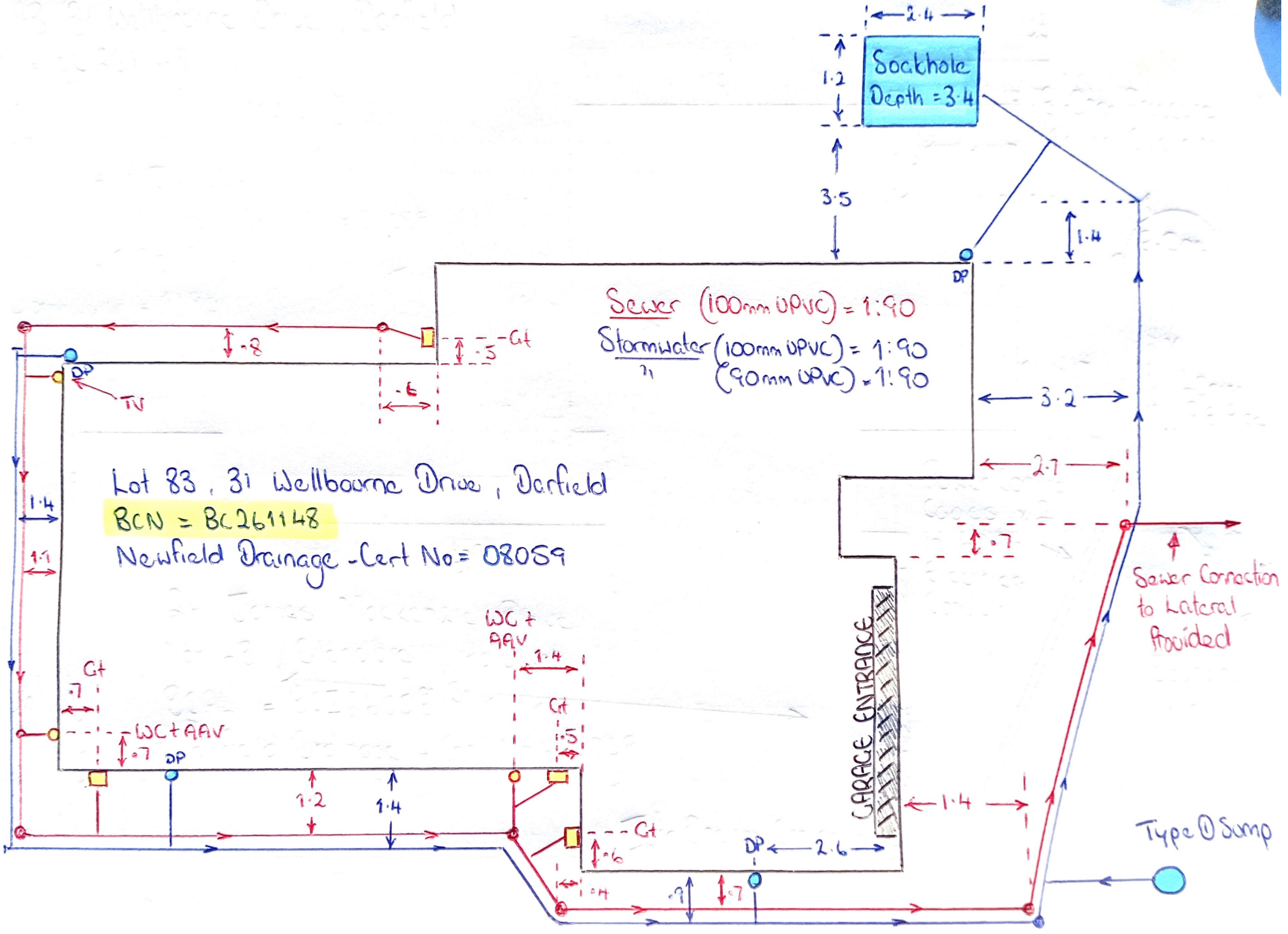
The maximum aggregate cover provided for the duration of this Guarantee is **$399,026.00**.

Transferring Your Guarantee

Upon the sale of your property, the Guarantee must be transferred to the new owner(s). This must be completed within 90 days from the settlement date.

This is a summary only and does not provide all inclusions and exclusions of the Guarantee.

Terms & Conditions that apply to this Guarantee 4/24


2.4
Sockhole
Depth = 3.4
1.2
3.5
1.4
DP
Sewer (100mm UPVC) = 1:90
Stormwater (100mm UPVC) = 1:90
(90mm UPVC) = 1:90
3.2
2.7
.8
.5
Gt
DP
TV
.6
Lot 83, 31 Wellbourne Drive, Darfield
BCN = BC261148
Newfield Drainage - Cert No = 08059
1.4
1.1
.7
Sewer Connection to Lateral Provided
WC + AAV
1.4
Gt
.7
WC + AAV
.7
DP
.5
1.2
1.4
GARAGE ENTRANCE
1.4
Gt
.6
DP
2.6
.4
.9
.7
Type D Sump

SDC - Approved Building Consent Document - BC261148 - Pg 1 of 24 - 8/05/2026 - steven.burnham

Approved building consent documents

Please note: A copy of the stamped approved documents must be available on site for all inspections.

Inspection bookings

For building inspections and enquiries phone ContactUs on: 03 347 2800.

For current inspection timeframes see Selwyn District Council - Building.

Note: where restricted building work is involved, you must provide the relevant LBP numbers for the work to be inspected at the time of booking the inspections.

Please ensure all work for inspection is ready the day before.
Incomplete work requiring re-inspection will incur an additional inspection fee.

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SITE PLAN & SERVICES LEGEND

DRAINAGE & SITE WORKS

- SEWER DRAINAGE 100mm DIA @ 1:80 GRADIENT MIN
- STORMWATER DRAINAGE 90mm DIA @ 1:90 GRADIENT MIN
- GULLY TRAP
- I.P — INSPECTION POINT
- SITE SPOT LEVELS ALL LEVELS TO BE CONFIRMED ON SITE PRIOR TO SETOUT
- COARSE GRAVEL- RUMBLE WASH DOWN AREA FOR VEHICLES
- 75x50 mm DP

NOTE:
THERMAL MOVEMENT OF PIPES SHALL BE IN ACCORDANCE WITH G13/AS1 AND NZS 7643

SEDIMENT CONTROL

DOWNPIPES TO BE CONNECTED AS SOON AS ROOF IS FITTED AND DRAINS ARE LAYED. (TEMPORARY IF EXTERIOR CLADDING IS NOT FITTED)

PROJECT MANAGER OR FOREMAN TO OVERSEE SEDIMENT CONTROL.

