Christchurch City Council

Land Information Memorandum

Property address:

273 Westminster Street

LIM number: H09405170

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

Land Information Memorandum

Christchurch City Council

Application details

Date issued	28 November 2025
Date received	17 November 2025

Property details

Property address	273 Westminster Street, Mairehau, Christchurch
Valuation roll number	22320 42001
Valuation information	Capital Value: $360,000 Land Value: $340,000 Improvements Value: $20,000 *Please note: these values are intended for Rating purposes*
Legal description	Lot 1 DP 503153
Existing owner	David Charles Parsons Nicolette Wendy Parsons PO Box 42142 TOWER JUNCTION CHRISTCHURCH 8149

Council references

Rate account ID	73182160
LIM number	H09405170
Property ID	1178901

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Document information

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

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

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

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

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

Property file service

This Land Information Memorandum does not contain all information held on a property file. Customers may request property files by phoning the Council's Customer Call Centre on (03) 941 8999, or visiting any of the Council Service Centres. For further information please visit www.ccc.govt.nz.

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. 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

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

(b) Earthquakes

- Liquefaction Assessment

  Christchurch City Council holds indicative information on liquefaction hazard for Christchurch. Information on liquefaction, including an interactive web tool, can be found on the Council website at ccc.govt.nz/liquefaction. Depending on the liquefaction potential of the area that the property is in, the Council may require site-specific investigations before granting future subdivision or building consent for the property.

- 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.

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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. 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: Flood Assessment Request

  You can request a new site-specific flood hazard assessment for the property from Environment Canterbury at: https://www.ecan.govt.nz/do-it-online/property-information/flood-hazard-assessments.

(d) Landslides

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

(e) Subsidence

- Consultant Report Available

  Land Information New Zealand (LINZ) engaged Tonkin and Taylor to provide a Geotechnical Report on Ground Movements that occurred as a result of the Canterbury Earthquake Sequence. The report indicates this property may have been effected by a degree of earthquake induced subsidence. The report obtained by LINZ can be accessed on their website at https://www.linz.govt.nz and search Information for Canterbury Surveyors.

(f) Tsunamis

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

(g) Volcanic and Geothermal Hazards

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

(h) Wind

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

(i) Any Other Natural Hazards

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

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(j) District Plan Natural Hazard Information

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

(k) Building Notices

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

Other Special Features or Characteristics of the Land

- Borelog/Engineer Report Image Available

  Borelog/Engineer Report Image Available

- Softground

  Council records show that site contains Soft Ground. Predominant Ground Material: Peat. Reason for Assessment: Building Consent. Should further buildings be proposed on this site, specific foundation design may be required.

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

Related Information

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

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2. Private and public stormwater and sewerage drains

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

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

Related Information

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

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3. Drinking Water Supply

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

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

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

Water supply

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

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4. Rates

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

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

(a) Annual rates

Annual rates to 30/06/2026: $2,102.39

	Instalment Amount	Date Due
Instalment 1	$525.54	15/08/2025
Instalment 2	$525.54	15/11/2025
Instalment 3	$525.54	15/02/2026
Instalment 4	$525.77	15/05/2026

Rates owing as at 28/11/2025: -$134.98

(b) Excess Water Rates

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

(c) Final water meter reading required at settlement?

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

To advise of a property settlement, please complete the request for settlement information form at www.ccc.govt.nz/services/rates-and-valuations/solicitors-request.
A settlement statement of accounts will be provided on the expected settlement date advised.

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

Section 44A(2)(d) LGOIMA. This is information concerning any consent, certificate, notice, order, or requisition, affecting the land or any building on the land, previously issued by the Council. The information in this section may also cover building consent and/or code compliance information issued by building certifiers under the Building Act 1991 and building consent authorities that are not the Council under the Building Act 2004.

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

Section 44A(2)(da) LGOIMA. The information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004. There is currently no information required to be provided by a building contractor to a territorial authority under section 362T(2) of the Building Act 2004. The Building (Residential Consumer Rights and Remedies) Regulations 2014 only prescribed the information that must be given to the clients of a building contractor.

Sections 71 to 74 of the Building Act 2004 require the Building Consent Authority to consider natural hazards when it receives a building consent application for the construction or major alteration of a building on land that is subject to, or likely to be subject to, a natural hazard. A building consent for this property may have been issued subject to a section 72 or 73 notice. This means at the time of building consent the Building Consent Authority was not satisfied that adequate provision would be made to protect the building and land from the natural hazard and was subsequently required to notify the Registrar-General of Land to record the natural hazard on the Record of Title. The Building Act 2004 defines natural hazards as erosion (including coastal erosion, bank erosion, and sheet erosion), falling debris (including soil, rock, snow, and ice), subsidence, inundation (including flooding, overland flow, storm surge, tidal effects, and ponding), and slippage.

If your property contains a notice under s73 of the Building Act 2004, this will be identified on the building consent decision below (decision under s72 of the Building Act 2004) and on the properties' Record of Title. The Record of Title may also record this as a s36 notice under the Building Act 1991, or a s641A notice under the Local Government Act 1974.

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

(a) Consents

- BCN/1962/4000 Applied: 26/07/1962 Status: Completed
  1/273 Westminster Street Mairehau
  Permit granted 09/08/1962
  Permit issued 09/08/1962
  DWELLING- Historical Reference PER62000159
- BCN/1963/2840 Applied: 06/06/1963 Status: Completed
  1/273 Westminster Street Mairehau
  Permit granted 13/06/1963
  Permit issued 13/06/1963
  GARAGE- Historical Reference PER63000783
- BCN/1998/4536 Applied: 29/06/1998 Status: Completed
  1/273 Westminster Street Mairehau
  Accepted for processing 29/06/1998
  Building consent granted 29/06/1998
  Building consent issued 29/06/1998
  Code Compliance Certificate Granted 07/08/1998
  Code Compliance Certificate Issued 07/08/1998
  INSTALLATION OF LOGAIRE PEGASUS/WET- Historical Reference CON98005024
- BCN/2019/6279 Applied: 18/09/2019 Status: Completed
  1/273 Westminster Street Mairehau
  Accepted for processing 18/09/2019
  PIM Granted 25/09/2019

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PIM Issued 17/10/2019
Construction of two detached dwellings

- BCN/2021/3363 Applied: 06/05/2021 Status: Completed
  1/273 Westminster Street Mairehau
  Accepted for processing 07/05/2021
  PIM Granted 28/05/2021
  PIM Issued 09/06/2021
  Construction of two attached EPH Units
- BCN/2022/2741 Applied: 28/04/2022 Status: Code Compliance Certificate refused S93
  273 Westminster Street Mairehau
  Accepted for processing 02/05/2022
  Building consent granted s72 Building Act 2004 13/12/2022
  Building consent granted 20/12/2022
  Building consent issued 18/01/2023
  Council refused to issue a Code Compliance Certificate, s93 Building Act 2004 04/03/2025
  Construction of 2 attached elderly person housing units - subject to section 73 notice
- BCN/2022/2741/A Amendment Applied: 07/01/2025 Status: Completed
  1/273 Westminster Street Mairehau
  Accepted for processing 08/01/2025
  Building consent granted 24/03/2025
  Building consent issued 24/03/2025
  Amendment 1 - Replace flooring with 18mm Magnum board - wall linings and insulation changed - new framing provider - shower changed to proprietary acrylic wall & base - 2 way exterior FRR system clarified

(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 maybe some provisions of the Christchurch City Plan or Banks Peninsula District Plan that affect this property that are still operative.

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

- **Regional plan or bylaw**

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

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

(ii)Christchurch District Plan

- **Liquefaction Management Area (LMA)**

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

- **District Plan Zone**

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

- **Flood Management Area**

  Property or part of property within the Flood Management Area (FMA) Overlay 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/1996/475 - Resource consents
  273 Westminster Street Mairehau
  Non-complying second unit at rear of site. - Historical Reference RES960562
  Status: Processing complete
  Applied 11/03/1996
  Granted 09/07/1996
  Decision issued 09/07/1996

- RMA/2016/2528 - s348 Right of way / private road
  273 Westminster Street Mairehau
  Right of Way
  Status: Consent issued
  Applied 08/09/2016
  Granted 07/10/2016

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Decision issued 07/10/2016

- RMA/2020/588 - Land Use Consent
  1/273 Westminster Street Mairehau
  Construction of two Townhouses
  Status: Withdrawn
  Applied 17/03/2020
  18/08/2022

- RMA/2021/1557 - Certification
  1/273 Westminster Street Mairehau
  Minimum Floor Level Certificate
  Status: Processing complete
  Applied 27/05/2021
  Certificate issued 28/05/2021

- RMA/2023/45 - Land Use Consent
  1/273 Westminster Street Mairehau
  Establish two attached elderly-person units with a fully decked outdoor area
  Status: Processing complete
  Applied 13/01/2023
  22/02/2023
  Granted 22/02/2023
  Decision issued 22/02/2023

- RMA/2023/2780 - Land Use Consent
  273 Westminster Street Mairehau
  Conversion of two EPH units to a Multi-unit residential unit
  Status: Processing complete
  Applied 25/10/2023
  16/11/2023
  Granted 16/11/2023
  Decision issued 16/11/2023

- RMA/2025/671 - Combined subdivision / land use consent
  273 Westminster Street Mairehau
  Subdivision - Fee Simple - Two (2) Lots and associated land use
  Status: Consent issued
  Applied 12/03/2025
  09/04/2025
  Granted 09/04/2025
  Decision issued 09/04/2025

Related Information

- Council records shows there is an outstanding development contribution notice issued against this property development. For more information please contact the Development Contribution team on 941 8999 or email: developmentcontributions@ccc.govt.nz. RMA/2025/671

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9. Other land and building classifications

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

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

Please refer to Section 1 for details

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10. Network utility information

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

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

- **None recorded for this property**

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11. Other information

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

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

(a) Kerbside waste collection

- Your organics are collected Weekly on Monday. 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 Monday. 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 Monday. 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 Papanui-Innes-Central 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 Innes Electoral Ward

- **Listed Land Use Register**

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

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- **Spatial Query Report**

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

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5276
5 March 2019

Mr D Parsons
david@cq.co.nz

Dear David

273 Westminster Street – Geotechnical Assessment

Summary

Site	273 Westminster Street is a 452 m^2 residential property on the north-west side of Westminster Street, opposite Westminster Park, in Mairehau.
Proposed development	Two to three, lightweight, timber-framed single storey homes on a subdivided site.
Ground Conditions	The subsoil is dominated by a thick sequence of peat at shallow depth (1.4 to 5 m depth) and medium dense to dense sands from 5 m to 20 m depth. Groundwater is expected to be at 0.6 m below ground level
Liquefaction	The site is assessed by MBIE as Technical Category TC2, this is confirmed by analysis. Most of the liquefaction occurs in sand layers above 6 m depth.
Flooding	The site is within the CCC Flood Management Area and is subject to inundation in 1 in 50 year flood events. A minimum floor level must be incorporated into the final design.
Subdivision	An assessment of the geo-hazards defined in S.106 of the Resource Management Act is provided in Section 4. These hazards are found to be either not relevant to the site or able to be adequately mitigated.
Foundation Issues	1. The substantial thickness of soft peat means that shallow foundations are not suitable. 2. Landscape fill should be avoided as it will cause consolidation in the peat. 3. There is some liquefaction hazard.
Foundation Recommendation	A deep piled foundation is recommended with piles at 6.5 m below ground level, to eliminate the settlement risk from peat soils and, to minimise the liquefaction risk. A robust subfloor framing and/or ground beam system is proposed, to limit settlement damage if pile tips are affected by liquefied soils.

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Christchurch 8141 New Zealand

GEOLOGICAL & ENGINEERING SERVICES

1 Introduction

1.1 Purpose

This geotechnical report has been requested to support a resource consent application for subdivision and building consent application for up to three new dwellings at 273 Westminster Street, Mairehau.

1.2 Site

This 452 m^2 residential section is approximately 15.2 m wide and 29.9 m long. The site has been classified as Technical Category 2 (TC3) by MBIE following the Canterbury Earthquake Sequence (CES), as have all the surrounding properties.

A former dwelling on the site was damaged in the CES and has since been demolished.

The property is on the north-west side of Westminster Street between Mahars Road and Greenwood Close. Opposite Westminster Park. The terrain is generally flat and the area is known for peat subsoils and poor foundation conditions.

1.3 Development Proposal

The site is to be subdivided into two or three lots with a small dwelling constructed on each. No details of the proposed structures have been provided, but deep piled foundations are expected to be necessary and suspended timber floors are proposed.

2 Soils Information

2.1 NZ Geotechnical database (NZGD)

A review of data held in the NZGD shows a few Cone Penetration Tests (CPT) around the site with the nearest being 75 m away and showing a significant thickness of very soft soils (likely to be peat) over sands of variable density.

When deep foundations are being considered a liquefaction analysis, to determine a suitably dense founding layer, is necessary. The existing CPT's are too far away to be relied upon for liquefaction assessment of this site and so a deep investigation was carried out.

2.2 Site Investigation

Two CPT's were carried out at each end of the site, on 31 January 2019. Because near surface peat was indicated in one of the two tests it was decided to follow up with a shallow investigation to sample the soils identified as peat and confirm the consistency.

