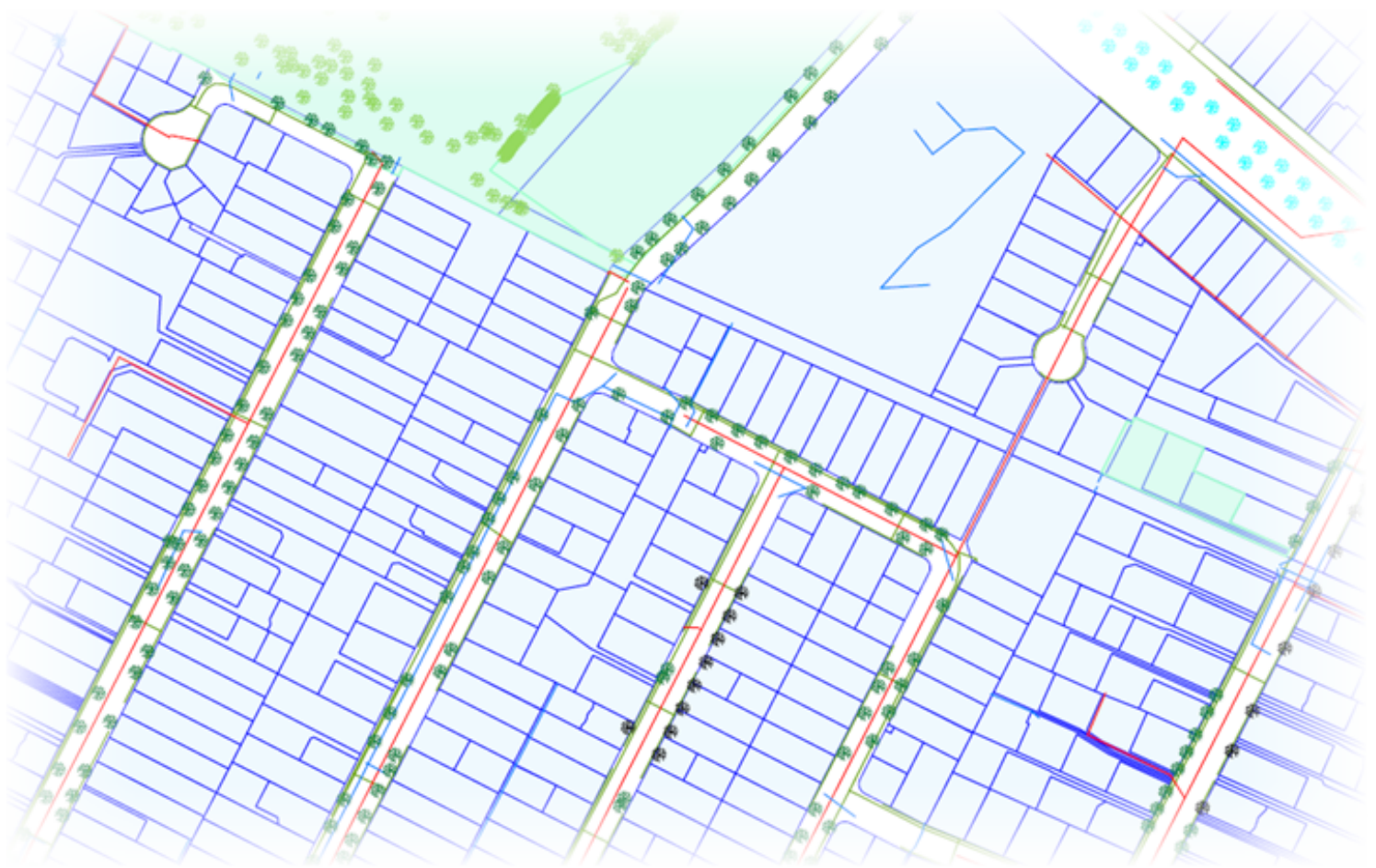


Land Information Memorandum



Property address:
26 Hemingway Place

LIM number: 70242732
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Christchurch City Council
53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984
www.ccc.govt.nz

