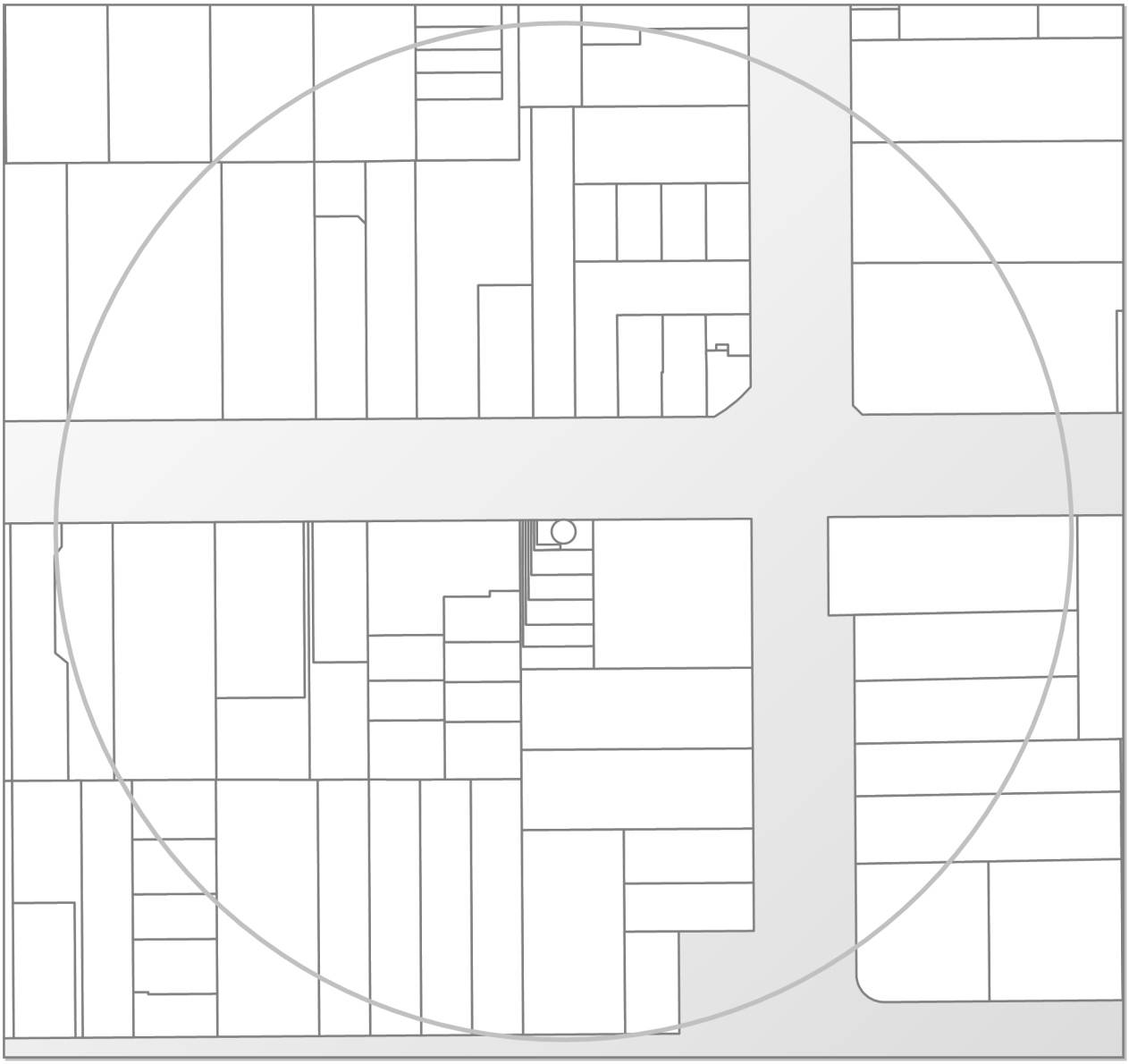
Christchurch City Council

Land Information Memorandum



Property address:

1/378 Worcester Street

LIM number: H09024187

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	25 June 2025
Date received	13 June 2025

Property details

Property address	1/378 Worcester Street, Linwood, Christchurch
Valuation roll number	22430 11401
Valuation information	Capital Value: $320,000 Land Value: $125,000 Improvements Value: $195,000 *Please note: these values are intended for Rating purposes*
Legal description	Lot 1 DP 545722
Existing owner	RBB Worcester Limited PO Box 79076 AVONHEAD POSTSHOP CHRISTCHURCH 8446

Council references

Rate account ID	73195363
LIM number	H09024187
Property ID	1188584

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Land Information Memorandum

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.

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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Land Information Memorandum

A search of records held by the Council has revealed the following information:

1. Special features and characteristics of the land

Section 44A(2)(a) LGOIMA. This is information known to the Council but not apparent from the district scheme under the Town and Country Planning Act 1977 or 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 potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants.

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

- **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.

- **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.

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

- Attached are all drainage plans that Council hold for details of private and public drainage. Not all plans provided are verified by Council, and therefore Council cannot be liable for inaccuracies. Site investigation will be required by owners to determine exact layouts.
- This property is shown to be served by Christchurch City Council Sewer.
- The council plan shows no public stormwater lateral to this site.
- Council Trade Waste Bylaw regulates the use of the sewer system for sources other than domestic sewage. A trade waste consent must be obtained by the new owner or occupier before any wastewater from an industrial or commercial processes including but not limited to wash down grease traps and cooling systems may be discharged to Council sewer system.

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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.

Related Information

- All Commercial and industrial properties are required to have a Reduced Pressure Zone backflow prevention device at the boundary to protect the Christchurch water supply network. The installation of this device is a condition of supply and is the responsibility of the property owner in accordance with the Christchurch City Council Water Supply and Wastewater Bylaw 2022. For more information visit our website https://ccc.govt.nz/backflow-prevention/ or contact the backflow installation team on 03 941 8999.

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www.ccc.govt.nz

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 30/06/2025: $3,014.14

	Instalment Amount	Date Due
Instalment 1	$753.49	15/09/2024
Instalment 2	$753.49	15/12/2024
Instalment 3	$753.49	15/03/2025
Instalment 4	$753.67	15/06/2025

Rates owing as at 25/06/2025: -$0.02

(b) Excess water charges

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 now ensure all water usage and outstanding debts are accurately accounted for.

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

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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.

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

(a) Consents

- BCN/1970/3441 Applied: 06/07/1970 Status: Completed
  1/378 Worcester Street Linwood
  Permit granted 27/07/1970
  Permit issued 27/07/1970
  TOILETS ADDITIONS- Historical Reference PER70070623- No plans/information held on property file
- BCN/1974/5940 Applied: 04/10/1974 Status: Completed
  1/378 Worcester Street Linwood
  Permit granted 24/10/1974
  Permit issued 24/10/1974
  ALTERATIONS TO SHOP- Historical Reference PER74100629
- BCN/1989/5800 Applied: 14/08/1989 Status: Completed
  1/378 Worcester Street Linwood
  Permit granted 05/09/1989
  Permit issued 14/09/1989
  VERANDAH (ALSO 79 STANMORE)- Historical Reference PER89001750
- BCN/2018/4281 Applied: 28/06/2018 Status: Completed
  1/378 Worcester Street Linwood
  Accepted for processing 29/06/2018
  Building consent granted 12/12/2018
  Building consent issued 14/12/2018
  Code Compliance Certificate Issued 11/06/2020
  Construction of 3-level building with 1 retail unit, 5 residential units and 5 garage units – stage 1 of 2 – excludes fitout to ground floor takeaway hospitality unit
- BCN/2019/3105 Applied: 17/05/2019 Status: Completed
  1/378 Worcester Street Linwood
  Accepted for processing 20/05/2019
  Building consent granted 19/07/2019
  Building consent issued 30/07/2019
  Code Compliance Certificate Issued 11/06/2020
  Construction of 3-level building with 1 retail unit, 5 residential units and 5 garage units – stage 2 of 2 – first fit-out of take-away outlet

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(b) Certificates

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

(c) Notices

- WOF/2020/6114 Expires: 01/06/2026
  Compliance schedule form 11 issued 29/07/2024

(d) Orders

(e) Requisitions

Related Information

- In the property file there is an electrical and/or gas fitters certificate relating to works that have been carried out on the current building at this address. If you require a copy of the certificate/s please order a property file through the Council website www.ccc.govt.nz or phone 03 941 8999.

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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

- **District Plan Active Frontage**

  Property or part of property affected by the Key Pedestrian Frontage, which is operative.

- **Liquefaction Management Area (LMA)**

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

- **District Plan Zone**

  Property or part of property within the Local centre 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/1973/240 - Resource consents
  378 Worcester Street Linwood
  To erect a sign over the varandah. - Historical Reference RES9216780
  Status: Processing complete
  Applied 12/04/1973
  Declined 24/05/1973
  Decision issued 24/05/1973

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- RMA/2017/736 - Certification
  378 Worcester Street Linwood
  Minimum Floor Level Certificate
  Status: Processing complete
  Applied 04/04/2017
  Certificate issued 13/04/2017

- RMA/2017/911 - Land Use Consent
  378 Worcester Street Linwood
  Development of a new mixed-use building
  Status: Processing complete
  Applied 27/04/2017
  Granted 12/10/2017
  Decision issued 12/10/2017

- RMA/2019/242 - Subdivision Consent
  378 Worcester Street Linwood
  Seven lot subdivision (with amalgamation)
  Status: Processing complete
  Applied 11/02/2019
  Granted 28/03/2019
  Decision issued 28/03/2019
  s223 Certificate issued 07/04/2020
  s224 Certificate issued 05/05/2020

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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 Metro Place 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 Metro Place EcoDrop.

(b) Other

- **Floor Levels Information**

  Christchurch City Council holds a variety of information relevant to building/property development across the city. This includes minimum finished floor levels that 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 site, it can be viewed at https://ccc.govt.nz/floorlevelmap/, otherwise site specific advice can be obtained by emailing floorlevels@ccc.govt.nz

- **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 Central 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

- **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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- **Health Licence**
  FSH/2023/492
  CCC005438/1
  M Singh
  Imperial Indian Takeaway
  Food Control Plan
  Current

Related Information

- Dangerous Goods Licences have been replaced with Location Test Certificates/ Location Compliance Certificates administered by Worksafe. You can contact a local Test Certifier to advise you or to issue the type of test certificate you need.

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GEOTECHNICAL INVESTIGATION REPORT

FOR PROPOSED RETAIL & RESIDENTIAL UNITS

378 Worcester Street, Linwood

Client: HEB Ltd

Project Reference:	LTCL17315
Revision:	A
Date:	9 January 2018

Documentation Control:

LandTech Consulting Ltd

Postal Address:
PO Box 119
Christchurch 8013

Physical Address:
Unit 6, 31 Carlyle Street
Sydenham
Christchurch 8023

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W. www.landtech.nz

Document Title:	Geotechnical Report for Proposed Retail & Residential Units	
Address:	378 Worcester Street, Linwood	
Revision:	Revision A	
Client:	HEB Ltd	
Project Ref erence :	LTCL17315	
Author:		Liam Stewart, Associate Engineering Geologist BSc, PGDip (Geology)
Reviewed/Authorised:		Dwayne Wilson, Senior Geotechnical Engineer BEngTech (civil), MEngSt (geotechnical), CPEng, ~~Dir~~ector

REPORT DISTRIBUTION:		
Recipient	Release Date	Document Type
HEB Ltd	9 January 2017	PDF

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Appendices:

1.0 Introduction

1.1 Project Brief

LandTech Consulting Ltd. (LandTech) were engaged by HEB Ltd (the Client) to carry out a geotechnical investigation at 738 Worcester Street, Linwood. The geotechnical investigation is in relation to the proposal to construct five units within the site; the proposed units include one retail and four residential.

The geotechnical investigation has been carried out to determine a geological model of the site, assess the future land performance (i.e. during seismic events) and provide recommendations for site development and foundations.

Where applicable, analysis and reporting has been conducted in accordance with the Ministry of Business, Innovation and Employment document; *Repairing and rebuilding houses affected by the Canterbury Earthquakes*, dated December 2012 (MBIE Guidelines, 2012), and any relevant updates.

This geotechnical report summarises the findings of our investigation and analysis. It includes our recommendations for the proposed development, and may be used to support a Consent application to the Christchurch City Council.

1.2 Scope of Works

The geotechnical investigation for the proposed subdivision included the following:

- Review of the New Zealand Geotechnical Database (NZGD);
- Detailed walkover inspection;
- Intrusive field investigation (i.e. shallow and deep soil testing);
- Geotechnical/liquefaction assessment;
- Preparation of this geotechnical report, detailing all of the above and recommendations.

2.0 Site Description

The investigation site is located at 378 Worcester Street, Linwood and is legally described as Lot 2 DP 5498. The property is rectangular in plan view (shown on the LandTech *Site Plan*, Drawing No. LTCL17315/ 1, attached in Appendix A) and comprises a total survey area of 422m^2 (area sourced from www.data.linz.govt.nz, accessed 8 January 2018). The site is near level and the previously existing building has been removed. It is inferred that the building had been demolished and removed as a consequence of damage endured during the Canterbury Earthquake Sequence (CES).

3.0 Proposed Development

We are in receipt of development plans by DD Architects Ltd, that show it is proposed to construct five joined units within the site. The building is to be three storey construction with the road front unit comprising retail (within the floor level) and residential above; with the remaining units comprising floor level garages and upper storey residential living. The location of the proposed building is shown on the LandTech *Site Plan*, Drawing No. LTCL17315/ 1 (attached in Appendix A) with associated driveway access running adjacent the western boundary.

4.0 Area Geology

Reference has been made to the various maps and resources made available by GNS and NZGD (for example the New *Zealand Geology Web Map*, http://data.gns.cri.nz/geology/, accessed 8 January 2018). The reviewed sources indicate that the site is underlain by Holocene age Alluvial Deposits; however, the approximated boundary with localised Dune Deposits lays to the east of the site.

Alluvium is related to the lateral migration of the past and present river systems, and their deposits which have been transported from the Southern Alps, out toward the east coast. The characteristics of the Alluvial Deposits can vary widely over small distances and they can be interbedded with the Dune Deposits. Variances include vertical and horizontal differences in both soil particle size distribution and consolidation.

Alluvial Deposits generally comprise interbedded horizons of fine to coarse grained sand, silt and clay, however layers of rounded to subrounded greywacke gravel to cobble size particles can also exist. Due to the variability of this unit, alluvial soils can be prone to differential settlement. It can also exhibit the potential for liquefaction during seismic events and lateral spreading near river systems.

5.0 Geotechnical Data Review

Reference has been made to sources including the New Zealand Geotechnical Database (NZGD); https://www.nzgd.org.nz/ and Environment Canterbury (ECan): http://canterburymaps.govt.nz/ (accessed 8 January 2018). The following text summarises the findings of our data review:

- NZGD indicates that the site is located within Green Zone (CERA Residential Zoning Maps) and is classified as Technical Category 2 according to Ministry of Business, Innovation and Employment (MBIE). TC2 sites are described as areas where minor to moderate land damage may occur from liquefaction during potential future large earthquake events. The MBIE Guidelines (2012) indicate that lightweight construction and/or enhanced foundations are best suited within TC2 areas.

- NZGD and ECan maps indicate that no liquefaction ejecta was observed as a consequence of the September 2010, February 2011 and June 2011 earthquakes. Minor levels of liquefaction ejecta are indicated for the December 2011 event.

- It is stated above that no liquefaction ejecta is indicated on the maps for the September 2010, February 2011 and June 2011 events; however, a review of historical aerial photography reveals that buildings have been removed within the neighbouring properties (toward the east) following the June 2011 earthquake. Buildings within the neighbouring property toward the west were removed between June and October 2012. Based on historical aerial photography the building within the investigation site was removed between January and March 2013.

- In addition to the liquefaction observation maps we have reviewed the EQC *Observed Ground Crack Locations* map. The map does not indicate any ground cracking in the vicinity of the investigation site for the September 2010 and February 2010 events; however, ground cracking has been noted based on road observations for June 2011. With this being said, no observed ground cracks are indicated within the area on the EQC *Liquefaction and Lateral Spreading* map.

- Vertical settlements of the site during the CES have been sourced from the NZGD *Property Summary Report*. The report indicates that the site has settled cumulatively on average 260mm across the site through the CES. The greatest settlement is shown to have occurred during the December 2011 event (i.e. ~150mm).

- Horizontal ground movements have been measured from the EQC *Horizontal Ground Surface Movements* map. The map indicates that cumulatively the site has moved approximately 340mm toward the south. The greatest levels of horizontal movement were experienced during the September 2010 (275mm south) and December 2011 (275mm south west).

- Local borehole data sourced from the NZGD (i.e. BH36484 & BH36485) indicate Alluvial Deposits comprising upper horizons of alternating silt and sand to approximately 4.0m to 6.0m below the surface. From these depths a 3.0m to 5.0m thick (approximate) gravel layer exists. Sand then extends from below the gravel layer to the termination depths of the boreholes. The existence of the gravel layer correlates well with refusal depths of regional Cone Penetration Tests (CPTs).

- The NZGD *Property Summary Report* indicates that the median groundwater level for the site was approximately 3.4m below the surface during the CES.

6.0 Field Investigation

The field investigation for the site comprised the following components:

- Detailed walkover inspection;
- Drilling of four hand augerholes with associated in-situ soil testing; and
- Two Cone Penetration Tests (CPTs) and associated Dynamic Probe-Super Heavy (DPSH) testing.

All field tests have been measured in via measuring tape from the inferred site boundaries and are therefore approximate only. The test locations are shown on the LandTech *Site Plan*, Drawing No. LTCL17315/ 1 (attached in Appendix A.).

The soil conditions encountered within the hand augerholes were logged by LandTech Engineering Geologists in accordance with New Zealand Geotechnical Society *Guideline for the Description of Soil and Rock for Engineering Purposes* (2005). The field logs are attached in Appendix B.

Dynamic Cone (Scala) Penetrometer testing was carried out from the surface of all hand augerholes to determine a soil density profile. Testing procedures were in accordance with NZS 4402:1988, Test 6.5.2, *Dynamic Cone Penetrometer*. The test results are shown on field logs attached in Appendix B.

The undrained shear strength of the soil (within the hand augerholes) was recorded where applicable via Geovane hand held shear vane. The peak and remoulded vane shear strength values shown on the field logs (attached in Appendix B) have been factored in terms of *BS1377*.

Cone Penetration Testing (CPT) was carried out by Ground Investigation under LandTech supervision. The results of the CPT testing are attached in Appendix C.

Where the CPTs were unable to penetrate the underlying soils DPSH testing was carried out to determine a density profile at depth. DPSH testing was performed in accordance with BS 1377-9: 1990 using a super heavy dynamic probe with a hammer mass of 63.4Kg and a drop height of 750mm. The cone base and rod diameter are both 32mm and the cone angle is 90° with a rod mass of 6.2Kg. The results of DPSH testing is attached in Appendix C.

7.0 Subsurface Conditions

The sites subsurface conditions generally comprised a surficial layer of topsoil underlain by Alluvial Deposits. The alluvial deposits consisted of upper layers of alternating silt and sand layers with inferred dense to very dense gravelly sand and sandy gravel at depth. This is consistent with the geology described in Section 3.0 (Area Geology) and 4.0 (Geotechnical Data Review).

A subsurface summary is given in Table 1 (augerholes) and Table 2 (CPT/DPSH) and detailed geologic descriptions subsequently.

Table 1: Subsurface summary (augerhole/Scala data)

Augerhole ID	Drill Depth	Depth of Topsoil/Fill	Median Scala Blow Count/100mm	GW Level
HA01	3.0	0.5	5	2.1
HA02	3.0	0.4	5	2.2
HA03	3.0	0.3	3	2.1
HA04	3.0	0.5	3	2.0

Table notes: Depths are metres (m) below present ground level (bpgl)
Median Scala blows have been calculated within natural ground only (i.e. Alluvial Deposits)

Table 2: Subsurface summary (CPT/DPSH testing)

Test ID	Test Depth CPT / DPSH	CPT Median SPT N Count/300mm Equivalent	DPSH Median SPT N Count/300mm Equivalent
CPT01/ DPSH01	5.5 / 8.7	15	51
CPT02/ DPSH02	6.0 / 9.1	13	50

Table notes: Depths are metres (m) below present ground level (bpgl)
SPT N Count/300mm equivalent interpolated using Geologismiki CPeT-IT Version 2.0 from CPT data for complete test data

7.1 Topsoil/Fill

Topsoil and/or fill was encountered from the surface all test locations to depths ranging between 0.3m and 0.5m below present ground level (bpgl). These materials generally comprised brown and brownish grey silt; however, granular fill was encountered within HA04.

These materials are not considered suitable for the support of pavement, buildings or permanent structures. This is due to the potential for differential settlement due to the organic content and variable characteristics of topsoil.

7.2 Alluvial Deposits

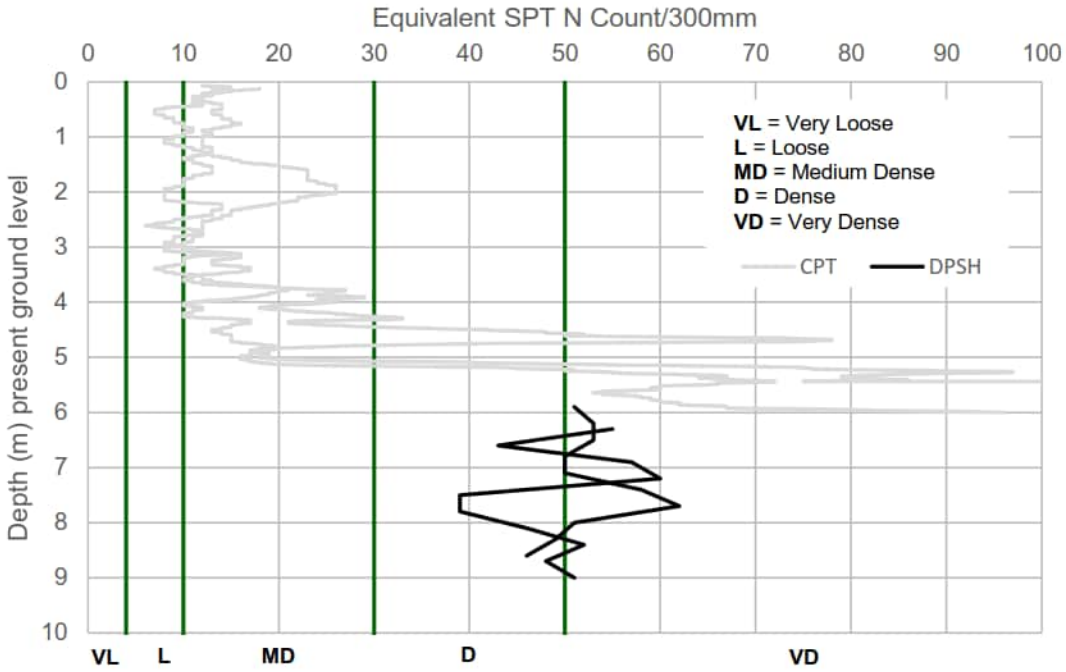
Alluvial Deposits were encountered to the termination depth of all augerhole locations (i.e. 3.0m bpgl). These materials mostly comprised alternating horizons of brownish grey and grey silt, silty sand, and sand. The strength of the cohesive silt horizons is described as stiff to hard with the non-cohesive sand horizons mostly described as loose to medium dense. The medium dense layers are generally associated with the upper 1.5m of the soil column; where loose soil is described below this depth (based on Scala penetrometer test results).

7.3 CPT & DPSH Testing

The augerhole results correlate well with the CPT data logs (attached in Appendix C), where the upper soil horizons are interpolated to comprise alternating silt and sand layers. The CPTs were terminated at the depths of 5.5m (CPT01) and 6.0m (CPT02) when the soil became too dense to penetrate. This is inferred to be contact with the underlying gravel layer discussed in Section 4.0 (Geotechnical Data Review).

The CPT data was interpolated via Geologismiki CPeT-IT Version 2.0 and a density profile representing both CPT and DPSH data is displayed in Graph 1 (below). The graph indicates loose to medium dense soil to approximately 5.0m, from this depth the relative density increases to dense to very dense. These horizons are inferred to be gravel and sandy gravel layers at depth. This inferral is based on the local NZGD borehole logs and CPT test inclination plot.

Graph 1: Relative density ground profile



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7.4 Groundwater

The groundwater table was encountered within all augerhole test locations at depths ranging between 2.0m (HA04) and 2.2m (HA02) bpgl. These levels are slightly higher than the site median indicated by the NZGD *Property Summary File* (i.e. 3.4m below the surface). Based on this data, it can therefore be inferred that groundwater levels are prone to fluctuation within the site. For example, levels are likely to rise near the ground surface following periods of prolonged and/or heavy rainfall. In contrast to this, levels are expected to lower during drier times.

7.5 Site Seismicity

For the purpose of applying requirements of NZS 1170.5:2004 the site subsoil is Class D – Deep or Soft Soil Site. This classification is based on depths of soil exceeding the limits of Table 3.2 of the reference standard. The seismic hazard factor (Z) for the site is 0.3; updated within the New Zealand Building Code, following the Canterbury Earthquake Sequence.

8.0 Liquefaction Analysis

8.1 Past Earthquake Performance

Information/data retrieved from NZGD has been used to assess the sites past earthquake performance and the results of this analysis are presented in Table 3. The table displays the level of estimated ground motion during the Canterbury Earthquake Sequence; however, it should be noted that the magnitudes for the June and December 2011 events have been adjusted to take into account the foreshocks that occurred prior to the main events.

Table 3: Past earthquake performance

	September 2010 (Mw 7.1)	February 2011 (Mw 6.2)	June 2011 (Mw 6.2)	December 2011 (Mw 6.1)
PGA (g)	0.30	0.48	0.28	0.23
Scaled $PGA_{7.5}$ (g)	0.27 (Tested)	0.34 (Tested)	0.20 (Not Tested)	0.16 (Not Tested)
Scaled PGA_{10th} (g)	0.19 (Tested)	0.23 (Tested)	0.13 (Not Tested)	0.11 (Not Tested)

The data presented in Table 3 (above), indicates that the site has been sufficiently tested for Serviceability Limit State levels of seismicity (i.e. SLSA; Mw 7.5 & PGA = 0.13g, SLSB; Mw 6.0 & PGA = 0.19g) during the September 2010 and February 2011 events. Furthermore, the results show that the site almost exceeded the threshold for Ultimate Limit State (ULS; Mw 7.5 & PGA = 0.35g) levels of strong ground motion during the February event. During this time no liquefaction induced ground damage has been indicated; however minor liquefaction was shown on the maps for December 2011.

8.2 Past Earthquake Events

Liquefaction analyses has been carried out by LandTech on CPT01 & CPT02 using Geologismiki CLiq Version 2.0. The analysis included calculation of liquefaction settlement potential for the four major earthquake events highlighted in Table 3; Section 8.1 (Past Earthquake Events).

Full depth liquefaction analyses were carried out for the past earthquakes using the groundwater levels given on the NZGD *Property Summary Report* for each specific event (i.e. September 2010; 3.7m, February 2011; 3.4m, June 2011; 3.4m and December 2011; 3.2m). The methodology adapted for our analysis is based on the Ministry of Business, Innovation & Employment (MBIE) December 2012 guidelines and recent clarifications (October 2014). Table 4 below summarises the results of the modelling and graphic outputs attached in Appendix D.

Table 4: Liquefaction analysis results for past earthquake events

Test ID	Result	Sep 2010	Feb 2011	Jun 2011	Dec 2011
CPT01	Liquefaction Severity Number (LSN)	1	5	3	2
	Surface Ground Damage Category	Little to None	Little to None	Little to None	Little to None
	Full Depth Settlement (0 – 5.5m)	5mm	20mm	10mm	5mm
CPT02	Liquefaction Severity Number (LSN)	7	10	7	5
	Surface Ground Damage Category	Little to None	Little to None	Little to None	Little to none
	Full Depth Settlement (0 – 6.0m)	30mm	40mm	30mm	20mm

Table Notes: LSN has been rounded to nearest whole number
Settlement values rounded to nearest 5mm

The results from the CLiq modelling are shown in Table 4 above and tend to under predict the level of settlement that has occurred at the site when compared to NZGD data. During modelling it was found that the upper silt and sand layers were particularly sensitive to changes in the groundwater level. For example, when the groundwater levels were raised (in the model) to 1.0m below the surface, the results correlated well with the settlements shown on the NZGD *Property Summary Report*. It is realised that the groundwater levels indicated by NZGD are interpolated from local well data and that localised differences may exist.

It is stated in Section 4.0 (Geotechnical Data Review) that a gravel layer between 3.0m to 5.0m thick exists within the area. This layer was encountered during our field investigation and is inferred from DPSH testing to extend from the termination depths of the CPTs (i.e. 5.5m & 6.0m). Below the gravel horizons local borehole logs indicate medium dense sand. In addition to the variation between interpolated groundwater levels; liquefaction induced settlement of the lower sand layers can not be precluded. These factors have been considered in the following part of our analysis of the design level earthquake events (detailed in Section 8.3; Model Earthquake Events).

8.3 Model Earthquake Events

Following the analysis of the previous four major earthquake events (Section 8.2); three model earthquakes were analysed for SLS (A & B) and Ultimate Limit State (ULS) conditions.

The methods described in the MBIE (2012) Guidelines have been used as a bases for our modelling. The guidelines recommend that the upper 10.0m of data is analysed to ascertain settlement index values; however, CPT01 & CPT02 were terminated at 5.5m and 6.0m respectively. Based on the results of the DPSH testing, where equivalent SPT N60 counts are generally greater than 40 blows/300mm; it is considered unlikely that the dense to very dense gravel layers are suseptible to liquefaction. For this reason analysis has only been carried out on the CPT data.

The NZGD median groundwater level for the site is 3.4m; nonetheless, the measured groundwater during our field investigation was measured to range between 2.0m and 2.2m, based on augerhole measurements. For this reason, we have applied a 2.0m groundwater level for all model events (i.e. SLSA, SLSB & ULS); this is considered to be conservative for the site.

The results of our analysis is given in Table 5 and graphic outputs are attached in Appendix E; model conditions are given below:

- *Serviceability Limit State A* (SLSA); where M_w = 7.5 and PGA = 0.13g;
- *Serviceability Limit State B* (SLSB); where M_w = 6.0 and PGA = 0.19g; and
- *Ultimate Limit State* (ULS); where M_w = 7.5 and PGA = 0.35g.