A shallow investigation comprising two hand-augers, each to three metres depth, was carried out on 20 February. Peat was found in both hand-auger tests.

A site plan with test locations, shallow test results and CPT logs are all appended.

2.3 Ground conditions

The test information shows a reasonably consistent soil profile which can be described as follows:

Contact depth (m)	Thickness (m)	Description
0	0.8	Fill – a mix of topsoil, gravel and brick fragments, dry and firm
0.8	≈0.6	Dark grey Silt, firm, groundwater at 1.2 m depth
≈1.4	≈3.6	Peat
5 m	≈15+	medium dense to dense sands

Table 1 General soil profile for the site

Underlying the entire site (as it does for all of Christchurch) is the dense gravel layer known as the Riccarton Gravel. The regional geological model[1] predicts the Riccarton Gravels to be at 24 m depth and about 23 m thick in this location.

Above the Riccarton Gravels are capping layers of soft silts and clays, in the eastern part of Christchurch this is known as the Avonside Member of the Christchurch Formation and this layer is expected at a depth of around 21 m.

The Riccarton gravel is underlain with further layers of silt, sand and gravel for another 500 – 600m before volcanic rock from the Lyttelton volcano is encountered.

The GNS Science median water table elevation study[2] indicates a depth to groundwater of around 0.6 m and this has been adopted for the purpose of liquefaction analysis. Groundwater was identified at depths of 1.2 to 1.5m during the site investigation but this has been during a period of minimal rainfall and hence the GNS model, which is based on a longer-term record of a network of wells and streams is preferred for analysis.

3 Liquefaction Assessment

3.1 Seismic Category

The deep alluvial soils (more than 500 m) overlying rock in Christchurch makes this a Class D, deep or soft soil site, in terms of the seismic design requirements of NZS 1170.5:2004.

3.2 Seismic Hazard

Design of buildings uses two loading situations – the serviceability limit state (SLS) and the ultimate limit state (ULS). For earthquake shaking to SLS level, a building should perform such that damage is minimal, easily repairable and doesn't affect the function of the structure. At ULS the structure may suffer significant damage but should not collapse.

Following the Canterbury earthquake sequence a review of the regional seismic hazard has resulted in peak ground accelerations (PGA) for liquefaction assessment, recommended by MBIE[3] as shown in Table 2.

[1] Begg, Jones & Barrell (2015). *Geology and geomorphology of urban Christchurch and eastern Canterbury. GNS Science Geological Map 3*

[2] "GNS Science Median Groundwater Surface Elevations", Map Layer CGD5160 - 10 June 2014, retrieved 28/11/16 from the New Zealand Geotechnical Database

[3] MBIE (2012). Guidance on repairing and rebuilding houses affected by the Canterbury earthquakes.

Design Case	PGA	Magnitude	Return period
SLS	0.13g	M7.5	25 yr
SLS	0.19g	M6	25 yr
ULS	0.35g	M7.5	500 yr

Table 2 Seismic design cases for liquefaction assessment

These PGA's are appropriate for Class D sites and Importance Level 2 (IL2) structures, that is, normal dwellings.

3.3 Recent Earthquakes

The site has been subject to repeated shaking from the Canterbury earthquake sequence. Estimates[4] of peak ground acceleration at the site are in Table 3.

Earthquake	Mag.	Peak Ground Acceleration, PGA		
		Mean	Equivalent M7.5	$PGA_{10\_7.5}$
4 Sep 2010	7.1	0.2	0.18	0.12
22 February 2011	6.2	0.33	0.23	0.15
13 June 2011	6.0	0.19	0.13	0.08
23 Dec 2011	5.9	0.23	0.15	0.09

Table 3 PGA estimates for recent earthquakes

The estimated mean PGA for each earthquake has been converted to an equivalent PGA for a magnitude M7.5 earthquake (allowing direct comparison with the MBIE M7.5 design PGA's in ***Table 2***), plus the PGA with 90%, probability of being exceeded ($PGA_{10\_7.5}$). The 90% exceedance PGA is the level at which the MBIE guidance accepts a site as being 'sufficiently tested'.

This site has almost certainly been tested in excess of SLS levels in the February 2011 earthquake and is likely to have been in the other three main events.

3.4 Analysis

Analysis[5] of the new CPT's shows significant potential for liquefaction in the silts from groundwater to the top of the peat and in less dense sandy layers from 5 to 16 m depth. This is during a ULS event but for SLS, liquefaction appears to be restricted to the upper 6 m (excluding the peat) with only very thin layers expected to liquefy below that depth.

The peak ground accelerations used for analysis are as shown in ***Table 2*** and, for comparison, the February 2011 event was modelled with peak ground acceleration of 0.33g and Magnitude 6.2. The Probability of Liquefaction was set at 0.5 on the basis that the site had been sufficiently tested and this value gives a good correlation of calculated vs actual (lidar derived) settlement.

Detailed liquefaction profiles are shown on the appended output sheets. Cumulative thicknesses of liquefaction and liquefaction induced settlements for the full profile and for the upper 10m are shown in ***Table 4.***

[4] By Bradley and Hughes 2012 as provided in the New Zealand Geotechnical Database
[5] Liquefaction assessment method by Boulanger & Idriss (2014) and settlement method by Zhang (2002)

CPT	Depth (m)	Liquefaction Induced Settlement (mm)				Sum of liquefiable layer thickness (m)			
		ULS M7.5	SLS M7.5	SLS M6	Feb '11 M6.2	ULS M7.5	SLS M7.5	SLS M6	Feb '11 M6.2
CPT001	10	90	10	30	70	4.4	0.4	1.2	3.1
CPT002	10	50	10	20	40	2.4	0.4	0.9	1.8
Full depth									
CPT001	20	120	20	40	80	6.5	0.4	1.2	3.9

Table 4 Cumulative thickness and Liquefaction Induced Settlement

Estimated liquefaction induced settlements on the site are 30 mm at SLS and 90 mm at ULS for the upper 10m, increasing to 40 mm SLS and 120 ULS for the full depth of tested soil profile.

Further liquefaction is possible in deeper sands and silts below the maximum depth tested, however, this is unlikely to have any material effect at the ground surface.

The settlement analysis method is empirical and approximate only, with perhaps a ±50% margin to the numbers given. It also applies to a 'free field' situation[6].

3.5 Site Performance

Liquefaction reports from EQC records[7] following the significant earthquake events are as follows:

Event	Ground observation	Aerial photo inspection
September 2010	no records	No observed liquefaction
February 2011	no lateral spread but minor to moderate ejected material none observed on road	No observed liquefaction (minor across the road)
June 2011	no observed ground cracking or ejected material (road observations only)	Minor observed liquefaction (in our experience interpretation for this event often overstates actual liquefaction)
December 2011	No record	No observed liquefaction

Table 5 Summary of liquefaction observations by EQC

Our own viewing of aerial photography flown shortly after the February 2011 earthquake confirms the "no observed liquefaction" assessment for the site.

Interpretation of LiDAR survey records[8] suggests a total vertical elevation change in the ground surface of 0.32 m over all the events, with 0.09 m of that assessed as being the change in elevation of the bedrock, suggesting that total liquefaction settlement was 0.23 m. This can be compared to modelled estimates of 0.23 m for the four main events, suggesting that the model is giving a good prediction of liquefaction settlement for this site.

EQC[9] records show no ground cracking within 400 m of the site, this suggests no significant lateral spread or lateral stretch risk at this site.

[6] 'free field' is level open ground away from any influence of foundation loads or slopes. Additional large settlements may occur associated with sand ejection, lateral spread and movement under foundation loads.
[7] NZ Geotechnical Database (2013), Map Layers CGD0200 & CGD0300, retrieved March 2018
[8] NZ Geotechnical Database (2015) "LiDAR and Digital Elevation Models", Map Layer CGD0500 - 20 July 2015, retrieved March 2018
[9] NZ Geotechnical Database (2012) "Observed Ground Crack Locations", Map Layer CGD0400 retrieved March 2018

3.6 Liquefaction Summary

The MBIE 'index' limits for TC2, liquefaction induced, settlements are 50mm at SLS and 100mm at ULS over the upper 10m. Therefore, the analysis suggests the site can be categorised as TC2 based on vertical settlement.

Lateral stretch is assessed as being a **minor** risk (ie <50 mm at SLS and <100 mm at ULS) which is again consistent with TC2.

The site has been 'sufficiently tested' at SLS so the observations from the Canterbury Earthquake Sequence can be relied upon to inform future site performance.

4 RMA Section 106

4.1 Flooding

The site is within the Christchurch City Council Flood Management Area[10] and is within the area expected to be covered by flood water in a 1 in 50 year flood events. A minimum floor level of 14.33 m (Christchurch Drainage Datum) has been set by the City Council about 0.6 m above the average site level.

This floor level is current at the time of writing this report but should be confirmed as plans are developed and a detailed floor level assessment obtained from Council when development plans are finalised.

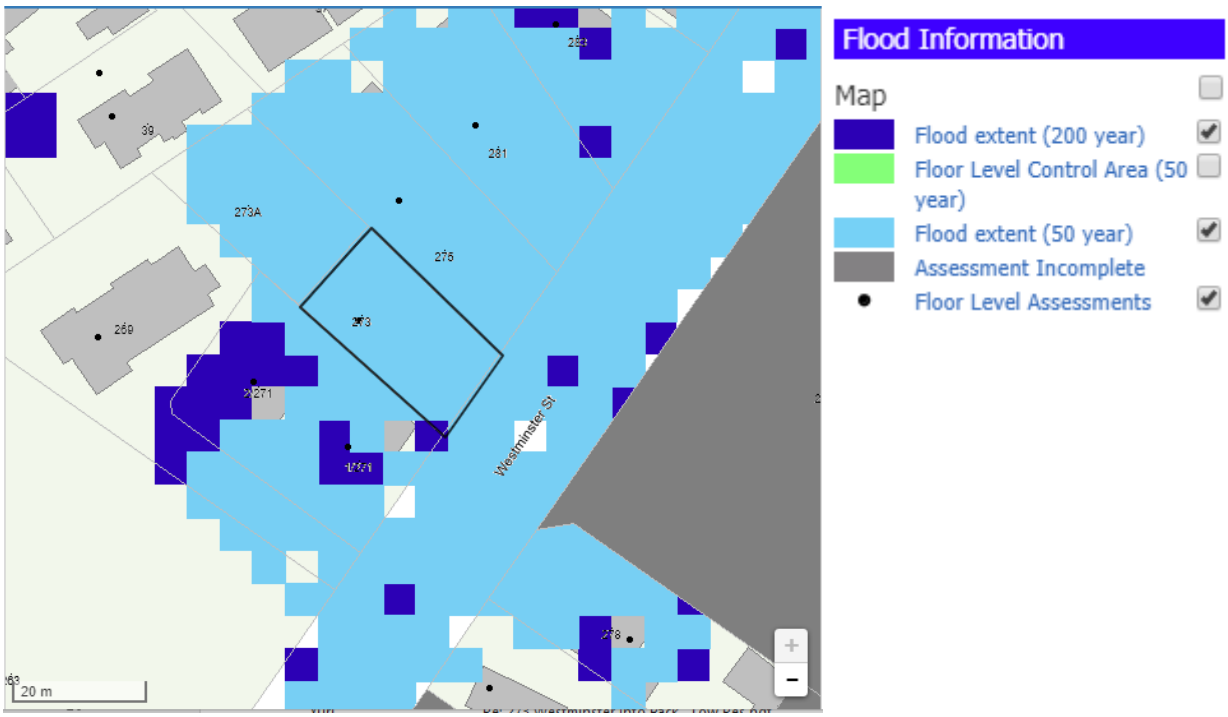


Figure 1 CCC Flood level maping

4.2 Geotechnical hazards

Section 106 of the RMA identifies a range of hazards that may provide justification for a consent authority to refuse subdivision consent. Section 106 also requires consideration of those same hazards following any likely development.

[10] https://cccgovtnz.cwp.govt.nz/services/water-and-drainage/stormwater-and-drainage/flooding/floorlevelmap/

An assessment of the site against those hazards is provided in Table 6. Liquefaction is a component of these hazards and has been assessed in detail in Section 3

Hazard	Current assessment	Post development assessment
Erosion	There is a negligible risk of erosion at this site.	No change as a result of development.
Falling debris	The site is general flat so there is no risk from falling debris.	No change.
Subsidence	There is a risk of subsidence from near surface peat deposits and in the event of seismic liquefaction.	Development will not worsen the risk. Appropriate design of new structures can mitigate the risk.
Slippage	With the flat terrain and TC2 levels of liquefaction there is only a minor risk of slippage.	Development will not worsen the risk. Appropriate design of new structures can mitigate the risk.
Inundation	The site is within the CCC Flood Management Area and has a Floor Level Assessment recorded against it.	Development will not worsen the risk. Adopting a suitable minimum floor level will mitigate this risk.

Table 6: Assessment against RMA S.106

As outlined above the property is either free of particular hazards, or, the hazard can be satisfactorily mitigated, such that there is no reason from a geotechnical perspective that the subdivision cannot proceed. A statement of professional opinion is appended.