SPOUTING CATCHMENT AREA CALCULATION

RAINFALL INTENSITY APPENDIX A E1/AS1	= 100mm/hr
GUTTER CROSS SECTION	5800mm² min
MAX. ROOF AREA PER DP FIGURE 15 E1/AS1	= 55m²
MIN DP REQUIRED	4
GUTTER TO BE COLORSTEEL FASCIA & GUTTER SYSTEM	
DOWNPIPE MIN. SIZE FOR ROOF AREA	= 75x50mm
ROOF AREA =	197 SQ M
MINIMUM NUMBER OF DOWNPIPES REQUIRED	4 SHOWN
TABLE 5 E1/AS1 25-35°	= 75x50mm
28 DEGREE PITCH LIGHTWEIGHT ROOF	

GUTTER GRADIENTS - E1/AS1
clause 5.1.3 - GUTTERS SHALL FALL TO AN OUTLET

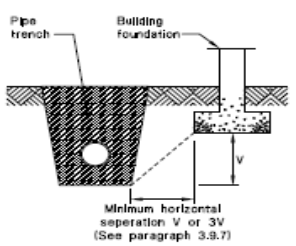
EARTHWORKS TO BE UNDERTAKEN IN ACCORDANCE WITH ANY GEO TECHNICAL ENGINEERING REPORT REQUIREMENTS AS APPLICABLE TO THIS SITE
- EARTHWORKS CONTRACTOR TO MAKE THEMSELVES AWARE OF AND FAMILIAR WITH SUCH REQUIREMENTS

ALL BOUNDARY POSITIONS AND SITE LEVELS TO BE CHECKED ON SITE PRIOR TO SITE WORKS AND CONSTRUCTION - ANY DISCREPANCY SHOULD BE REPORTED TO THE PROJECT MANAGER

FINISHED FLOOR LEVELS
FOR ALL CLADDINGS EXCEPT BRICK VENEER
MIN 225mm ABOVE FINISHED UNPAVED GROUND &
MIN 150mm ABOVE FINISHED PAVED GROUND
FOR BRICK VENEER
MIN 200mm ABOVE FINISHED UNPAVED GROUND &
MIN 150mm ABOVE FINISHED PAVED GROUND - WITH 100mm SLAB REBATE TO GIVE CLEARANCE OF MIN 25mm FROM BOTTOM OF WEEPHOLES TO PAVING
ALL ABOVE FINISHED LEVELS TO APPLY AFTER LANDSCAPING IS COMPLETE

SITE SCRAPE AND /OR EXCAVATION TO TAKE INTO ACCOUNT REQUIRED FINISHED LEVELS

Figure 14: Relationship of Pipe Trench to Building Foundation Paragraph 3.9.7



Trenches for drainage pipes shall not be left open for greater than 48 hours

REF CLAUSE 3.9.7 - E1/AS1
PROXIMITY OF TRENCH TO BUILDING
WHERE PIPE TRENCH IS OPEN FOR LESS THAN 48 HOURS PIPES TO BE LOCATED NO CLOSER THAN DISTANCE "V" TO THE UNDERSIDE OF THE FOUNDATION. IF TRENCH OPEN FOR LONGER DISTANCE TO BE 4XV
WHERE PIPES ARE EMBEDDED IN REMEDIATED GROUND ENGINEER TO BE CONSULTED PRIOR TO EXCAVATION OF TRENCH

SITE ADRESS - LOT 83, 31 WELLBOURNE ROAD, TORLESSE ESTATE, DARFIELD

CORROSION / EXPOSURE ZONE - C

WIND ZONE - HIGH

WIND REGION - ZONE A

EARTHQUAKE ZONE - 2

SNOW ZONE - N4

SNOW LOAD = UP TO 1.0 kPa - ALT - 192M

LAND CATEGORY - TC1

LEGAL DESCRIPTION:

LOT No: **83**

D.P No: **- DP -624550**

SITE AREA: **650 m²**

BUILDING AREA OVER FOUNDATION +PORCH: **166.5m²**

SITE COVERAGE: - 25.6%

SELWYN DC - GRZ

PROPOSED FINISHED FLOOR LEVEL = 191.750

SITE SEDIMENT CONTROL

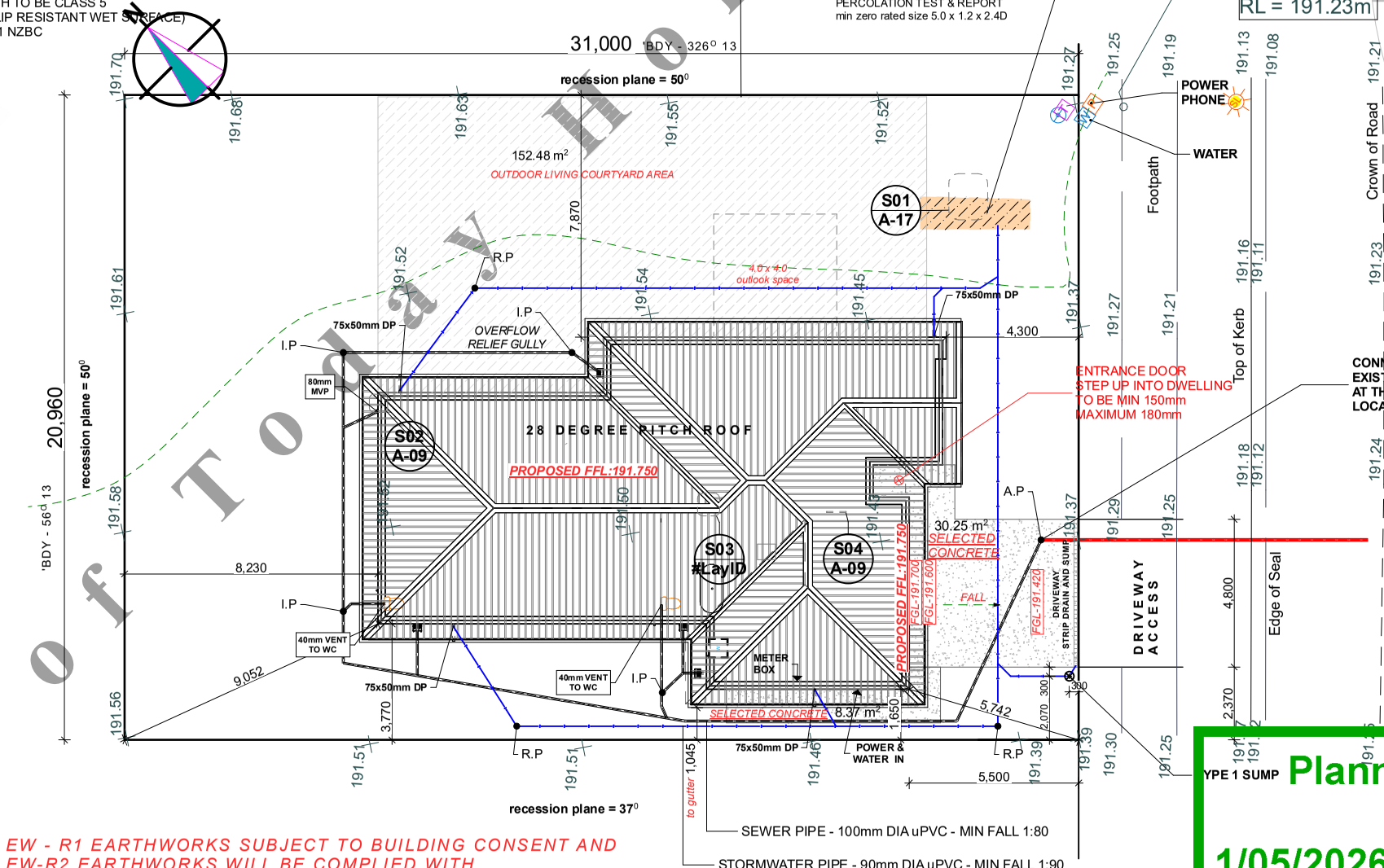
STABILISED ENTRY AND EXIT PAD
to be removed upon completion of formed driveway
- ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER
- ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING BUILDING PHASE
- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR WORKS
- STOCKPILES OF CLAY MATERIALS TO BE COVERED WITH IMPERVIOUS SHEET
- ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER SYSTEM AS SOON AS PRACTICAL AFTER ROOF INSTALLED