Table 5: Liquefaction analysis results for model earthquake events

Test ID	Result	SLSA	SLSB	ULS
CPT01	Liquefaction Severity Number (LSN)	1	3	15
	Surface Ground Damage Category	Little to None	Little to None	Minor
	Full Depth Settlement (0 – 5.5m)	0mm	10mm	50mm
CPT02	Liquefaction Severity Number (LSN)	2	6	23
	Surface Ground Damage Category	Little to None	Little to None	Moderate
	Full Depth Settlement (0 – 6.0m)	5mm	20mm	75mm

Table Notes: LSN has been rounded to nearest whole number
Settlement values rounded to nearest 5mm

The analysis of the model earthquake events has been carried out to classify the land by applying a Technical Category. Based on the index level of settlements and comparison with the limits set in *Table 16.1 Liquefaction deformation limits and house foundation implications* (MIBE Guidelines (2012), *Section 16.5 Broad classification of land*), the site has been classified as Technical Category 2 (TC2). This categorisation is in concurrence with the MBIE classification given to the site.

For any new dwelling/s to be constructed within TC2 sites, foundations taken from the MBIE Guidance document (2012) are considered appropriate; however, this application generally pertains to single and two storey dwellings. Our specific recommendations with regard to this site are given in Section 10.2 (Foundation Recommendations).

9.0 Geotechnical Hazard Evaluation

Section 71 of the New Zealand Building Act 2004 outlines hazards that must be assessed when a Territorial Authority considers a Building Consent application. This section outlines our evaluation of possible geotechnical hazards associated with the site.

9.1 Erosion

The surface of the investigation site is near level and we did not observe any obvious signs of surface erosion. Furthermore, we do not consider the site to be susceptible to erosion on the condition that stormwater is disposed of in a controlled manner following development. With considerations for stormwater management in place we do not consider the proposed development will accelerate, worsen, or result in significant erosion.

9.2 Flooding

We have referred to the Christchurch City Council (CCC) *Floor Level Viewer*, website: https://ccc.govt.nz/services/water-and-drainage/stormwater-and-drainage/flooding/floorlevelmap/ (accessed 9 January 2018). The Councils *Floor Level Assessment* of the site indicates that the site is located within the *Flood Management* Area; however, does not indicate an interim final floor level.

It is recommended the Council is contacted via the following email address with regard to final floor levels within the site; floorlevels@ccc.govt.nz.

9.3 Liquefaction Induced Subsidence and Inundation

It is shown in Section 8.3 (Model Earthquake Events) that TC2 levels of liquefaction-induced settlement are expected within the site during future large earthquake events. Site preparation, i.e. earthworks and foundation recommendations are given in the subsequent sections of this report. These are considered suitable for the classified land conditions within the site and are to mitigate against the effects of design level seismic events.

9.4 Falling Debris and Slippage

No tall standing, steeply inclined hillslopes exist in the vicinity of the investigation site, therefore falling debris hazard is non-existent, similarly, with risk of slippage (i.e. near level site).

10.0 Geotechnical Recommendations

We consider the proposed units suitable for construction from a geotechnical perspective. It is shown in the previous sections that the Technical Category has been defined as TC2; based on our liquefaction assessment of the CPT data. Our geotechnical recommendations for the site follow subsequently.

10.1 Site Formation and Earthworks

All earthworks to be carried out on the site are to be in accordance with the requirements of NZS 4431:1989 *Code of Practice for Earth Filling for Residential Development*. All unsuitable materials (i.e. vegetation, tree roots/stumps, topsoil, organic or detritus material) is to be stripped away from areas of earthworks and stockpiled clear of the operational area, or carted off-site. The site is to be inspected by an experienced Geotechnical Engineer/Engineering Geologist to ensure all unsuitable materials have been removed.

Filling (if any) can be placed directly on the natural alluvial soils that underlie any existing topsoil/fill. Fill is to be compacted using an appropriate plant, in loose layers, no greater than 200mm thick. A minimum density requirement of 95% (standard compaction) is to be achieved during placement of any fill material. Materials to be used as fill must be approved by the inspecting Geotechnical Engineer/Engineering Geologist. Fill should be kept to no more than 400mm above existing ground level without referring the matter back to us.

Prior to commencing earthworks, a sediment control system should be constructed to ensure that the Council requirements are met. In particular, with respect to wind erosion of exposed and stockpiled soil materials.

10.2 Foundation Recommendations

It is recommended to support the proposed residential units via a shallow foundation system in accordance with the following specifications. This will involve excavation of any existing fill, which was encountered up to 0.5m below the surface and backfilling with compacted granular fill. Following placement of the fill it is recommended to support the units via an Option 4 waffle slab foundation (MBIE, 2012).

The area of excavation of the existing fill should extend 0.6m out from the foundation line at the base, be at least 0.6m deep, and then should be battered no steeper than 1H:2V, or where this cannot be achieved due to proximity to boundaries and existing structures, temporary propping and/or shoring will be needed. Should unsuitable materials be encountered they are to be removed and replaced with compacted granular fill. Following inspection, the base of the excavations should be covered with a geotextile (Bidim A19 or equivalent).

The gravel raft should comprise 200mm thick layers of AP40 or AP65 to CCC grading criteria. This is to be compacted to achieve 95% of maximum dry density. An experienced Geotechnical Engineer/Engineering Geologist should inspect the placement granular fill to check whether the required level of compaction has been achieved.

Following placement of the granular fill, a stiffened TC2 slab foundation may be designed using an Ultimate Bearing Capacity of 200kPa and a Strength Reduction Factor of Ø=0.5. The slab foundation should also be designed to span 4m internally and cantilever 2.0m at the edges from a possible loss of support due to liquefaction induced ground movements. Flexible service connections are recommended where services enter/exit the slab foundation and enter/exit the gravel raft.

10.3 Pavement

We recommend a preliminary design CBR value of 3% or a modulus of subgrade reaction of 15kPa/mm, for flexible or ridged pavements. The thickness of the basecourse would depend on the final CBR used for the subgrade and the anticipated traffic loading.

The compaction of the basecourse should be carried out with a vibratory roller of appropriate static weight and energy. We recommend the placement of geotextile between the subgrade and basecourse (i.e. Bidim A19 or equivalent). This is to reduce the mixing of the natural soil with the engineered fill and will increase the performance of the basecourse.

Any vegetation, organic or deleterious material, including topsoil and non-engineered fill should be removed from under pavement areas prior to aggregate placement. The subgrade should be subject to inspection by an experienced Geotechnical Engineer, Engineering Geologist or Civil Engineering Practitioner who is familiar with the findings of this report.

10.4 Stormwater Control

Concentrated stormwater flows from all impermeable areas must be collected and carried in sealed pipes to the Council approved system. Any uncontrolled stormwater must not be allowed to saturate the ground as this will potentially affect the foundation performance of surrounding buildings and pavements. Disposal of stormwater is not to be carried out via soakage pits or other subsoil drains, as these may affect the performance of the surrounding building foundations.

11.0 Future Geotechnical Involvement

11.1 Drawing Review

A Geotechnical Engineer/Engineering Geologist familiar with the findings of this report should be engaged to review the final drawings of the proposed development prior to submission to the Resource/Building Consent Authority, to ensure the geotechnical recommendations of this report have been implemented correctly. Further geotechnical investigation, analysis, design or reporting may be warranted at this stage subject to the specifics of the development proposal.

11.2 Construction Observations

A Geotechnical Engineer/Engineering Geologist familiar with the findings of this report should be engaged to carry out observations during site preparation and construction, this includes foundation excavations to confirm subsurface conditions are consistent with those described in this report.

- Inspections will not be carried out prior to the issue of Council Resource and/or Building Consents; unconsented works will not be inspected.
- We recommend that once received, the Consent be forwarded and reviewed by us. Following the Consent review a schedule of inspections can be issued to the Client.
- Without sufficient observations during the subgrade preparation prior to placement of fill or concrete, LandTech will not be in a position to provide engineering certification (i.e. Earthworks Completion Report, or Producer Statement PS4).
- Areas where concrete or fill are placed without prior geotechnical observation will be specifically excluded from completion documentation.

12.0 Limitations

This geotechnical report has been prepared for our Client, HEB Ltd, for the purposes of supporting Consent applications to the Christchurch City Council. This report shall not be extrapolated for other nearby sites, or used for any other purposes without the express approval of LandTech and their Client.

This report has been based on the results of tests at point locations; therefore, subsurface conditions could vary away from the assumed geotechnical model. Should exposed soil conditions vary from those described herein we request to be informed to determine the continued applicability of our recommendations.

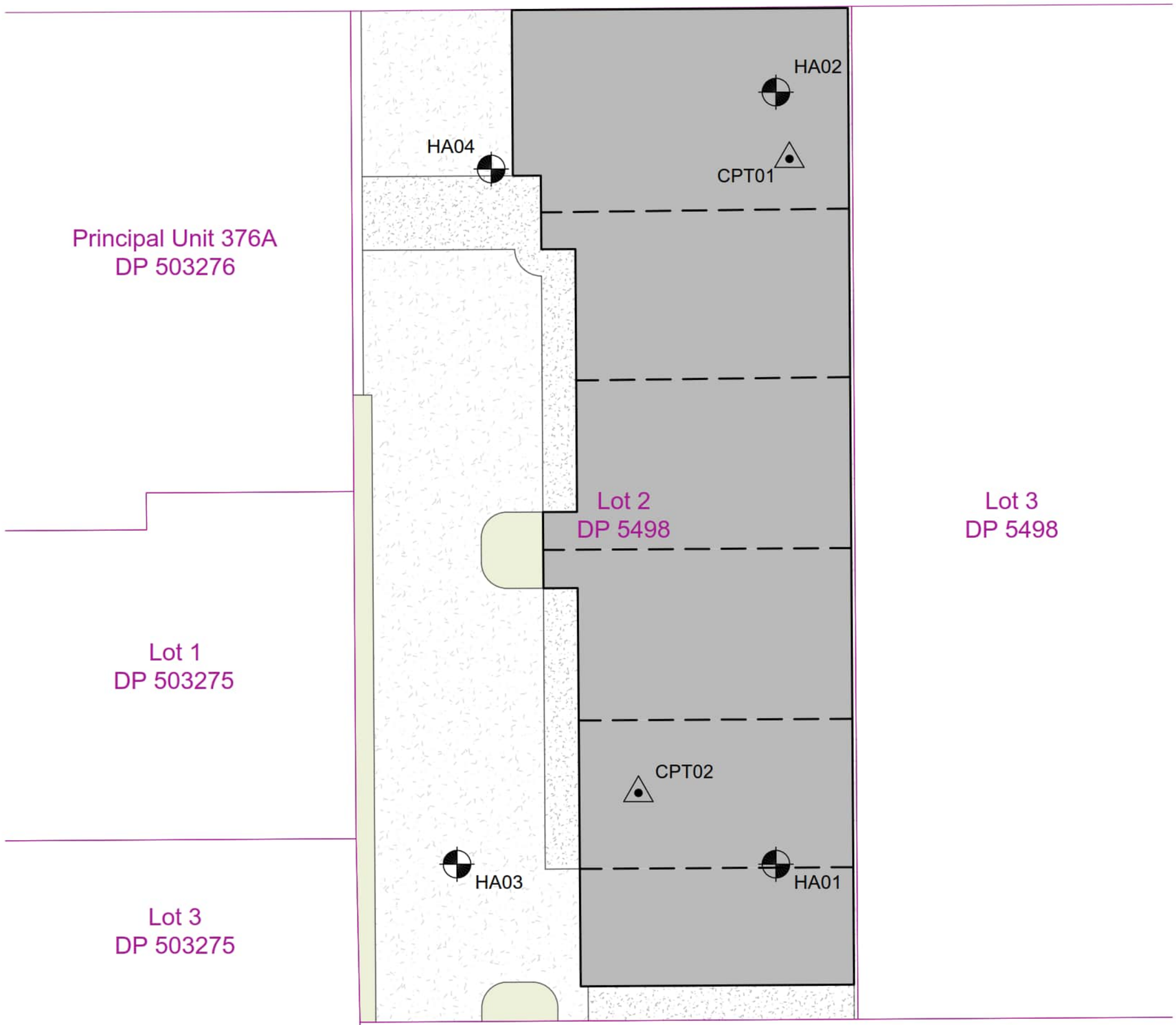
Industry investigation, research and analysis of Christchurch's seismic events has resulted in modifications to the building codes (including MBIE Guidelines, 2012). Because of this, further changes are to be expected with time. The findings and recommendations of this geotechnical report may require modification to accommodate any changes before building works are implemented. In these circumstances, it is recommended that LandTech is engaged to review the findings of this report are reviewed.

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

END OF REPORT

Appendix A
Site Plan

Worcester Street



KEY:

- HA01 — LandTech hand augerholes, drilled 20 December 2017
- CPT01 — Ground Investigation Ltd CPT test locations, tested 20 December 2017
- Existing boundary
- Approximate locaiton of proposed units

NOTES:
Locations of features approximate only

Location of all buried services to be verified prior to construction

Original sheet size A3

Boundary information on this *Site Plan* adapted from LINZ website:
www.data.linz.govt.nz (accessed 8 January 2018)

Drawing Revisions		
08/01/2018	A	Initial drafting - LS

Check all dimensions and levels on site before commencing construction.
This drawing and design remains the property of LandTech Consulting Ltd. and may not be reproduced without approval and permission from LandTech Consulting Ltd.

Physical Address:
Unit 6, 31 Carlyle Street, Sydenham, Christchurch 8013

Postal Address:
PO BOX 119, Christchurch 8013

Website: www.landtech.nz

Geotechnical Investigation

378 Worcester Street
LINWOOD

Site Plan

Drawing No:	Drawn by:	Date:
LTCL17315/ 1	L Stewart	8 Jan 18
Scale:	Checked by:	Revision:
1: 150 (A3)	D Wilson	A

Filename: LTCL17315 Site Plan LS.dwg

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Appendix B
LandTech Field Investigation Logs

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LandTech CONSULTING

Client: HEB Ltd
Project: Geotechnical Investigation for Proposed Retail & Residential Units
Address: 378 Worcester Street, Linwood

Augerhole No. HA01
Sheet No. 1 of 1

Drill Type:	50mmØ Hand Auger	Project No:	LTCL17315	Logged By:	B Ellis
Drilled By:	B Ellis	Coordinates:	NZTM2000 E1572247 N5180133	Shear Vane No:	1999
Date Started:	20-Dec-17	Ground Conditions:	Near level, gravel	Calibration Factor:	1.427
Date Finished:	20-Dec-17	Groundwater Level (m):	2.1m (20-Dec-17)	Calibration Date:	21-Jun-17

Stratigraphy	Depth (m)	Graphic Log	Soil description in accordance with Guideline for the Field Classification and Description of Soil and Rock for Engineering Purposes , NZ Geotechnical Society Inc., 2005	Groundwater Level (m)	Depth (m)
FILL	0.0		Fine to coarse SAND, some fine to medium angular gravel, brownish grey, dry to moist, dense [TOPSOIL/FILL]		0.0
	0.5		Fine to medium sandy SILT, minor organics, dark brown, stiff, moist, non-plastic		0.5
ALLUVIAL DEPOSITS	1.0		SILT, trace fine sand, yellowish brown with dark brown mottles, hard, moist, non-plastic [ALLUVIAL DEPOSITS]		1.0
	1.5		minor fine to medium sand		1.5
	2.0		Fine to medium SAND, minor silt, grey, medium dense, moist	GW = 2.1m (20-Dec-17)	2.0
	2.5		SILT, minor fine to medium sand, grey and orange streaks, stiff, saturated, non-plastic		2.5
	3.0		Fine to medium SAND, some silt, grey, loose, saturated		3.0
	3.5		End of Augerhole 3.0m [TARGET DEPTH]		3.5
	4.0				4.0
	4.5				4.5
	5.0				5.0

In-situ Field Testing

Shear Strength (kPa)
Peak:
Remoulded:
0 50 100 150 200

200+ UTP

Dynamic Cone Penetrometer

Depth (m)	Blow Count
-0.1	20
-0.2	12
-0.3	8
-0.4	5
-0.5	6
-0.6	8
-0.7	6
-0.8	6
-0.9	5
-1.0	5
-1.1	5
-1.2	7
-1.3	7
-1.4	7
-1.5	5
-1.6	5
-1.7	4
-1.8	4
-1.9	6
-2.0	2
-2.1	2
-2.2	3
-2.3	2
-2.4	3
-2.5	2
-2.6	3
-2.7	2
-2.8	3
-2.9	3
-3.0	
-3.1	
-3.2	
-3.3	
-3.4	
-3.5	
-3.6	
-3.7	
-3.8	
-3.9	
-4.0	
-4.1	
-4.2	
-4.3	
-4.4	
-4.5	
-4.6	
-4.7	
-4.8	
-4.9	
-5.0	

Scala Blow Count / 100mm
0 5 10 15 20

In-situ field testing in accordance with the following Standards:
Scala Penetrometer Testing: NZS 4402:1988, Test 6.5.2, Dynamic Cone Penetrometer
Shear Vane Testing: Guideline for Hand Held Shear Vane Test, NZGS, August 2001

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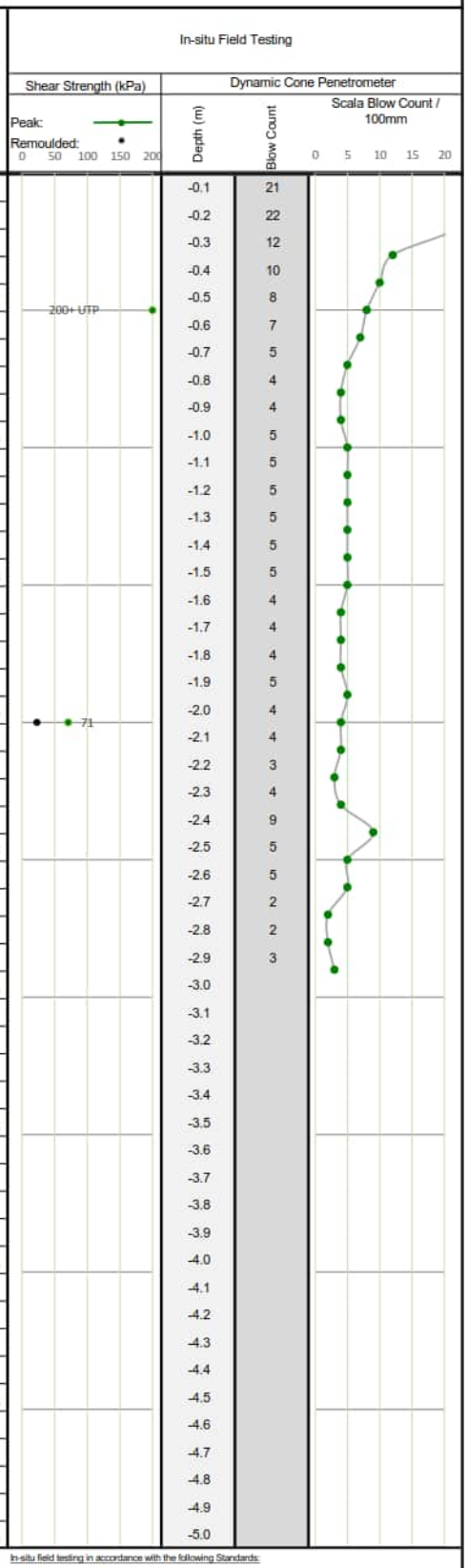
LandTech CONSULTING	Client: HEB Ltd Project: Geotechnical Investigation for Proposed Retail & Residential Units Address: 378 Worcester Street, Linwood	Augerhole No.	HA02
		Sheet No.	1 of 1

Drill Type:	50mmØ Hand Auger	Project No:	LTCL17315	Logged By:	B Ellis
Drilled By:	B Ellis	Coordinates:	NZTM2000 E1572247 N5180155	Shear Vane No:	1999
Date Started:	20-Dec-17	Ground Conditions:	Near level, gravel	Calibration Factor:	1.427
Date Finished:	20-Dec-17	Groundwater Level (m):	2.2m (20-Dec-17)	Calibration Date:	21-Jun-17

Stratigraphy	Depth (m)	Graphic Log	Soil description in accordance with Guideline for the Field Classification and Description of Soil and Rock for Engineering Purposes , NZ Geotechnical Society Inc., 2005	Groundwater Level (m)
FILL	0.0		Fine to coarse SAND, some fine to medium subangular gravel, greyish brown, dense, moist [TOPSOIL/FILL]	
			SILT, minor orgainics, trace fine to medium sand, trace fine to medium subangular gravel, brown, very stiff, moist, non-plastic, trace brick fragment inclusions	
ALLUVIAL DEPOSITS	0.5		SILT, trace fine sand, yellowish brown, hard, moist, non-plastic [ALLUVIAL DEPOSITS]	
			minor fine to medium sand	
	1.0		Fine to medium SAND, minor silt, yellowish brown, medium dense, moist	
	1.5		some silt	
	2.0		SILT, some fine to medium sand, grey, stiff, moist, non-plastic	GW = 2.2m (20-Dec-17)
	2.5		Fine to coarse SAND, trace silt, brownish grey, medium dense, saturated	
	3.0		loose	
	3.5		End of Augerhole 3.0m [TARGET DEPTH]	
	4.0			
	4.5			
	5.0			



In-situ field testing in accordance with the following Standards:

Scala Penetrometer Testing: NZS 4402:1988, Test 6.5.2, Dynamic Cone Penetrometer

Shear Vane Testing: Guideline for Hand Held Shear Vane Test, NZGS, August 2001

LandTech CONSULTING

Client:	HEB Ltd	Augerhole No.	HA03
Project:	Geotechnical Investigation for Proposed Retail & Residential Units	Sheet No.	1 of 1
Address:	378 Worcester Street, Linwood		

Drill Type:	50mmØ Hand Auger	Project No:	LTCL17315	Logged By:	E Morgan
Drilled By:	E Morgan	Coordinates:	NZTM2000 E1572238 N5180133	Shear Vane No:	2005
Date Started:	20-Dec-17	Ground Conditions:	Near level, soil	Calibration Factor:	1.484
Date Finished:	20-Dec-17	Groundwater Level (m):	2.1m (20-Dec-17)	Calibration Date:	11-Jul-17

Stratigraphy	Depth (m)	Graphic Log	Soil description in accordance with Guideline for the Field Classification and Description of Soil and Rock for Engineering Purposes , NZ Geotechnical Society Inc., 2005	Groundwater Level (m)
FILL			SILT, some fine subrounded gravel, grey, stiff, dry, non-plastic, trace organic inclusions [TOPSOIL/FILL]	
			grey and black intermixed, moist, trace ash inclusions	
ALLUVIAL DEPOSITS	0.5		SILT, some fine sand, yellowish brown with orange mottles, very stiff, moist, non-plastic [ALLUVIAL DEPOSITS]	
			trace fine sand	
	1.0		Silty fine to medium SAND, brown with orange mottles, medium dense, moist	
	1.5		SILT, minor fine to medium sand, greyish brown with orange mottles, very sitff, moist, non-plastic	
			Fine to medium SAND, trace silt, greyish brown with orange mottles, loose, moist	
	2.0		some silt	
			Silty fine to medium SAND, greyish brown, loose, wet	GW = 2.1m (20-Dec-17)
			saturated	
			greyish brown with orange mottles	
	2.5		grey and brown mottles	
	3.0		End of Augerhole 3.0m	
			[TARGET DEPTH]	
	3.5			
	4.0			
	4.5			
	5.0			

In-situ Field Testing

Depth (m)	Shear Strength (kPa) Peak: / Remoulded: (0 50 100 150 200)	Dynamic Cone Penetrometer Depth (m)	Blow Count	Scala Blow Count / 100mm (0 5 10 15 20)
0.5	138	-0.1	6	
		-0.2	6	
		-0.3	7	
		-0.4	6	
		-0.5	6	
		-0.6	7	
		-0.7	6	
		-0.8	6	
		-0.9	5	
1.0		-1.0	5	
		-1.1	5	
		-1.2	3	
		-1.3	3	
		-1.4	4	
1.5		-1.5	3	
		-1.6	3	
		-1.7	3	
		-1.8	2	
		-1.9	3	
2.0		-2.0	3	
		-2.1	3	
		-2.2	2	
		-2.3	2	
		-2.4	3	
2.5		-2.5	3	
		-2.6	3	
		-2.7	3	
		-2.8	3	
3.0		-2.9	4	
		-3.0		
		-3.1		
		-3.2		
		-3.3		
		-3.4		
3.5		-3.5		
		-3.6		
		-3.7		
		-3.8		
		-3.9		
4.0		-4.0		
		-4.1		
		-4.2		
		-4.3		
		-4.4		
4.5		-4.5		
		-4.6		
		-4.7		
		-4.8		
		-4.9		
5.0		-5.0		

In-situ field testing in accordance with the following Standards:

Scala Penetrometer Testing: NZS 4402:1988, Test 6.5.2, Dynamic Cone Penetrometer

Shear Vane Testing: Guideline for Hand Held Shear Vane Test, NZGS, August 2001

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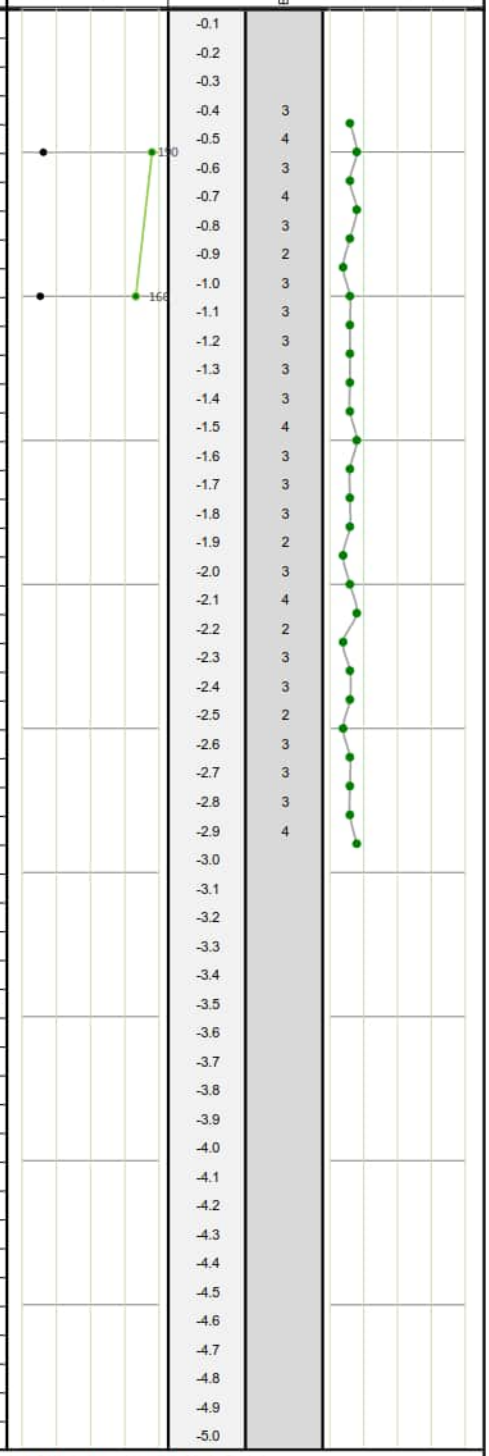
LandTech CONSULTING	Client: HEB Ltd Project: Geotechnical Investigation for Proposed Retail & Residential Units Address: 378 Worcester Street, Linwood	Augerhole No.	HA04
		Sheet No.	1 of 1

Drill Type:	50mmØ Hand Auger	Project No:	LTCL17315	Logged By:	E Morgan
Drilled By:	E Morgan	Coordinates:	NZTM2000 E1572239 N5180153	Shear Vane No:	2005
Date Started:	20-Dec-17	Ground Conditions:	Near level, gravel	Calibration Factor:	1.484
Date Finished:	20-Dec-17	Groundwater Level (m):	2.0m (20-Dec-17)	Calibration Date:	11-Jul-17

Stratigraphy	Depth (m)	Graphic Log	Soil description in accordance with Guideline for the Field Classification and Description of Soil and Rock for Engineering Purposes , NZ Geotechnical Society Inc., 2005
FILL	0.5		Fine to coarse subrounded to subangular GRAVEL, minor fine sand, minor silt, greyish brown, tightly packed, dry, trace subrounded cobble inclusions [GRANULAR FILL]
ALLUVIAL DEPOSITS	1.0		SILT, minor fine sand, very stiff, yellowish brown, moist, non-plastic [ALLUVIAL DEPOSITS]
			trace fine sand
	1.5		Fine to medium SAND, trace silt, brownish orange, loose to medium dense, moist
			minor silt
			brown, grey and orange mottles
	2.0		some silt to silty
			Silty fine to medium SAND, brown, grey and orange mottles, loose, saturated
	2.5		SILT, some fine to medium sand, grey with orange mottles, stiff, saturated
	3.0		Fine to medium SAND, minor silt, grey with orange mottles, loose to medium dense, saturated
	3.5		
	4.0		
	4.5		
	5.0		

Groundwater Level (m): GW = 2.0m (20-Dec-17)