5 Foundations

5.1 Foundation Recommendations

The relevant parameters for selecting a foundation system are:

Technical Category	TC2
Shallow bearing	Thick sequences of peat near the ground surface make this site prone to settlement (subsidence) and unsuitable for shallow foundations
Proposed construction	Single storey, lightweight, piled foundations

A deep piled foundation is recommended for new dwellings on this site with piles driven to 6.5 m below existing ground level. Pile design capacities are provided in ***Table*** 7 for timber piles and for screw piles, other sizes or pile types can be provided if required.

Piles at this depth will eliminate the risk of settlement under static loads (from consolidation of the peat) and will minimise SLS earthquake settlements (less than 10 mm settlement expected).

Timber piles or concrete-filled screw piles are expected to be flexible enough to tolerate any lateral movement that does occur, but a lateral movement of a minimum 300 mm should be considered for design.

Pile type	Pile size	Dependable capacity[11]
Treated timber pole	175 SED	40 kN
Treated timber pole	200 SED	50 kN
Treated timber pole	250 SED	80 kN
Screw pile	225∅ helix	60 kN
Screw Pile	300∅ helix	100 kN
Screw Pile	400∅ helix	180 kN

Note:

- Design capacity is for a 6.5m deep pile with 1m embedment into med-dense sand.
- Contact depth of bearing layer should be noted during installation by recording sets or installation torque. Additional driven length may be necessary if sand layer is deeper than expected.
- Screw pile capacities are indicative only as suppliers will typically use their own methods to predict and confirm pile capacity.
- A capacity reduction factor of Φ = 0.4 (as recommended by MBIE) has been applied to ultimate capacity to give dependable capacity.

Table 7 Pile design capacities (for ULS load combinations)

For levels of earthquake shaking exceeding SLS there will be increasing amounts of liquefied sand below the founding depth. This may lead to loss of support under a pile, or piles, and gross settlements of the buildings. To limit the damage caused in this situation a robust system of bearers, joists and subfloor bracing is required such that a loss of support of any pile (or two piles if spacings are 2 m or less) can be tolerated.

Following a major earthquake, the buildings will require re-levelling off the piles, or in extreme events may need to be written off due to gross settlements.

A more robust foundation option would be to construct a system of ground beams that incorporate the piles and can moderate any settlement by distributing load to the crust, if the piles punch into liquefied ground. Ground beams of reinforced concrete, designed for a nominal bearing capacity of 15 kPa (under seismic load combinations) will be suitable for this duty.

[11] For driven timber piles capacity is calculated by LCPC method (Bustamante & Gianeselli (1982). For screw piles the capacity is calculated using the method in IPENZ Practice Note 28.

6 Conclusions

Liquefaction assessment confirms the classification of this site as MBIE Technical Category TC2. Liquefaction damage is possible in future large earthquakes, however, the liquefaction hazard can be mitigated by specific design of foundations.

The near-surface peat soils are subject to consolidation under a range of effects not related to earthquake events e.g. landscape filling; foundation loads; groundwater fluctuations and oxidation of the organic content. Accordingly, shallow foundations are not suitable for the site and landscape fill should be avoided.

A deep foundation of driven timber or screw piles is recommended. Substantial settlement of the structure is possible in earthquake events greater than SLS and a robust subfloor framing and/or ground beam system is recommended to minimise the consequences of loss of support under a pile or group of piles.

The property is subject to a range of geo-hazards but with proper design of foundations and floor levels these can be mitigated to the extent that there is no geotechnical justification to prevent the proposed subdivision.

Yours faithfully
Geotech Consulting Limited

Prepared by:

Andrew Hurley
Geotechnical Engineer
MIPENZ, CPEng (civil)

Reviewed by:

Ian McCahon
Director
FIPENZ, CPEng (geotechnical)

Disclaimer. *This report has been prepared solely for the benefit of Mr D Parsons and the Christchurch City Council. No liability is accepted by this Company or any employee or sub-consultant of this company with respect to its use by any other person.*
Reference has been made to reports soil tests carried out by others without any involvement by Geotech Consulting Ltd. Geotech Consulting Ltd cannot be accountable for the accuracy of this information.
This disclaimer shall apply notwithstanding that the report may be made available to other persons for an application for permission or approval or to fulfil a legal requirement.

NZGD Important notice
Information in this report that references the NZGD was created from maps and/or data extracted from the NZ Geotechnical Database (https://www.nzgd.org.nz/), which were prepared and/or compiled for the Earthquake Commission (EQC) to assist in assessing insurance claims made under the Earthquake Commission Act 1993. The source maps and data were not intended for any other purpose. EQC and its engineers, Tonkin & Taylor, have no liability for any use of the maps and data or for the consequences of any person relying on them in any way.

Appendices

- Site plan
- Statement of Suitability for Subdivision
- Hand-auger and Scala test results (2 pages)
- CPT logs (2 pages)
- CPT Liquefaction analysis plots (4 pages)

Contours from, Christchurch and Selwyn LiDAR 1m DEM (2015) Datum NZVD2016; from data.linz.govt.nz

Basemap: Aerial photo, Christchurch City Council 0.075m Urban Aerial Photos (2015-16) from data.linz.govt.nz

GEOTECH consulting ltd

273 WESTMINSTER STREET

SITE INVESTIGATION PLAN

SCALE (A4):	1:250
DRAWN BY:	AJH
DATE DRAWN:	22/02/2019
CHECKED BY:	IFM
FIGURE NO:	**5276/1**

Statement of Professional Opinion on the Suitability of Land for Subdivision

(Appendix I to the Infrastructure Design Standard)

Issued by: *Geotech Consulting Limited*
(Geotechnical engineering firm or suitably qualified engineer)

To: *Mr D Parsons*
(Owner/Developer)

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

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

At: *273 Westminster Street, Mairehau , Christchurch*
(Address)

I *(Geotechnical engineer)* *Ian McCahon* on behalf of *(Geotechnical engineering firm)* *Geotech Consulting 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 *5 Mar 2019* 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:

   Recommendations of the geotechnical assessment report be followed for foundations of dwellings constructed on the site.

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 $ *500,000*

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

.....

(Signature of Engineer)

Date: *5 March 2019*

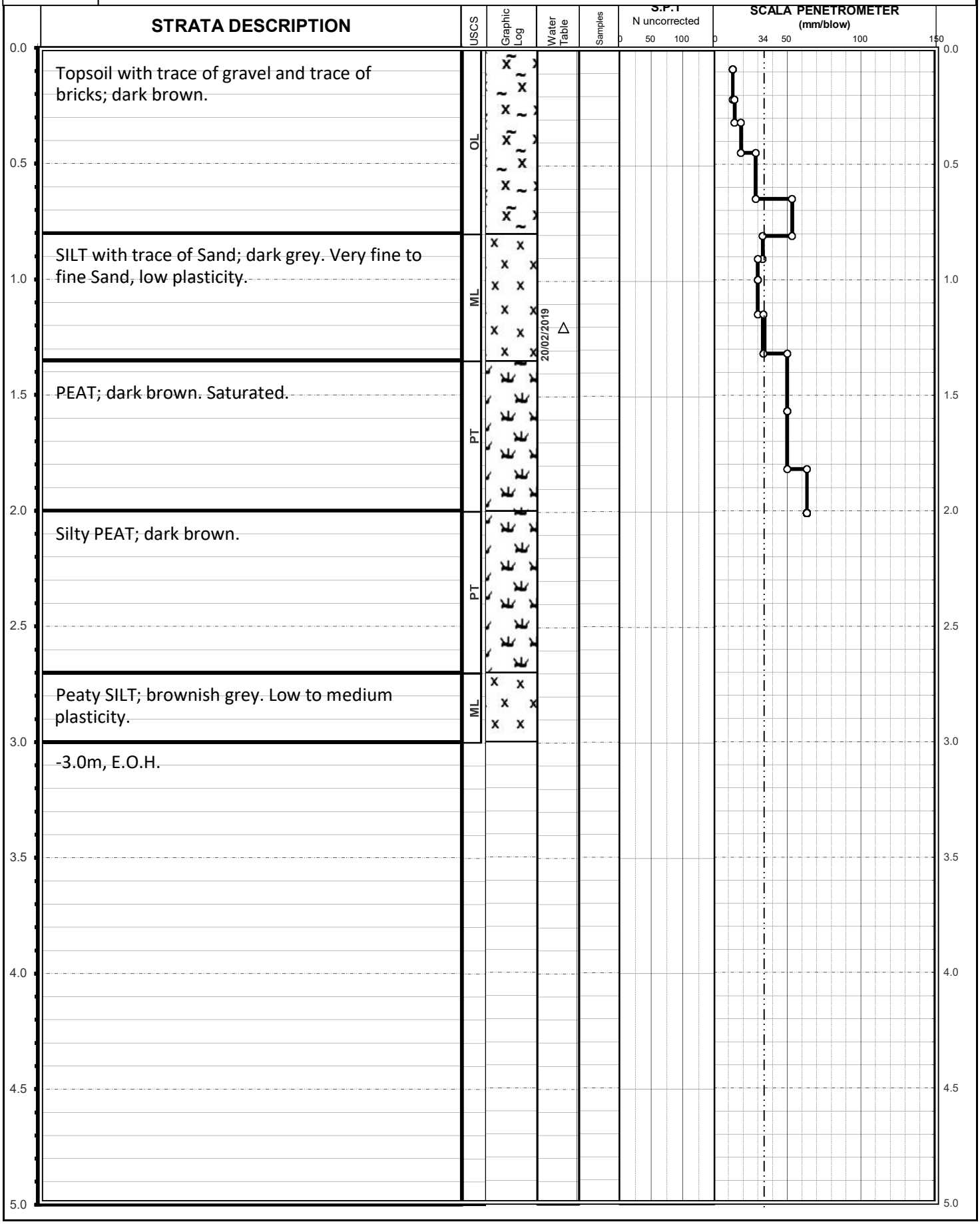
Qualifications and experience: *BE Civil, CPEng geotechnical, FEngNZ*

BORE HOLE LOG

GEOTECH

Project:	273 Westminster Street			Hole No:	HA01
Client:				Job No:	5276
Hole location:	Refer to Site Plan			Logged by:	YUY
Driller: YUY	Contractor:	Equipment: HA+SC	R.L:	Date drilled:	20/02/2019
Notes:				Checked by:	AJH
				Date checked:	20/02/2019
				Max depth:	3.00

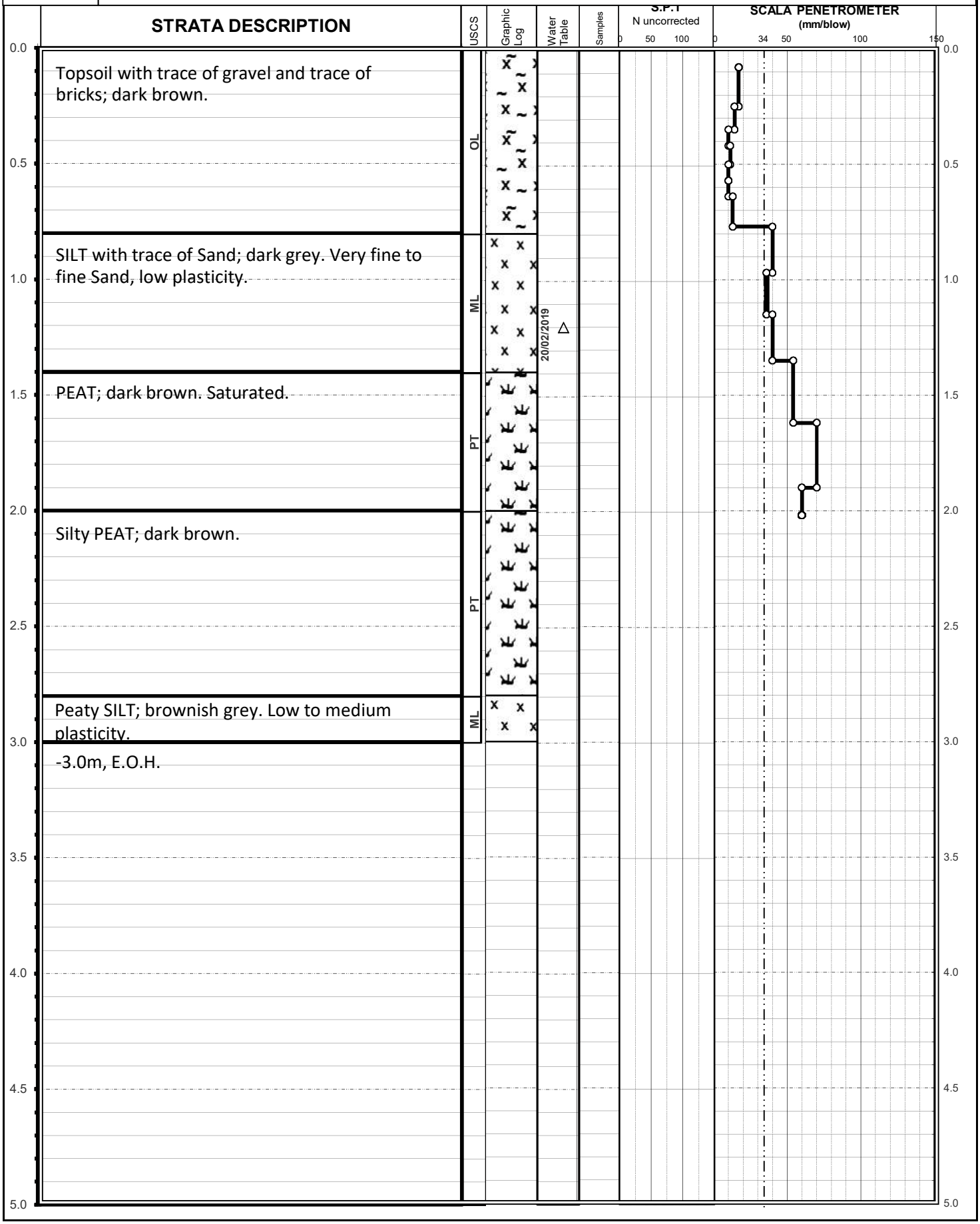
STRATA DESCRIPTION	USCS	Graphic Log	Water Table	Samples	S.P.T N uncorrected	SCALA PENETROMETER (mm/blow)
Topsoil with trace of gravel and trace of bricks; dark brown.	OL					
SILT with trace of Sand; dark grey. Very fine to fine Sand, low plasticity.	ML		20/02/2019			
PEAT; dark brown. Saturated.	PT					
Silty PEAT; dark brown.	PT					
Peaty SILT; brownish grey. Low to medium plasticity.	ML					
-3.0m, E.O.H.						