ALL SITE SIDE / INTERNAL BOUNDARIES TO BE IN PLACE PRIOR TO START OF CONSTRUCTION
1.80M HIGH TIMBER PALING / POST & RAIL
ALL REMAINING AREAS TO HAVE SITE SAFETY FENCING - 1.80M HIGH

SELECTED CONCRETE
100mm THICK CONCRETE
OVER COMPACTED HARDFILL
HARD SURFACE 125mm BELOW
FLOOR SLAB FINISH TO BE CLASS 5
BRUSH FINISH (SLIP RESISTANT WET SURFACE)
AS PER TABLE 2 D1 NZBC

CONNECT STORMWATER TO SOAK PIT
size and depth as per on site
PERCOLATION TEST & REPORT
min zero rated size 5.0 x 1.2 x 2.4D

Site Datum
Nail in Seal
RL = 191.23m



SEWER PIPE - 100mm DIA uPVC - MIN FALL 1:80

STORMWATER PIPE - 90mm DIA uPVC - MIN FALL 1:90

CONNECT SEWER TO EXISTING LATERIAL AT THE BOUNDARY LOCATION TO BE CONFIRMED

ENTRANCE DOOR STEP UP INTO DWELLING TO BE MIN 150mm MAXIMUM 180mm

WELLBOURNE ROAD

TYPE 1 SUMP

Planning Approved

1/05/2026 amanda.duke

EW - R1 EARTHWORKS SUBJECT TO BUILDING CONSENT AND EW-R2 EARTHWORKS WILL BE COMPLIED WITH

MINIMUM REQUIRED FINISHED FLOOR LEVEL = NZVD2016 RL-191.52

FINISHED FLOOR LEVEL TO BE AT LEAST AS PER FLOOD ASSESSMENT CERTIFICATE FC260132

REFER FOUNDATION PLAN FOR SITE SET OUT DIMENSIONS TO BOUNDARIES

STORMWATER & FOULWATER DRAIN LAYOUT INDICATIVE ONLY & MAY BE SUBJECT TO CHANGE
FINAL LAYOUT AS PER ON SITE AS-BUILT PLANS BY DRAINLAYER ON COMPLETION & LODGED WITH COUNCIL

Site/Drainage & Roof Plan 1:200

WALLER RESIDENCE.

LOT 83 TORLESSE ESTATE, DARFIELD.

Today Homes
home building made easy since 1987
TODAY HOMES LTD
251 BLENHEIM ROAD
PO BOX 8043
CHRISTCHURCH
P (03) 341 6460
F (03) 341 6462
www.todayhomes.co.nz

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All plans are to be read in conjuntion with the specification & Engineer's details The Contractor shall verify all dimensions on site before commencing work. Written dimensions are to be take priority over scaled dimensions.

LICENSED BUILDING PRACTITIONER www.dbh.govt.nz BUILDING CONFIDENCE

SITE / DRAINAGE & ROOF PLAN
JOB NO:130126
ORIGINAL SHEET SIZE A3
DRAWN: JOHN MUNDAY
PRINTED: Friday, 1 May 2026
A-01
REVISION

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AREAS

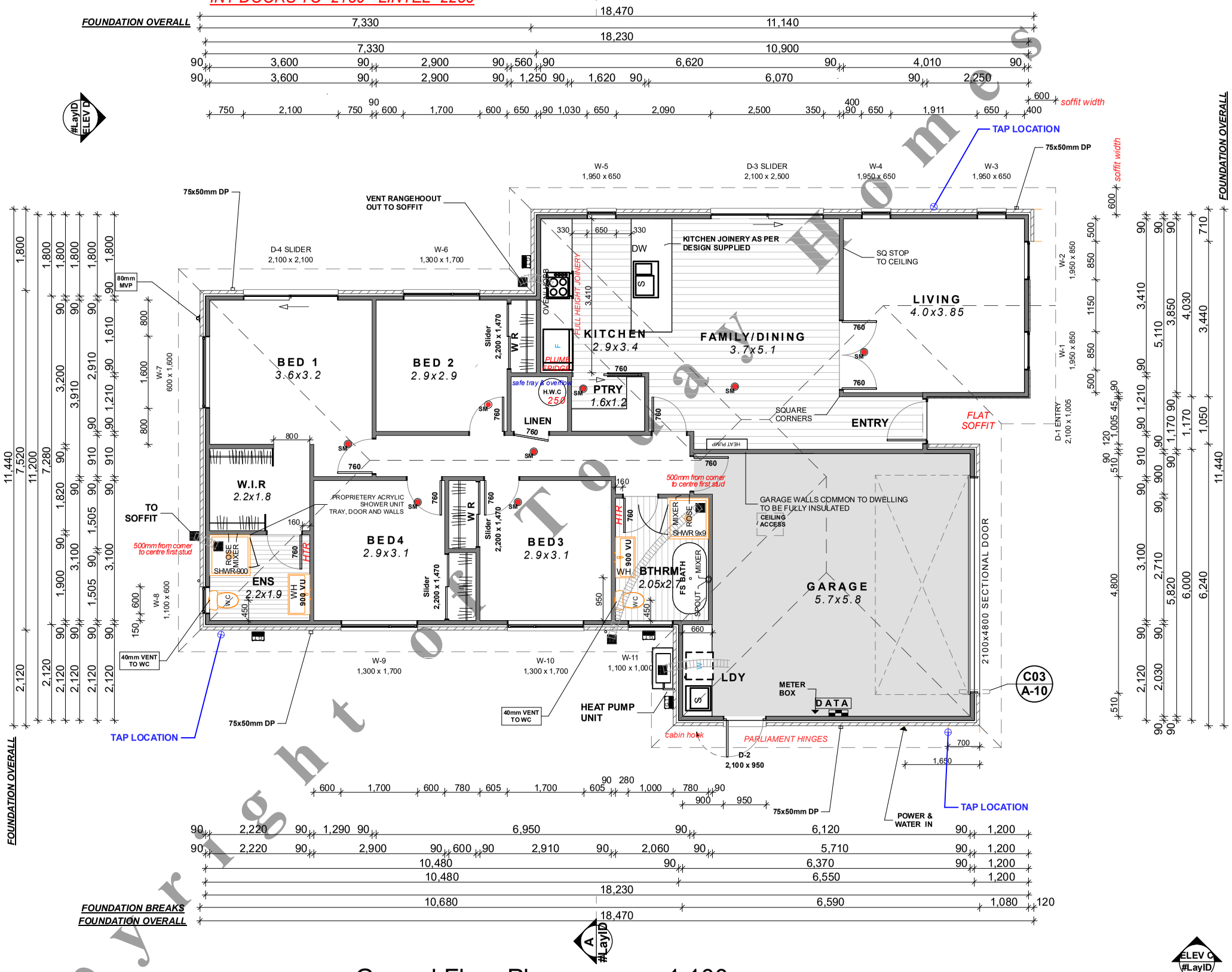
	Area (m2)	Perimeter (mm)
GARAGE	38.26	26,880
LIVING	127.23	56,400