In-situ Field Testing



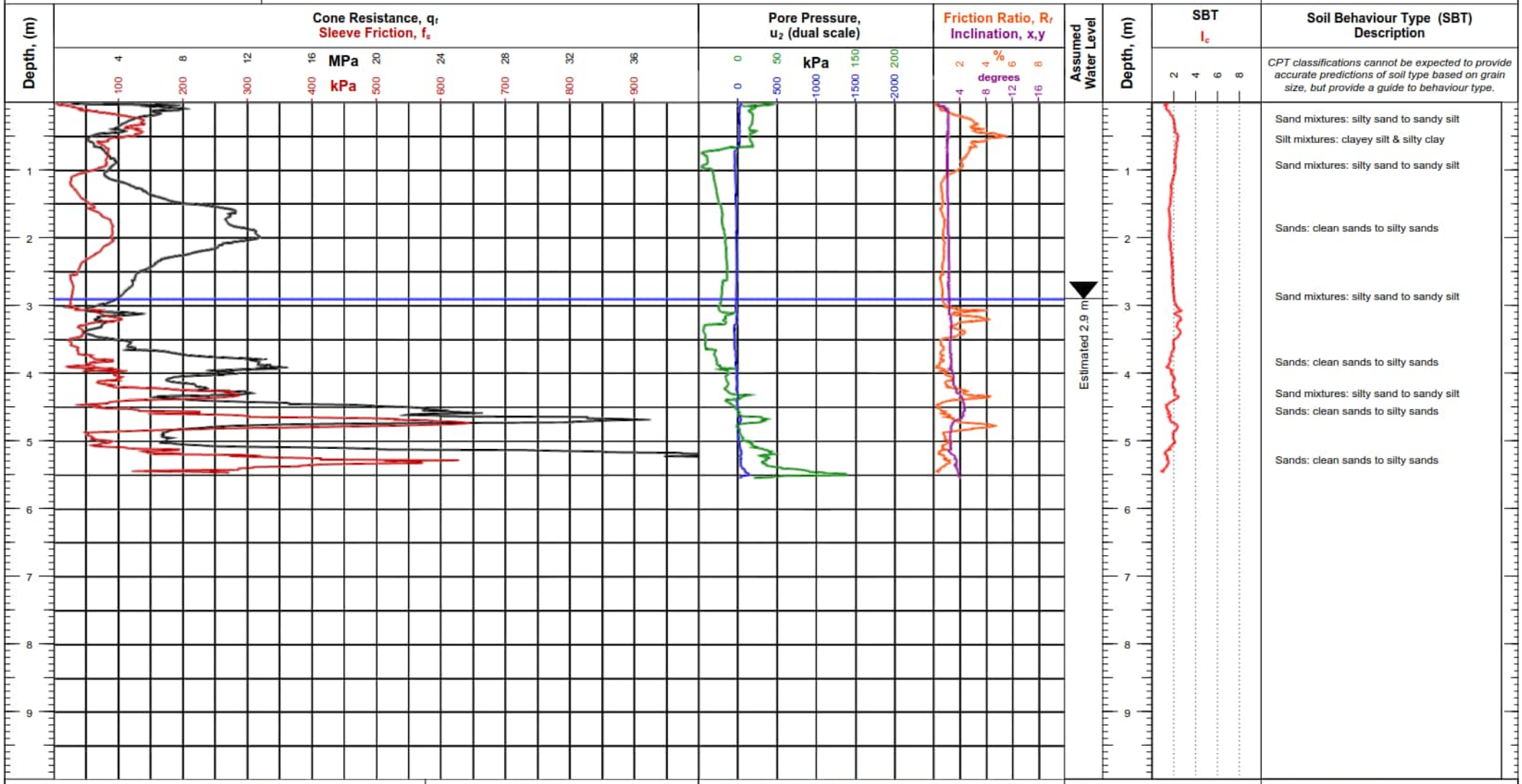
In-situ field testing in accordance with the following Standards:

Scala Penetrometer Testing: NZS 4402:1988, Test 6.5.2, Dynamic Cone Penetrometer

Shear Vane Testing: Guideline for Hand Held Shear Vane Test, NZGS, August 2001

Appendix C
Ground Investigation Ltd
CPT & DPSH Logs

CONE PENETRATION TEST (CPT) LOG



Client: LandTech Consulting Ltd.
Project: 378 Worcester Street
Location: Linwood, Christchurch
Engineer: Dwayne Wilson
Contractor: Ground Investigation Ltd. www.g-i.co.nz

Operator: Hayley Gray
Cone Ref: MKJ167
Cone Type: 10 cm² Compression
Area Ratio: 0.8
Filter Type: u2

NZTM2000 N,E (m): 5180153.52, 1572247.59
WGS84, (deg): -43.531045, 172.656542
Location Method: Handheld GPS
Surveyor: N/A

Elevation (m): Unknown
Date of Test: 20/12/2017
Depth (m): 5.54
Pre-Drill (m): N/A

Client Job Ref:

CPT Number: CPT-01

Termination Reason: High cone end resistance

G.I. Job Ref: 17-719

Remarks: Continued with DPSH-01

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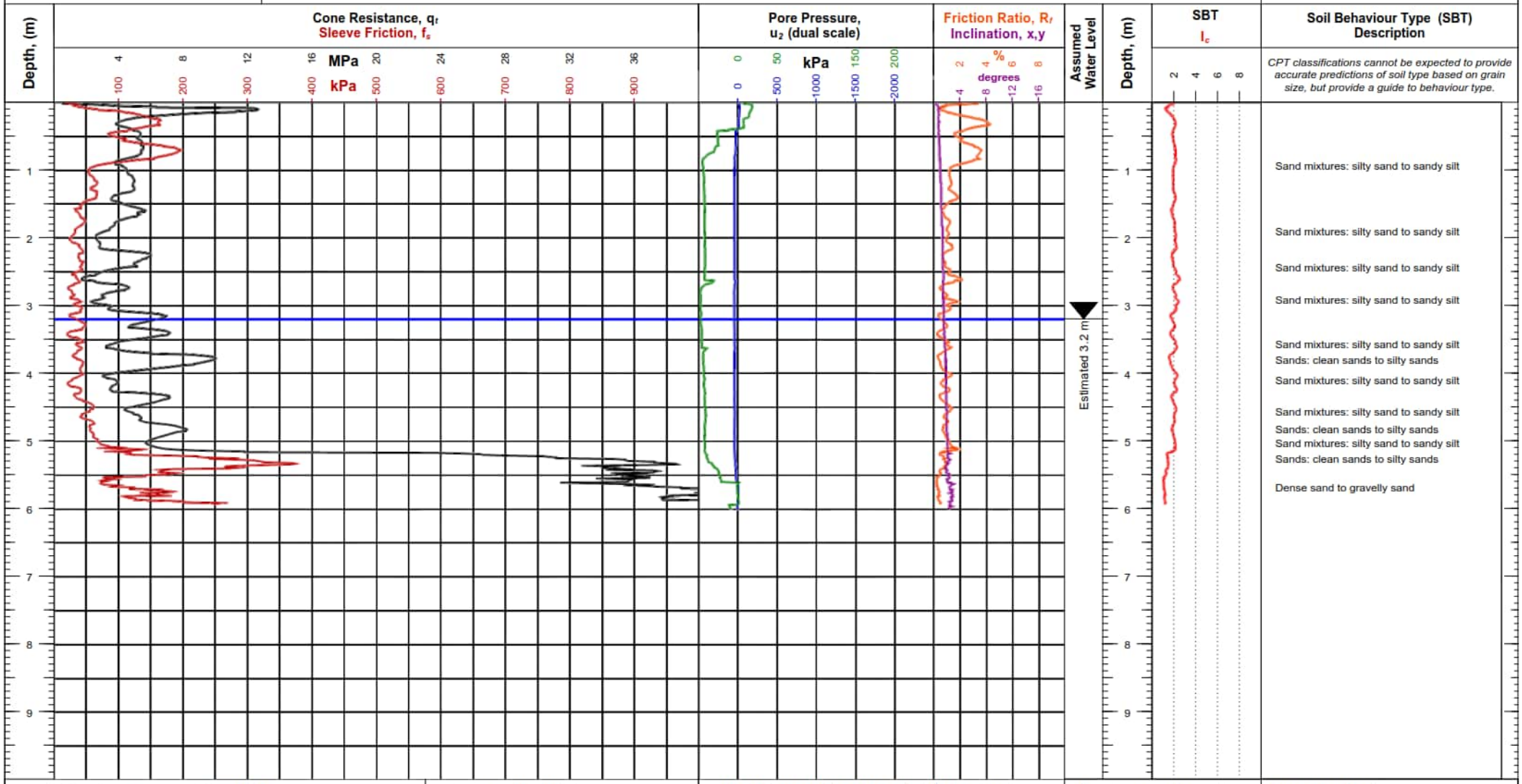
CONE PENETRATION TEST (CPT) LOG



Client: LandTech Consulting Ltd.
Project: 378 Worcester Street
Location: Linwood, Christchurch
Engineer: Dwayne Wilson
Contractor: Ground Investigation Ltd. www.g-i.co.nz

Operator: Hayley Gray
Cone Ref: MKJ311
Cone Type: 10 cm² Compression
Area Ratio: 0.8
Filter Type: u2

NZTM2000 N,E (m): 5180135.18, 1572243.22
WGS84, (deg): -43.531210, 172.656487
Location Method: Handheld GPS
Surveyor: N/A
Termination Reason: High cone end resistance

Elevation (m): Unknown
Date of Test: 20/12/2017
Depth (m): 6.01
Pre-Drill (m): N/A

Client Job Ref:

CPT Number: CPT-02

G.I. Job Ref: 17-719

Remarks: Continued with DPSH-02

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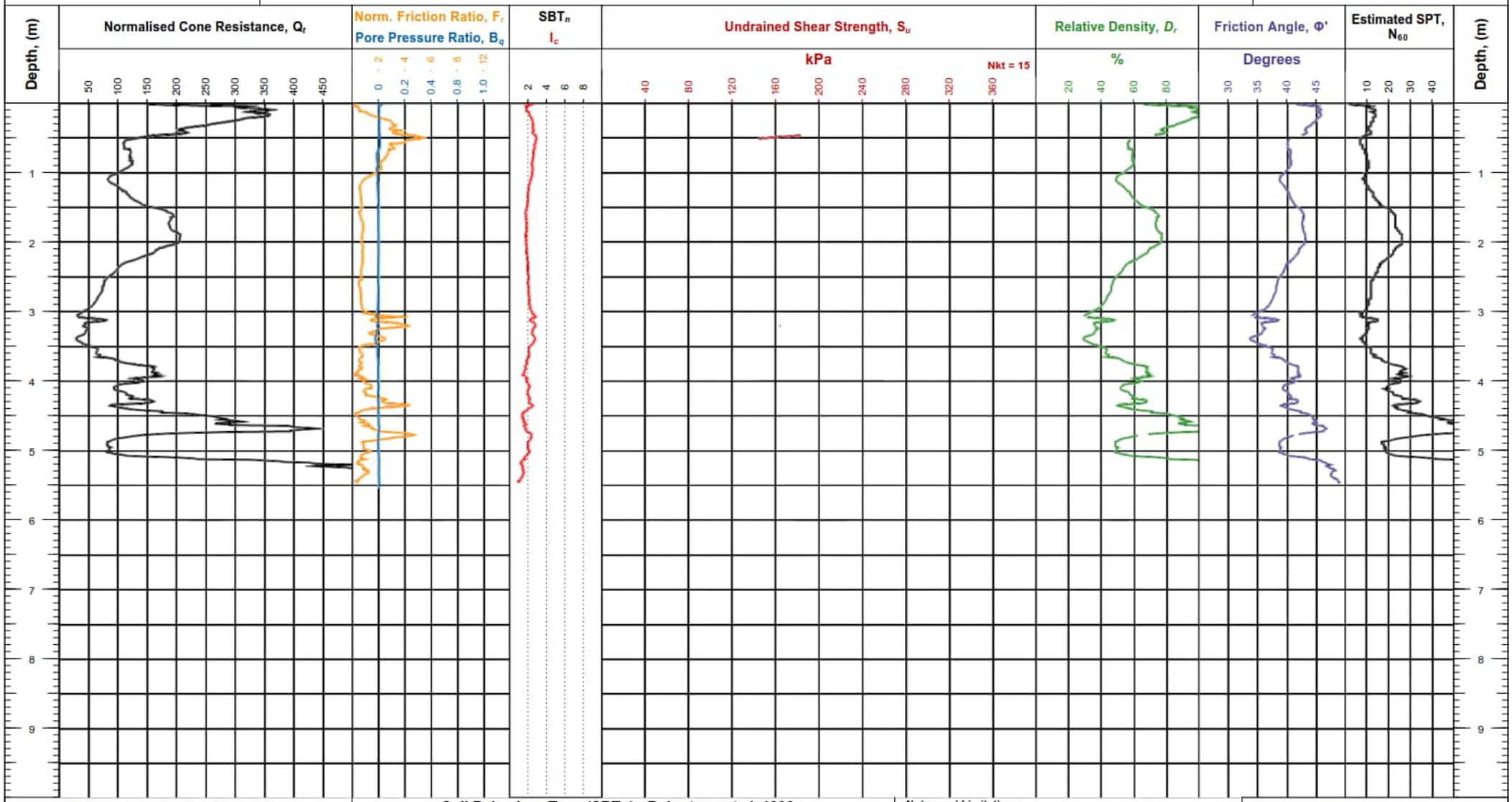
CONE PENETRATION TEST (CPT) PARAMETER LOG



Client: LandTech Consulting Ltd.

Project: 378 Worcester Street

Location: Linwood, Christchurch

Engineer: Dwayne Wilson

Contractor: Ground Investigation Ltd.

Soil Behaviour Type (SBTn) - Robertson et al. 1990

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 and 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. Ground Investigation Ltd does not warrant 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.

Client Job Ref:	
CPT Number:	**CPT-01**
G.I. Job Ref:	**17-719**
Test Date:	**20/12/2017**

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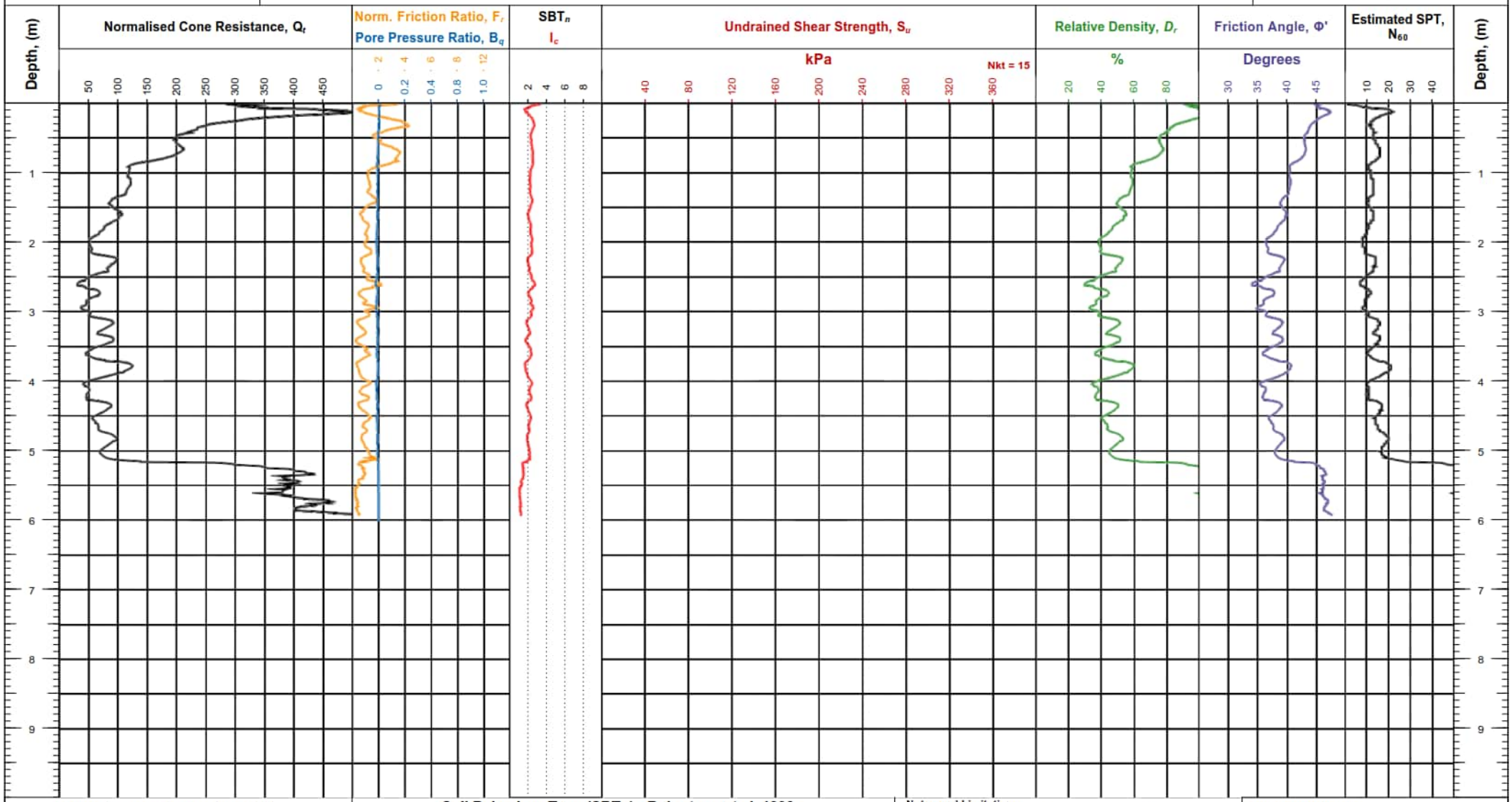
CONE PENETRATION TEST (CPT) PARAMETER LOG



Client: LandTech Consulting Ltd.

Project: 378 Worcester Street

Location: Linwood, Christchurch

Engineer: Dwayne Wilson

Contractor: Ground Investigation Ltd.

Soil Behaviour Type (SBTn) - Robertson et al. 1990

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 and 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. Ground Investigation Ltd does not warrant 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.

Client Job Ref:	
CPT Number:	**CPT-02**
G.I. Job Ref:	**17-719**
Test Date:	**20/12/2017**

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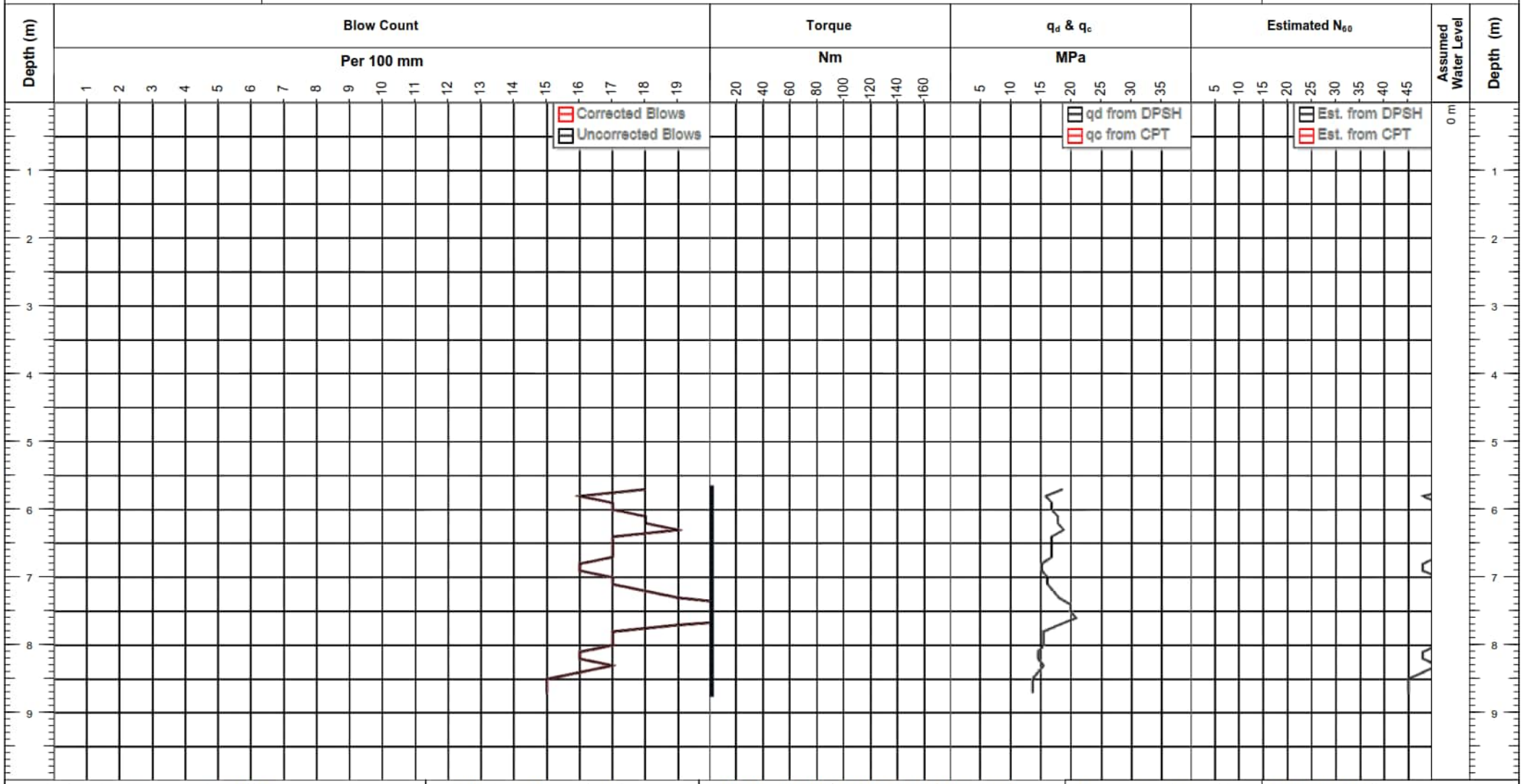
DYNAMIC PROBE SUPER HEAVY (DPSH) LOG



Client: LandTech Consulting Ltd.	**Hammer Mass:** 63.5 kg	**NZTM2000 N,E (m):** 5180153.52, 1572247.59	**Elevation (m):** Unknown	**Client Job Ref:**
Project: 378 Worcester Street	**Rod Mass:** 6.2 kg/m	**WGS84, (deg):** -43.531045, 172.656542	**Date of Test:** 20/12/2017	**DPSH Number:** DPSH-01
Location: Linwood, Christchurch	**Energy Efficiency:** 69 %	**Location Method:** Handheld GPS	**Depth (m):** 8.70	
Engineer: Dwayne Wilson	**Measured Energy:** 322.27	**Surveyor:** N/A	**Pre-Drill (m):** N/A	
Contractor: Ground Investigation Ltd. www.g-i.co.nz	**Cone Area:** 0.002 m²	**Termination Reason:** Consistant high blow count		**G.I. Job Ref:** 17-719

Remarks: Continued from CPT-01

Calculations performed in accordance with: ISO 22476-2 Dynamic Probing

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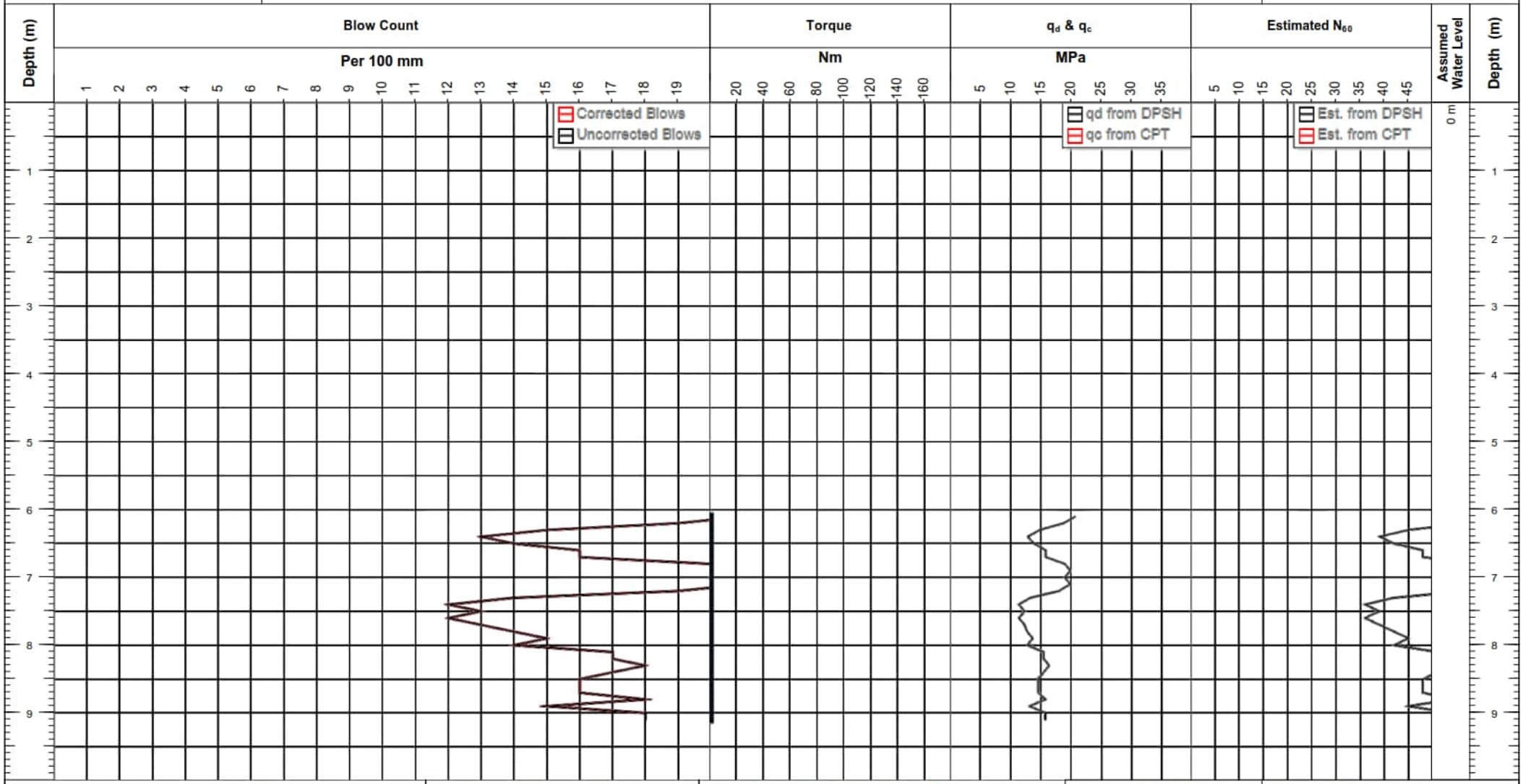
DYNAMIC PROBE SUPER HEAVY (DPSH) LOG



Client: LandTech Consulting Ltd.	**Hammer Mass:** 63.5 kg	**NZTM2000 N,E (m):** 5180135.18, 1572243.22	**Elevation (m):** Unknown	**Client Job Ref:**
Project: 378 Worcester Street	**Rod Mass:** 6.2 kg/m	**WGS84, (deg):** -43.531210, 172.656487	**Date of Test:** 20/12/2017	**DPSH Number:** DPSH-02
Location: Linwood, Christchurch	**Energy Efficiency:** 69 %	**Location Method:** Handheld GPS	**Depth (m):** 9.10	
Engineer: Dwayne Wilson	**Measured Energy:** 322.27	**Surveyor:** N/A	**Pre-Drill (m):** N/A	
Contractor: Ground Investigation Ltd. www.g-i.co.nz	**Cone Area:** 0.002 m²	**Termination Reason:** Consistant high blow count		**G.I. Job Ref:** 17-719
Remarks: Continued from CPT-01				

Calculations performed in accordance with: ISO 22476-2 Dynamic Probing

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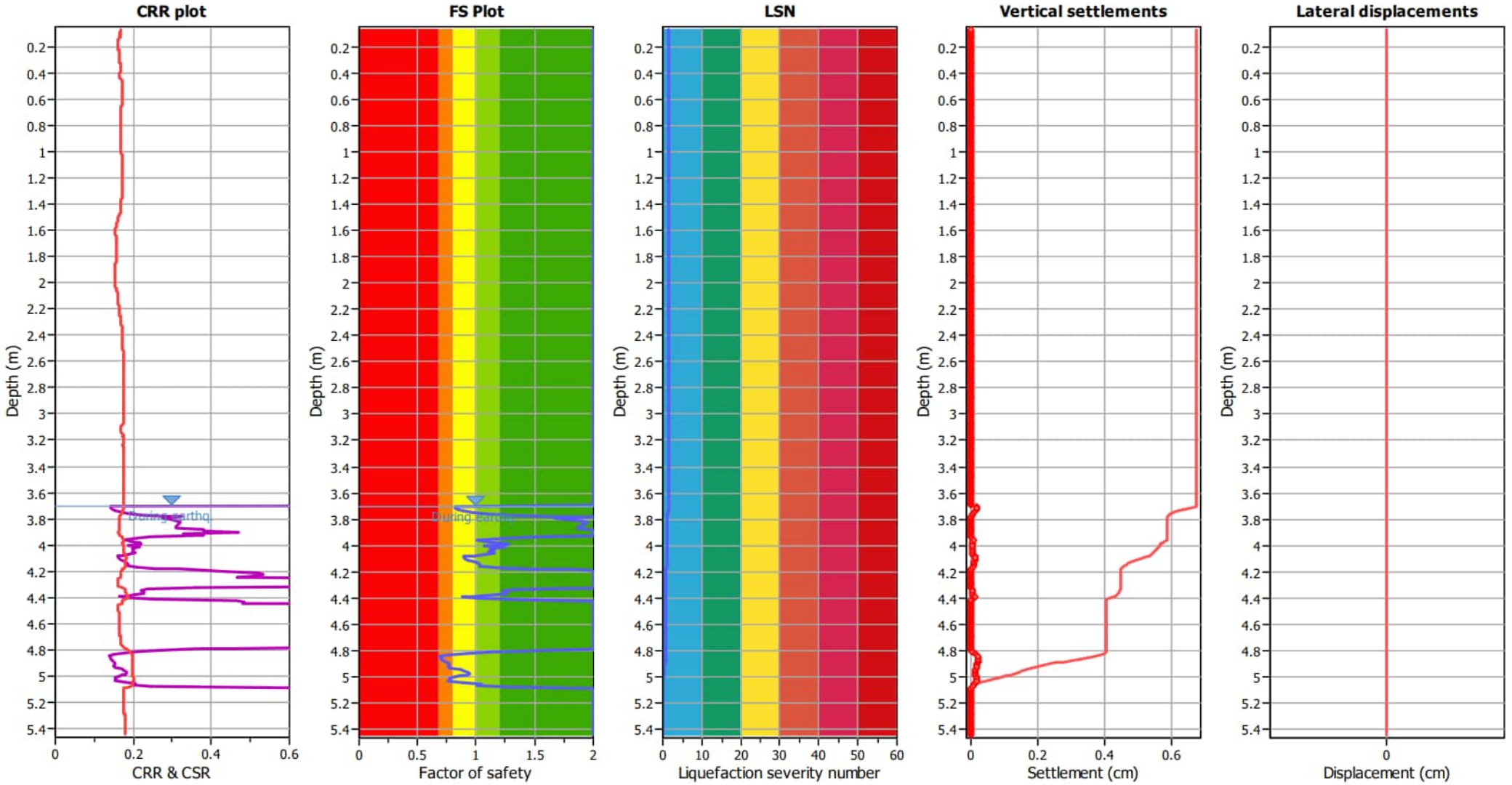
Appendix D
Liquefaction Analysis
Past Earthquake Events