BORE HOLE LOG

GEOTECH

Project:	273 Westminster Street			Hole No:	HA02
Client:				Job No:	5276
Hole location:	Refer to Site Plan			Logged by:	YUY
Driller: YUY	Contractor:	Equipment: HA+SC	R.L:	Date drilled:	20/02/2019
Notes:				Checked by:	AJH
				Date checked:	20/02/2019
				Max depth:	3.00



McMILLAN Drilling

CONE PENETRATION TEST

Job: 17935

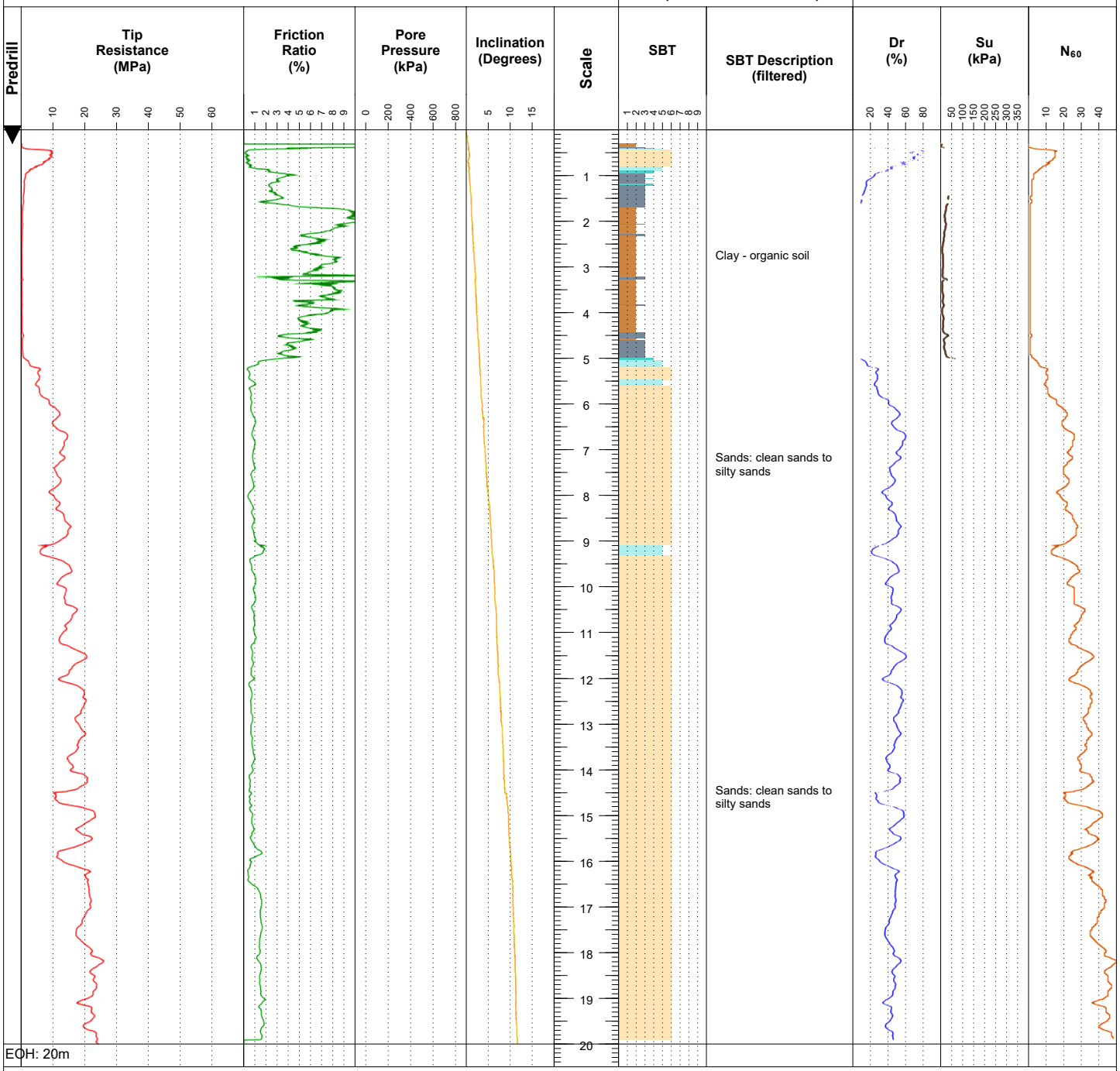
CPT No.: CPT001

Name: 273 Westminster Street, Mairehau
Client: Geotech Consulting Ltd
Location: 273 Westminster Street, Mairehau

Hole Depth (m): 20.00
Elevation (m): 0.00
Datum: Ground

North (m): 5183643.98
East (m): 1571416.19
Grid: NZTM

RAW DATA | **SOIL BEHAVIOUR TYPE (NON-NORMALISED)** | **ESTIMATED PARAMETERS**



Operator: R. Wyllie
Rig: Geomil Panther 100
Cone Reference: 160805
Cone Area Ratio: -
Cone Type: I-CFXY-15
Tip Resistance (MPa) Initial: 1.5752
Local Friction (MPa) Initial: 0.0463
Pore Pressure (MPa) Initial: -

Date: 31/01/2019
Predrill: 0.30
Water Level: -
Collapse: 0.70
Final: 1.525
Final: 0.0441
Final: -

Effective Refusal
Tip:
Gauge:
Inclinometer:
Other:
Target Depth: ✓

Soil Behaviour Type (SBT) - Robertson et al. 1986

0	Undefined	5	Sand mixtures: silty sand to sandy silt
1	Sensitive fine-grained	6	Sands: clean sands to silty sands
2	Clay - organic soil	7	Dense sand to gravelly sand
3	Clays: clay to silty clay	8	Stiff sand to clayey sand
4	Silt mixtures: clayey silt & silty clay	9	Stiff fine-grained

Notes & Limitations

Data shown on this report has been assessed to provide a basic interpretation in terms of Soil Behaviour Type (SBT) and various geotechnical soil and design parameters using methods published in P. K. Robertson and K.L. Cabal (2010), Guide to Cone Penetration Testing for Geotechnical Engineering, 4th Edition. The interpretations are presented only as a guide for geotechnical use, and should be carefully reviewed by the user. Both McMillan Drilling Ltd & Geroc Solutions Ltd do not warranty the correctness or the applicability of any of the geotechnical soil and design parameters shown and does not assume any liability for any use of the results in any design or review. The user should be fully aware of the techniques and limitations of any method used to derive data shown in this report.

Remarks

Hole Depth (m): 20.00

Sheet 1 of 1

Generated with Core-GS by Geroc

CONE PENETRATION TEST

McMILLAN Drilling

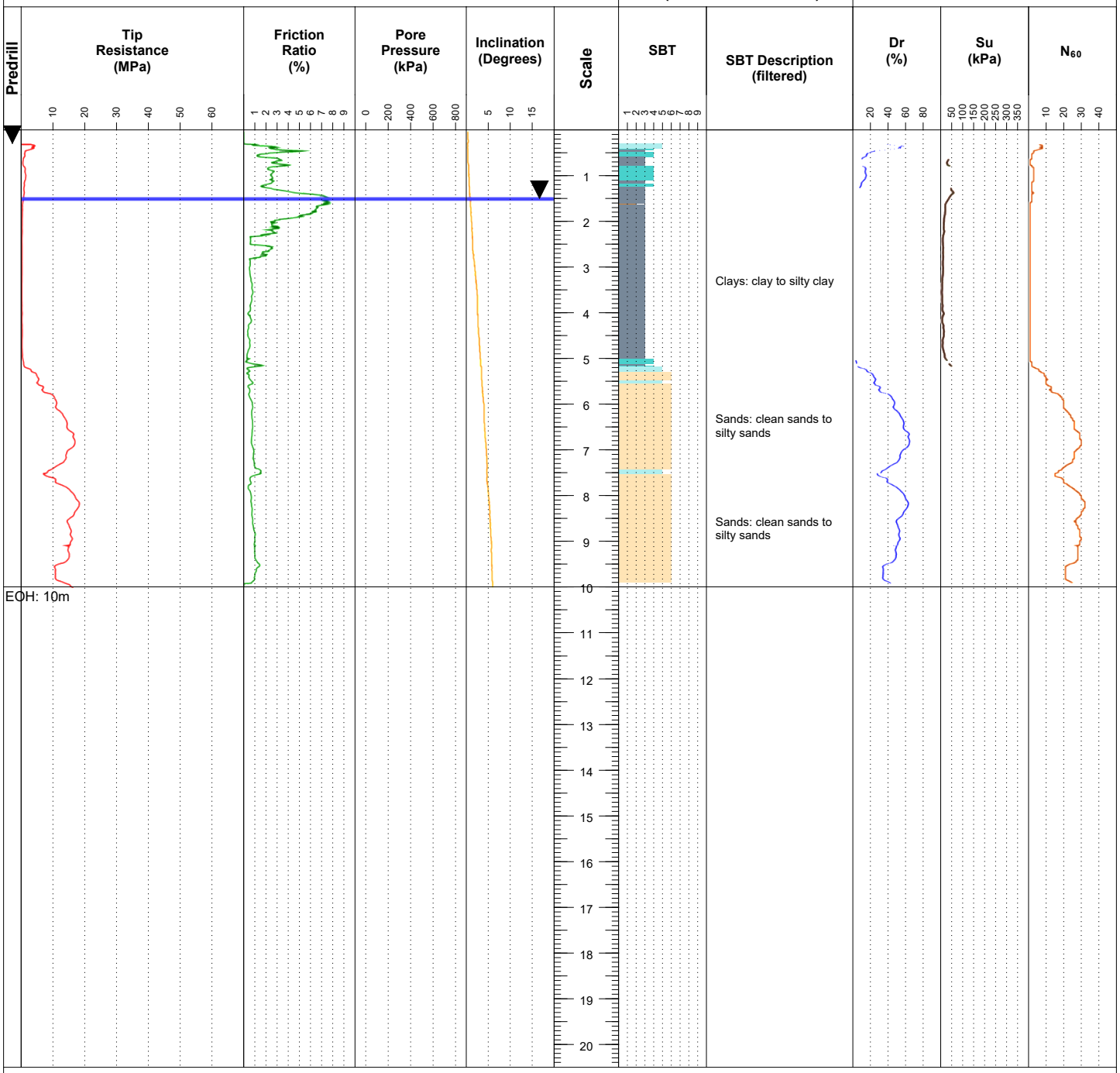
Job:	17935
CPT No.:	CPT002

Name: 273 Westminster Street, Mairehau
Client: Geotech Consulting Ltd
Location: 273 Westminster Street, Mairehau

Hole Depth (m): 10.00
Elevation (m): 0.00
Datum: Ground

North (m): 5183633.29
East (m): 1571429.63
Grid: NZTM

RAW DATA | **SOIL BEHAVIOUR TYPE (NON-NORMALISED)** | **ESTIMATED PARAMETERS**



Operator: R. Wyllie
Rig: Geomil Panther 100
Cone Reference: 160805
Cone Area Ratio: -
Cone Type: I-CFXY-15
Tip Resistance (MPa) Initial: 1.5404
Local Friction (MPa) Initial: 0.0444
Pore Pressure (MPa) Initial: -

Date: 31/01/2019
Predrill: 0.30
Water Level: 1.50
Collapse: 2.00
Final: 1.5167
Final: 0.0442
Final: -

Effective Refusal
Tip:
Gauge:
Inclinometer:
Other:
Target Depth: ✓

Soil Behaviour Type (SBT) - Robertson et al. 1986

0	Undefined	5	Sand mixtures: silty sand to sandy silt
1	Sensitive fine-grained	6	Sands: clean sands to silty sands
2	Clay - organic soil	7	Dense sand to gravelly sand
3	Clays: clay to silty clay	8	Stiff sand to clayey sand
4	Silt mixtures: clayey silt & silty clay	9	Stiff fine-grained

Notes & Limitations

Data shown on this report has been assessed to provide a basic interpretation in terms of Soil Behaviour Type (SBT) and various geotechnical soil and design parameters using methods published in P. K. Robertson and K.L. Cabal (2010), Guide to Cone Penetration Testing for Geotechnical Engineering, 4th Edition. The interpretations are presented only as a guide for geotechnical use, and should be carefully reviewed by the user. Both McMillan Drilling Ltd & Geroc Solutions Ltd do not warranty the correctness or the applicability of any of the geotechnical soil and design parameters shown and does not assume any liability for any use of the results in any design or review. The user should be fully aware of the techniques and limitations of any method used to derive data shown in this report.