LIVING_int_H1	118.52	54,900
OVER FOUNDATION	165.50	62,160
OVER FRAME	158.93	60,960
OVER ROOF	196.92	63,660
OVER ROOF_O/GUTTER	204.36	64,456

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WINDOWS TO SOFFIT HEIGHT - 2100
EXT DOORS TO 2100
INT DOORS TO 2180 - LINTEL -2250

2400 STUD HEIGHT / CEILINGS THROUGHOUT



Ground Floor Plan 1:100

FLOOR PLAN LEGEND

WALL FRAMING AND CEILINGS

- 10mm GIB BOARD ON 90mm H1.2 TIMBER FRAMING
- CEILING 2.400 — 13mm GIB BOARD CHANGE IN CEILING HEIGHT TO AREAS NOTED. (IF NOT NOTED HEIGHT TO BE 2,400mm REFER ALSO TO CROSS SECTIONS)
- ROOF OVER INDICATING FASCIA AND GUTTER LINE

FLOOR COVERINGS

- SELECTED CARPET TO THESE AREAS
- SELECTED CERAMIC TILES TO THESE AREAS (TILED SKIRTING TO WET ROOMS)
- SELECTED VINYL PLANK TO THESE AREAS
- EXPOSED CONCRETE TO THESE AREAS

PLUMBING FITTINGS

- TAP — EXTERIOR TAP LOCATION TO BE CONFIRMED. *HOSE TAP CONNECTED TO POTABLE WATER SUPPLY REQUIRE BACKFLOW PROTECTION - PERMANENTLY ATTACHED HOSE CONNECTION VACUUM BREAKER*
- GULLY TRAP
- 75x55mm DP — DOWNPIPE
- MVP — MAIN VENT PIPE
- MIXER / ROSE / SHR — SELECTED SHOWER
- SELECTED VANITIES
- SELECTED BATH
- SELECTED TOILET SUITE

UTILITY FITTINGS

- MAIN DISTRIBUTION BOARD
- METER BOARD PIPE FEED TO BE 600mm FROM CORNER UNDER SLAB TO LOCATION IN GARAGE
- MACHANICAL VENT WITH FLEXI DUCT TO SOFFIT
- SM — TYPE 1 SMOKE ALARM / DETECTOR-WIRELESS WITH HUSH BUTTON TO BE INTERCONNECTED AS PER NZS 4514

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LICENSED BUILDING PRACTITIONER www.dbh.govt.nz BUILDING CONFIDENCE

WALLER RESIDENCE.

LOT 83 TORLESSE ESTATE, DARFIELD.

GROUND FLOOR PLAN
JOB NO:130126
ORIGINAL SHEET SIZE A3
DRAWN: JOHN MUNDAY
PRINTED: Tuesday, 31 March 2026
A-03
REVISION

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **1267870**
Land Registration District **Canterbury**
Date Issued 29 April 2026

Prior References
1246197

Estate Fee Simple
Area 650 square metres more or less
Legal Description Lot 83 Deposited Plan 624550
Registered Owners
Nathan Samuel Waller and Sarah Jane Waller

Interests

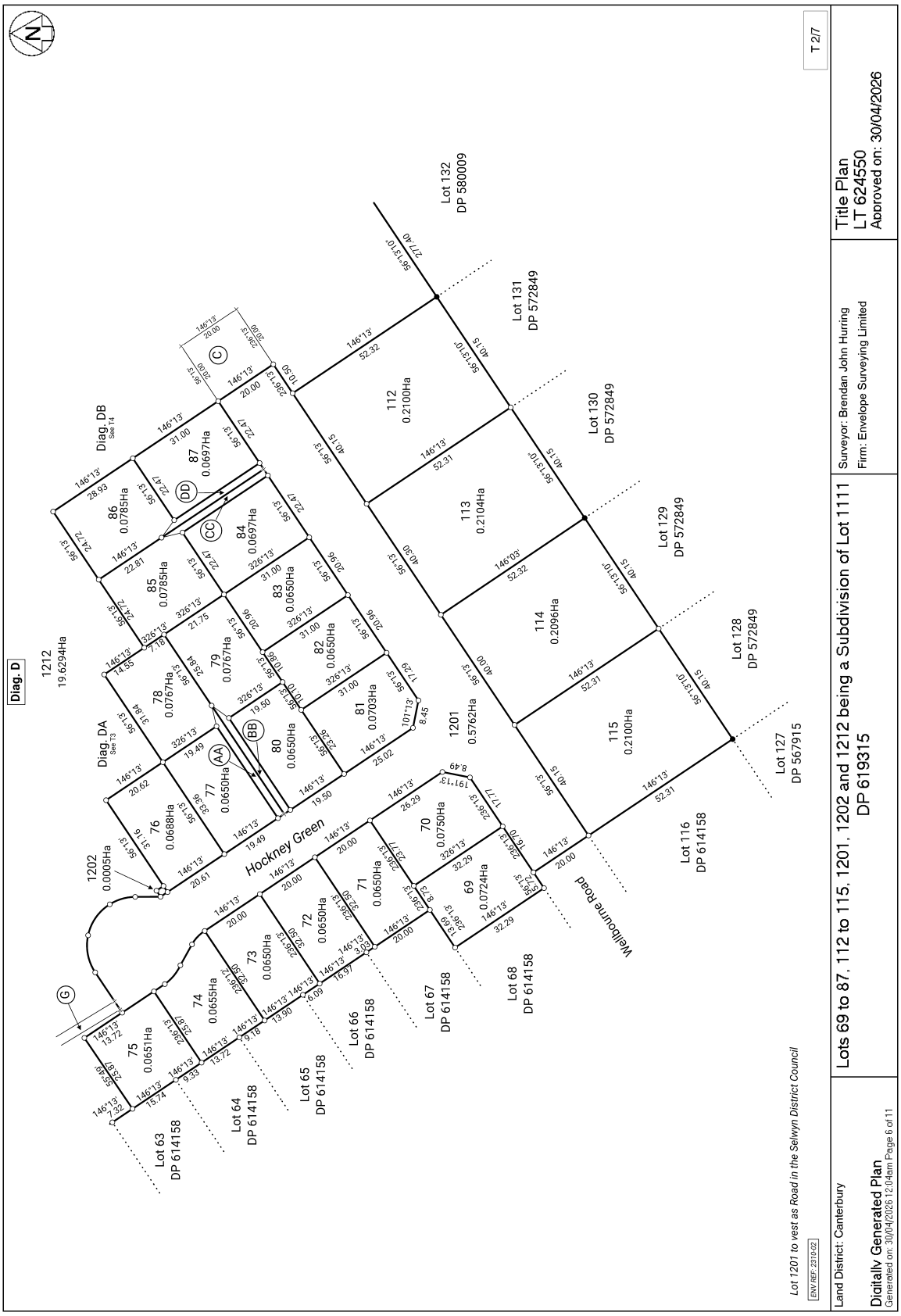
Appurtenant hereto is a right of way and a right to convey water, electric power and telephonic communications specified in Easement Certificate 795871.10 - 30.3.1989 at 10:06 am