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	3.70 m	Fill weight:	N/A
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	7.10	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.30	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	2.90 m	Fill height:	N/A	Limit depth:	N/A

F.S. color scheme

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

LSN color scheme

- Severe damage
- Major expression of liquefaction
- Moderate to severe exp. of liquefaction
- Moderate expression of liquefaction
- Minor expression of liquefaction
- Little to no expression of liquefaction

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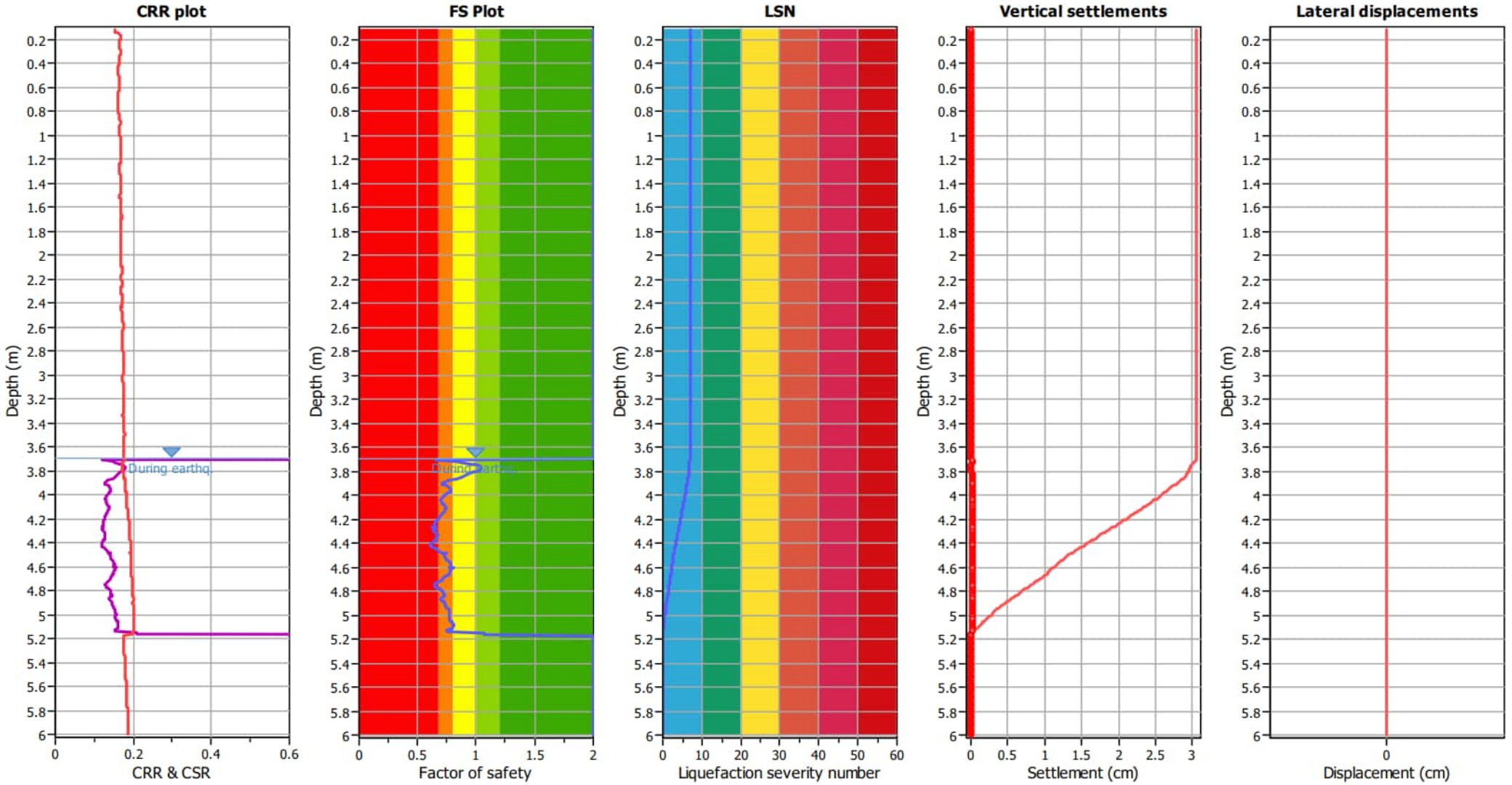
Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	3.70 m	Fill weight:	N/A
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	7.10	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.30	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	3.20 m	Fill height:	N/A	Limit depth:	N/A

F.S. color scheme

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

LSN color scheme

- Severe damage
- Major expression of liquefaction
- Moderate to severe exp. of liquefaction
- Moderate expression of liquefaction
- Minor expression of liquefaction
- Little to no expression of liquefaction

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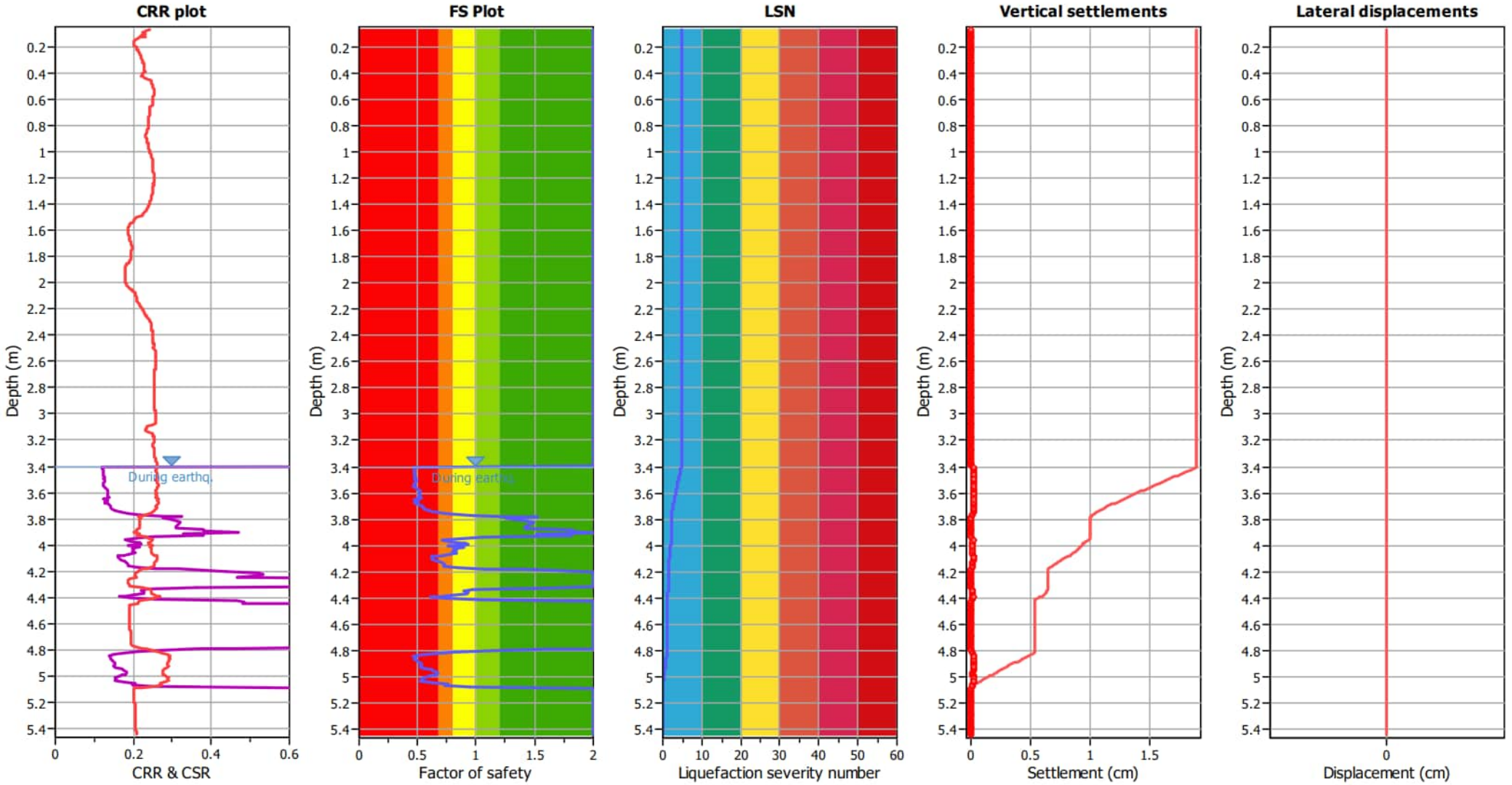
Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	3.40 m	Fill weight:	N/A
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.20	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.48	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	2.90 m	Fill height:	N/A	Limit depth:	N/A

F.S. color scheme

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

LSN color scheme

- Severe damage
- Major expression of liquefaction
- Moderate to severe exp. of liquefaction
- Moderate expression of liquefaction
- Minor expression of liquefaction
- Little to no expression of liquefaction

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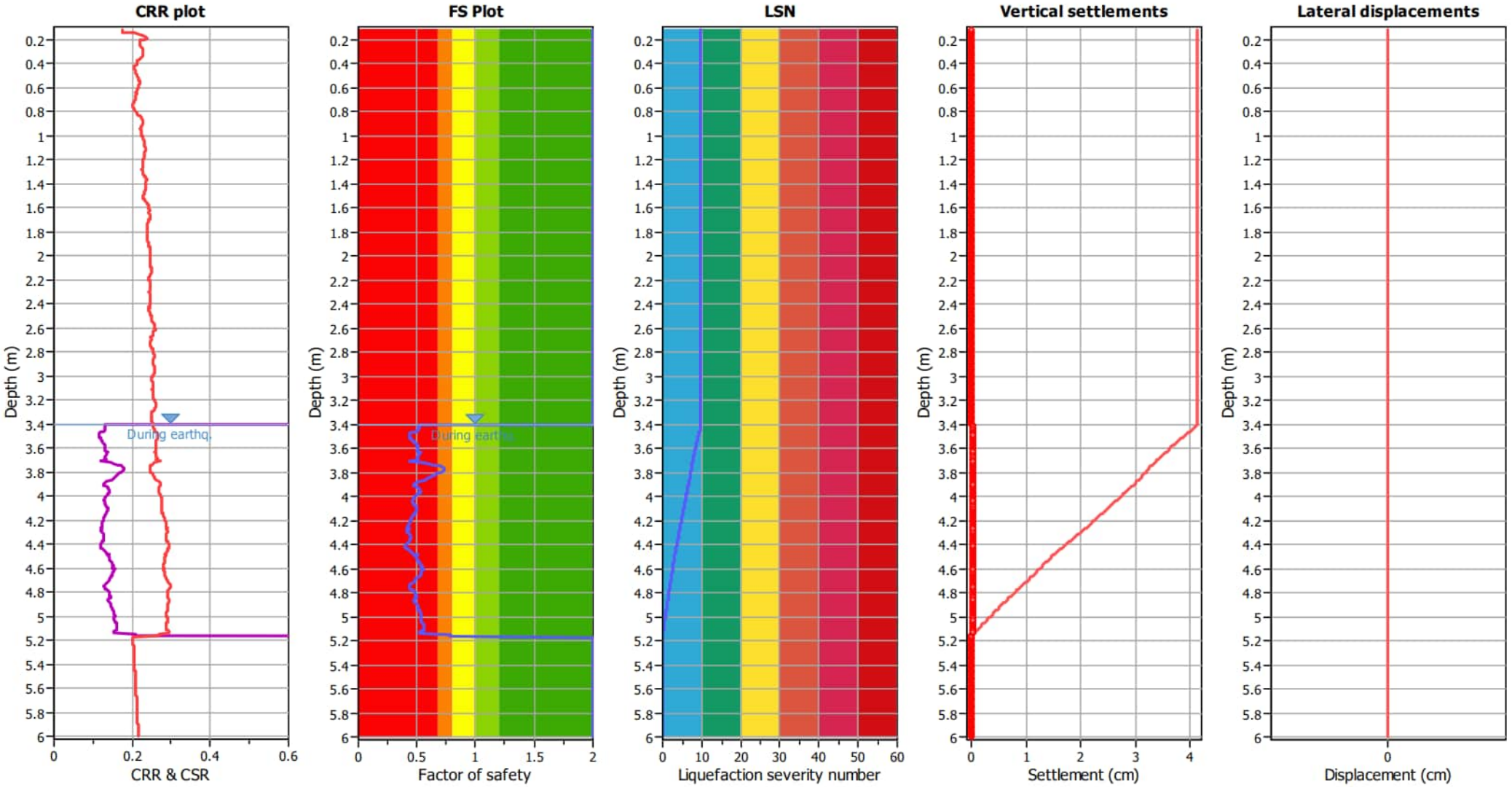
Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	3.40 m	Fill weight:	N/A
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.20	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.48	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	3.20 m	Fill height:	N/A	Limit depth:	N/A

F.S. color scheme

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

LSN color scheme

- Severe damage
- Major expression of liquefaction
- Moderate to severe exp. of liquefaction
- Moderate expression of liquefaction
- Minor expression of liquefaction
- Little to no expression of liquefaction

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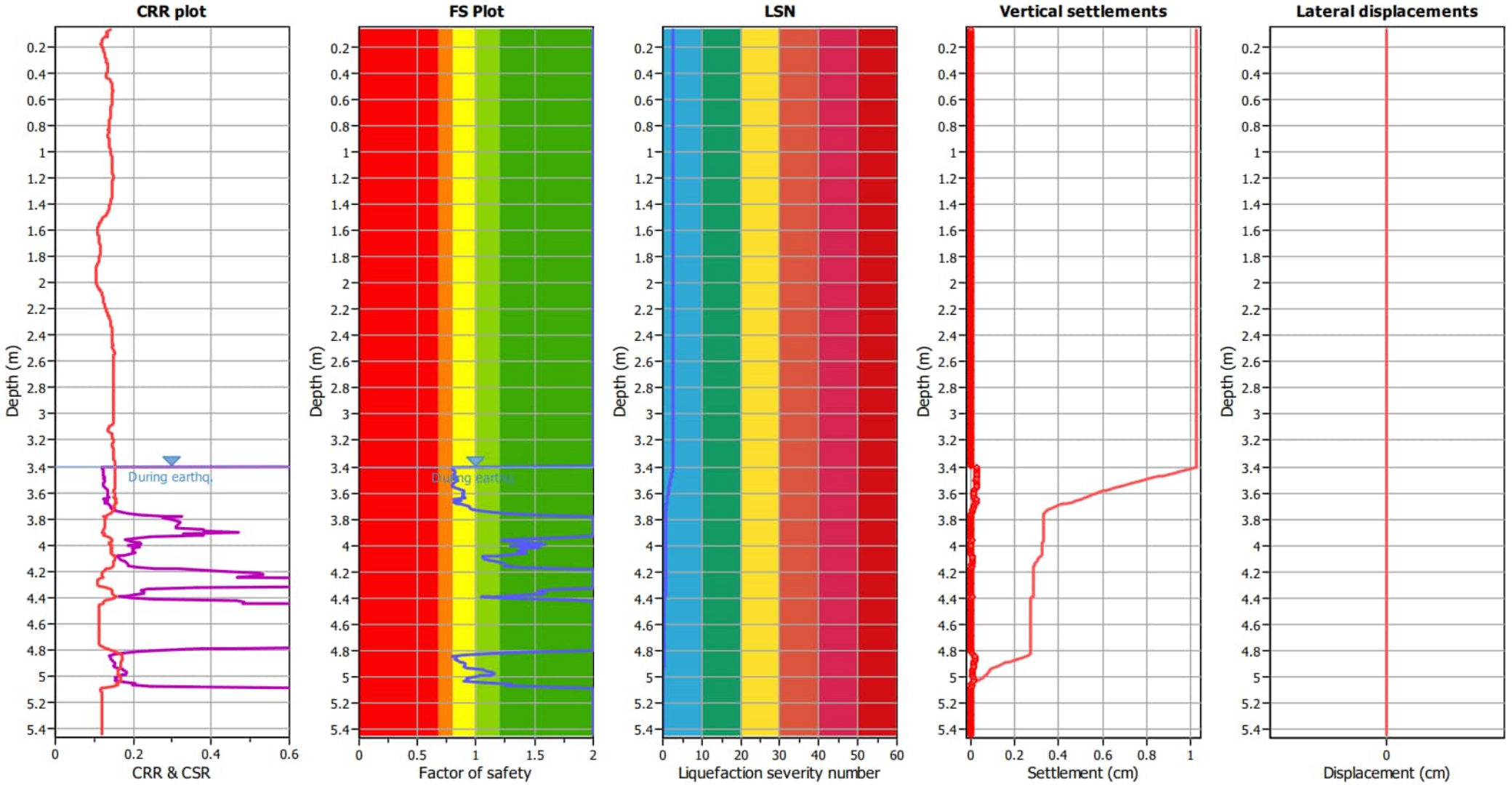
Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	3.40 m	Fill weight:	N/A
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.20	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.28	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	2.90 m	Fill height:	N/A	Limit depth:	N/A

F.S. color scheme

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

LSN color scheme

- Severe damage
- Major expression of liquefaction
- Moderate to severe exp. of liquefaction
- Moderate expression of liquefaction
- Minor expression of liquefaction
- Little to no expression of liquefaction

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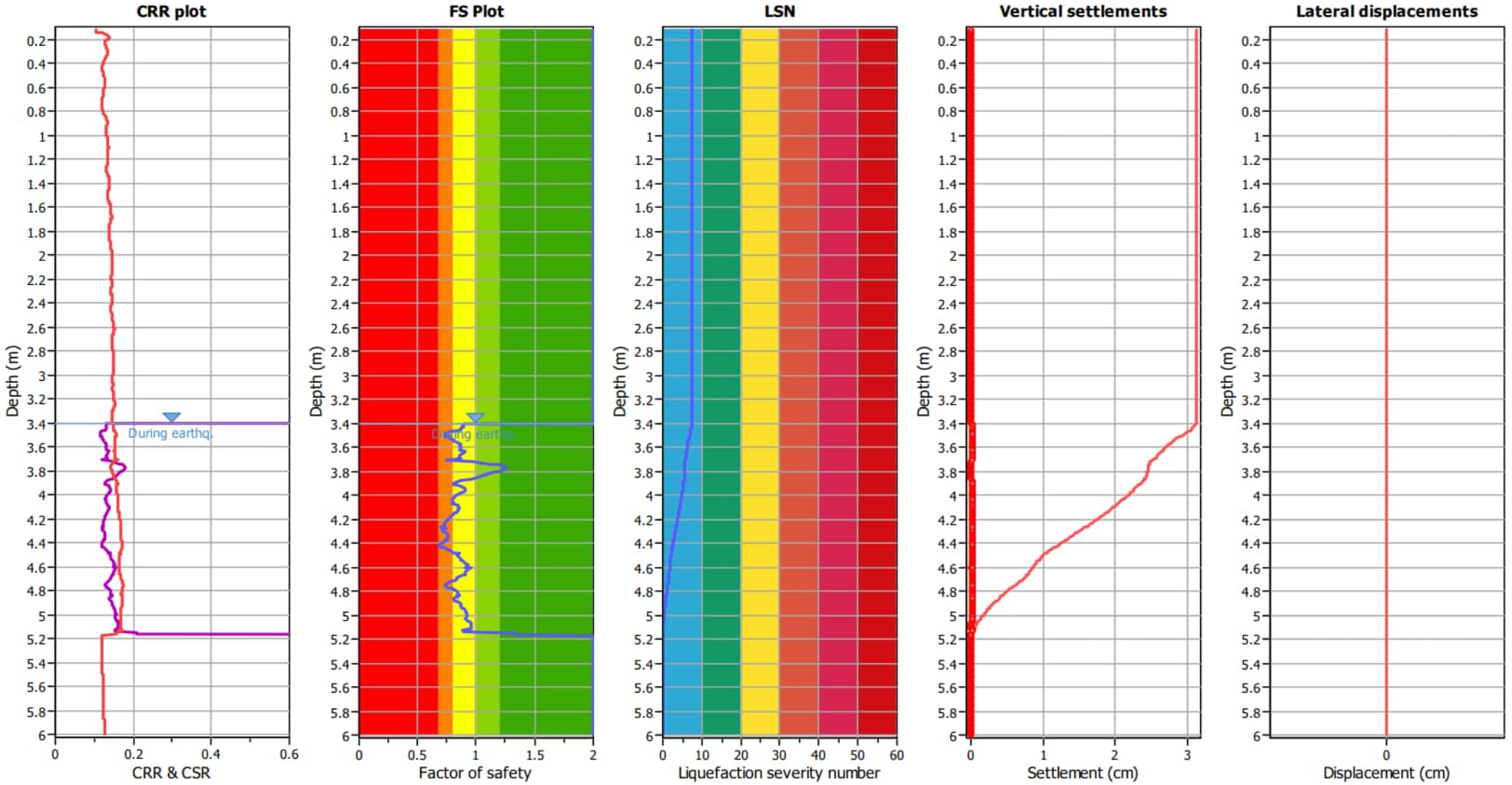
Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	3.40 m	Fill weight:	N/A
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.20	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.28	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	3.20 m	Fill height:	N/A	Limit depth:	N/A

F.S. color scheme

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

LSN color scheme

- Severe damage
- Major expression of liquefaction
- Moderate to severe exp. of liquefaction
- Moderate expression of liquefaction
- Minor expression of liquefaction
- Little to no expression of liquefaction

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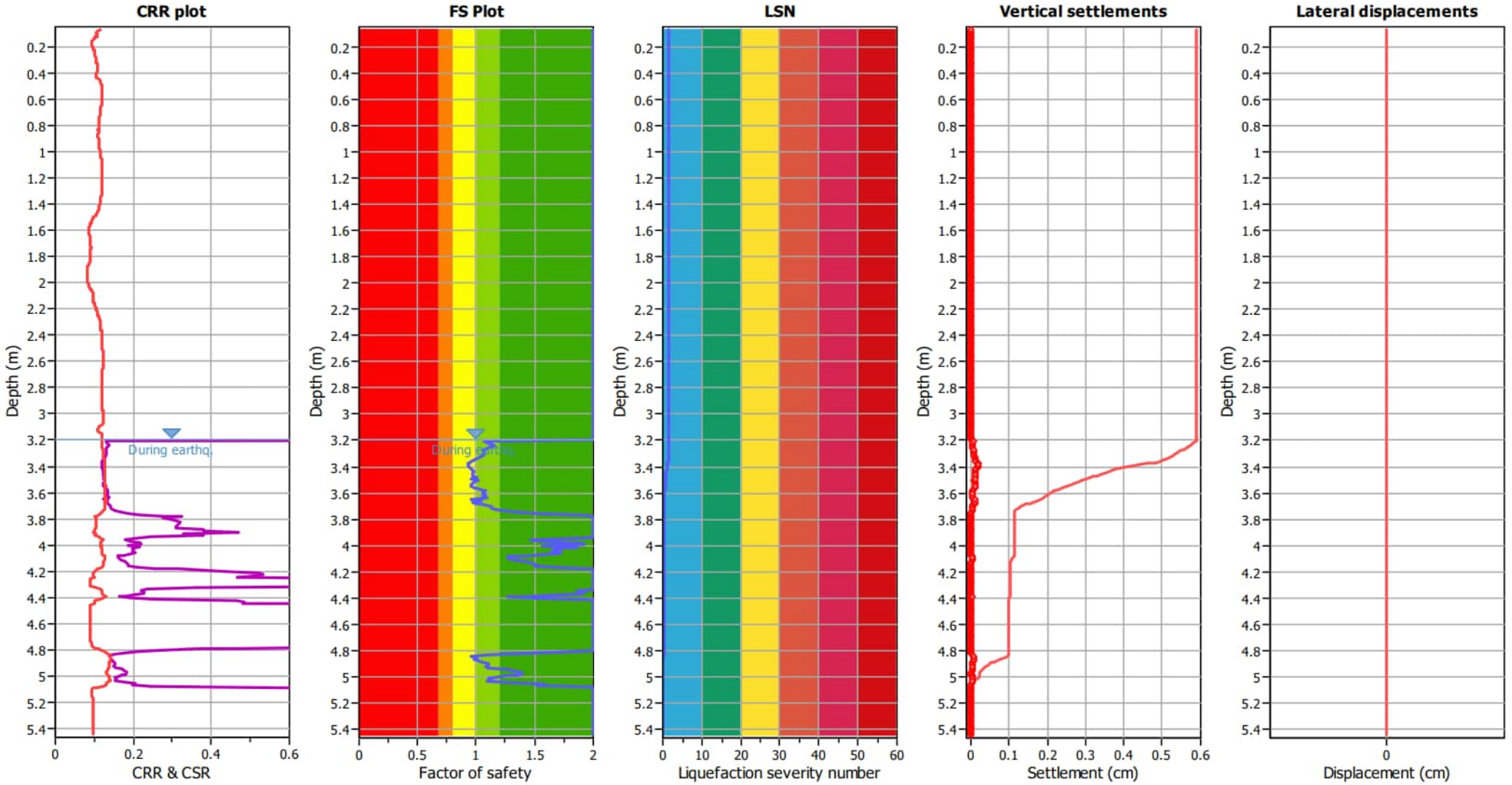
Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	3.20 m	Fill weight:	N/A
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.10	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.23	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	2.90 m	Fill height:	N/A	Limit depth:	N/A

F.S. color scheme

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

LSN color scheme

- Severe damage
- Major expression of liquefaction
- Moderate to severe exp. of liquefaction
- Moderate expression of liquefaction
- Minor expression of liquefaction
- Little to no expression of liquefaction

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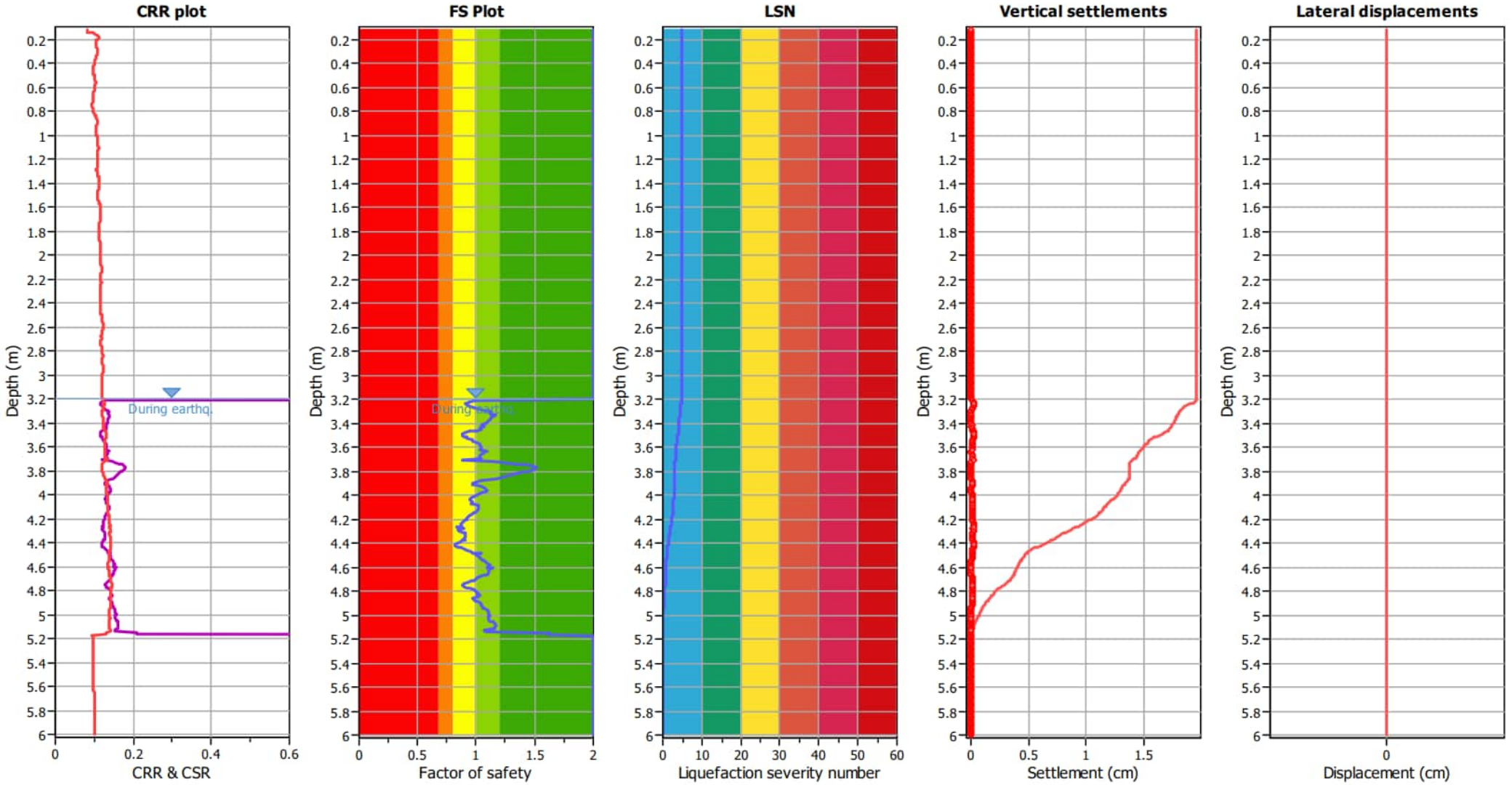
Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	3.20 m	Fill weight:	N/A
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.10	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
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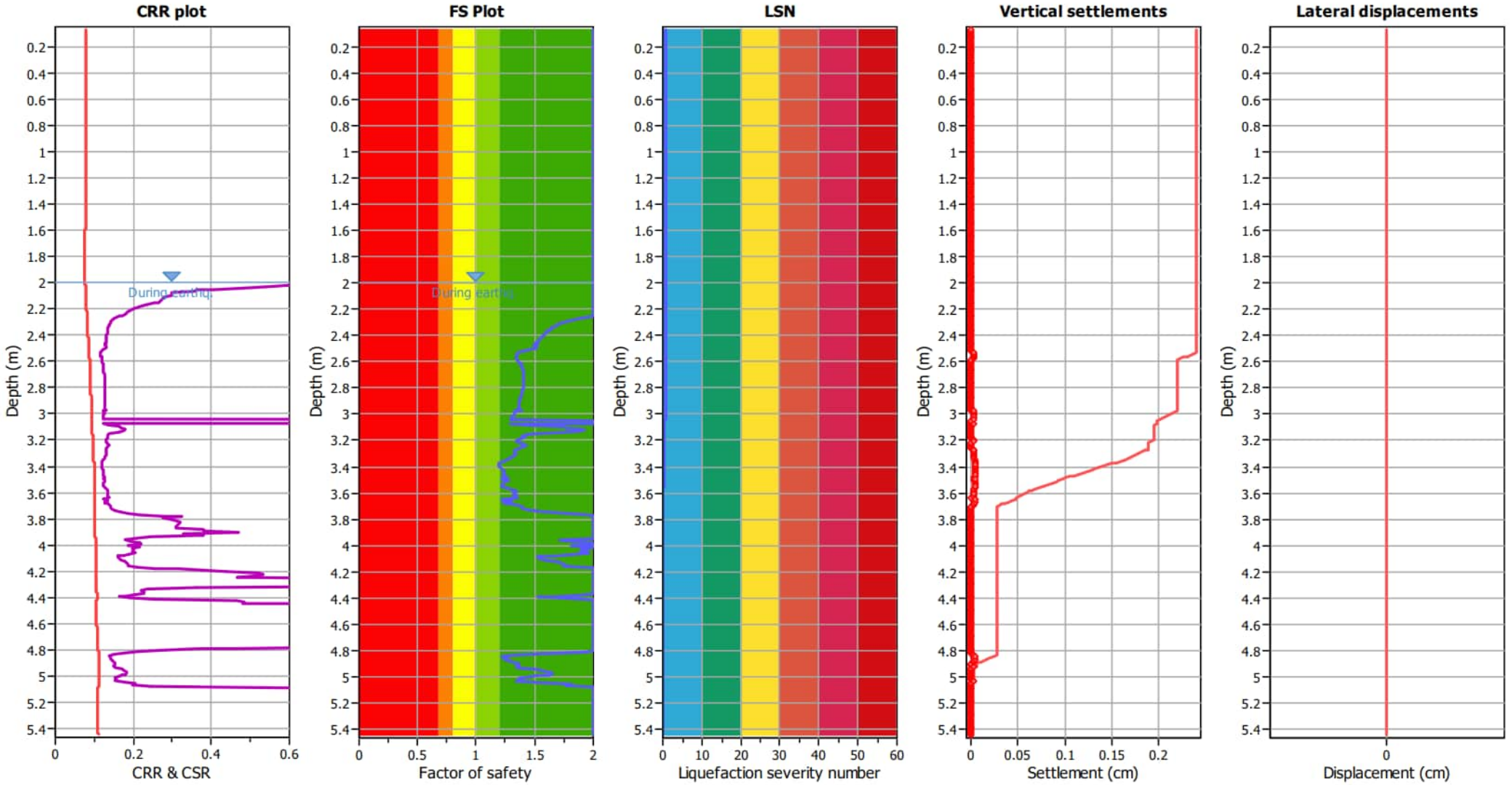
Appendix E
Liquefaction Analysis
Model Earthquake Events