Remarks

Hole Depth (m): 10.00

Sheet 1 of 1

Generated with Core-GS by Geroc

GEOTECH	Liquefaction Potential Analysis	CPT001	GEOTECH CONSULTING LTD
	Project: **273 Westminster Street**	Client: **Mr D Parsons**	Analysis: AJH
	Job No: **5276**	Date: 18/02/2019	Checked: IFM
			ref: Boulanger & Idriss 2014, Zhang 2002

Input Parameters

Groundwater depth =	0.6	m
Soil density γ =	17	kN/m^3
Fines fitting parameter C_{fc} =	0	
Probability of Liquefaction =	0.5	(0.15 is standard deterministic model)
sigma(lnR) =	0.2	

Seismic Load Cases	**Case 1 ULS at M7.5**	**Case 2 SLS at M7.5**	**Case 3 SLS at M6**	**Case 4 22 Feb 2011**
Peak Ground Acceleration (PGA) =	0.35	0.13	0.19	0.33
Magnitude M =	7.50	7.50	6.00	6.20
representative M =	6.80	7.50	6.00	6.20
Summary Results				
Overall settlement (Zhang) (mm):	120	17	36	84
Total liquefiable thickness (m):	6.47	0.44	1.2	3.91
Settlement in top 10m (mm):	87	14	33	68
Liquefiable thickness in top 10m (m):	4.38	0.44	1.16	3.13
Average MSF =	1.000	1.000	1.072	1.061
LSN ('mm')	30	4	14	27
LDI (m)	1.22	0.07	0.46	0.96

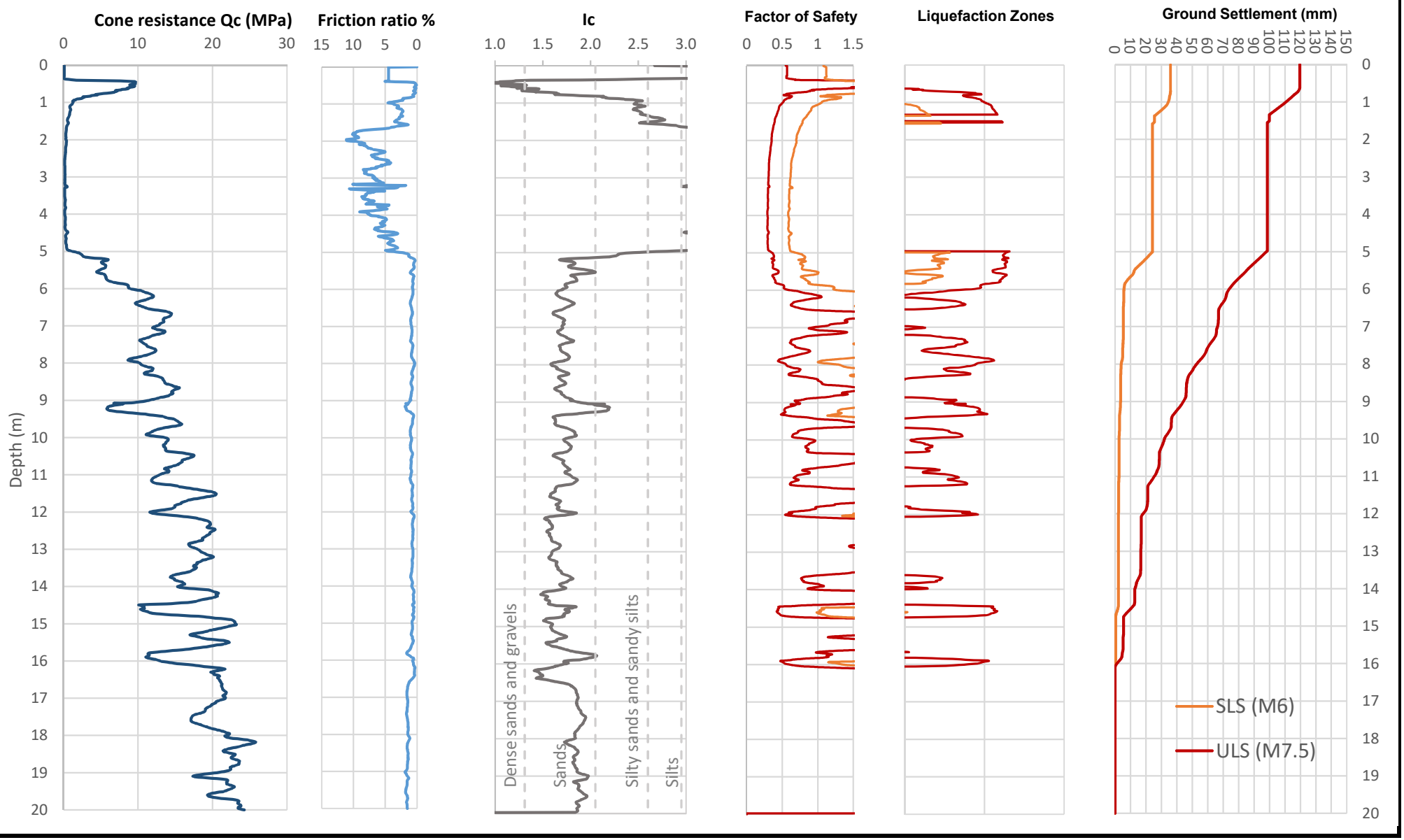
GEOTECH

Liquefaction Potential Analysis

CPT001

Project:	**273 Westminster Street**	Client:	**Mr D Parsons**
Job No:	**5276**	Date:	18/02/2019

GEOTECH CONSULTING LTD
Analysis: AJH
Checked: IFM
ref: Boulanger & Idriss 2014, Zhang 2002



GEOTECH

Liquefaction Potential Analysis — CPT002

Project:	**273 Westminster Street**	Client:	**Mr D Parsons**
Job No:	**5276**	Date:	18/02/2019

GEOTECH CONSULTING LTD
Analysis: AJH
Checked: IFM
ref: Boulanger & Idriss 2014, Zhang 2002

Input Parameters

Groundwater depth =	0.6	m
Soil density γ =	17	kN/m^3
Fines fitting parameter C_{fc} =	0	
Probability of Liquefaction =	0.5	(0.15 is standard deterministic model)
sigma(lnR) =	0.2	

Seismic Load Cases	**Case 1 ULS at M7.5**	**Case 2 SLS at M7.5**	**Case 3 SLS at M6**	**Case 4 22 Feb 2011**
Peak Ground Acceleration (PGA) =	0.35	0.13	0.19	0.33
Magnitude M =	7.50	7.50	6.00	6.20
representative M =	6.80	7.50	6.00	6.20
Summary Results				
Overall settlement (Zhang) (mm):	55	12	24	44
Total liquefiable thickness (m):	2.42	0.35	0.9	1.83
Settlement in top 10m (mm):	55	12	24	44
Liquefiable thickness in top 10m (m):	2.42	0.35	0.86	1.83
Average MSF =	1.000	1.000	1.067	1.057
LSN ('mm')	23	4	11	21
LDI (m)	0.67	0.14	0.31	0.58