The easements specified in Easement Certificate 795871.10 are subject to Section 309 (1) (a) Local Government Act 1974

Land Covenant (in gross) in favour of Ascot Park Limited created by Covenant Instrument 13515732.6 - 29.4.2026 at 2:56 pm

Land Covenant in Covenant Instrument 13515732.7 - 29.4.2026 at 2:56 pm

Fencing Covenant in Transfer 13611261.1 - 13.8.2026 at 11:18 am


Diag. D
T 2/7
Lots 69 to 87, 112 to 115, 1201, 1202 and 1212 being a Subdivision of Lot 1111 DP 619315
Title Plan
LT 624550
Approved on: 30/04/2026
Surveyor: Brendan John Hurring
Firm: Envelope Surveying Limited
Land District: Canterbury
Digitally Generated Plan
Generated on: 30/04/2026 12:04am Page 6 of 11
ENV REF: 231502
Lot 1201 to vest as Road in the Selwyn District Council
Hockney Green
Wellibourne Road
1212 19.6294Ha
1202 0.0005Ha
1201 0.5762Ha
Lot 132 DP 580009
Lot 131 DP 572849
Lot 130 DP 572849
Lot 129 DP 572849
Lot 128 DP 572849
Lot 127 DP 567915
Lot 116 DP 614158
Lot 68 DP 614158
Lot 67 DP 614158
Lot 66 DP 614158
Lot 65 DP 614158
Lot 64 DP 614158
Lot 63 DP 614158
Diag. DA See T3
Diag. DB See T4

11 February 2026

Today Homes Ltd

HFC Job No. 24924

RE: Shallow Soil Investigation – Lot 83 Torlesse Estate, Darfield

1.0 Introduction

HFC Structures Ltd was requested by Today Homes Ltd to undertake a shallow soil investigation at the above address. We understand the client proposes to build a single storey residential dwelling constructed in accordance with NZS3604:2011 on the subject site.

The scope of our investigation consisted of:

- A desktop study of available geotechnical and geological data;
- Completion of four hand auger boreholes with Scala Penetrometer (SPT) testing to a target depth of 3.0m to evaluate the subsurface material types and strength characteristics;
- Preparation of report outlining finding on subsurface soil profile, bearing capacity & suitable foundation options.

2.0 Site Description

The site is located with stage 12 of the Torlesse Estate subdivision in Darfield being Lot 83, having an approximate area of 650 square meters. The site is generally flat & currently covered with grass vegetation.

The geology of the site is shown on the Institute of Geological and Nuclear Sciences 1:250 000 scale geological map 16 – Geology of the Christchurch Area (Forsyth, Barrell and Jongens, 2008) as Q2a – brownish-grey river alluvium of at least 11,500 years of age.

3.0 Technical Category

The site is currently zoned as being 'N/A - Rural & Unmapped' under the MBIE Technical Land Categories. According to the Environment Canterbury report (ECAN – R12/83, December 2012), the site is located within a zone of very low liquefaction potential in future significant earthquakes. Therefore, we consider the shallow geotechnical investigation (Scala Penetrometer & Hand Auger Test) carried out in accordance with ground investigation provisions of NZS3604 and MBIE guidelines to be appropriate. Considering the above-mentioned information, a Technical Category 1 (TC1) land classification should be appropriate for the site.

4.0 Field Investigation

Our onsite investigation was completed on the 5th of February 2026 and consisted of four hand auger boreholes with Scala Penetrometer (SPT) testing.

Hand auger samples, shallow hand dug holes and scala penetrometer tests from the site investigation revealed 0.3 to 0.4 m of Topsoil and organic Silts over an alluvial Silt layer. An alluvial Gravel layer was observed at 0.6 to 0.8 m depth over the four test locations. These results confirm the published information.

The water table was not encountered during the hand auger investigation.

5.0 Soil Profile

The subsurface soil profiles described below are based on the conditions encountered within the hand auger holes.

Table 1: Summary of the soil profile

Depth (m)	Material Type	Density/ Plasticity
0 – 0.3	TOPSOIL	
0.3 – 0.5	Gravelly SILT	Hard/Non-plastic

6.0 Bearing Capacity

Scala Penetrometer tests were undertaken to determine the subsurface strength profile and confirm the site meets the requirements of 'good ground' as defined in NZS3604:2011. NZS3604:2011 requires the underside of foundations to have an ultimate bearing pressure of not less than 300kPa.

The soil below the underside of the foundations shall be assumed to have an ultimate bearing pressure of not less than 300kPa when:

- Scala penetrometer test conducted in accordance with 3.3.2(a) where the number of blows per 100mm depth of penetration below the underside of the proposed footing at each test site exceeds:
    - 5 down to a depth equal to twice the width of the widest footing below the underside of the proposed footing;
    - 3 at greater depths

In addition to the above, the definition of 'good ground' within NZS3604 excludes organic topsoil, peat, soft or very soft clay, and uncertified fill below the depth of footing at any test location. Sites subject to liquefaction and/or lateral spread are also excluded from complying with the definition of 'good ground'.

The Ministry of Business, Innovation, and Employment (MBIE) guidance document 'Repairing and rebuilding houses affected by the Canterbury earthquakes' section 3.4.1 Shallow subsurface investigation for TC1 and TC2 confirms 200kPa geotechnical ultimate bearing capacity is achieved with a minimum of 2 blows per 100mm.

Table 2: Depths to achieve adequate Ultimate bearing capacity in accordance with NZS3604:2011 & MBIE Guidelines

SPT No.	Geotechnical UBC > 300kPa (m bgl)	Geotechnical UBC >200kPa (m bgl)
1	0.3	0.3
2	0.3	0.3
3	0.3	0.3
4	0.3	0.3

7.0 Discussions

As discussed in section 6.0 the definition of 'good ground' within NZS3604.2011 excludes sites subject to liquefaction and/ or lateral spread therefore the site does meet the requirements of 'good ground'.

The Ministry of Business, Innovation, and Employment (MBIE) guidance document 'Repairing and rebuilding houses affected by the Canterbury earthquake's dated December 2012 provides guidance on foundation options suitable for TC1 sites.