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	2.00 m	Fill weight:	N/A
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	7.50	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.13	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	2.90 m	Fill height:	N/A	Limit depth:	N/A

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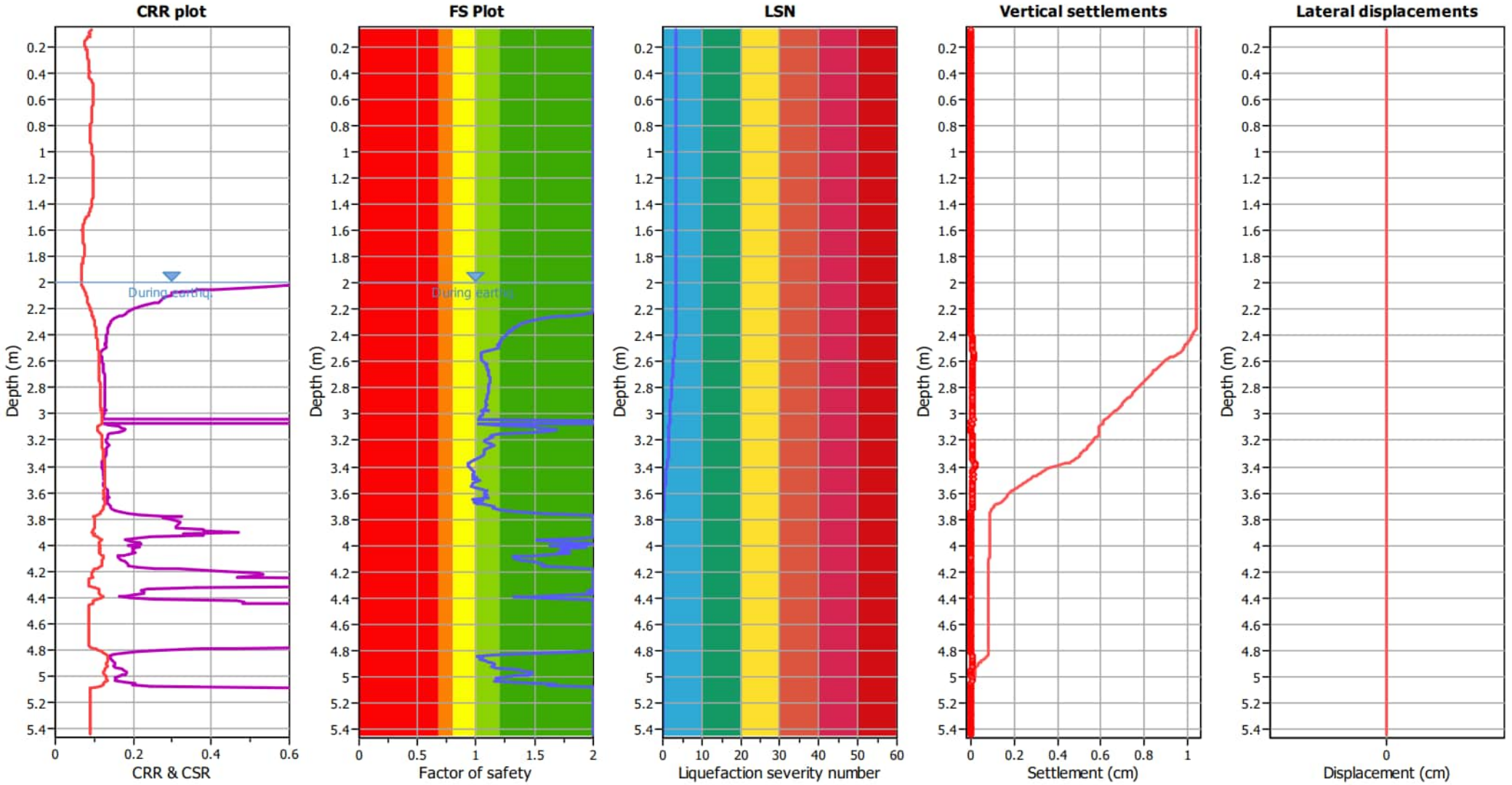
Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	2.00 m	Fill weight:	N/A
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.00	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.19	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	2.90 m	Fill height:	N/A	Limit depth:	N/A

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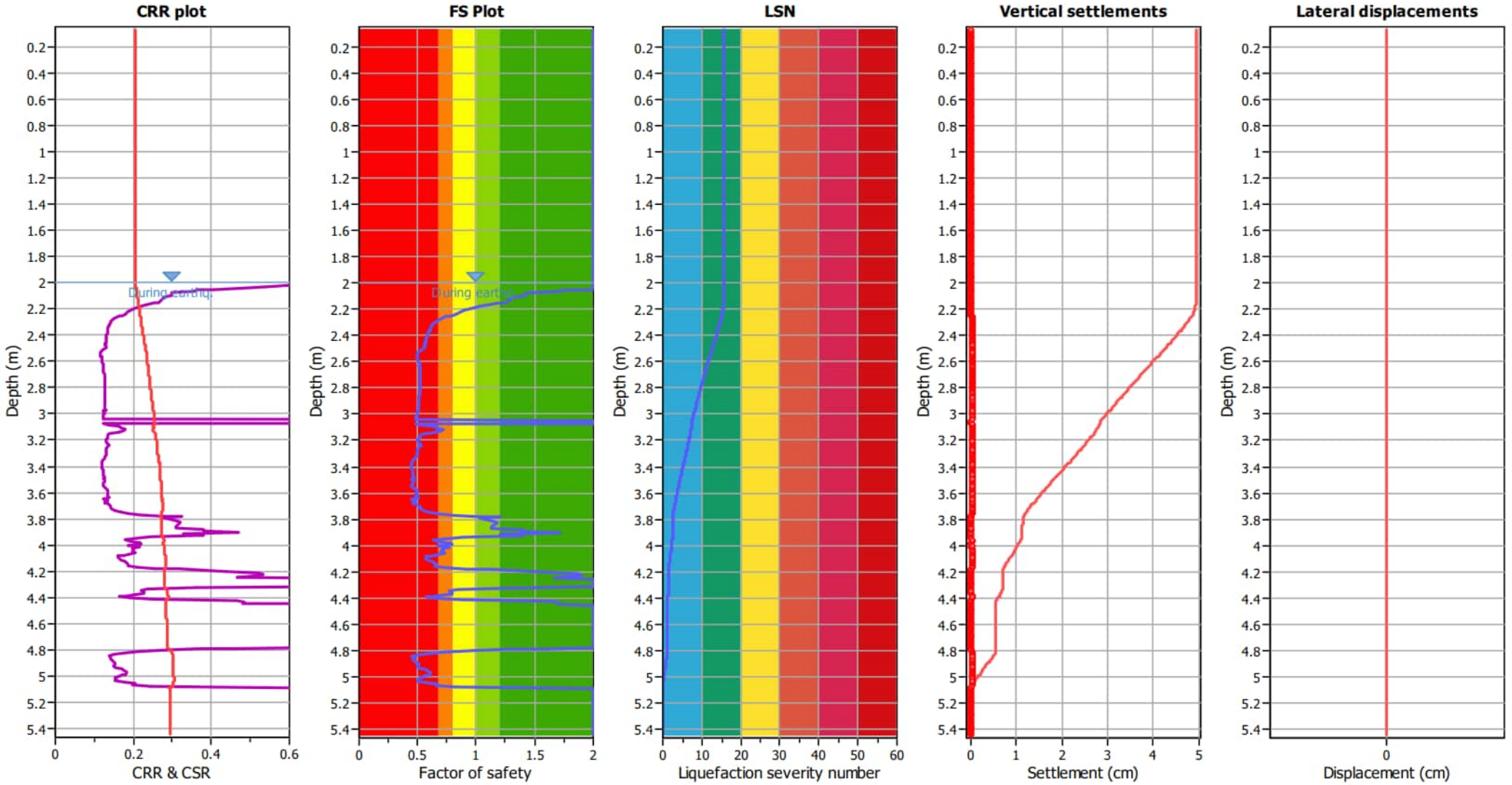
Liquefaction analysis overall plots



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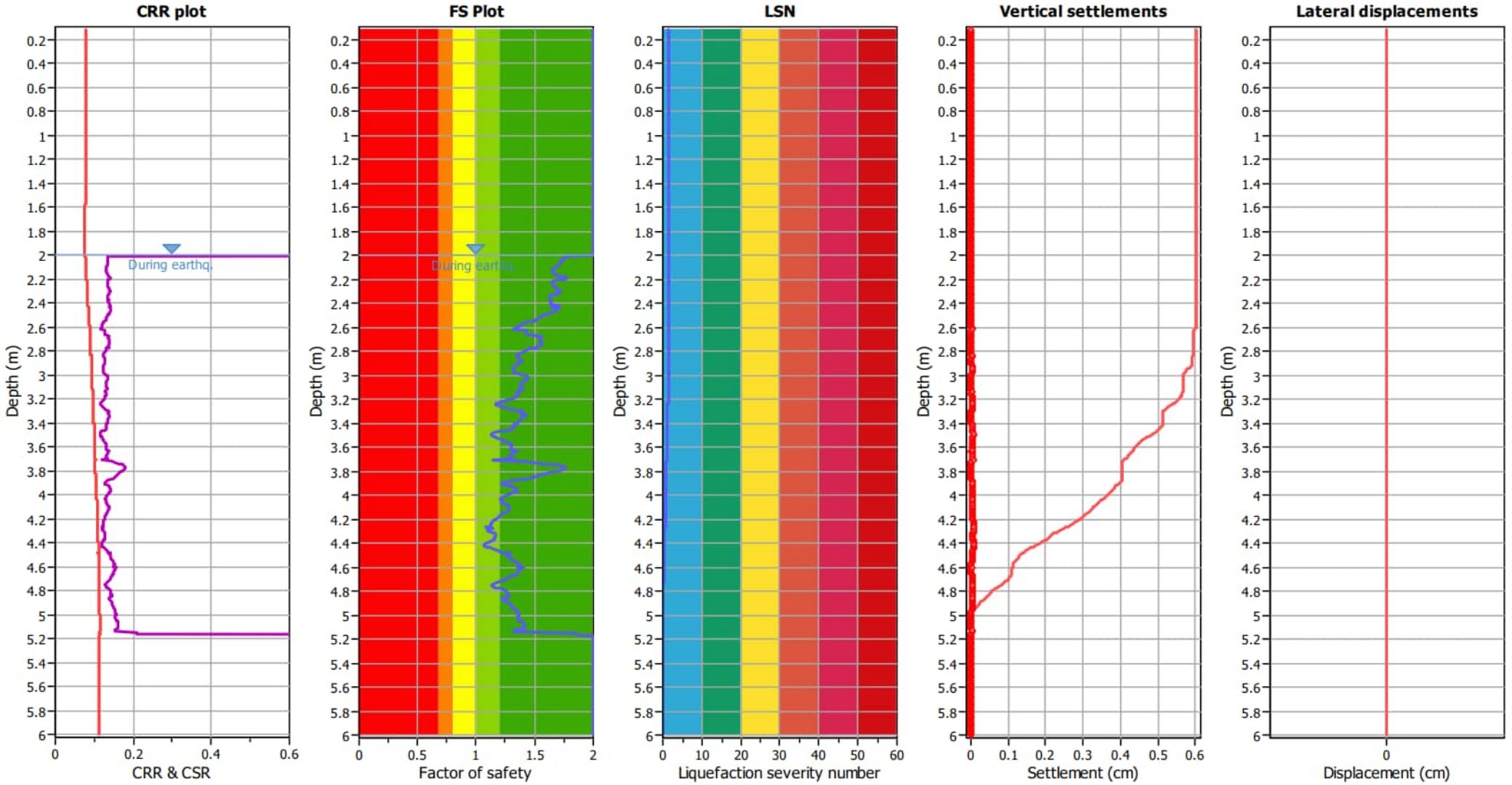

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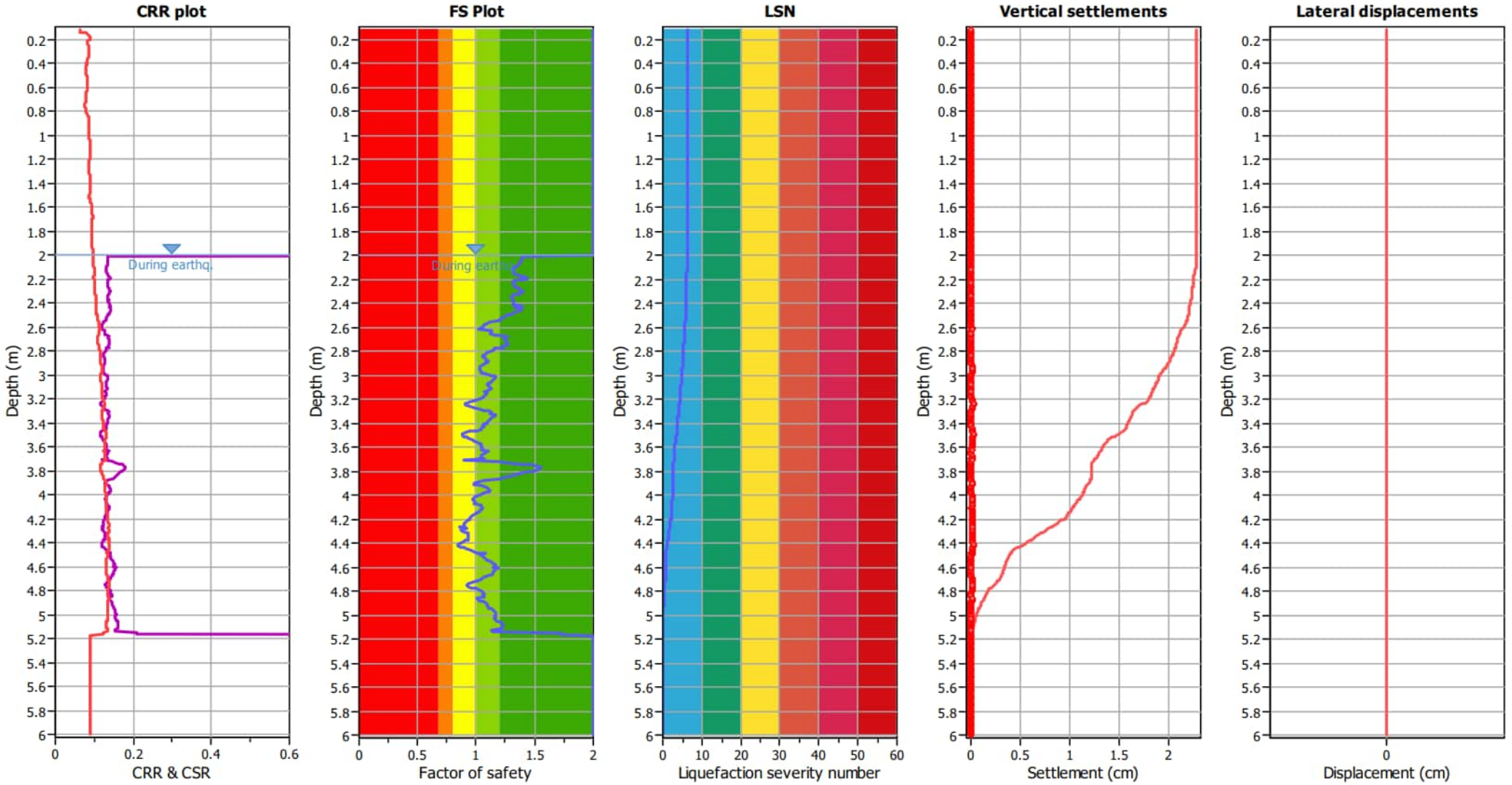

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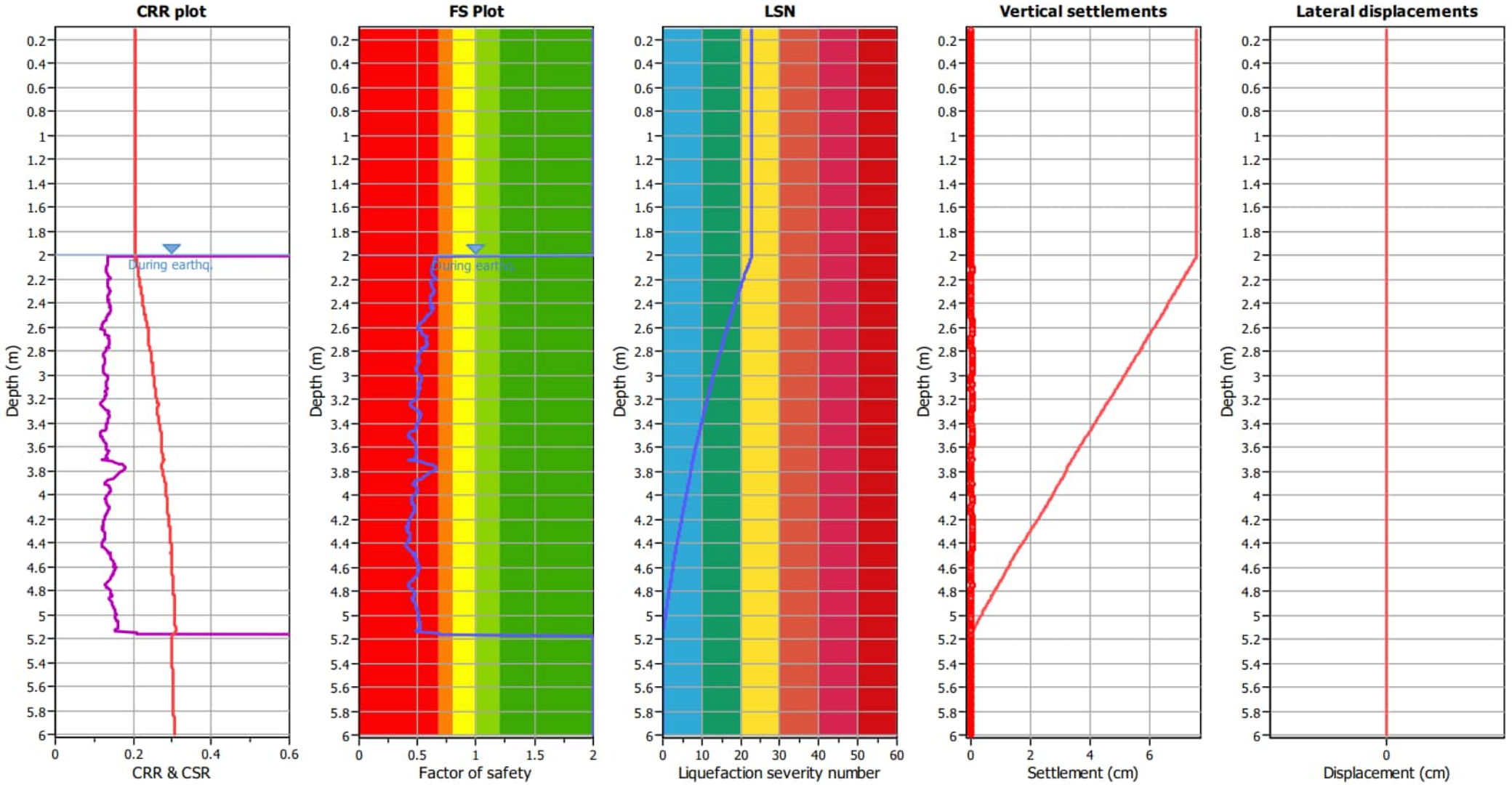
Liquefaction analysis overall plots



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Date: 3 August 2018 – Revision B
LandTech Project Ref: LTCL17315

BuildBIM Architecture
Unit 1, 77 Gloucester Street
Christchurch

Attention: Jody Hall
Email jody@buildbim.co.nz

LandTech Consulting Ltd
P. (03) 3901371
E. info@landtech.nz
Postal: PO Box 119
Christchurch 8013
Physical: Unit 6, 31 Carlyle Street
Sydenham
Christchurch 8023
www.landtech.nz

RE: GEOTECHNICAL DRAWING REVIEW LETTER FOR PROPOSED RETAIL AND RESIDENTIAL UNITS 378 WORCESTER STREET, LINWOOD, CHRISTCHURCH

Introduction

We have been requested by Jody Hall of Build BIM to review the drawings by CGW Consulting Engineers for the proposal to construct retail and residential units within the site. LandTech Consulting Ltd (LandTech) have prepared a geotechnical report relating to the proposal and this is titled:

- *Geotechnical Investigation Report for Proposed Retail and Residential Units at 378 Worcester Street, Linwood, Christchurch*, LandTech Project Reference: LTCL17315, Revision A, dated 9 January 2018.

The drawings set by CGW Consulting Engineers is titled:

- *Structural Drawings, Project Title: 378 Worcester Street, Client: HEB Limited*, CGW Consulting Engineers, Job No. 17453, Revision D, dated 25 May 2018.

Geotechnical Investigation

The geotechnical investigation was prepared to support Building Consent applications to the Christchurch City Council. Following our geotechnical assessment of the site we determined that the property is prone to liquefaction-induced ground damage in accordance with TC2 criteria. Topsoil/fill was encountered during our investigation to depths up to 0.5m which was situated on top of Alluvial Deposits. The groundwater table was measured between 2.0m and 2.2m. Given these ground conditions, we recommended to support the units on a gravel raft with an Option 4 waffle slab placed above.

Drawing Review

The drawings relating to foundation construction/design indicate it is proposed to support the units via a gravel raft which is to be placed within a 500mm deep excavation that extends 600mm out from the foundation base. The gravel raft will comprise AP40 compacted to a minimum dry density of 95%. A 400mm thick concrete slab will then be placed above the raft.

Conclusion

We are satisfied that the CGW Consulting Engineers drawings are suitable for support of the proposed retail and residential units at the site, given the geotechnical conditions. It is our professional opinion that the as designed foundations will meet or exceed New Zealand Building Code performance criteria from a geotechnical perspective (i.e. no undue differential settlements under SLS loading combinations, and sufficient margin of safety against bearing capacity failure at ULS).

During construction, geotechnical inspections will be required to inspect the base of the foundation excavation to check bearing capacity and approve founding conditions. Also, during placement and compaction of granular fill to confirm whether the required level of compaction has been achieved. All associated construction drawings and Building Consent documentation are to be provided to LandTech prior to inspections to confirm the Engineers recommendations have been adhered.

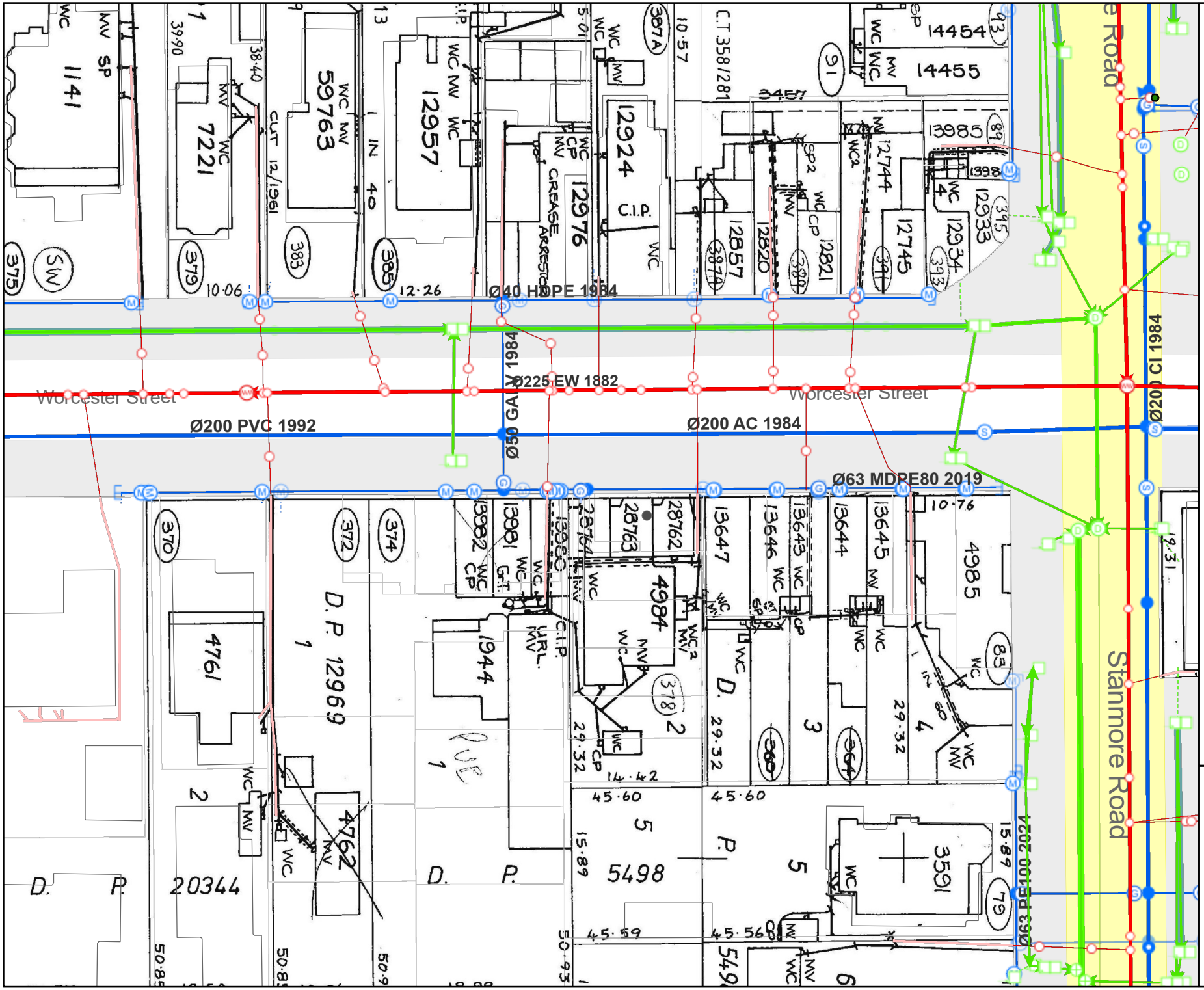
Construction observations/inspections will not be carried out prior to the issue of Council Consents (i.e. unconsented works will not be inspected). Furthermore, without sufficient observations during the foundation construction phases, LandTech will not be in a position to provide Engineering Certification (i.e. Producer Statement PS4 Documentation).