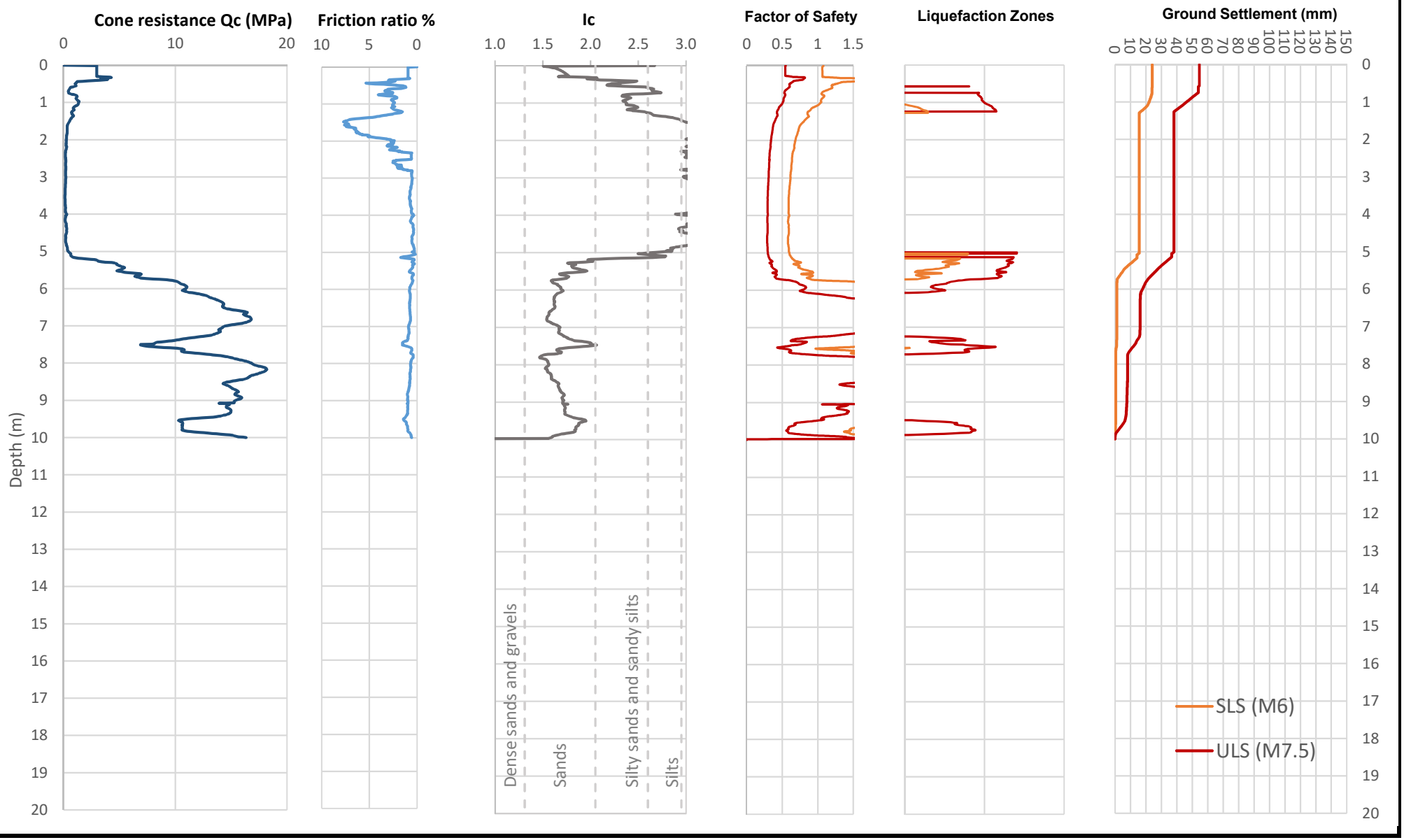
GEOTECH

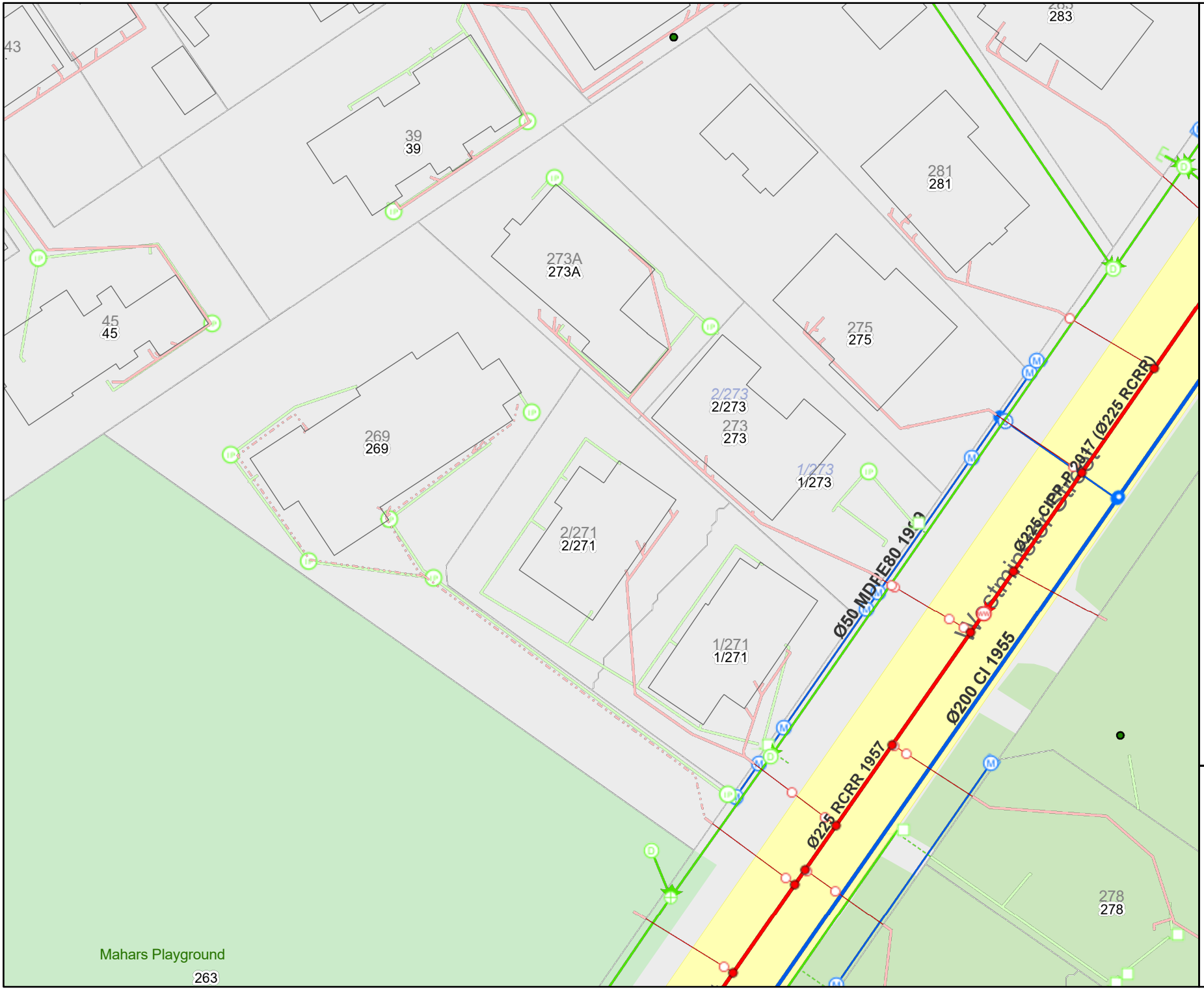
Liquefaction Potential Analysis

CPT002

Project:	**273 Westminster Street**	Client:	**Mr D Parsons**
Job No:	**5276**	Date:	18/02/2019

GEOTECH CONSULTING LTD
Analysis: AJH
Checked: IFM
ref: Boulanger & Idriss 2014, Zhang 2002





ArcGIS Web Map

- Buildings
- StreetAddress
- WwPrivateDrainField

WwAccess
- Standard Manhole

WwEye
- Eye (Vertical)

WwLateralFitting
- Lateral Fitting
- WwPipeFlowDirection

WwPipe
NominalDiameter
- Diameter is greater than 200mm, up to 450mm
- WwLateral

WwLateral (non CCC)
- In Service
- Abandoned

SwAccess
SwInlet
- Single Sump
- Pipe End

SwFitting
- Junction
- SwPipeFlowDirection

SwLateralFitting
- Single Sump
- Inspection Point

SwPipe
NominalDiameter
- Diameter is 450mm or smaller
- SwLateral

SwPipe (non CCC)
- In Service

SwLateral (non CCC)
- In Service

WsValve
- Gate
- WsHydrant

WsConnection
- Meter

WsFitting
- End Cap
- Connector

WsPipe
NominalDiameter
- Diameter is 110mm or smaller
- Diameter is greater than 110mm, up to 225mm
- WsLateral

RatingUnit

Christchurch City Council

ph: 03 941 8999 web: ccc.govt.nz

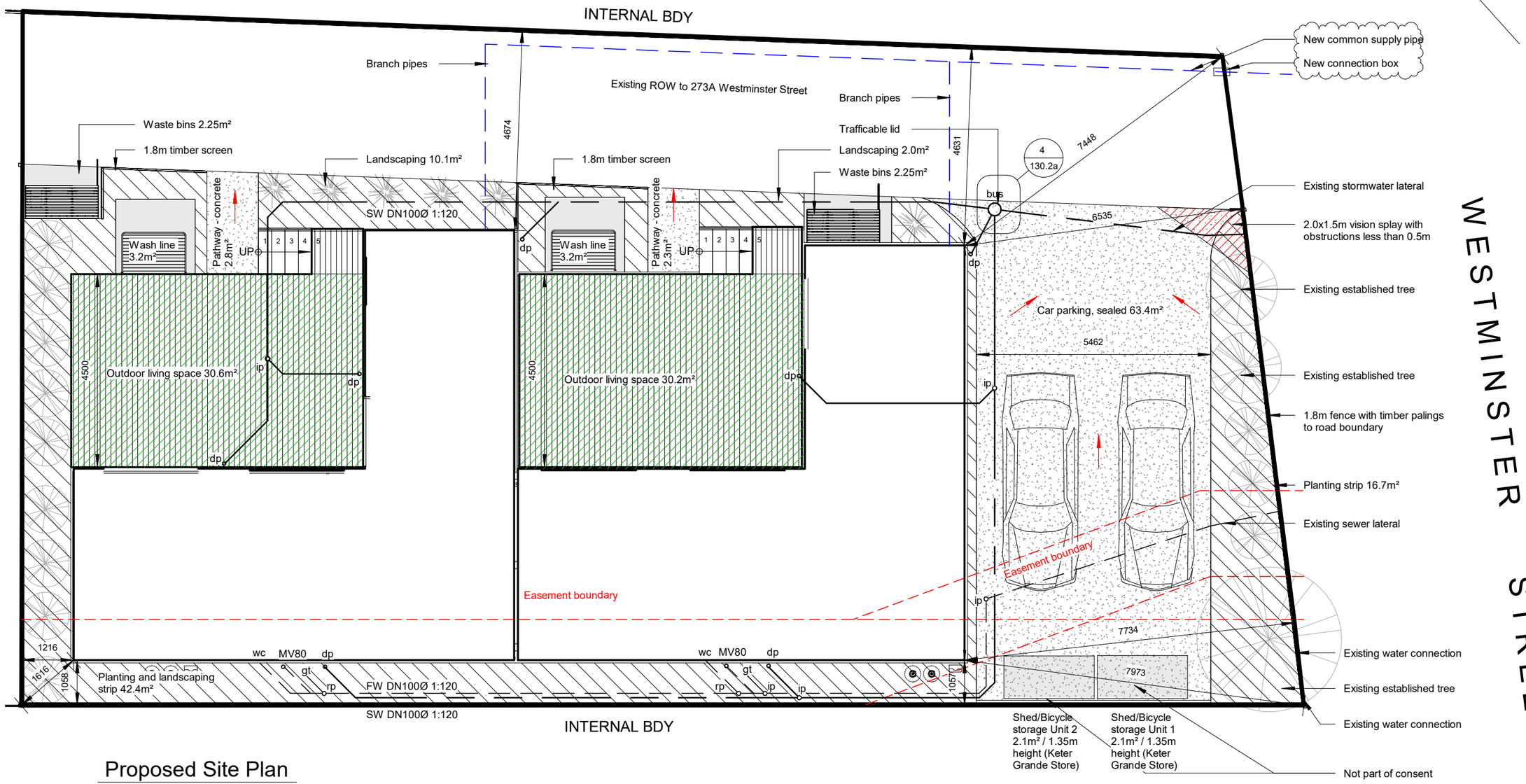
Accuracy not guaranteed. Onsite verification required.
Display of data scale dependant.
Client selected legend.

N

Date: 28/11/2025 6:30 AM
Scale: 1: 500 on A4

0 0.0025 0.005 0.01 0.015 0.02
km

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE



Proposed Site Plan

1 : 100

All plumbing and drainage work is to comply with the requirements of NZBC G13/AS1 and G13/AS2

40Ø uPVC pipes	1:40 fall
50Ø uPVC pipes	1:40 fall
100Ø uPVC plumbing	1:60 fall
100Ø uPVC drainage	1:120 fall

All pipes passing through concrete are to be lagged in Denso tape.

Maximum pipe distance between supports:

Pipe Size	Vertical	Graded
32-50Ø	1000mm	500mm
65-100Ø	1200mm	1000mm

NOTES:

All dimensions are nominal and are to be checked on site before commencing work.

All work to comply with the Relevant Sections of the New Zealand Building Code.

REVISION		
NO.	DESCRIPTION	DATE
3	Coordination	24.11.21
4	Documentation	10.03.22
5	Documentation	22.03.22
6	Request For Information	17.10.22
7	Request For Infromation 2	15.11.22
8	Request For Infromation 3	28.11.22

	BY
DESIGN	- AP Design Ltd
DRAWN	- AY+AT
CHECKED	- AC
APPROVED	- AC

AP design
128 Montreal St, Sydenham, Christchurch. ph 03 942 1977 Email admin@apdesign.co.nz www.apdesign.co.nz

TITLE Proposed EPH Units
David & Nicolette Parsons
273 Westminster Street, St Albans, CHRISTCHURCH

Site Plan

STATUS Documentation

SCALE	PLOT DATE	FILE	SHEET	REVISION
1 : 100	7/12/2022 11:19:04 am	4412	100.2	8

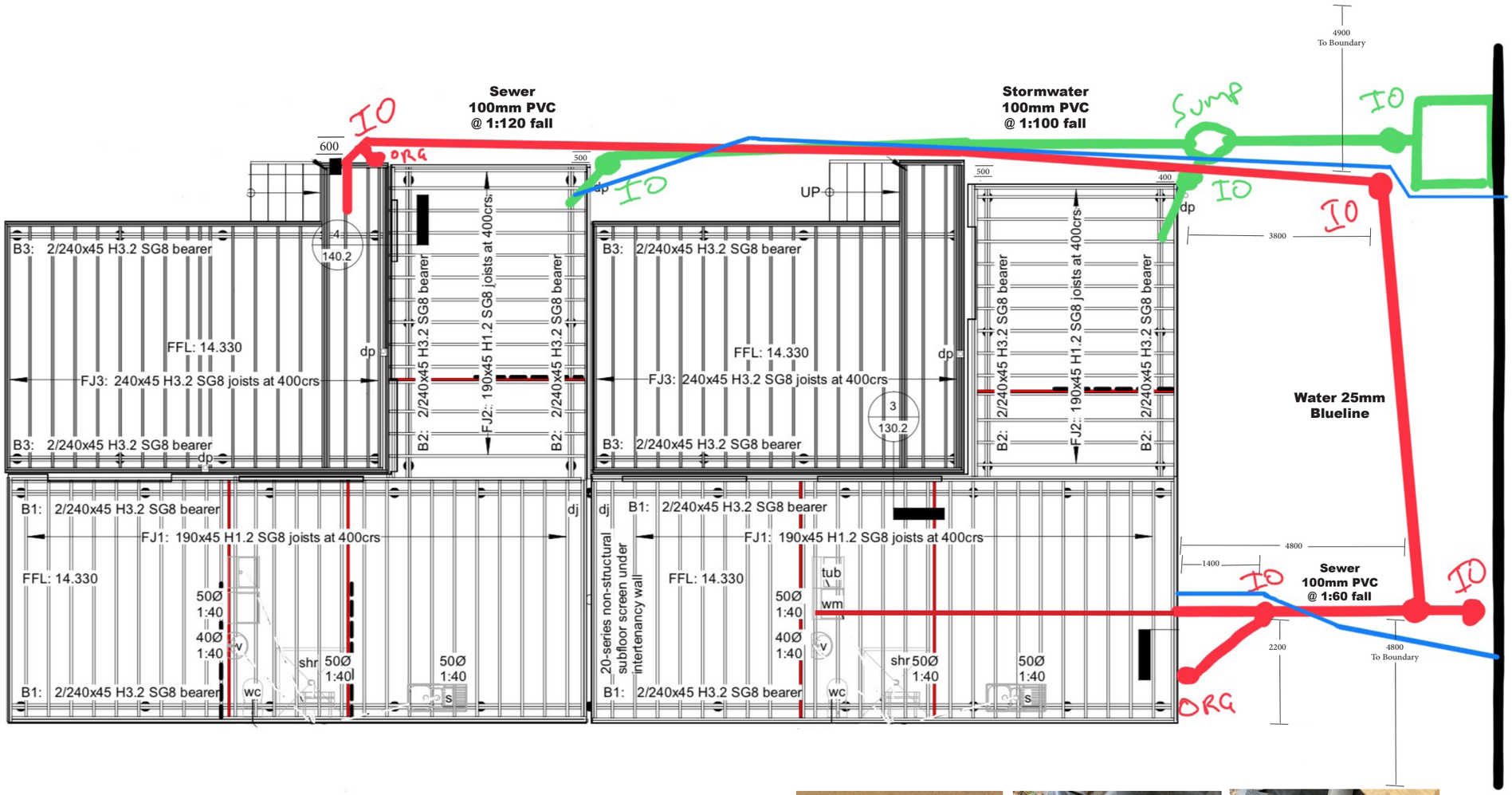
ORIGINAL SHEET SIZE A3 [420x297]

GRAPHIC SCALES
150mm
100
50
0 10mm
7/12/2022 11:19:04 am

LH Plumbing
Luke Holmes
PGDB: 24776

Sewer
Stormwater
Water

273 Westminster St, Mairehau, Christchurch



Sewer and Stormwater drains leak tested via Hydrostatic water test to comply with the requirements of G13/AS1 and AS2.



ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID NO.: 0442

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

Location Details: 1/273 westminster st

Contact Details: (Name and address) David Parsons

Name of Electrical worker: Andrew Cole

Registration/Practising licence number: E261470

Phone & email: 0273124438 andyselectrical16@gmail.com

Name and registration number of person(s) supervised:

Certificate of Compliance

Type of work: ☐ Addition ☐ Alteration ☑ New work

The prescribed electrical work is: ☐ Low risk ☑ General ☐ High-risk (Specify):

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

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

Date or range of dates that prescribed electrical work undertaken: 01/12/2024 - 26/09/2025

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

Specify type of supply system: 230vmen

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

Parts of the installation to which this certificate relates that are safe to connect to a power supply?

☑ All ☐ Parts (specify)

The work relies on manufacturers instructions: ☑ Yes ☐ No

If yes – identify the instruction manual including name, date and version. Also attach a copy of manufacturer's instructions to this certificate.

(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify: schinder main switch, vynco switch board,halcyon lights,vynco heater,iconic switch gear. towel rail, manrose 12v fan

Link: www.jarussel.co.nz

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

If yes – identify the certified design including name, date and version. Also attach a copy of the certified design to this certificate.

(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:

Link:

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

If yes - identify the SDoC including name, date and version OR EESS registration. Also attach a copy of the SDoC to this certificate.

(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:

Link:

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

Description of Work:

prewire and fit out new two bedroom build. steel framed house, bond framing in two locations. fit out in pdl iconic switch gear. 16 sockets, 2x extenal sockets. 6 switches, hotwater connection 13 recessed led down lights, 2 exterior wall lights, a sensor light 12v bathroom fan, bath heater and towel rail. oven/hob isolater and fit supplied appliances. All new switch board with rcd protection where required. Run new 16mm mains underground. new 6.mm earth and earth stake at back side of house. Power and test whole house.
Heat pumps done by others

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

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

Certifier's signature: Andrew Cole **Date:** 16/10/2025

Electrical Safety Certificate

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

Certifier's name: Andrew Cole

Registration/Practising licence number: e261470

Certifier's signature: Andrew Cole

Certificate Issue Date: 16/10/2025

Connection Date: 26/09/2025

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

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

ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID NO.: 0443

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

Location Details: 2/273 westminster st

Contact Details: (Name and address) David Parsons

Name of Electrical worker: Andrew Cole

Registration/Practising licence number: E261470

Phone & email: 0273124438 andyselectrical16@gmail.com

Name and registration number of person(s) supervised:

Certificate of Compliance

Type of work: ☐ Addition ☐ Alteration ☒ New work

The prescribed electrical work is: ☐ Low risk ☒ General ☐ High-risk (Specify):

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

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

Date or range of dates that prescribed electrical work undertaken: 01/12/2024 - 26/09/2025

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

Specify type of supply system: 230vmen

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

Parts of the installation to which this certificate relates that are safe to connect to a power supply?

☒ All ☐ Parts (specify)

The work relies on manufacturers instructions: ☒ Yes ☐ No

If yes – identify the instruction manual including name, date and version. Also attach a copy of manufacturer's instructions to this certificate.

(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify: schinder main switch, vynco switch board,halcyon lights,vynco heater,iconic switch gear. towel rail, manrose 12v fan

Link: www.jarussel.co.nz

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

If yes – identify the certified design including name, date and version. Also attach a copy of the certified design to this certificate.

(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:

Link:

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

If yes - identify the SDoC including name, date and version OR EESS registration. Also attach a copy of the SDoC to this certificate.

(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:

Link:

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

Description of Work:

prewire and fit out new two bedroom build. steel framed house, bond framing in two locations. fit out in pdl iconic switch gear. 17 sockets, 1x extenal socket. 6 switches, hotwater connection 13 recessed led down lights, 2 exterior wall lights, a sensor light 12v bathroom fan, bath heater and towel rail. oven/hob isolater and fit supplied appliances. All new switch board with rcd protection where required. Run new 16mm mains underground. new 6.mm earth and earth stake at back side of house. Power and test whole house.
Heat pumps done by others

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

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

Certifier's signature: Andrew Cole **Date:** 16/10/2025

Electrical Safety Certificate

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

Certifier's name: Andrew Cole

Registration/Practising licence number: e261470

Certifier's signature: Andrew Cole

Certificate Issue Date: 16/10/2025

Connection Date: 26/09/2025

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

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

RECORD OF INSPECTION (RoI) OF HIGH-RISK PRESCRIBED WORK PURSUANT TO THE ELECTRICAL (SAFETY) REGULATIONS 2010

ISSUER (INSPECTOR) DETAILS

Reference / Job#: 7232531-r-nh

Name: Xinde Li **Registration:** I257099

Telephone: 021859496 **Email:** xinde.li@thinkdelta.co.nz

LOCATION INFORMATION

Installation address: Unit 2 , 273 Westminster Street, St Albans , Christchurch, 8013

Location type: Domestic

CERTIFYING ELECTRICAL WORKER AND COC DETAILS

Electrician:	Registration #:	CoC:
Andrew Cole	E261470 EW125400	0433

RECORD OF INSPECTION

What was inspected:

Inspection,Testing and livening of Mains,Earth,Switchboard,
New Mains from Street to Switchboard
New 30 Way Switchboard,MEN,Main Switch,
New Main Earth System
Livening to Main Switch
" Switchboard location not part of inspection "
New Connection-New House

Inspection carried out in accordance with:

ESR 2010
AS/NZS 3000 Part 2

Test Results					
Supply	1 phase	Polarity	OK	Size of Mains	16 mm2
Supply Voltage - Line 1	238 V	PSC - Line 1	769 A	Earth Fault Loop Impedence - Line 1	0.31 Ohm
Earth Continuity	0.12 Ohm	Insulation Resistance Test	500 MOhm		

High Risk Categories					
Not to AS/NZS 3000 Part 2 – 6A(2)(a)(i)		Installation located in a mine - (6A(2)a(vi))		High voltage installation – 6A(2)(a)(ii)	
Electrical medical area 6A(2)a(vii))		Mains parallel generation – 6A(2)(a)(iii)		Mains work – 6A(2)(b)	✓
Photovoltatic system – 6A(2)(a)(iv)		Animal stunning or meat conditioning – 6A(2)(c)		Hazardous area – 6A(2)(a)(v)	

DECLARATION

I hereby confirm that the work described has been done in accordance with the regulation; and the part installation on which the work has been done is, and will be be when enlivened, electrically safe:

Inspector's Signature **Date:** 27/09/2025

This certificate also confirms that the electrical work complies with the building code for the purposes of Section 19 (1)(e) of the Building Act

Version 1.00

This is an important document and should be retained for a minimum of seven years.

ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID NO.:

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

Location Details:

Contact Details:
(Name and address)

Name of Electrical worker:

Registration/Practising licence number:

Phone & email:

Name and registration number of person(s) supervised:

Certificate of Compliance

Type of work: ☐ Addition ☐ Alteration ☐ New work

The prescribed electrical work is: ☐ Low risk ☐ General ☐ High-risk (Specify):

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

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

Date or range of dates that prescribed electrical work undertaken:

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

Specify type of supply system:

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

Parts of the installation to which this certificate relates that are safe to connect to a power supply?

☐ All ☐ Parts (specify)

The work relies on manufacturers instructions: ☐ Yes ☐ No

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

Identify:
Link:

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

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

Identify:
Link:

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

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

Identify:
Link:

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

Description of Work:

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

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

Certifier's signature: Andrew Cole **Date:**

Electrical Safety Certificate

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

Certifier's name:

Registration/Practising licence number:

Certifier's signature: Andrew Cole **Certificate Issue Date:**

Connection Date:

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

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

ELECTRICAL SAFETY CERTIFICATE

This Electrical Safety Certificate provides a legally recognisable statement that the connected installation or part installation, or any fitting that supplies an installation or a part of an installation, is safe to use following prescribed electrical work

JOB INFORMATION

Reference / Job#: 7232531-e-nh

Installation address: Unit 2 , 273 Westminster Street, St Albans , Christchurch, 8013

CUSTOMER INFORMATION

Name: Andrews Electric solution

Email: andyselectrical16@gmail.com

Phone:

Postal address: Christchurch, Christchurch

Mobile:

WORK DETAILS

DESCRIPTION OF WORK DONE

Mains Work , Metering
New Connection-New House
Testing and Livening to Main Switch Only

ELECTRICAL SAFETY CERTIFICATE

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

This ESC applies to: Part Installation

Name: Xinde Li

Registration: I257099

Certificate Issue Date 27/09/2025

Connection Date: 26/09/2025

This certificate also confirms that the electrical work complies with the building code for the purposes of Section 19 (1)(e) of the Building Act

Version 3.01

This is an important document and should be retained for a minimum of seven years.

ELECTRICAL SAFETY CERTIFICATE

This Electrical Safety Certificate provides a legally recognisable statement that the connected installation or part installation, or any fitting that supplies an installation or a part of an installation, is safe to use following prescribed electrical work

JOB INFORMATION

Reference / Job#: 7232532-e-nh

Installation address: Unit 1 , 273 Westminster Street, St Albans , Christchurch, 8013

CUSTOMER INFORMATION

Name: Andrews Electric solution

Email: andyselectrical16@gmail.com

Phone:

Postal address: Christchurch, Christchurch

Mobile:

WORK DETAILS

DESCRIPTION OF WORK DONE

Mains Work , Metering
New Connection-New House
Testing and Livening to Main Switch Only

ELECTRICAL SAFETY CERTIFICATE

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

This ESC applies to: Part Installation

Name: Xinde Li

Registration: I257099

Certificate Issue Date 27/09/2025

Connection Date: 26/09/2025

This certificate also confirms that the electrical work complies with the building code for the purposes of Section 19 (1)(e) of the Building Act

Version 3.01

This is an important document and should be retained for a minimum of seven years.

RECORD OF INSPECTION (RoI) OF HIGH-RISK PRESCRIBED WORK PURSUANT TO THE ELECTRICAL (SAFETY) REGULATIONS 2010

ISSUER (INSPECTOR) DETAILS

Reference / Job#: 7232532-r-nh
Name: Xinde Li
Registration: I257099
Telephone: 021859496
Email: xinde.li@thinkdelta.co.nz

LOCATION INFORMATION

Installation address: Unit 1 , 273 Westminster Street, St Albans , Christchurch, 8013
Location type: Domestic

CERTIFYING ELECTRICAL WORKER AND COC DETAILS

Electrician:	Registration #:	CoC:
Andrew Cole	E261470 EW125400	0432

RECORD OF INSPECTION

What was inspected:

Inspection,Testing and livening of Mains,Earth,Switchboard,
New Mains from Street to Switchboard
New 30 Way Switchboard,MEN,Main Switch,
New Main Earth System
Livening to Main Switch
" Switchboard location not part of inspection "
New Connection-New House

Inspection carried out in accordance with:

ESR 2010
AS/NZS 3000 Part 2

Test Results					
Supply	1 phase	Polarity	OK	Size of Mains	16 mm2
Supply Voltage - Line 1	239 V	PSC - Line 1	793 A	Earth Fault Loop Impedence - Line 1	0.30 Ohm
Earth Continuity	0.11 Ohm	Insulation Resistance Test	500 MOhm		

High Risk Categories					
Not to AS/NZS 3000 Part 2 – 6A(2)(a)(i)		Installation located in a mine - (6A(2)a(vi))		High voltage installation – 6A(2)(a)(ii)	
Electrical medical area 6A(2)a(vii))		Mains parallel generation – 6A(2)(a)(iii)		Mains work – 6A(2)(b)	✓
Photovoltatic system – 6A(2)(a)(iv)		Animal stunning or meat conditioning – 6A(2)(c)		Hazardous area – 6A(2)(a)(v)	

DECLARATION

I hereby confirm that the work described has been done in accordance with the regulation; and the part installation on which the work has been done is, and will be be when enlivened, electrically safe:

Inspector's Signature **Date:** 27/09/2025

This certificate also confirms that the electrical work complies with the building code for the purposes of Section 19 (1)(e) of the Building Act

Version 1.00

This is an important document and should be retained for a minimum of seven years.

ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID NO.:

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

Location Details:

Contact Details:
(Name and address)

Name of Electrical worker:

Registration/Practising licence number:

Phone & email:

Name and registration number of person(s) supervised:

Certificate of Compliance

Type of work: ☐ Addition ☐ Alteration ☐ New work

The prescribed electrical work is: ☐ Low risk ☐ General ☐ High-risk (Specify):

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

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

Date or range of dates that prescribed electrical work undertaken:

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

Specify type of supply system:

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

Parts of the installation to which this certificate relates that are safe to connect to a power supply?