8.0 Recommendations

Option 1:

A non-specific foundation design complying with the NZS3604:2011 can be used for the site, at a depth of 300mm below EGL subject to the correct use of the bearing areas and embedment as specified by NZS3604:2011.

As these foundations are non-specific, it is envisaged that the local council will perform any inspections of the foundations. A council approved ductile mesh must be used for slab reinforcement.

Option 2:

Alternatively, for added robustness, a TC1 waffle slab could be designed for the ultimate bearing capacity of 300kPa at a depth of 300mm below EGL.

Site preparation shall ensure that all grass, vegetation & organic topsoil/uncertified fill material is removed prior to the placement of foundations or gravel fill. Compacted hard fill (AP65 or AP40) may be required to backfill up to the founding level, compacted in maximum 150mm layers using appropriate compaction equipment, in accordance with NZS4431:2022 Code of Practice for Engineered fill construction for lightweight structures.

Service trenches shall be dug in accordance with Acceptable Solution G13/AS2, trench backfill shall be in accordance with Appendix A NZS4404:2010. Service trenches shall be situated at least its depth away from building foundations.

HFC should be contacted for inspection during the below construction stages:

1. Following site scrape to confirm removal of topsoil & any unsuitable materials.

We trust the above provides sufficient information, however, we are happy to provide further advice if necessary. Please do not hesitate to contact the office or undersigned.

Yours sincerely
per: HFC Structures Ltd

Report prepared by



Sithum Jayatilleke BEngTech, MEngNZ
Structural Engineer

Reviewed by



Jack Liao BE (Hons), CMEngNZ, CPEng
Principal Engineer

Revision	Date issued	By	Issued to
0	11 February 2026	Jack Liao	Today Homes Ltd

References:

1. Ministry of Business, Innovation & Employment (MBIE), December 2012: Guidance Document 'Repairing and rebuilding houses affected by the Canterbury Earthquakes'.
2. New Zealand Standard for Timber-framed buildings NZS3604:2011
3. Canterbury earthquake Recovery Authority Archive - https://www.dpmc.govt.nz/our-programmes/other-work/historical-programmes/cera-website-archive
4. Christchurch City Council City Plan Flood Management Area (FMA) GIS website https://gis.ccc.govt.nz/portal/apps/webappviewer/index.html?id=65b4e2bfc84c4f2e85606cc46bcb6d01
5. Christchurch City Council Coastal Hazard GIS website https://gis.ccc.govt.nz/hazard-viewer/
6. Environment Canterbury Regional Council technical report No.R12/83 'Review of liquefaction hazard information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts'
7. NZS 4402 Supplement 1:1988 – Methods of testing soils for civil engineering purposes.

Limitations:

We have prepared this report in accordance with the brief as provided. The report has been prepared for our client & relevant Territorial Authorities use only in relation to the specified project brief described within this report. HFC will not accept responsibility or liability for the use of any part of the report for any other purpose by any other person or entity.

The recommendations within this report are based on the data collected from published sources, site inspection & subsurface investigations carried out at specific locations by using appropriate investigation methods. Variations in ground conditions may exist between test locations & therefore have not been taken into account in the report.

Bore Hole Log No.1

Graphic Log	Soil Description	Depth (m)	Formation	Scala Penetrometer Blows/100mm	Piezometer/ Water Level
	TOP SOIL with some gravel. Brown, moist. Gravel is fine to cobble sized, sub-rounded to rounded, poorly graded.	0.1	Top Soil	2	No Groundwater Observed
		0.2		3	
		0.3		3	
	Gravelly SILT. Light greysih brown, very stiff to hard, moist. Non-plastic. Gravel is fine to course, sub-rounded to rounded, poorly graded.	0.4	Windwhistle Formation	50+	
		0.5			
	Hand dug to 0.5 m (top of gravel layer) Scala penetrometer refusal @ 0.4 m in gravelly Silt layer.	0.6			
		0.7			
		0.8			
		0.9			
		1			
		1.1			
		1.2			
		1.3			
		1.4			
		1.5			
		1.6			
		1.7			
		1.8			
		1.9			
		2			
		2.1			
		2.2			
		2.3			
		2.4			
		2.5			
		2.6			
		2.7			
		2.8			
		2.9			
		3			
		3.1			
		3.2			
		3.3			
		3.4			
		3.5			
		3.6			
		3.7			
		3.8			
		3.9			
	Note: Transition between statification lines may be gradual.	**4**			
		4.1			

Job Name: Proposed House, Lot 83 Torlesse Estate
Job Location: Lot 83 Torlesse Estate, Darfield
Job Number: 24924

Drill Method: Hand Dug
Logged By: SB
Drilled By: SB

BORE HOLE LOG completed for

HFC GROUP

Civil and Structural Engineers

Bore Hole No. 1

Fig. No.1
Sheet 1 of 1
Date: 5 February 2026

Bore Hole Log No.2

Graphic Log	Soil Description	Depth (m)	Formation	Scala Penetrometer Blows/100mm	Piezometer/ Water Level
	TOP SOIL with some gravel. Brown, moist. Gravel is fine to cobble sized, sub-rounded to rounded, poorly graded.	0.1	Top Soil	5	No Groundwater Observed
		0.2		5	
		0.3		4	
	Gravelly SILT. Light greyish brown, hard, moist. As described in BH 1.	0.4	Windwhistle	50+	
	Hand auger refusal @ 0.4 m on gravel layer.	**0.5**			
	Scala penetrometer refusal @ 0.4 m on gravel layer.	0.6			
		0.7			
		0.8			
		0.9			
		1			
		1.1			
		1.2			
		1.3			
		1.4			
		1.5			
		1.6			
		1.7			
		1.8			
		1.9			
		2			
		2.1			
		2.2			
		2.3			
		2.4			
		2.5			
		2.6			
		2.7			
		2.8			
		2.9			
		3			
		3.1			
		3.2			
		3.3			
		3.4			
		3.5			
		3.6			
		3.7			
		3.8			
		3.9			
	Note: Transition between statification lines may be gradual.	**4**			
		4.1			

Job Name: Proposed House, Lot 83 Torlesse Estate
Job Location: Lot 83 Torlesse Estate, Darfield
Job Number: 24924

Drill Method: Hand Auger
Logged By: SB
Drilled By: SB

BORE HOLE LOG completed for

HFC GROUP

Civil and Structural Engineers

Bore Hole No.2

Fig. No. 2
Sheet 1 of 1
Date: 5 February 2026

Bore Hole Log No.3

Graphic Log	Soil Description	Depth (m)	Formation	Scala Penetrometer Blows/100mm	Piezometer/ Water Level
	TOP SOIL with some gravel. Brown, moist. Gravel is fine to cobble sized, sub-rounded to rounded, poorly graded.	0.1	Top Soil	2	No Ground Water Observed
		0.2		3	
		0.3		10	
	Silty GRAVEL. Greyish brown, tightly packed, moist. Gravel is fine to cobble sized, sub-angular to rounded, poorly graded.	0.4	Windwhistle Formation	50+	
		0.5			
	Hand dug to 0.5 m. Scala penetrometer refusal @ 0.4 m in Gravel layer.	0.6			
		0.7			
		0.8			
		0.9			
		1			
		1.1			
		1.2			
		1.3			
		1.4			
		1.5			
		1.6			
		1.7			
		1.8			
		1.9			
		2			
		2.1			
		2.2			
		2.3			
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		2.9			
		3			
		3.1			
		3.2			
		3.3			
		3.4			
		3.5			
		3.6			
		3.7			
		3.8			
		3.9			
	Note: Transition between statification lines may be gradual.	**4**			
		4.1			