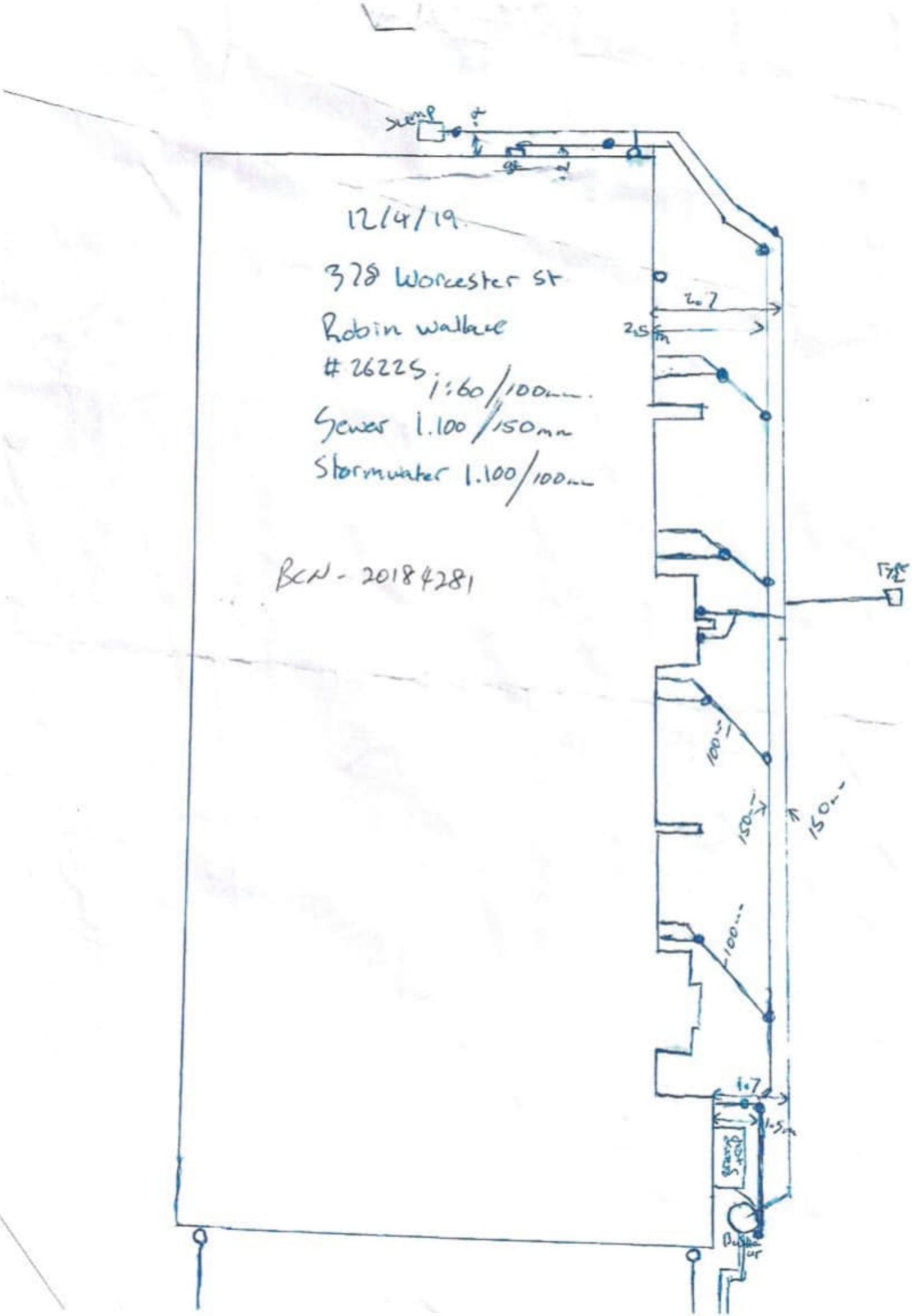
If you have any queries regarding this report please contact the undersigned at your convenience.

Yours faithfully,
LandTech Consulting Limited

Prepared by

Erin Morgan - Engineering Geologist
BSc, PGDip (Engineering Geology)


Property of interest address
Worcester Street
Worcester Street
Stanmore Road
Ø40 HDPE 1984
Ø225 EW 1882
Ø200 PVC 1992
Ø200 AC 1984
Ø63 MDPE80 2019
Ø200 CI 1984
Ø63 PE100 2024
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.
Copyright © 2025 Reproduction prohibited.
N
Date: 25/06/2025 8:58 AM
Scale: 1: 500 on A4
0 2.5 5 10 15 20
Metres


12/4/19
378 Worcester St
Robin Wallace
26225
1:60/100mm
Sewer 1.100/150mm
Stormwater 1.100/100mm
BCN - 20184281
2.7
2.5m
100mm
150mm
150mm
100mm
1.7
1.5m
Pump

TDE
Total Drainage & Excavation

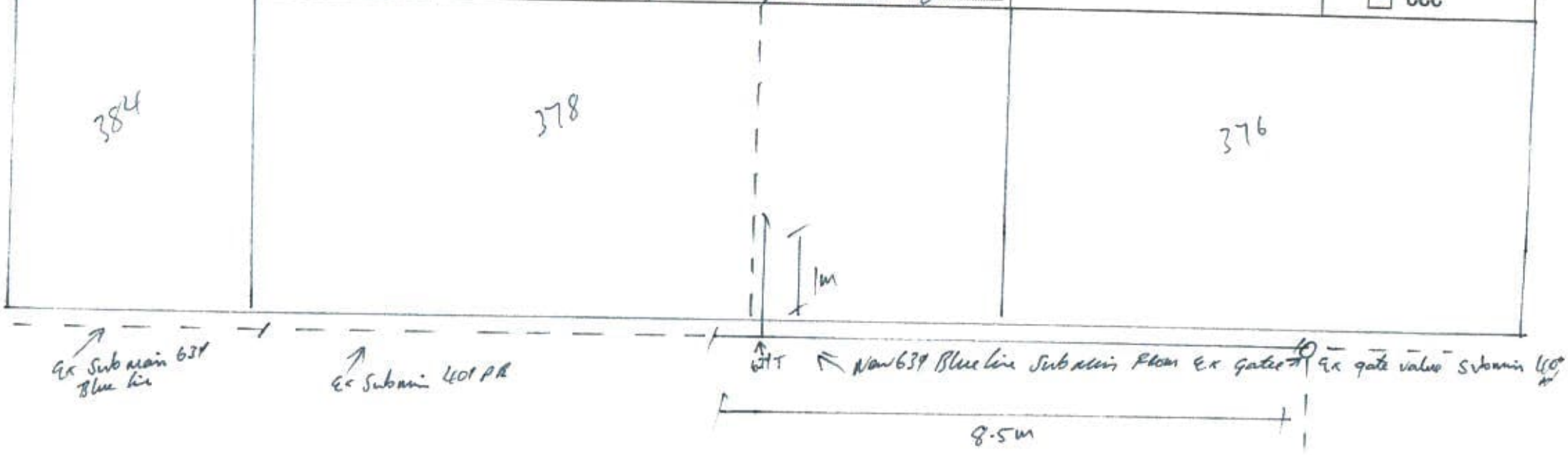
DRAINAGE PICKUP

Address: 378 worcester ST
Date: 29/8/19
Drainlayer: Shane Lewis
Inspector: paul Jennings

CONSENT NUMBER

BCN 2018/4281

- ☐ WDC
- ☐ SDC
- ☑ CCC



Ph: (03) 327 2239 • Dan: 027 237 4474 • Jason: 027 444 5579
PO Box 248 Kaiapoi 7644, Canterbury • Email: dan@tde.co.nz

TDE
Total Drainage & Excavation

DRAINAGE PICKUP

Address: 378 Worcester ST

Date: 29/8/19

Drainlayer: Shane Lewis

Inspector: paul Jenkins

CONSENT NUMBER: BCN 2018/4281

☐ WDC
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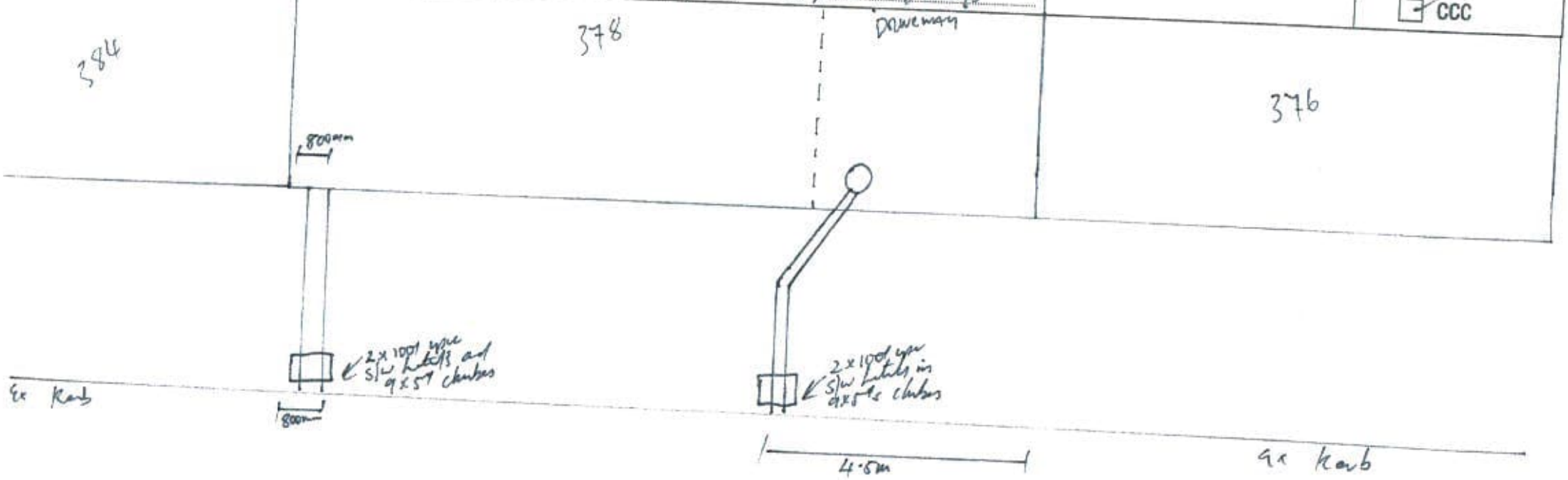

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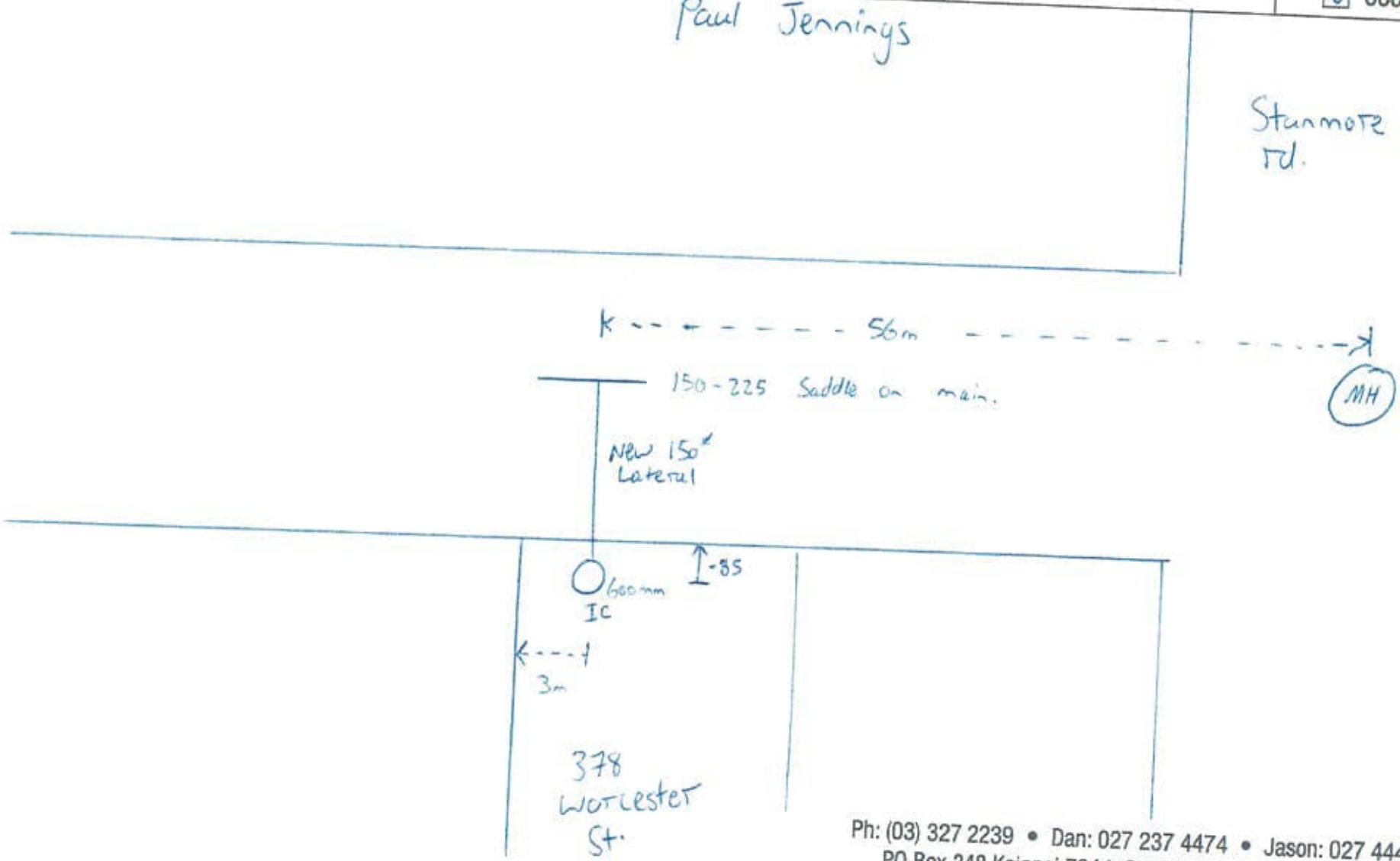
TDE
Total Drainage & Excavation

DRAINAGE PICKUP

Address: 378 Worcester St	Drainlayer: Adam Cahill	CONSENT NUMBER: BCN 2018/4281	☐ WDC ☐ SDC ☑ CCC
Date: 19/06/2019	Inspector: 23915		

Paul Jennings



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BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS

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GENERAL NOTES:
- All plumbing and drainage to comply with Acceptable Solutions AS/NZS3500 by qualified tradesman.
- Pipes shall incorporate expansion joints in accordance with Section 6.4 AS/NZS 2032
- Refer to Geotech report for site specific Drainage and Bedding requirements.
- Contractor to Confirm available services, cabling, existing Sewer & Stormwater positions and depth on site before any work commences, to ensure correct falls can be achieved.
- Use 75x50mm & 100x50mm downpipes. Contractor to locate all service connections on site prior to earthworks, confirm all boundary setbacks & restrictions comply with current regulations prior to commencement of foundations.
- Internal water pipes to be Polybutylene. All pipework & pipes exposed to freezing to be lagged with closed cell foam.
- All pipes encased in concrete to be sleeved / wrapped in durable flexible material.
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VENT PIPES:
Main drain vent not less than 50mm Ø
Branch drain vent not less than 40mm Ø
Drain acting as vent not less than 65mm Ø

Air Admittance Valve (AAV):
Except for fixtures discharging to disconnector gullies (in which case Table 4.1 applies) and where the length of the fixture discharge pipe exceeds the length shown in Appendix D, a trap vent or air admittance valve shall be provided

All Plumbing & Drainage to comply with AS/NZS3500

Inspection Point (IP):
- Inspection opening to be raised to ground level on sewer lateral drain. Opening shall be provided with airtight removable caps and protected by a suitable cover and surround in such a manner that no traffic or structural loads can be transmitted to the drain.

New SS drains
To connect into existing SS laterals on site.

Under Slabs Pipes (add to lines under slabs)
Main: DN 100 1.25% Branch : DN 65 2.5%

Size of graded section of pipe DN	Minimum grade laterals
40	2.5
50	2.5
65	2.5
80	1.65
100	1.65
125	1.25
150	1.0
225	0.65
300	0.4

Table 3.5 AS/NZS 3500
Size and Rating of Vents

Size of vent pipe	Fixture units discharging to drain		Vent rating
40	>1	≤ 10	0.5
50	>10	≤ 30	1
65	>30	≤ 175	2
80	>175	≤ 400	3
100	>400	----	6

Fixture rating	Size of trap & fixture discharge pipe DN	Min Fall	Fixture unit
Basin	32mm or 40mm	1:40	1
Bath	40mm	1:40	4
Shower	40mm or 50mm	1:40	2 per shower rose
Kitchen Sink	40mm or 50mm	1:40	3
Laundry Tub	40mm or 50mm	1:40	5
Water Closet	100mm	1:60	6 (flush valve) 4 (cistern)
Bidet	32mm or 50mm	1:40	1
SEWER PIPE	100mm	1:100	
STORMWATER PIPE	100mm	1:100	

CONVERSION OF PIPE GRADES

Percentage %	Ratio (gradient)
20.0	1 in 5
6.65	1 in 15
5.0	1 in 20
3.35	1 in 30
2.5	1 in 40
2.0	1 in 50
1.65	1 in 60
1.45	1 in 70
1.25	1 in 80

CONVERSION OF PIPE GRADES

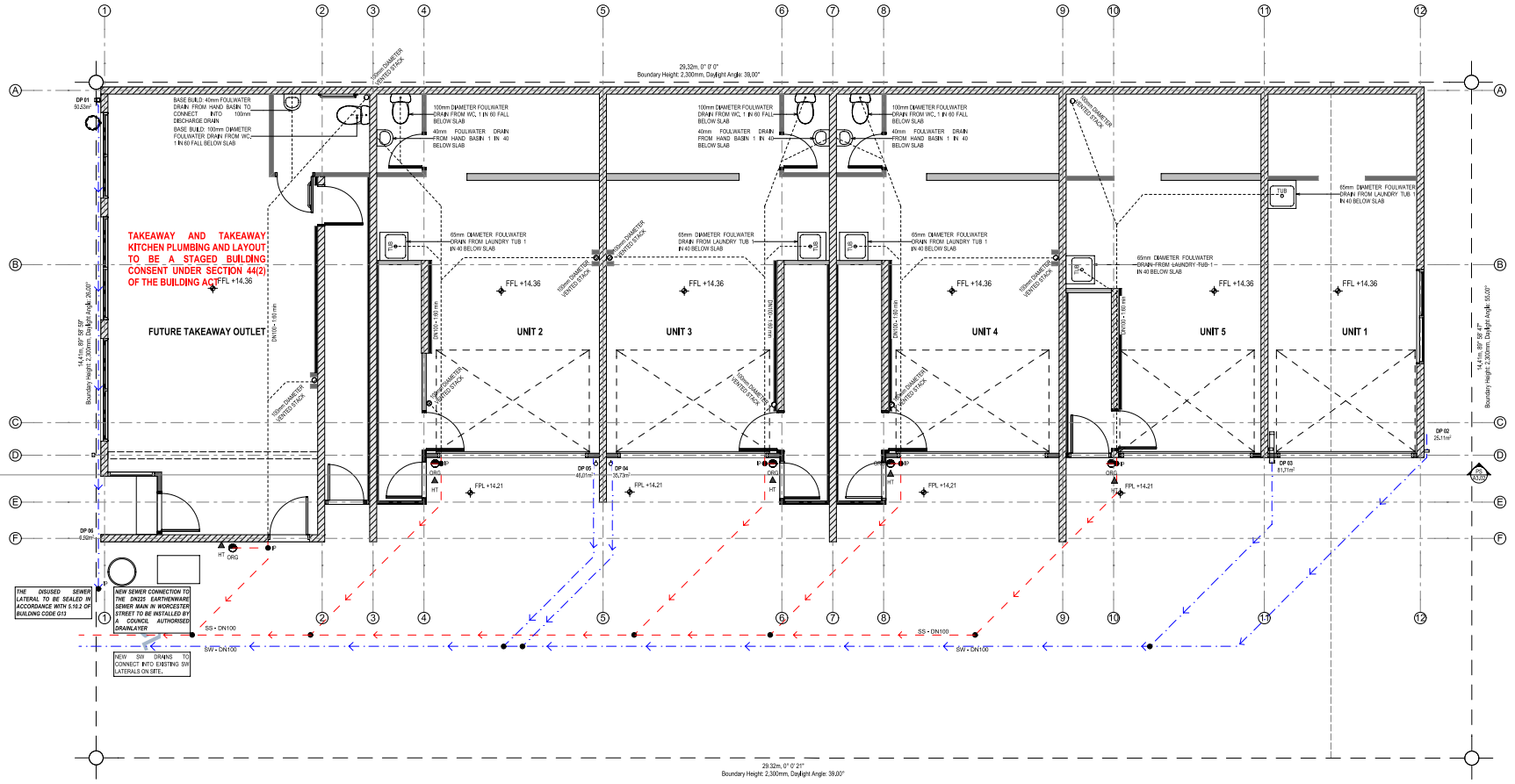
Percentage %	Ratio (gradient)
1.1	1 in 90
1.0	1 in 100
0.85	1 in 120
0.7	1 in 140
0.65	1 in 150
0.6	1 in 160
0.5	1 in 200
0.4	1 in 250
0.35	1 in 300

▫	dp	Indicates downpipes
○	org	Overflow Relief Gully
▬	mb	Indicates Meter Board
▬	db	Indicates Distribution Board
Ⓘ		Indicates Inspection Point
▼	ht	Hose Tap location (confirm with client)
	AAV	Air Admittance Valve

REFER TO SUPPORTING ENGINEERING DOCUMENTATION AND INFORMATION FOR BEAMS & COLUMN SIZES, CONCRETE REINFORCEMENTS AND STRUCTURAL LAYOUTS

NOTE
ALL DRAINS UNDER SLAB/FOUNDATIONS NEED TO BE DIA65 MINIMUM

313-177



GROUND FLOOR PLUMBING PLAN

SCALE 1:50 @A1

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* ALL CONSTRUCTION IS TO COMPLY WITH NEW ZEALAND BUILDING CODE AND ALL RELEVANT DOCUMENTS, AND WITH THE LOCAL TERRITORIAL AUTHORITY REGULATIONS.
* THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS & LEVELS ARE CORRECT PRIOR TO COMMENCING ANY WORK.
* THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT LOCAL TERRITORIAL CONSENT.

buildBIM architecture
1/77 Gloucester Street
Christchurch
www.buildbim.co.nz

PROJECT INFORMATION:
378 WORCESTER STREET
LOT: 2 DP: 5498
378 Worcester Street, Linwood, Christchurch

SHEET NAME: GROUND FLOOR PLUMBING PLAN

ISSUE: BUILDING CONSENT	ISSUE NO: B - WIP	ISSUE DATE: Work in Progress	SHEET NO: A1.04
JOB NO: HEB/001	DRAWN BY: BuildBIM		
DATE: 14/11/2018	SCALE: 1:50		

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Inspection Point (IP):
- Inspection opening to be raised to ground level on sewer lateral drain. Opening shall be provided with airtight removable caps and protected by a suitable cover and surround in such a manner that no traffic or structural loads can be transmitted to the drain.

New SS drains
To connect into existing SS laterals on site.

Under Slabs Pipes (add to lines under slabs)
Main: DN 100 1.25% Branch : DN 65 2.5%

Size of graded section of pipe DN	Minimum grade laterals
40	2.5
50	2.5
65	2.5
80	1.65
100	1.65
125	1.25
150	1.0
225	0.65
300	0.4

Table 3.5 ASNZS 3500
Size and Rating of Vents

Size of vent pipe	Fixture units discharging to drain		Vent rating
40	>1	≤ 10	0.5
50	>10	≤ 30	1
65	>30	≤ 175	2
80	>175	≤ 400	3
100	>400	----	6

Fixture rating	Size of trap & fixture discharge pipe DN	Min Fall	Fixture unit
Basin	32mm or 40mm	1:40	1
Bath	40mm	1:40	4
Shower	40mm or 50mm	1:40	2 per shower rose
Kitchen Sink	40mm or 50mm	1:40	3
Laundry Tub	40mm or 50mm	1:40	5
Water Closet	100mm	1:60	6 (flush valve) 4 (cistern)
Bidet	32mm or 50mm	1:40	1
SEWER PIPE	100mm	1:65	
STORMWATER PIPE	100mm	1:65	

CONVERSION OF PIPE GRADES

Percentage %	Ratio (gradient)
20.0	1 in 5
6.65	1 in 15
5.0	1 in 20
3.35	1 in 30
2.5	1 in 40
2.0	1 in 50
1.65	1 in 60
1.45	1 in 70
1.25	1 in 80

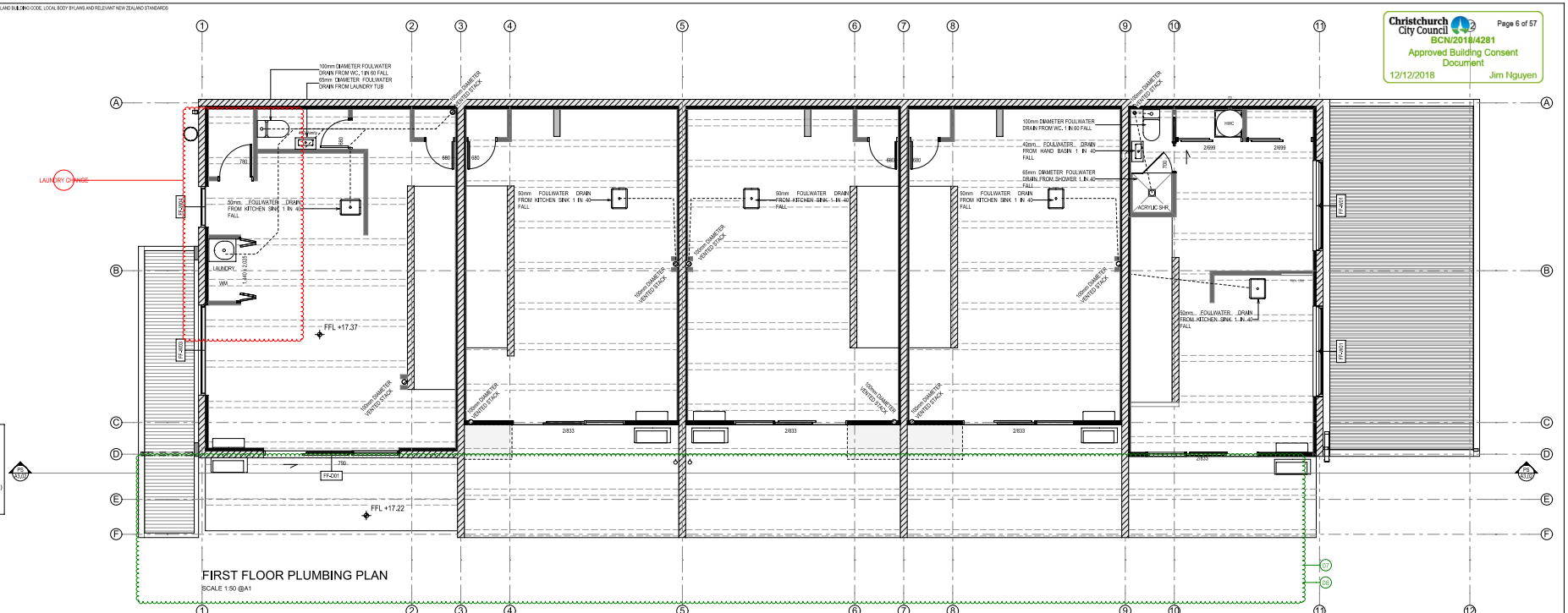
CONVERSION OF PIPE GRADES

Percentage %	Ratio (gradient)
1.1	1 in 90
1.0	1 in 100
0.85	1 in 120
0.7	1 in 140
0.65	1 in 150
0.6	1 in 160
0.5	1 in 200
0.4	1 in 250
0.35	1 in 300

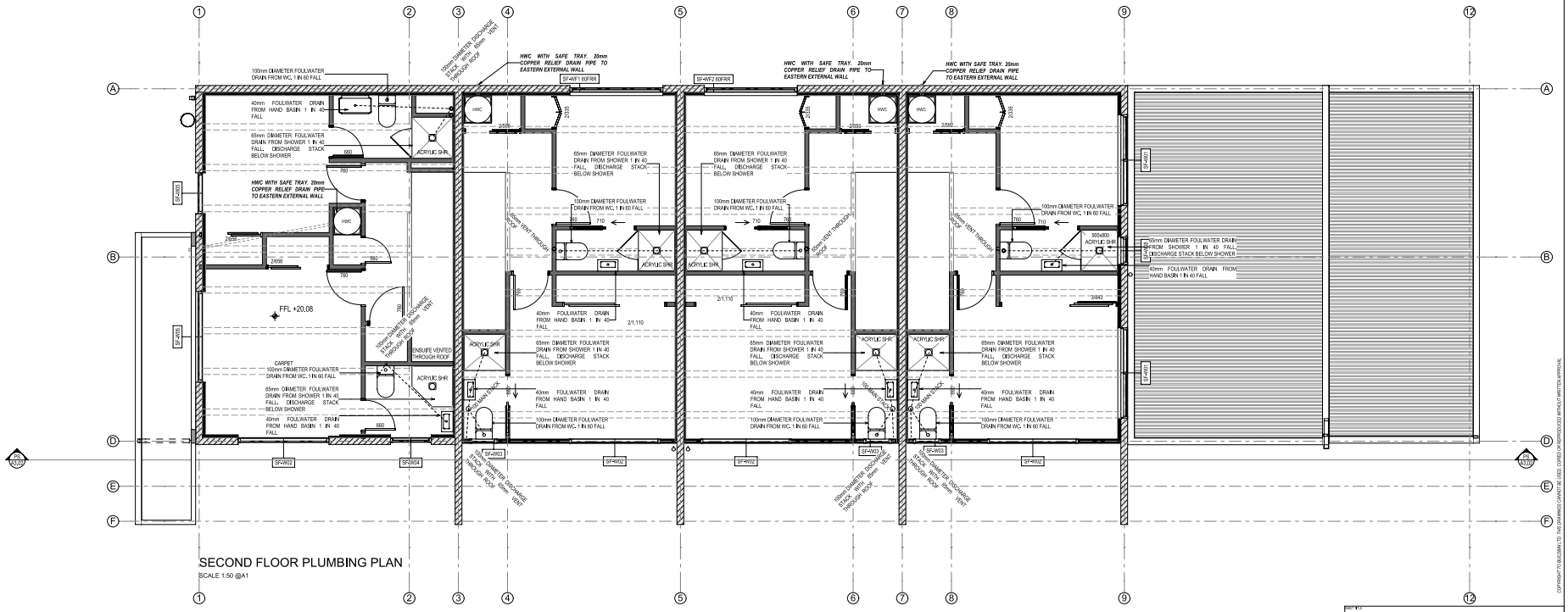
dp	Indicates downpipes
org	Overflow Relief Gully
mb	Indicates Meter Board
db	Indicates Distribution Board
IP	Indicates Inspection Point
ht	Hose Tap location (confirm with client)
AAV	Air Admittance Valve

REFER TO SUPPORTING ENGINEERING DOCUMENTATION AND INFORMATION FOR BEAMS & COLUMN SIZES, CONCRETE REINFORCEMENTS AND STRUCTURAL LAYOUTS

Confirm sink location with kitchen design, Allow for ducting for power and water supply if applicable.