☐ All ☐ Parts (specify)

The work relies on manufacturers instructions: ☐ Yes ☐ No

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

Identify:
Link:

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

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

Identify:
Link:

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

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

Identify:
Link:

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

Description of Work:

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

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

Certifier's signature: Andrew Cole **Date:**

Electrical Safety Certificate

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

Certifier's name:

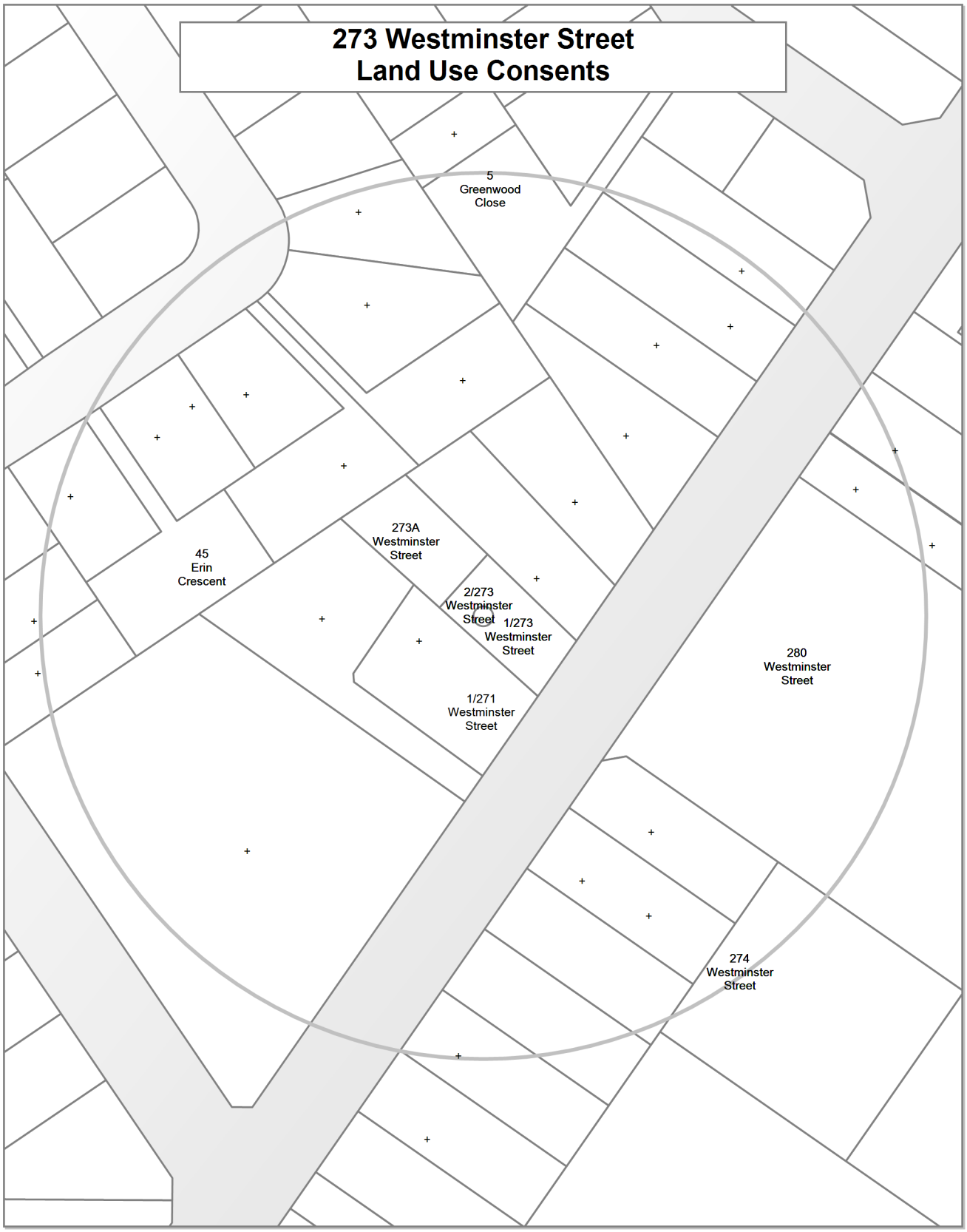
Registration/Practising licence number:

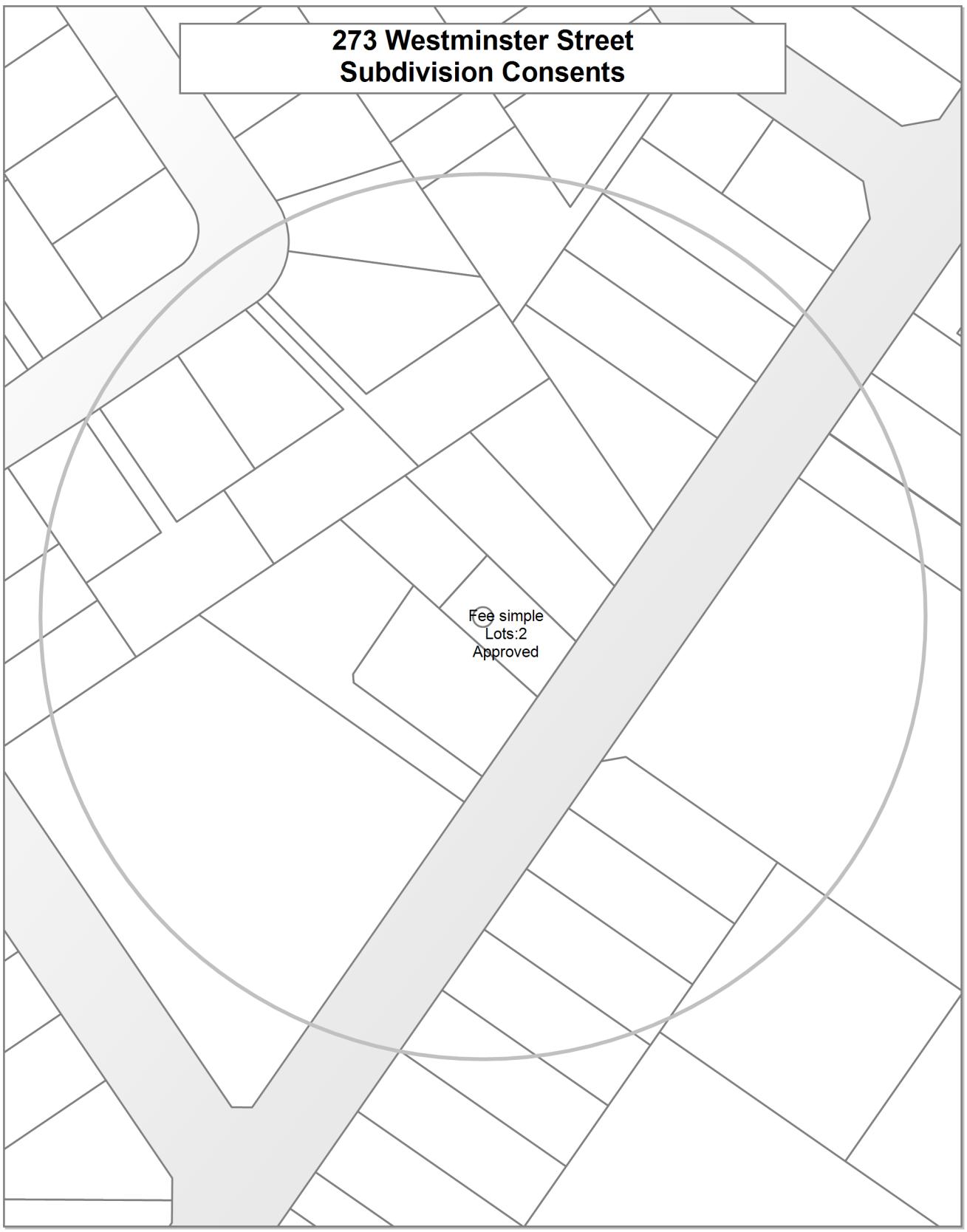
Certifier's signature: Andrew Cole **Certificate Issue Date:**

Connection Date:

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

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


273 Westminster Street
Land Use Consents
5
Greenwood
Close
273A
Westminster
Street
45
Erin
Crescent
2/273
Westminster
Street
1/273
Westminster
Street
280
Westminster
Street
1/271
Westminster
Street
274
Westminster
Street


273 Westminster Street
Subdivision Consents
Fee simple
Lots:2
Approved

Land Use Resource Consents within 100 metres of 273 Westminster Street

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

1/271 Westminster Street

RMA/1985/114

Extension to existing 5m Road opening to 6 to 7 metres - Historical Reference RES9201846

Processing complete

Applied 19/06/1985

Decision issued 23/07/1985

Declined 23/07/1985

1/273 Westminster Street

RMA/2020/588

Construction of two Townhouses

Withdrawn

Applied 17/03/2020

RMA/2021/1557

Minimum Floor Level Certificate

Processing complete

Applied 27/05/2021

Certificate issued 28/05/2021

RMA/2023/2780

Conversion of two EPH units to a Multi-unit residential unit

Processing complete

Applied 25/10/2023

Decision issued 16/11/2023

Granted 16/11/2023

RMA/2023/45

Establish two attached elderly-person units with a fully decked outdoor area

Processing complete

Applied 13/01/2023

Decision issued 22/02/2023

Granted 22/02/2023

RMA/2025/671
Subdivision - Fee Simple - Two (2) Lots and associated land use
Consent issued
Applied 12/03/2025
Decision issued 09/04/2025
Granted 09/04/2025

2/273 Westminster Street

RMA/2020/588
Construction of two Townhouses
Withdrawn
Applied 17/03/2020

RMA/2021/1557
Minimum Floor Level Certificate
Processing complete
Applied 27/05/2021
Certificate issued 28/05/2021

RMA/2023/2780
Conversion of two EPH units to a Multi-unit residential unit
Processing complete
Applied 25/10/2023
Decision issued 16/11/2023
Granted 16/11/2023

RMA/2023/45
Establish two attached elderly-person units with a fully decked outdoor area
Processing complete
Applied 13/01/2023
Decision issued 22/02/2023
Granted 22/02/2023

RMA/2025/671

Subdivision - Fee Simple - Two (2) Lots and associated land use

Consent issued

Applied 12/03/2025

Decision issued 09/04/2025

Granted 09/04/2025

273A Westminster Street

RMA/1996/475

Non-complying second unit at rear of site. - Historical Reference RES960562

Processing complete

Applied 11/03/1996

Decision issued 09/07/1996

Granted 09/07/1996

RMA/2016/2528

Right of Way

Consent issued

Applied 08/09/2016

Decision issued 07/10/2016

Granted 07/10/2016

274 Westminster Street

RMA/2000/3157

Naturalise Westminister Park Drain excavation and filling within 5m of a waterway (Utility). - Historical Reference RMA20003928

Processing complete

Applied 18/12/2000

Decision issued 11/06/2001

Granted 08/06/2001

RMA/2012/902

TEMPORARY ACCOMMODATION - Historical Reference RMA92020266

Processing complete

Applied 20/06/2012

Decision issued 22/06/2012

Granted 22/06/2012

RMA/2021/3010

Two changing facilities constructed under temporary accommodation consent

Processing complete

Applied 10/09/2021

Decision issued 11/10/2021

Granted 11/10/2021

280 Westminster Street

RMA/1999/1843

The proposal does not comply with the Proposed City Plan as the floodlights exceed the 8.0 metre height permitted i.e. 14 metres proposed; one lighting pole is located within 10.0 metres of a living zone boundary i.e. 7 metres proposed and th - Historical Reference RES990408

Processing complete

Applied 15/02/1999

Decision issued 15/02/1999

Granted 15/02/1999

RMA/2005/2896

Establish a pre-school facility/community room/changing room facilities - Historical Reference RMA20021805

Processing complete

Applied 20/12/2005

Decision issued 12/04/2006

Granted 11/04/2006

RMA/2012/2098

TEMPORARY ACCOMMODATION - Expand the existing Fletchers Mairehau Hub - Historical Reference RMA92021545

Processing complete

Applied 20/12/2012

Decision issued 15/01/2013

Granted 15/01/2013

45 Erin Crescent

RMA/2015/1462

Earthworks - Contaminated Soil - Historical Reference RMA92029732

Processing complete

Applied 29/05/2015

Decision issued 25/06/2015

Granted 24/06/2015

RMA/2015/219

Dwelling with attached garage - Historical Reference RMA92028387

Processing complete

Applied 29/01/2015

Decision issued 05/02/2015

Granted 05/02/2015

5 Greenwood Close

RMA/1998/2251

Application for an existing garage door to be located within 5.5 metres of a new shared access. - Historical Reference RES982573

Processing complete

Applied 22/09/1998

Decision issued 01/01/1999

Granted 01/01/1999

RMA/1999/4586

A two lot subdivision which does not comply with lot si ze or width under the Transitional City Plan or with lo th lot size under the Proposed Plan. - Historical Reference RMA1339

Processing complete

Applied 22/11/1999

Decision issued 01/12/1999

Granted 01/12/1999

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