Job Name: Proposed House, Lot 83 Torlesse Estate
Job Location: Lot 83 Torlesse Estate, Darfield
Job Number: 24924

Drill Method: Hand Dug
Logged By: SB
Drilled By: SB

BORE HOLE LOG completed for

HFC GROUP

Civil and Structural Engineers

Bore Hole No. 3

Fig. No.3
Sheet 1 of 1
Date: 5 February 2026

Bore Hole Log No.4

Graphic Log	Soil Description	Depth (m)	Formation	Scala Penetrometer Blows/100mm	Piezometer/ Water Level
	TOP SOIL with some gravel. Brown, moist. Gravel is fine to cobble sized, sub-rounded to rounded, poorly graded.	0.1	Top Soil	2	No Ground Water Observed
		0.2		2	
		0.3		6	
	Gravelly SILT. Light greyish brown, hard, moist. As described in BH 1.	0.4	Windwhistle	50+	
	Hand auger refusal @ 0.4 m on gravel layer.	**0.5**			
	Scala penetrometer refusal @ 0.4 m on gravel layer.	0.6			
		0.7			
		0.8			
		0.9			
		1			
		1.1			
		1.2			
		1.3			
		1.4			
		1.5			
		1.6			
		1.7			
		1.8			
		1.9			
		2			
		2.1			
		2.2			
		2.3			
		2.4			
		2.5			
		2.6			
		2.7			
		2.8			
		2.9			
		3			
		3.1			
		3.2			
		3.3			
		3.4			
		3.5			
		3.6			
		3.7			
		3.8			
		3.9			
	Note: Transition between statification lines may be gradual.	**4**			
		4.1			

Job Name: Proposed House, Lot 83 Torlesse Estate
Job Location: Lot 83 Torlesse Estate, Darfield
Job Number: 24924

Drill Method: Hand Auger
Logged By: SB
Drilled By: SB

BORE HOLE LOG completed for

HFC GROUP

Civil and Structural Engineers

Bore Hole No. 4

Fig. No.4
Sheet 1 of 1
Date: 5 February 2026

SITE PLAN & SERVICES LEGEND

DRAINAGE & SITE WORKS

- SEWER DRAINAGE 100mm DIA @ 1:80 GRADIENT MIN
- STORMWATER DRAINAGE 90mm DIA @ 1:90 GRADIENT MIN
- GULLY TRAP
- I.P — INSPECTION POINT
- 0.000 — SITE SPOT LEVELS ALL LEVELS TO BE CONFIRMED ON SITE PRIOR TO SETOUT
- COARSE GRAVEL- RUMBLE WASH DOWN AREA FOR VEHICLES
- 75x50 mm DP

NOTE:
THERMAL MOVEMENT OF PIPES SHALL BE IN ACCORDANCE WITH G13/AS1 AND NZS 7643

SEDIMENT CONTROL

DOWNPIPES TO BE CONNECTED AS SOON AS ROOF IS FITTED AND DRAINS ARE LAYED. (TEMPORARY IF EXTERIOR CLADDING IS NOT FITTED)

PROJECT MANAGER OR FOREMAN TO OVERSEE SEDIMENT CONTROL.

SPOUTING CATCHMENT AREA CALCULATION

RAINFALL INTENSITY APPENDIX A E1/AS1	= 100mm/hr
GUTTER CROSS SECTION	5800mm² min
MAX. ROOF AREA PER DP FIGURE 15 E1/AS1	= 55m²
MIN DP REQUIRED	4
GUTTER TO BE COLORSTEEL FASCIA & GUTTER SYSTEM	
DOWNPIPE MIN. SIZE FOR ROOF AREA	= 75x50mm
ROOF AREA =	197 SQ M
MINIMUM NUMBER OF DOWNPIPES REQUIRED	4 SHOWN
TABLE 5 E1/AS1 25-35°	= 75x50mm
28 DEGREE PITCH LIGHTWEIGHT ROOF	

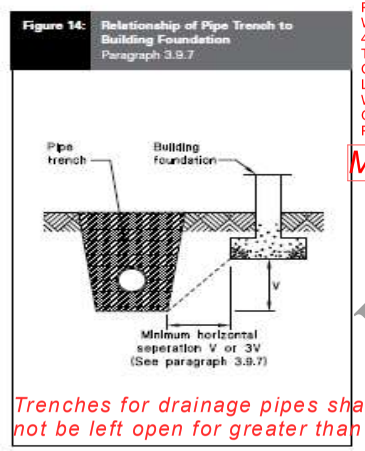
GUTTER GRADIENTS - E1/AS1
clause 5.1.3 - GUTTERS SHALL FALL TO AN OUTLET

EARTHWORKS TO BE UNDERTAKEN IN ACCORDANCE WITH ANY GEO TECHNICAL ENGINEERING REPORT REQUIREMENTS AS APPLICABLE TO THIS SITE
- EARTHWORKS CONTRACTOR TO MAKE THEMSELVES AWARE OF AND FAMILIAR WITH SUCH REQUIREMENTS

ALL BOUNDARY POSITIONS AND SITE LEVELS TO BE CHECKED ON SITE PRIOR TO SITE WORKS AND CONSTRUCTION - ANY DISCREPANCY SHOULD BE REPORTED TO THE PROJECT MANAGER

FINISHED FLOOR LEVELS
FOR ALL CLADDINGS EXCEPT BRICK VENEER
MIN 225mm ABOVE FINISHED UNPAVED GROUND &
MIN 150mm ABOVE FINISHED PAVED GROUND
FOR BRICK VENEER
MIN 200mm ABOVE FINISHED UNPAVED GROUND &
MIN 150mm ABOVE FINISHED PAVED GROUND - WITH 100mm SLAB REBATE TO GIVE CLEARANCE OF MIN 25mm FROM BOTTOM OF WEEPHOLES TO PAVING
ALL ABOVE FINISHED LEVELS TO APPLY AFTER LANDSCAPING IS COMPLETE

SITE SCRAPE AND /OR EXCAVATION TO TAKE INTO ACCOUNT REQUIRED FINISHED LEVELS



Trenches for drainage pipes shall not be left open for greater than 48 hours

REF CLAUSE 3.9.7 - E1/AS1
PROXIMITY OF TRENCH TO BUILDING
WHERE PIPE TRENCH IS OPEN FOR LESS THAN 48 HOURS PIPES TO BE LOCATED NO CLOSER THAN DISTANCE "V" TO THE UNDERSIDE OF THE FOUNDATION. IF TRENCH OPEN FOR LONGER DISTANCE TO BE 4"V"
WHERE PIPES ARE EMBEDDED IN REMEDIATED GROUND ENGINEER TO BE CONSULTED PRIOR TO EXCAVATION OF TRENCH