FIRST FLOOR PLUMBING PLAN
SCALE 1:50 @A1



SECOND FLOOR PLUMBING PLAN
SCALE 1:50 @A1

* ALL CONSTRUCTION IS TO COMPLY WITH NEW ZEALAND BUILDING CODE AND ALL RELEVANT DOCUMENTS, AND WITH THE LOCAL TERRITORIAL AUTHORITY REGULATIONS.
* THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS & LEVELS ARE CORRECT PRIOR TO COMMENCING ANY WORK.
* THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT LOCAL TERRITORIAL CONSENT.

buildBIM architecture
1/77 Gloucester Street
Christchurch
www.buildbim.co.nz

PROJECT INFORMATION:
378 WORCESTER STREET
LOT: 2 DP: 5498
378 Worcester Street, Linwood, Christchurch

SHEET TITLE
FIRST & SECOND FLOOR PLUMBING PLAN

STATUS	ISSUE	ISSUE DATE	SHEET
BUILDING CONSENT	C	7/09/2018	A1.05
JOB NO. HEB/001	DRAWN BY BuildBIM		
DATE 21/11/2018	SCALE 1:50, 1:100		

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Christchurch City Council
BCN/2019/3105
Approved Building Consent Document
19/07/2019 Bryan McKay

BUILDING UNDER CONSTRUCTION

BDY

RETAIL UNIT 1 | UNIT 2 | UNIT 3 | UNIT 4 | UNIT 5 | RETAIL UNIT 1 GARAGE

NEW BUILDING
FFL 14.360m

NOTE: ALL HOSETAPS TO BE FITTED WITH LOCK SHIELD VACUUM BACKFLOW PREVENTION

EXISTING WASTEWATER LATERAL TO BE LOCATED AND CAPPED AT THE SITE BOUNDARY

DOWNPIPE TO CONNECT TO EX. SW KERB OUTLET

DOWNPIPE TO NEW KERB ADAPTER

NEW MAC TRAP 500L POLYMER OIL AND GREASE SEPARATOR TO TAKE WASTE FROM TAKEAWAY SHOP

6 NEW WATER METERS WITH TO BE INSTALLED OFF EXISTING LATERAL IN ACCORDANCE WITH CCC CSS SD403

WILKINS MODEL 350 DOUBLE CHECK VALVE TO TAKEAWAY SHOP

TEE CONNECTION FROM SINGLE WATER METER TO GARAGE

WORCESTER STREET

EX. KERB AND CHANNEL

FOOTPATH

THIS PLAN

PLAN 2 BELOW

INV: 13.000m (0.6m MIN COVER AT BOUNDARY)
INV: 13.750m
2x100Ø UPVC 1:100
2xNEW KERB ADAPTER AS PER CCC CSS SD 605
INV: 13.784m
INV: 13.267m
ISOLATION VALVE IN TOBY
600Ø NZBC BUBBLE UP CHAMBER
LL: 14.050m
100mm ACO DRAIN
INV: 13.070m
150Ø UPVC 1:100
5xDN32 PE80 PN12.5
4xDN32 PE80 PN12.5
2xDN32 PE80 PN12.5
1xDN32 PE80 PN12.5
BALCONY OVER
INV: 13.142m
INV: 13.389m
INV: 13.214m
INV: 13.556m
SUMP 1
NZBC TYPE 2
LID LEVEL: 14.170m
INV: 13.420m
MINI KERB & CHANNEL
NIB KERB
SUMP 2
NZBC TYPE 1
LID LEVEL: 14.220m
INV: 13.600m
EXISTING FENCE ON BDY
EX. FENCE
EXISTING 40Ø CCC RIDER MAIN

EXISTING BUILDING

PLAN 1
SCALE 1:100(A3)

LEGEND:

- ASPHALT PAVEMENT
- EXPOSED AGGREGATE PAVEMENT
- EXPOSED AGGREGATE CONCRETE ON SLAB
- NEW STORMWATER SERVICES
- NEW SEWER SERVICES
- NEW WATER SERVICES
- EXISTING SITE LEVEL
- PROPOSED NZBC TYPE 2 SUMP
- PROPOSED NZBC BUBBLE UP CHAMBER
- PROPOSED NEW WATER METER
- GULLY TRAP

INSTALL NEW 1050Ø CONC. MANHOLE AT CONNECTION TO SEWER MAIN IN ACCORDANCE WITH CCC CSS STANDARDS

DN63 PE80 PN12.5 RIDER MAIN WITH ISOLATION VALVE IN TOBY WHERE SHOWN

NEW DI TAPPING SADDLE TO EX. 200Ø AC WATER MAIN

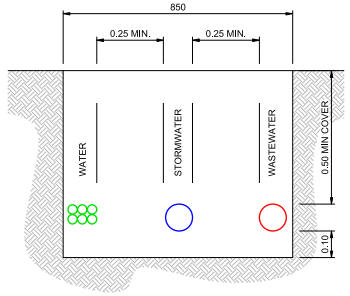
WORCESTER STREET

PLAN 1 ABOVE

THIS PLAN

INV: 13.000m (0.6m MIN COVER AT BOUNDARY)
INV: 13.750m
2x100Ø UPVC 1:100
2xNEW KERB ADAPTER AS PER CCC CSS SD 605
INV: 13.784m
EXISTING 40Ø CCC RIDER MAIN

PLAN 2
SCALE 1:100(A3)



7/02 COMBINED SERVICE TRENCH
SCALE 1:20 A3

NOTES:
- LAYOUT FOR POWER AND COMMUNICATION SERVICES TO BE DETERMINED BY OTHERS
- BACKFILL AND BEDDING TO BE IN ACCORDANCE WITH CCC CSS AND NZBC E1, G12 & G13
- STANDARD SEPARATIONS FOR ALL SERVICES AS PER CCC CSS STANDARDS

CGW Consulting Engineers
Civil Geotechnical Structural Environmental
Nelson ph. 548-8259
Christchurch ph. 348-1000
Email office@cgwl.co.nz

CLIENT: HEB LIMITED

JOB TITLE: 378 WORCESTER STREET CHRISTCHURCH INFILL DEVELOPMENT

DRAWING TITLE: DRAINAGE PLAN

NO	DATE	REVISION	DES	DRN	CHD	APD
E	14.8.18	REVISED FOR BC RFI'S	NB	NB	DMC	DMC
D	27.7.18	REVISED FOR BC RFI'S	NB	NB	DMC	DMC
C	6.6.18	REVISED FOR BUILDING CONSENT	NB	NB	DMC	DMC
B	23.4.18	FOR BUILDING CONSENT	MJS	MJS	IDH	DMC
A	29.3.18	FOR INFORMATION	NB	NB	-	-

FOR CONSTRUCTION

SCALE - A3 ORIGINAL: A3 1:100
REVISION: E
JOB NO: 17453
SHEET: C-02

Original Sheet Size A3 (420x297) File Path: C:\12dsynergyworkspace\1\17453 - 378 Worcester Street, Linwood_1211\5 - Drawings\CAD\17453-DWG-001.dwg - C-02

BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS

Christchurch City Council
BCN/2018/8285
Approved Building Consent Document
19/02/2019

GENERAL NOTES:
- All plumbing and drainage to comply with Acceptable Solutions AS/NZS3500 by qualified tradesman.
- Pipes shall incorporate expansion joints in accordance with Section 6.4 AS/NZS 2032
- Refer to Geotech report for site specific Drainage and Bedding requirements.
- Contractor to Confirm available services, cabling, existing Sewer & Stormwater positions and depth on site before any work commences, to ensure correct falls can be achieved.
- Use 75x50mm & 100x50mm downpipes. Contractor to locate all service connections on site prior to earthworks, confirm all boundary setbacks & restrictions comply with current regulations prior to commencement of foundations.
- Internal water pipes to be Polybutylene. All pipework & pipes exposed to freezing to be lagged with closed cell foam.
- All pipes encased in concrete to be sleeved / wrapped in durable flexible material.
- Pipes shall incorporate expansion joints in accordance with Section 6.4 AS/NZS 2032

VENT PIPES:
Main drain vent not less than 50mm Ø
Branch drain vent not less than 40mm Ø
Drain acting as vent not less than 65mm Ø

Air Admittance Valve (AAV):
Except for fixtures discharging to disconnector gullies (in which case Table 4.1 applies) and where the length of the fixture discharge pipe exceeds the length shown in Appendix D, a trap vent or air admittance valve shall be provided

All Plumbing & Drainage to comply with AS/NZS3500

Inspection Point (IP):
- Inspection opening to be raised to ground level on sewer lateral drain. Opening shall be provided with airtight removable caps and protected by a suitable cover and surround in such a manner that no traffic or structural loads can be transmitted to the drain.

New SS drains
To connect into existing SS laterals on site.

Under Slabs Pipes (add to lines under slabs)
Main: DN 100 1.25% Branch : DN 65 2.5%

Size of graded section of pipe DN	Minimum grade laterals
40	2.5
50	2.5
65	2.5
80	1.65
100	1.65
125	1.25
150	1.0
225	0.65
300	0.4

Table 3.5 AS/NZS 3500
Size and Rating of Vents

Size of vent pipe	Fixture units discharging to drain		Vent rating
40	>1	≤ 10	0.5
50	>10	≤ 30	1
65	>30	≤ 175	2
80	>175	≤ 400	3
100	>400		6

Fixture rating	Size of trap & fixture discharge pipe DN	Min Fall	Fixture unit
Basin	32mm or 40mm	1:40	1
Bath	40mm	1:40	4
Shower	40mm or 50mm	1:40	2 per shower rose
Kitchen Sink	40mm or 50mm	1:40	3
Laundry Tub	40mm or 50mm	1:40	5
Water Closet	100mm	1:60	6 (flush valve) 4 (cistern)
Bidet	32mm or 50mm	1:40	1
SEWER PIPE	100mm	1:100	
STORMWATER PIPE	100mm	1:100	

CONVERSION OF PIPE GRADES

Percentage %	Ratio (gradient)
20.0	1 in 5
6.65	1 in 15
5.0	1 in 20
3.35	1 in 30
2.5	1 in 40
2.0	1 in 50
1.65	1 in 60
1.45	1 in 70
1.25	1 in 80

CONVERSION OF PIPE GRADES

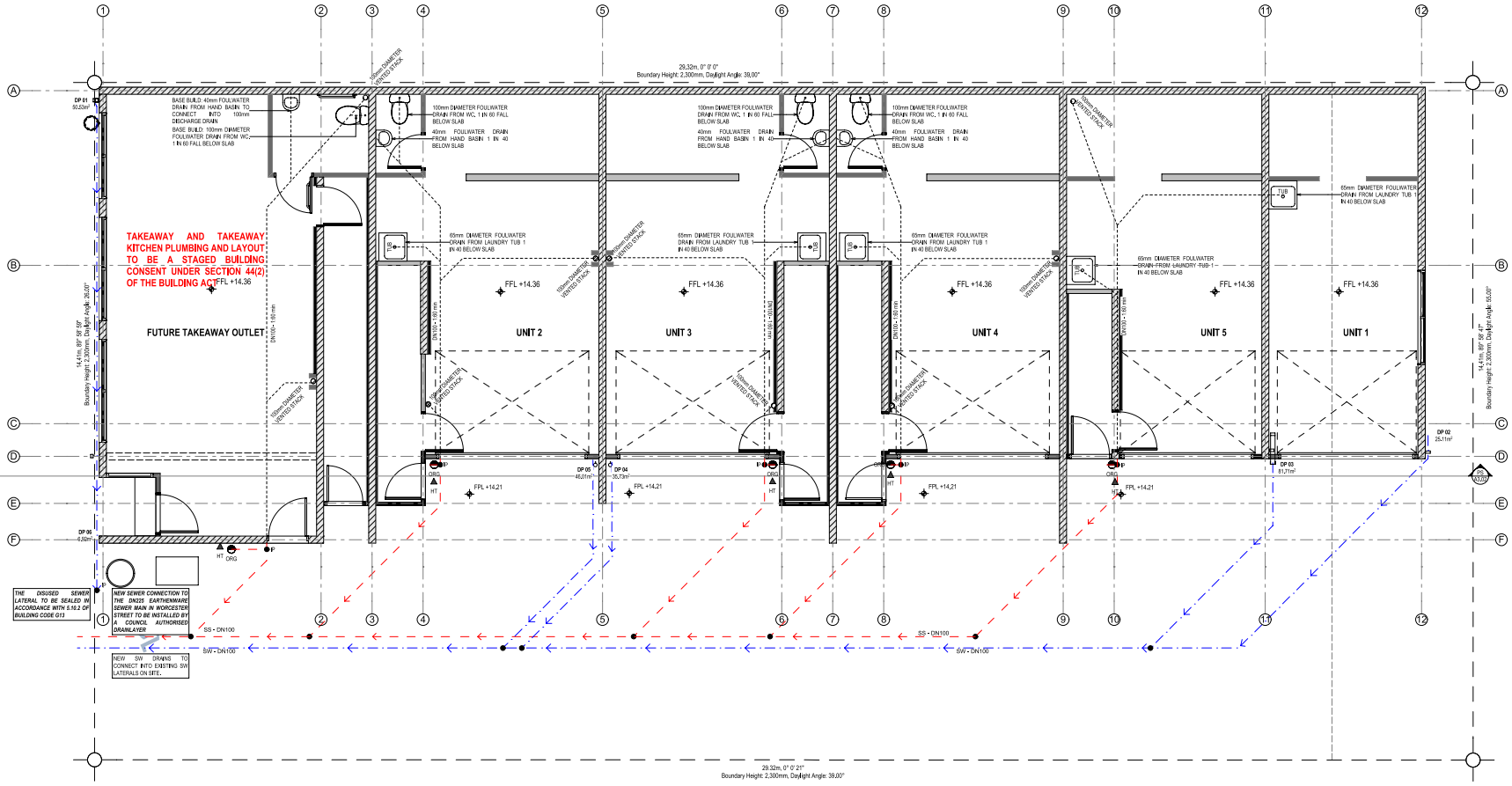
Percentage %	Ratio (gradient)
1.1	1 in 90
1.0	1 in 100
0.85	1 in 120
0.7	1 in 140
0.65	1 in 150
0.6	1 in 160
0.5	1 in 200
0.4	1 in 250
0.35	1 in 300

	dp	Indicates downpipes
	org	Overflow Relief Gully
	mb	Indicates Meter Board
	db	Indicates Distribution Board
IP		Indicates Inspection Point
	ht	Hose Tap location (confirm with client)
	AAV	Air Admittance Valve

REFER TO SUPPORTING ENGINEERING DOCUMENTATION AND INFORMATION FOR BEAMS & COLUMN SIZES, CONCRETE REINFORCEMENTS AND STRUCTURAL LAYOUTS

NOTE
ALL DRAINS UNDER SLAB/FOUNDATIONS NEED TO BE DIA65 MINIMUM

313-177



GROUND FLOOR PLUMBING PLAN

SCALE 1:50 @A1

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* ALL CONSTRUCTION IS TO COMPLY WITH NEW ZEALAND BUILDING CODE AND ALL RELEVANT DOCUMENTS, AND WITH THE LOCAL TERRITORIAL AUTHORITY REGULATIONS.
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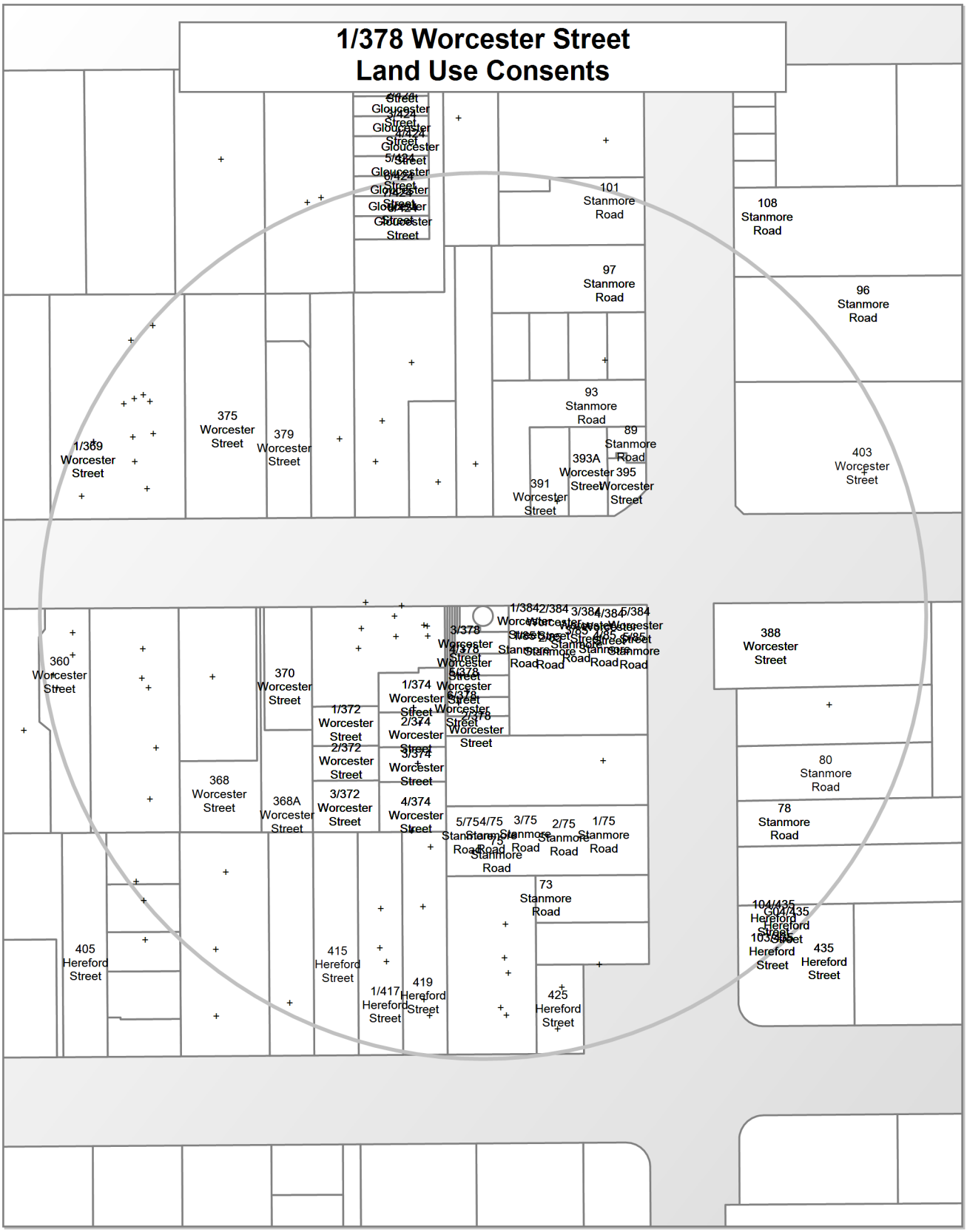
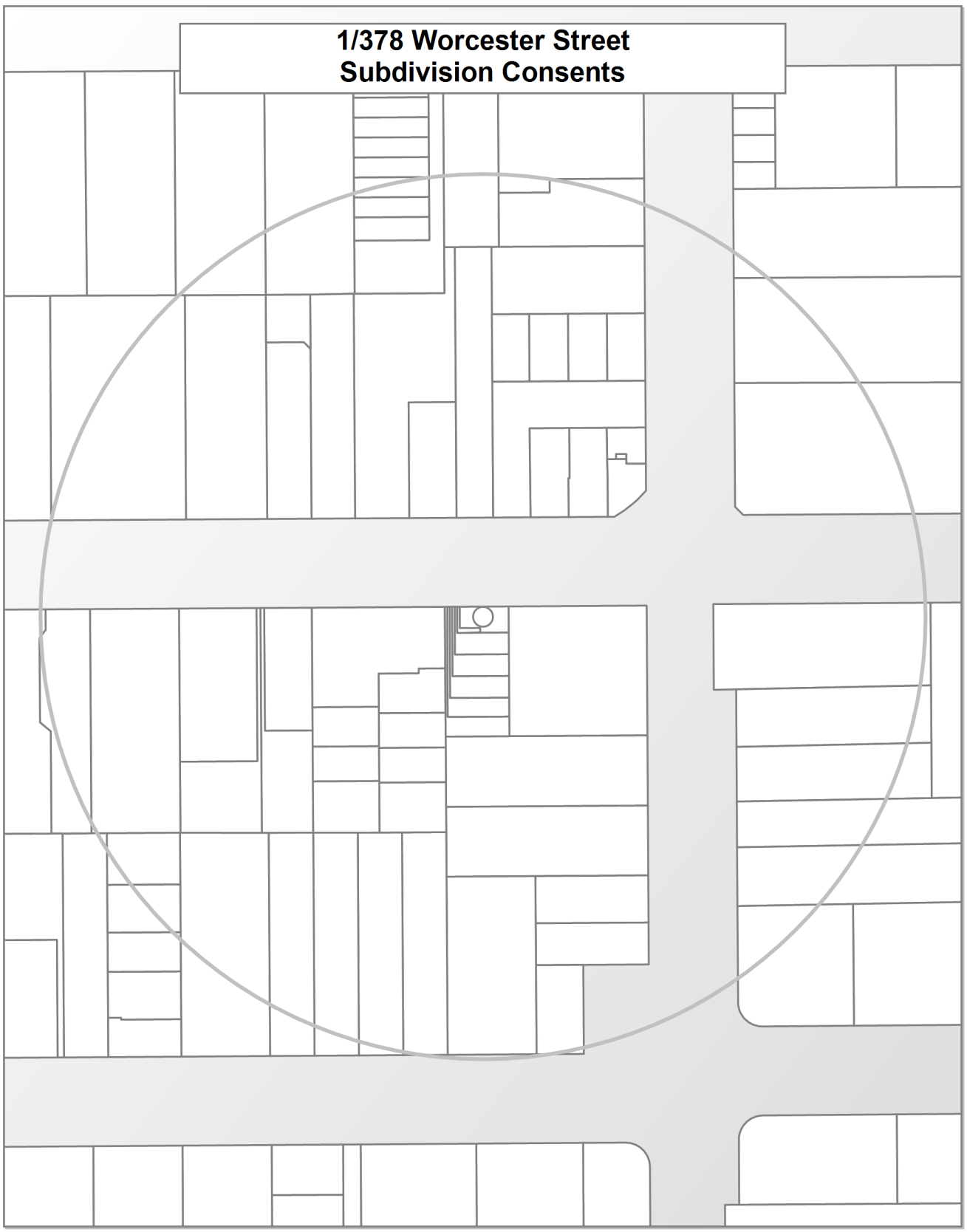
buildBIM architecture
1/77 Gloucester Street
Christchurch
www.buildbim.co.nz

PROJECT INFORMATION:
378 WORCESTER STREET
LOT: 2 DP: 5498
378 Worcester Street, Linwood, Christchurch

SHEET NAME: GROUND FLOOR PLUMBING PLAN

ISSUE: BUILDING CONSENT	ISSUE NO: B - WIP	ISSUE DATE: Work in Progress	SHEET NO: A1.04
JOB NO: HEB/001	DRAWN BY: BuildBIM		
DATE: 14/11/2018	SCALE: 1:50		


1/378 Worcester Street
Land Use Consents
101 Stanmore Road
108 Stanmore Road
97 Stanmore Road
96 Stanmore Road
93 Stanmore Road
89 Stanmore Road
403 Worcester Street
375 Worcester Street
379 Worcester Street
1/389 Worcester Street
393A Worcester Street
395 Worcester Street
391 Worcester Street
388 Worcester Street
360 Worcester Street
370 Worcester Street
368 Worcester Street
368A Worcester Street
80 Stanmore Road
78 Stanmore Road
73 Stanmore Road
405 Hereford Street
415 Hereford Street
419 Hereford Street
425 Hereford Street
435 Hereford Street


1/378 Worcester Street
Subdivision Consents

Land Use Resource Consents within 100 metres of 1/378 Worcester Street

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

1/369 Worcester Street

RMA/1994/851

To conduct a Place of Assembly with setbacks of lass than 9 metres in a Residential 4 zone - Historical Reference RES94101786

Processing complete

Applied 14/02/1994

Decision issued 04/07/1994

Granted 04/07/1994

Decision issued 04/07/1994

Granted 04/07/1994

RMA/2013/1598

12 RESIDENTIAL UNITS - Historical Reference RMA92023281

Processing complete

Applied 14/08/2013

Decision issued 11/12/2013

Granted 11/12/2013

Decision issued 11/12/2013

Granted 11/12/2013

1/372 Worcester Street

RMA/1967/121

To use the property as a carpark. - Historical Reference RES9216726

Processing complete

Applied 17/03/1967

Decision issued 19/04/1967

Declined 19/04/1967

RMA/1967/122

To use the site as an off-street carpark. - Historical Reference RES9216732

Processing complete

Applied 24/04/1967

Decision issued 30/08/1967

Granted 30/08/1967

RMA/1972/181

To permit the carrying on of the business of a motor vehicle dealer. - Historical Reference RES9216736

Processing complete

Applied 16/05/1972

Decision issued 01/01/1999

Declined 01/01/1999

RMA/1972/182

To use land as a car sales yard. - Historical Reference RES9216740

Processing complete

Applied 27/10/1972

Decision issued 23/02/1973

Granted 23/02/1973

RMA/1977/275

To add a second storey to the existing workshop to be used as a staff dining room - Historical Reference RES9216737

Processing complete

Applied 01/03/1977

Decision issued 23/06/1977

Granted 23/06/1977

RMA/2015/1838

Creation of three new buildings for a mixed use residential and commercial development comprising ten residential and three commercial units - Historical Reference RMA92030125

Processing complete

Applied 08/07/2015

Decision issued 09/10/2015

Granted 09/10/2015

1/374 Worcester Street

RMA/1977/275

To add a second storey to the existing workshop to be used as a staff dining room - Historical Reference RES9216737

Processing complete

Applied 01/03/1977

Decision issued 23/06/1977

Granted 23/06/1977

Decision issued 23/06/1977

Granted 23/06/1977

RMA/1983/655

Retention of sky sign above verandah. - Historical Reference RES9216777

Processing complete

Applied 28/07/1983

Decision issued 29/11/1983

Declined 29/11/1983

Decision issued 29/11/1983

Declined 29/11/1983

RMA/1992/544

To establish a neighbourhood Tavern, requiring reductions in landscaping and setback of buildings from residential zone boundaries. - Historical Reference RES9216749

Processing complete

Applied 13/04/1992

Decision issued 14/07/1992

Granted 14/07/1992

Decision issued 14/07/1992

Granted 14/07/1992

RMA/1999/984

To erect a sign. - Historical Reference RES9216772

Processing complete

Applied 01/01/1999

Decision issued 19/09/1984

Granted 19/09/1984

Decision issued 19/09/1984

Granted 19/09/1984

RMA/2015/1838

Creation of three new buildings for a mixed use residential and commercial development comprising ten residential and three commercial units - Historical Reference RMA92030125

Processing complete

Applied 08/07/2015

Decision issued 09/10/2015

Granted 09/10/2015

Decision issued 09/10/2015

Granted 09/10/2015

1/384 Worcester Street

RMA/1999/1517

To erect a sign - Historical Reference RES955874

Processing complete

Applied 01/01/1999

Decision issued 12/07/1990

Granted 12/07/1990

RMA/1999/1518

To erect a sign (5` X 1`3``) on the face of the building - Historical Reference RES955875

Processing complete

Applied 01/01/1999

Decision issued 30/06/1971

Granted 30/06/1971

RMA/2016/2390

Mixed Use Building

Processing complete

Applied 29/08/2016

Conditions changed/cancelled - s127 11/04/2019

Decision issued 28/09/2016

Granted 28/09/2016

1/417 Hereford Street

RMA/1997/1414

To provide 2 additional carparks which don`t confirm with the required 5.5 x 3.1 internal dimensions, on site manoeuvring, outdoor living area and outdoor service area. - Historical Reference RES971573

Processing complete

Applied 16/06/1997

Decision issued 14/07/1997

Granted 14/07/1997

1/424 Gloucester Street

RMA/2021/872
To establish eight residential units
Processing complete
Applied 07/04/2021
Decision issued 02/06/2021
Granted 02/06/2021

RMA/2023/679
Subdivision - Fee Simple - 8 lots with access lot and associated land use
Processing complete
Applied 21/03/2023
s223 Certificate issued 09/06/2023
s224 Certificate issued 09/06/2023
Decision issued 13/04/2023
Granted 13/04/2023
s223 Certificate reissued 30/06/2023
s224 Certificate reissued 30/06/2023

1/75 Stanmore Road

RMA/2023/1409
Minimum Floor Level Certificate
Processing complete
Applied 02/06/2023
Certificate issued 06/06/2023

RMA/2023/1792
To establish five residential units
Processing complete
Applied 13/07/2023
Decision issued 20/09/2023
Granted 19/09/2023

1/85 Stanmore Road

RMA/1999/1517

To erect a sign - Historical Reference RES955874

Processing complete

Applied 01/01/1999

Decision issued 12/07/1990

Granted 12/07/1990

RMA/1999/1518

To erect a sign (5` X 1`3``) on the face of the building - Historical Reference RES955875

Processing complete

Applied 01/01/1999

Decision issued 30/06/1971

Granted 30/06/1971

RMA/2016/2390

Mixed Use Building

Processing complete

Applied 29/08/2016

Conditions changed/cancelled - s127 11/04/2019

Decision issued 28/09/2016

Granted 28/09/2016

101 Stanmore Road

RMA/2003/714

Re-imaging of Westpac including replacement and new signage. - Historical Reference RMA20012987

Processing complete

Applied 14/03/2003

Decision issued 17/03/2003

Granted 14/03/2003

103/435 Hereford Street

RMA/1988/107

To erect a garage with no setback from the front boundary. - Historical Reference RES9202395

Processing complete

Applied 10/06/1988

Decision issued 28/06/1988

Declined 28/06/1988

RMA/2020/1771
Multi-unit residential complex consisting of 8 one-bedroom units.
Processing complete
Applied 18/08/2020
Conditions changed/cancelled - s127 30/06/2021
Decision issued 01/10/2020
Granted 01/10/2020

RMA/2021/2829
Unit Title subdivision in eight units
Processing complete
Applied 30/08/2021
s223 Certificate issued 27/01/2023
s224 Certificate issued 27/01/2023
Decision issued 18/02/2022
Granted 18/02/2022

104/435 Hereford Street

RMA/1988/107
To erect a garage with no setback from the front boundary. - Historical Reference RES9202395
Processing complete
Applied 10/06/1988
Decision issued 28/06/1988
Declined 28/06/1988

RMA/2020/1771
Multi-unit residential complex consisting of 8 one-bedroom units.
Processing complete
Applied 18/08/2020
Conditions changed/cancelled - s127 30/06/2021
Decision issued 01/10/2020
Granted 01/10/2020

RMA/2021/2829

Unit Title subdivision in eight units

Processing complete

Applied 30/08/2021

s223 Certificate issued 27/01/2023

s224 Certificate issued 27/01/2023

Decision issued 18/02/2022

Granted 18/02/2022

108 Stanmore Road

RMA/2016/1068

3 Retail Units & 7 Residential Units - Historical Reference RMA92033174

Withdrawn

Applied 22/04/2016

RMA/2017/3126

Temporary use of the site for up to seven Tiny Shops to be used for retail and/or food and beverage outlets for a period of two years.