SITE ADRESS - LOT 43, TORLESSE ESTATE, DARFIELD

CORROSION / EXPOSURE ZONE - C

WIND ZONE - HIGH

WIND REGION - ZONE A

EARTHQUAKE ZONE - 2

SNOW ZONE - N4

SNOW LOAD = UP TO 1.0 kPa - ALT - 192M

LAND CATEGORY - TC1

LEGAL DESCRIPTION:

LOT No: **83**

D.P No:

SITE AREA: **650 m²**

BUILDING AREA OVER FOUNDATION +PORCH: **166.5m²**

SITE COVERAGE: - 25.6%

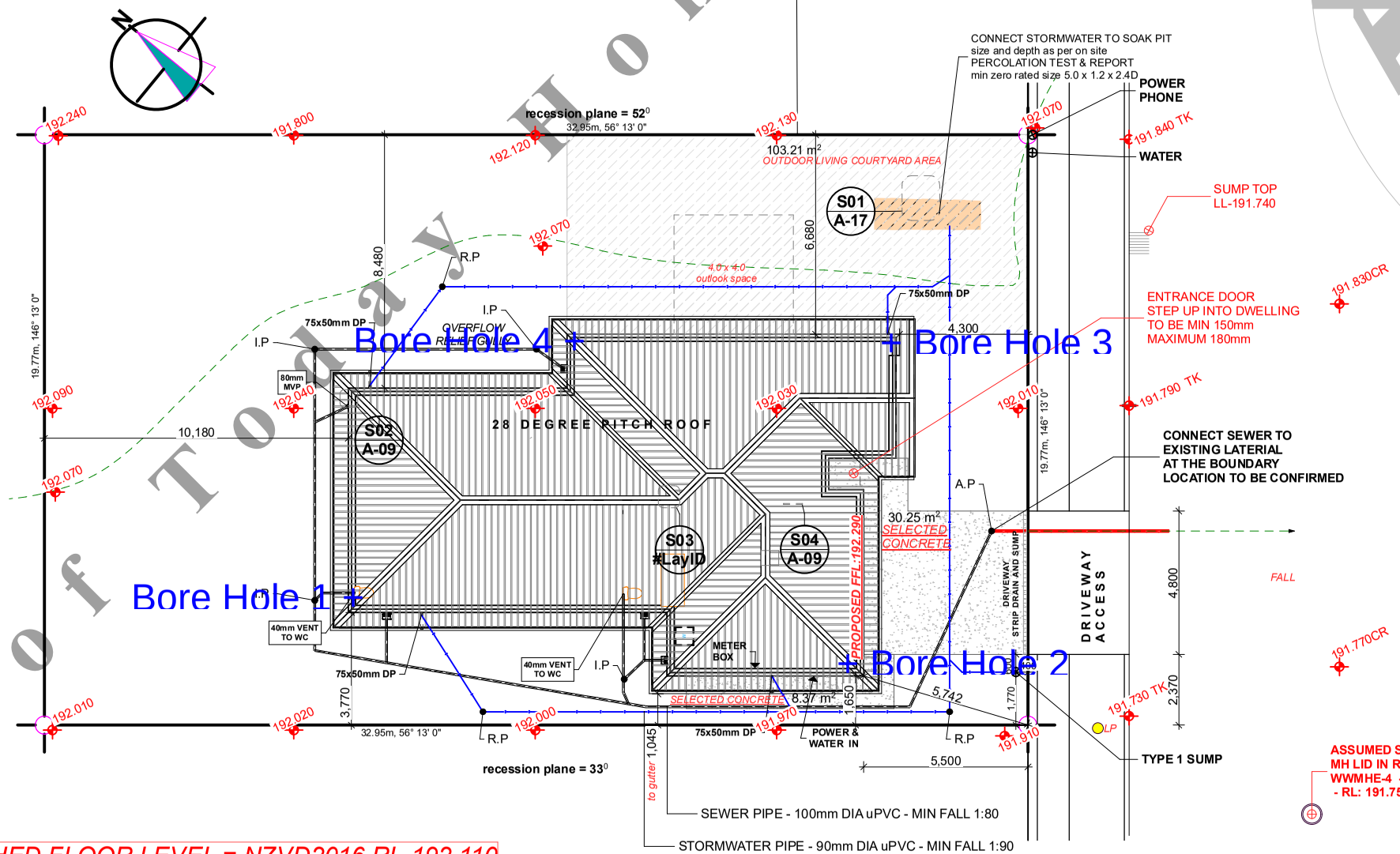
SELWYN DC - GRZ

ALL SITE SIDE / INTERNAL BOUNDARIES TO BE IN PLACE PRIOR TO START OF CONSTRUCTION
1.80M HIGH TIMBER PALING / POST & RAIL
ALL REMAINING AREAS TO HAVE SITE SAFETY FENCING - 1.80M HIGH

PROPOSED FINISHED FLOOR LEVEL = 192.290

SITE SEDIMENT CONTROL

STABILISED ENTRY AND EXIT PAD
to be removed upon completion of formed driveway
- ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER
- ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING BUILDING PHASE
- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR WORKS
- STOCKPILES OF CLAY MATERIALS TO BE COVERED WITH IMPERVIOUS SHEET
- ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER SYSTEM AS SOON AS PRACTICAL AFTER ROOF INSTALLED



MINIMUM REQUIRED FINISHED FLOOR LEVEL = NZVD2016 RL-192.110

FINISHED FLOOR LEVEL TO BE AT LEAST AS PER FLOOD ASSESSMENT CERTIFICATE FC250222

REFER FOUNDATION PLAN FOR SITE SET OUT DIMENSIONS TO BOUNDARIES

STORMWATER & FOULWATER DRAIN LAYOUT INDICATIVE ONLY & MAY BE SUBJECT TO CHANGE
FINAL LAYOUT AS PER ON SITE AS-BUILT PLANS BY DRAINLAYER ON COMPLETION & LODGED WITH COUNCIL

Site/Drainage & Roof Plan 1:200

WALLER RESIDENCE.

LOT 83 TORLESSE ESTATE, DARFIELD.

Today Homes
home building made easy since 1987
TODAY HOMES LTD
251 BLENHEIM ROAD
PO BOX 8043
CHRISTCHURCH
P (03) 341 6460
F (03) 341 6462
www.todayhomes.co.nz

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All plans are to be read in conjuntion with the specification & Engineer's details The Contractor shall verify all dimensions on site before commencing work. Written dimensions are to be take priority over scaled dimensions.

LICENSED BUILDING PRACTITIONER
www.dbh.govt.nz
BUILDING CONFIDENCE

SITE / DRAINAGE & ROOF PLAN
JOB NO:300225
ORIGINAL SHEET SIZE A3
DRAWN: JOHN MUNDAY
PRINTED: Friday, June 6, 2025
A-01
REVISION

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