Processing complete

Applied 13/12/2017

Decision issued 01/02/2018

Granted 31/01/2018

RMA/2020/1042

Temporary use of a site for up to seven tiny shops to be used for retail and/or food and beverage outlets for a period of two years

Processing complete

Applied 25/05/2020

Decision issued 09/06/2020

Granted 09/06/2020

RMA/2022/981

Temporary use of site for up to three Tiny Shops to be used for retail and/or food and beverage outlets for a period of five years.

Processing complete

Applied 01/04/2022

Decision issued 27/06/2022

Granted 27/06/2022

2/372 Worcester Street

RMA/1967/121

To use the property as a carpark. - Historical Reference RES9216726

Processing complete

Applied 17/03/1967

Declined 19/04/1967

Decision issued 19/04/1967

RMA/1967/122

To use the site as an off-street carpark. - Historical Reference RES9216732

Processing complete

Applied 24/04/1967

Decision issued 30/08/1967

Granted 30/08/1967

RMA/1972/181

To permit the carrying on of the business of a motor vehicle dealer. - Historical Reference RES9216736

Processing complete

Applied 16/05/1972

Decision issued 01/01/1999

Declined 01/01/1999

RMA/1972/182

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To add a second storey to the existing workshop to be used as a staff dining room - Historical Reference RES9216737

Processing complete

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Decision issued 23/06/1977

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Decision issued 23/06/1977

Granted 23/06/1977

RMA/1983/655

Retention of sky sign above verandah. - Historical Reference RES9216777

Processing complete

Applied 28/07/1983

Decision issued 29/11/1983

Declined 29/11/1983

Decision issued 29/11/1983

Declined 29/11/1983

RMA/1992/544

To establish a neighbourhood Tavern, requiring reductions in landscaping and setback of buildings from residential zone boundaries. - Historical Reference RES9216749

Processing complete

Applied 13/04/1992

Decision issued 14/07/1992

Granted 14/07/1992

Decision issued 14/07/1992

Granted 14/07/1992

RMA/1999/984

To erect a sign. - Historical Reference RES9216772

Processing complete

Applied 01/01/1999

Decision issued 19/09/1984

Granted 19/09/1984

Decision issued 19/09/1984

Granted 19/09/1984

RMA/2015/1838

Creation of three new buildings for a mixed use residential and commercial development comprising ten residential and three commercial units - Historical Reference RMA92030125

Processing complete

Applied 08/07/2015

Decision issued 09/10/2015

Granted 09/10/2015

Decision issued 09/10/2015

Granted 09/10/2015

2/378 Worcester Street

RMA/1973/240

To erect a sign over the varandah. - Historical Reference RES9216780

Processing complete

Applied 12/04/1973

Decision issued 24/05/1973

Declined 24/05/1973

Decision issued 24/05/1973

Declined 24/05/1973

Decision issued 24/05/1973

Declined 24/05/1973

RMA/2017/736

Minimum Floor Level Certificate

Processing complete

Applied 04/04/2017

Certificate issued 13/04/2017

Certificate issued 13/04/2017

Certificate issued 13/04/2017

RMA/2017/911
Development of a new mixed-use building
Processing complete
Applied 27/04/2017
Decision issued 12/10/2017
Granted 12/10/2017
Decision issued 12/10/2017
Granted 12/10/2017
Decision issued 12/10/2017
Granted 12/10/2017

2/384 Worcester Street

RMA/1999/1517
To erect a sign - Historical Reference RES955874
Processing complete
Applied 01/01/1999
Decision issued 12/07/1990
Granted 12/07/1990

RMA/1999/1518
To erect a sign (5` X 1`3``) on the face of the building - Historical Reference RES955875
Processing complete
Applied 01/01/1999
Decision issued 30/06/1971
Granted 30/06/1971

RMA/2016/2390
Mixed Use Building
Processing complete
Applied 29/08/2016
Conditions changed/cancelled - s127 11/04/2019
Decision issued 28/09/2016
Granted 28/09/2016

2/424 Gloucester Street

RMA/2021/872
To establish eight residential units
Processing complete
Applied 07/04/2021
Decision issued 02/06/2021
Granted 02/06/2021

RMA/2023/679
Subdivision - Fee Simple - 8 lots with access lot and associated land use
Processing complete
Applied 21/03/2023
s223 Certificate issued 09/06/2023
s224 Certificate issued 09/06/2023
Decision issued 13/04/2023
Granted 13/04/2023
s223 Certificate reissued 30/06/2023
s224 Certificate reissued 30/06/2023

2/75 Stanmore Road

RMA/2023/1409
Minimum Floor Level Certificate
Processing complete
Applied 02/06/2023
Certificate issued 06/06/2023

RMA/2023/1792
To establish five residential units
Processing complete
Applied 13/07/2023
Decision issued 20/09/2023
Granted 19/09/2023

2/85 Stanmore Road

RMA/1999/1517
To erect a sign - Historical Reference RES955874
Processing complete
Applied 01/01/1999
Decision issued 12/07/1990
Granted 12/07/1990

RMA/1999/1518
To erect a sign (5` X 1`3``) on the face of the building - Historical Reference RES955875
Processing complete
Applied 01/01/1999
Decision issued 30/06/1971
Granted 30/06/1971

RMA/2016/2390
Mixed Use Building
Processing complete
Applied 29/08/2016
Conditions changed/cancelled - s127 11/04/2019
Decision issued 28/09/2016
Granted 28/09/2016

3/372 Worcester Street

RMA/1967/121
To use the property as a carpark. - Historical Reference RES9216726
Processing complete
Applied 17/03/1967
Decision issued 19/04/1967
Declined 19/04/1967

RMA/1967/122
To use the site as an off-street carpark. - Historical Reference RES9216732
Processing complete
Applied 24/04/1967
Decision issued 30/08/1967
Granted 30/08/1967

RMA/1972/181

To permit the carrying on of the business of a motor vehicle dealer. - Historical Reference RES9216736

Processing complete

Applied 16/05/1972

Decision issued 01/01/1999

Declined 01/01/1999

RMA/1972/182

To use land as a car sales yard. - Historical Reference RES9216740

Processing complete

Applied 27/10/1972

Decision issued 23/02/1973

Granted 23/02/1973

RMA/1977/275

To add a second storey to the existing workshop to be used as a staff dining room - Historical Reference RES9216737

Processing complete

Applied 01/03/1977

Decision issued 23/06/1977

Granted 23/06/1977

RMA/2015/1838

Creation of three new buildings for a mixed use residential and commercial development comprising ten residential and three commercial units - Historical Reference RMA92030125

Processing complete

Applied 08/07/2015

Decision issued 09/10/2015

Granted 09/10/2015

3/374 Worcester Street

RMA/1977/275

To add a second storey to the existing workshop to be used as a staff dining room - Historical Reference RES9216737

Processing complete

Applied 01/03/1977

Decision issued 23/06/1977

Granted 23/06/1977

Decision issued 23/06/1977

Granted 23/06/1977

RMA/1983/655

Retention of sky sign above verandah. - Historical Reference RES9216777

Processing complete

Applied 28/07/1983

Decision issued 29/11/1983

Declined 29/11/1983

Decision issued 29/11/1983

Declined 29/11/1983

RMA/1992/544

To establish a neighbourhood Tavern, requiring reductions in landscaping and setback of buildings from residential zone boundaries. - Historical Reference RES9216749

Processing complete

Applied 13/04/1992

Decision issued 14/07/1992

Granted 14/07/1992

Decision issued 14/07/1992

Granted 14/07/1992

RMA/1999/984

To erect a sign. - Historical Reference RES9216772

Processing complete

Applied 01/01/1999

Decision issued 19/09/1984

Granted 19/09/1984

Decision issued 19/09/1984

Granted 19/09/1984

RMA/2015/1838

Creation of three new buildings for a mixed use residential and commercial development comprising ten residential and three commercial units - Historical Reference RMA92030125

Processing complete

Applied 08/07/2015

Decision issued 09/10/2015

Granted 09/10/2015

Decision issued 09/10/2015

Granted 09/10/2015

3/378 Worcester Street

RMA/1973/240

To erect a sign over the varandah. - Historical Reference RES9216780

Processing complete

Applied 12/04/1973

Decision issued 24/05/1973

Declined 24/05/1973

Decision issued 24/05/1973

Declined 24/05/1973

RMA/2017/736

Minimum Floor Level Certificate

Processing complete

Applied 04/04/2017

Certificate issued 13/04/2017

Certificate issued 13/04/2017

RMA/2017/911

Development of a new mixed-use building

Processing complete

Applied 27/04/2017

Decision issued 12/10/2017

Granted 12/10/2017

Decision issued 12/10/2017

Granted 12/10/2017

3/384 Worcester Street

RMA/1999/1517

To erect a sign - Historical Reference RES955874

Processing complete

Applied 01/01/1999

Decision issued 12/07/1990

Granted 12/07/1990

RMA/1999/1518
To erect a sign (5` X 1`3``) on the face of the building - Historical Reference RES955875
Processing complete
Applied 01/01/1999
Decision issued 30/06/1971
Granted 30/06/1971

RMA/2016/2390
Mixed Use Building
Processing complete
Applied 29/08/2016
Conditions changed/cancelled - s127 11/04/2019
Decision issued 28/09/2016
Granted 28/09/2016

3/424 Gloucester Street

RMA/2021/872
To establish eight residential units
Processing complete
Applied 07/04/2021
Decision issued 02/06/2021
Granted 02/06/2021

RMA/2023/679
Subdivision - Fee Simple - 8 lots with access lot and associated land use
Processing complete
Applied 21/03/2023
s223 Certificate issued 09/06/2023
s224 Certificate issued 09/06/2023
Decision issued 13/04/2023
Granted 13/04/2023
s223 Certificate reissued 30/06/2023
s224 Certificate reissued 30/06/2023

3/75 Stanmore Road

RMA/2023/1409
Minimum Floor Level Certificate
Processing complete
Applied 02/06/2023
Certificate issued 06/06/2023

RMA/2023/1792
To establish five residential units
Processing complete
Applied 13/07/2023
Decision issued 20/09/2023
Granted 19/09/2023

3/85 Stanmore Road

RMA/1999/1517
To erect a sign - Historical Reference RES955874
Processing complete
Applied 01/01/1999
Decision issued 12/07/1990
Granted 12/07/1990

RMA/1999/1518
To erect a sign (5` X 1`3``) on the face of the building - Historical Reference RES955875
Processing complete
Applied 01/01/1999
Decision issued 30/06/1971
Granted 30/06/1971

RMA/2016/2390
Mixed Use Building
Processing complete
Applied 29/08/2016
Conditions changed/cancelled - s127 11/04/2019
Decision issued 28/09/2016
Granted 28/09/2016

360 Worcester Street

RMA/2015/2997

Four residential units - Historical Reference RMA92031378

Processing complete

Applied 28/10/2015

Decision issued 22/12/2015

Granted 22/12/2015

368 Worcester Street

RMA/1999/2819

To erect two additional dwellings with attached garages which fail to comply with garage setbacks from accessw cessway, 3m width of access, on site turning and existi - Historical Reference RES991647

Processing complete

Applied 02/06/1999

Decision issued 05/08/1999

Granted 05/08/1999

368A Worcester Street

RMA/1999/2819

To erect two additional dwellings with attached garages which fail to comply with garage setbacks from accessw cessway, 3m width of access, on site turning and existi - Historical Reference RES991647

Processing complete

Applied 02/06/1999

Decision issued 05/08/1999

Granted 05/08/1999

370 Worcester Street

RMA/1985/907

To establish and operate a motor vehicle sales yard on a site zoned residential 4. - Historical Reference RES9216724

Processing complete

Applied 21/03/1985

Decision issued 01/01/1999

Declined 01/01/1999

RMA/1992/534

Consent to extend a car sales yard on a site in the Res 4 zone. - Historical Reference RES9216701

Processing complete

Applied 22/06/1992

Decision issued 22/06/1992

Declined 22/06/1992

RMA/2013/811

Dwelling with Attached Garage - Historical Reference RMA92022436

Withdrawn

Applied 08/05/2013

375 Worcester Street

RMA/1987/804

To operate a child care centre from an existing building sited closer than 5m to the western and Eastern internal boundaries. - Historical Reference RES9216760

Processing complete

Applied 06/07/1987

Decision issued 04/08/1987

Granted 04/08/1987

RMA/1996/2239

To change the use of a garage into an Office for a preschool which is sited 1m off the boundary. - Historical Reference RES962601

Processing complete

Applied 07/10/1996

Decision issued 14/10/1996

Granted 14/10/1996

379 Worcester Street

RMA/1992/551

To establish a pre-school not meeting the required 5m yard requirement on the Eastern boundary. - Historical Reference RES9216781

Processing complete

Applied 18/06/1992

Granted 26/06/1992

Decision issued 26/06/1992

388 Worcester Street

RMA/1995/1491

To reduce the carparking required by the Proposed Plan from 15 to 9 spaces - Historical Reference RES951683

Processing complete

Applied 20/06/1995

Decision issued 01/08/1995

Granted 01/08/1995

RMA/1996/1211

To refurbish a group one building for use as a community centre, toy library and meeting hall. - Historical Reference RES961414

Withdrawn

Applied 06/06/1996

RMA/1996/2598

To alteration a group one building (Library) to a Community Centre. - Historical Reference RES962997

Processing complete

Applied 20/11/1996

Decision issued 17/04/1997

Granted 17/04/1997

RMA/1997/1076

To install guttering on a group one Heritage building - Historical Reference RES971159

Processing complete

Applied 07/05/1997

Decision issued 20/05/1997

Granted 20/05/1997

RMA/1997/1250

To repair broken lead light windows in a group one Heritage building - Historical Reference RES971379

Processing complete

Applied 22/05/1997

Decision issued 29/05/1997

Granted 29/05/1997

RMA/1999/2067

To erect two direction boards. - Historical Reference RES990675

Processing complete

Applied 11/03/1999

Decision issued 21/04/1999

Granted 21/04/1999

RMA/2003/1427

Addition to a heritage building. - Historical Reference RMA20013721

Processing complete

Applied 30/05/2003

Decision issued 26/06/2003

Granted 25/06/2003

RMA/2007/2456

Installation of 5 heating/cooling units in heritage building (old linwood library) - Historical Reference RMA92009784

Cancelled

Applied 06/09/2007

RMA/2012/664

UNDERTAKE EQ RELATED ALTERATIONS TO THE LINWOOD COMMUNITY CENTRE - Historical Reference RMA92020016

Processing complete

Applied 10/05/2012

Decision issued 15/06/2012

Granted 12/06/2012

RMA/2016/2775

Exterior LED Lights on Linwood Community Arts Centre

Processing complete

Applied 30/09/2016

Decision issued 31/10/2016

Granted 31/10/2016

391 Worcester Street

RMA/2023/3191

Storing general civil materials, AP40, AP65, soil, machinery and site office

Processing complete

Applied 08/12/2023

Decision issued 30/01/2024

Granted 30/01/2024

393A Worcester Street

RMA/1972/183

Dispensation from the 60% coverage. - Historical Reference RES9216813

Processing complete

Applied 16/10/1972

Decision issued 25/10/1972

Granted 25/10/1972

RMA/2023/3191

Storing general civil materials, AP40, AP65, soil, machinery and site office

Processing complete

Applied 08/12/2023

Decision issued 30/01/2024

Granted 30/01/2024

395 Worcester Street

RMA/2006/454

Sign - Historical Reference RMA20022428

Cancelled

Applied 08/03/2006

RMA/2019/1140

Erect signage

Not accepted for processing

Applied 24/05/2019

Not accepted for processing 07/06/2019

RMA/2023/3191

Storing general civil materials, AP40, AP65, soil, machinery and site office

Processing complete

Applied 08/12/2023

Decision issued 30/01/2024

Granted 30/01/2024

4/374 Worcester Street

RMA/1977/275

To add a second storey to the existing workshop to be used as a staff dining room - Historical Reference RES9216737

Processing complete

Applied 01/03/1977

Decision issued 23/06/1977

Granted 23/06/1977

Decision issued 23/06/1977

Granted 23/06/1977

RMA/1983/655

Retention of sky sign above verandah. - Historical Reference RES9216777

Processing complete

Applied 28/07/1983

Decision issued 29/11/1983

Declined 29/11/1983

Decision issued 29/11/1983

Declined 29/11/1983

RMA/1992/544

To establish a neighbourhood Tavern, requiring reductions in landscaping and setback of buildings from residential zone boundaries. - Historical Reference RES9216749

Processing complete

Applied 13/04/1992

Decision issued 14/07/1992

Granted 14/07/1992

Decision issued 14/07/1992

Granted 14/07/1992

RMA/1999/984

To erect a sign. - Historical Reference RES9216772

Processing complete

Applied 01/01/1999

Decision issued 19/09/1984

Granted 19/09/1984

Decision issued 19/09/1984

Granted 19/09/1984

RMA/2015/1838

Creation of three new buildings for a mixed use residential and commercial development comprising ten residential and three commercial units - Historical Reference RMA92030125

Processing complete

Applied 08/07/2015

Decision issued 09/10/2015

Granted 09/10/2015

Decision issued 09/10/2015

Granted 09/10/2015

4/378 Worcester Street

RMA/1973/240

To erect a sign over the varandah. - Historical Reference RES9216780

Processing complete

Applied 12/04/1973

Decision issued 24/05/1973

Declined 24/05/1973

Decision issued 24/05/1973

Declined 24/05/1973

RMA/2017/736

Minimum Floor Level Certificate

Processing complete

Applied 04/04/2017

Certificate issued 13/04/2017

Certificate issued 13/04/2017

RMA/2017/911
Development of a new mixed-use building
Processing complete
Applied 27/04/2017
Decision issued 12/10/2017
Granted 12/10/2017
Decision issued 12/10/2017
Granted 12/10/2017

4/384 Worcester Street

RMA/1999/1517
To erect a sign - Historical Reference RES955874
Processing complete
Applied 01/01/1999
Decision issued 12/07/1990
Granted 12/07/1990

RMA/1999/1518
To erect a sign (5` X 1`3``) on the face of the building - Historical Reference RES955875
Processing complete
Applied 01/01/1999
Decision issued 30/06/1971
Granted 30/06/1971

RMA/2016/2390
Mixed Use Building
Processing complete
Applied 29/08/2016
Conditions changed/cancelled - s127 11/04/2019
Decision issued 28/09/2016
Granted 28/09/2016

4/424 Gloucester Street

RMA/2021/872
To establish eight residential units
Processing complete
Applied 07/04/2021
Decision issued 02/06/2021

Granted 02/06/2021

RMA/2023/679
Subdivision - Fee Simple - 8 lots with access lot and associated land use
Processing complete
Applied 21/03/2023
s223 Certificate issued 09/06/2023
s224 Certificate issued 09/06/2023
Decision issued 13/04/2023
Granted 13/04/2023
s223 Certificate reissued 30/06/2023
s224 Certificate reissued 30/06/2023

4/75 Stanmore Road

RMA/2023/1409
Minimum Floor Level Certificate
Processing complete
Applied 02/06/2023
Certificate issued 06/06/2023

RMA/2023/1792
To establish five residential units
Processing complete
Applied 13/07/2023
Decision issued 20/09/2023
Granted 19/09/2023

4/85 Stanmore Road

RMA/1999/1517
To erect a sign - Historical Reference RES955874
Processing complete
Applied 01/01/1999
Decision issued 12/07/1990
Granted 12/07/1990

RMA/1999/1518
To erect a sign (5` X 1`3``) on the face of the building - Historical Reference RES955875
Processing complete
Applied 01/01/1999
Decision issued 30/06/1971
Granted 30/06/1971

RMA/2016/2390
Mixed Use Building
Processing complete
Applied 29/08/2016
Decision issued 28/09/2016
Granted 28/09/2016
Conditions changed/cancelled - s127 11/04/2019

403 Worcester Street

RMA/1996/2231
To establish a local tavern with a public floor area of 179.82m2. - Historical Reference RES962593
Withdrawn
Applied 03/10/1996

405 Hereford Street

RMA/1973/22
To extend a dwelling and to convert it to two self contained flats. - Historical Reference RES9202353
Processing complete
Applied 21/09/1973
Decision issued 16/10/1973
Granted 16/10/1973

415 Hereford Street

RMA/2013/475
Existing Use Certificate - Historical Reference RMA92022073
Processing complete
Applied 19/03/2013
Certificate issued 29/05/2013

419 Hereford Street

RMA/1969/8

To,erect 4 flats - Historical Reference RES9202367

Processing complete

Applied 23/05/1969

Decision issued 05/08/1969

Granted 05/08/1969

425 Hereford Street

RMA/2025/1406

Rebuild of a dwelling that was split into two units

Processing complete

Applied 16/05/2025

Certificate issued 19/06/2025

RMA/2025/1878

Minimum Floor Level Certificate

Processing complete

Applied 19/06/2025

Certificate issued 19/06/2025

435 Hereford Street

RMA/1988/107

To erect a garage with no setback from the front boundary. - Historical Reference RES9202395

Processing complete

Applied 10/06/1988

Decision issued 28/06/1988

Declined 28/06/1988

RMA/2020/1771

Multi-unit residential complex consisting of 8 one-bedroom units.

Processing complete

Applied 18/08/2020

Conditions changed/cancelled - s127 30/06/2021

Decision issued 01/10/2020

Granted 01/10/2020

RMA/2021/2829
Unit Title subdivision in eight units
Processing complete
Applied 30/08/2021
s223 Certificate issued 27/01/2023
s224 Certificate issued 27/01/2023
Decision issued 18/02/2022
Granted 18/02/2022

5/378 Worcester Street

RMA/1973/240
To erect a sign over the varandah. - Historical Reference RES9216780
Processing complete
Applied 12/04/1973
Decision issued 24/05/1973
Declined 24/05/1973
Decision issued 24/05/1973
Declined 24/05/1973

RMA/2017/736
Minimum Floor Level Certificate
Processing complete
Applied 04/04/2017
Certificate issued 13/04/2017
Certificate issued 13/04/2017

RMA/2017/911
Development of a new mixed-use building
Processing complete
Applied 27/04/2017
Decision issued 12/10/2017
Granted 12/10/2017
Decision issued 12/10/2017
Granted 12/10/2017

5/384 Worcester Street

RMA/1999/1517
To erect a sign - Historical Reference RES955874
Processing complete
Applied 01/01/1999
Decision issued 12/07/1990
Granted 12/07/1990

RMA/1999/1518
To erect a sign (5` X 1`3``) on the face of the building - Historical Reference RES955875
Processing complete
Applied 01/01/1999
Decision issued 30/06/1971
Granted 30/06/1971

RMA/2016/2390
Mixed Use Building
Processing complete
Applied 29/08/2016
Conditions changed/cancelled - s127 11/04/2019
Decision issued 28/09/2016
Granted 28/09/2016

5/424 Gloucester Street

RMA/2021/872
To establish eight residential units
Processing complete
Applied 07/04/2021
Decision issued 02/06/2021
Granted 02/06/2021

RMA/2023/679
Subdivision - Fee Simple - 8 lots with access lot and associated land use
Processing complete
Applied 21/03/2023
s224 Certificate reissued 30/06/2023
s223 Certificate issued 09/06/2023
s224 Certificate issued 09/06/2023

Decision issued 13/04/2023
Granted 13/04/2023
s223 Certificate reissued 30/06/2023

5/75 Stanmore Road

RMA/2023/1409
Minimum Floor Level Certificate
Processing complete
Applied 02/06/2023
Certificate issued 06/06/2023

RMA/2023/1792
To establish five residential units
Processing complete
Applied 13/07/2023
Decision issued 20/09/2023
Granted 19/09/2023

5/85 Stanmore Road

RMA/1999/1517
To erect a sign - Historical Reference RES955874
Processing complete
Applied 01/01/1999
Decision issued 12/07/1990
Granted 12/07/1990

RMA/1999/1518
To erect a sign (5` X 1`3``) on the face of the building - Historical Reference RES955875
Processing complete
Applied 01/01/1999
Decision issued 30/06/1971
Granted 30/06/1971

RMA/2016/2390
Mixed Use Building
Processing complete
Applied 29/08/2016
Conditions changed/cancelled - s127 11/04/2019

Decision issued 28/09/2016
Granted 28/09/2016

6/378 Worcester Street

RMA/1973/240
To erect a sign over the varandah. - Historical Reference RES9216780
Processing complete
Applied 12/04/1973
Decision issued 24/05/1973
Declined 24/05/1973
Decision issued 24/05/1973
Declined 24/05/1973

RMA/2017/736
Minimum Floor Level Certificate
Processing complete
Applied 04/04/2017
Certificate issued 13/04/2017
Certificate issued 13/04/2017

RMA/2017/911
Development of a new mixed-use building
Processing complete
Applied 27/04/2017
Decision issued 12/10/2017
Granted 12/10/2017
Decision issued 12/10/2017
Granted 12/10/2017

6/424 Gloucester Street

RMA/2021/872
To establish eight residential units
Processing complete
Applied 07/04/2021
Decision issued 02/06/2021
Granted 02/06/2021

RMA/2023/679

Subdivision - Fee Simple - 8 lots with access lot and associated land use

Processing complete

Applied 21/03/2023

s223 Certificate issued 09/06/2023

s224 Certificate issued 09/06/2023

Decision issued 13/04/2023

Granted 13/04/2023

s223 Certificate reissued 30/06/2023

s224 Certificate reissued 30/06/2023

7/424 Gloucester Street

RMA/2021/872

To establish eight residential units

Processing complete

Applied 07/04/2021

Decision issued 02/06/2021

Granted 02/06/2021

RMA/2023/679

Subdivision - Fee Simple - 8 lots with access lot and associated land use

Processing complete

Applied 21/03/2023

Granted 13/04/2023

s223 Certificate reissued 30/06/2023

s224 Certificate reissued 30/06/2023

s223 Certificate issued 09/06/2023

s224 Certificate issued 09/06/2023

Decision issued 13/04/2023

73 Stanmore Road

RMA/1995/2098

To erect a car cover for a motor vehicle sales yard which goes beyond any existing use rights and is non complying in the Residential 4 and Living 3 zone - Historical Reference RES952728

Processing complete

Applied 21/07/1995

Decision issued 14/08/1995

Granted 14/08/1995

RMA/1999/702

Use property for a used car yard. - Historical Reference RES9209931

Processing complete

Applied 01/01/1999

Decision issued 01/01/1900

Granted 01/01/1900

75 Stanmore Road

RMA/2023/1409

Minimum Floor Level Certificate

Processing complete

Applied 02/06/2023

Certificate issued 06/06/2023

RMA/2023/1792

To establish five residential units

Processing complete

Applied 13/07/2023

Decision issued 20/09/2023

Granted 19/09/2023

78 Stanmore Road

RMA/1980/343

Erect small Sunday school hall. with side yards 1.5m and 1.25m - Historical Reference RES9209932

Processing complete

Applied 05/02/1980

Decision issued 28/02/1980

Granted 28/02/1980

RMA/1986/533

Church addition 1.8m from side boundaries which intrudes 4.2m into 5m required setback fron internal boundaries. intrude 55 degree and 35 degree recession plane. - Historical Reference RES9209933

Processing complete

Applied 30/10/1986

Decision issued 17/11/1986

Granted 17/11/1986

RMA/2020/1936
Minimum Floor Level Certificate
Processing complete
Applied 03/09/2020
Certificate issued 22/09/2020

8/424 Gloucester Street

RMA/2021/872
To establish eight residential units
Processing complete
Applied 07/04/2021
Decision issued 02/06/2021
Granted 02/06/2021

RMA/2023/679
Subdivision - Fee Simple - 8 lots with access lot and associated land use
Processing complete
Applied 21/03/2023
s223 Certificate issued 09/06/2023
s224 Certificate issued 09/06/2023
Decision issued 13/04/2023
Granted 13/04/2023
s223 Certificate reissued 30/06/2023
s224 Certificate reissued 30/06/2023

80 Stanmore Road

RMA/2023/2342
Install new artwork
Processing complete
Applied 07/09/2023
Permitted activity notice issued 18/09/2023

89 Stanmore Road

RMA/2023/3191
Storing general civil materials, AP40, AP65, soil, machinery and site office
Processing complete
Applied 08/12/2023
Decision issued 30/01/2024

Granted 30/01/2024

93 Stanmore Road

RMA/2019/2964

Construct two buildings for retail & residential use

Processing complete

Applied 17/12/2019

Decision issued 21/02/2020

Granted 21/02/2020

96 Stanmore Road

RMA/1990/481

Existing shop 96 Stanmore Road. and new shop to be erected immediately to south of those premises to be used CO - operatively. - Historical Reference RES9209934

Processing complete

Applied 16/11/1990

Decision issued 30/05/1991

Granted 30/05/1991

RMA/2015/3067

Signage - Seven Sites - Historical Reference RMA92031453

Processing complete

Applied 04/11/2015

Decision issued 01/03/2016

Granted 29/02/2016

97 Stanmore Road

RMA/1984/489

Consent to waive 1 carpark and onsite truck turning for 99% motor car. - Historical Reference RES9209936

Processing complete

Applied 23/03/1984

Decision issued 10/04/1984

Granted 10/04/1984

RMA/1999/703
Establish car sales yard with commercial a zone. - Historical Reference RES9209935
Processing complete
Applied 01/01/1999
Decision issued 24/04/1967
Granted 24/04/1967
Outcome not recorded 24/04/1967

G04/435 Hereford Street

RMA/1988/107
To erect a garage with no setback from the front boundary. - Historical Reference RES9202395
Processing complete
Applied 10/06/1988
Decision issued 28/06/1988
Declined 28/06/1988

RMA/2020/1771
Multi-unit residential complex consisting of 8 one-bedroom units.
Processing complete
Applied 18/08/2020
Conditions changed/cancelled - s127 30/06/2021
Decision issued 01/10/2020
Granted 01/10/2020

RMA/2021/2829
Unit Title subdivision in eight units
Processing complete
Applied 30/08/2021
s223 Certificate issued 27/01/2023
s224 Certificate issued 27/01/2023
Decision issued 18/02/2022
Granted 18/02/2022

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