Application details

Please supply to HARCOURTS REAL ESTATE (HOLMWOO
397 ILAM ROAD
BRYNDWR
CHRISTCHURCH 8053

Client reference

Phone number 355 6116

Fax number 355 6132

Date issued 25 February 2021

Date received 17 February 2021

Property details

Property address 26 Hemingway Place

Valuation roll number 21852 83200

Valuation information Capital Value: \$660000
Land Value: \$175000
Improvements Value: \$485000
Please note: these values are intended for Rating purposes

Legal description Lot 30 DP 319911

Existing owner John William Te Amo
Ann Mira Gilda Te Amo
32 Hemingway Place
Christchurch 8083

Council references

Debtor number 3172870

Rate account ID 73134199

LIM number 70242732

Property ID 1133248

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.

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.

┆ **Borelog/Engineer Report Image Available**

Borelog/Engineer Report Image Available

┆ **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/land/surveying/earthquakes/canterbury-earthquakes/information-for-canterbury-surveyors>

┆ **Coastal Hazard Inundation**

The Council has a report, Coastal Hazard Assessment for Christchurch and Banks Peninsula (2017), that indicates this property or part of this property may be susceptible to coastal inundation (flooding by the sea). The 2017 report considers four sea level rise scenarios through to the year 2120. A copy of the 2017 report and other coastal hazard information can be found at www.ccc.govt.nz/coastalhazards.

┆ **Fill**

This property is located in an area known to have been filled. The year the fill occurred is Unknown. The filling was, according to the Councils records carried out in a controlled manner and comprises Unknown Material.

┆ **Liquefaction Vulnerability**

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.

┆ **Property Affected by Stormwater to Ground Area**

Stormwater drainage to an approved soakage chamber (for roof stormwater only) is a condition of any future building on this site unless it is a known or declared hazardous site.

┆ **Distant Source Tsunami - Area of Potential Inundation**

This property may be affected by flooding by some tsunami scenarios as shown in reports by GNS and NIWA commissioned by ECan and CCC. Links to reports can be found at <https://ccc.govt.nz/tsunami-evacuation-zones-and-routes/> and on ECan's web site <https://www.ecan.govt.nz> by searching for the terms tsunami hazard.

Related information

┆ There is attached a Geotechnical investigation report for this property.

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26 Hemingway Place

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Christchurch City Council
53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
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www.ccc.govt.nz

2. Private and public stormwater and sewerage drains

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

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

Related information

- | The Council's records show a public stormwater pipe passing through the site.
- | The dwelling/building is shown to be served by a sewer drain and a stormwater drain.
- | The drainage works associated with this property have not been plotted on the Council's drainage plan. A copy of the field Inspectors pickup/approved site plan showing the drains and house outline is attached.

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, Wastewater & Stormwater Bylaw (2014), refer to 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 30/06/2021: \$ 3,929.39

	Instalment Amount	Date Due
Instalment 1	\$ 982.31	31/08/2020
Instalment 2	\$ 982.31	30/11/2020
Instalment 3	\$ 982.31	28/02/2021
Instalment 4	\$ 982.46	31/05/2021

Rates owing as at 25/02/2021: \$ 140.99

(b) Excess water charges

\$ 0.00

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

(c) Final water meter reading required?

No Reading Required

(To arrange a final water meter reading, please phone (03) 941 8999 or visit www.ccc.govt.nz.

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

- I BCN/2004/4707 Applied: 16/06/2004 Status: Completed
26 Hemingway Place Spencerville
Accepted for processing 16/06/2004
PIM Granted 15/07/2004
PIM Issued 15/07/2004
Building consent granted 23/07/2004
Building consent issued 29/07/2004
Code Compliance Certificate Granted 25/02/2005
Code Compliance Certificate Issued 25/02/2005
DWELLING WITH ATTACHED GARAGE- Historical Reference ABA10046567
- I BCN/2017/1413 Applied: 06/03/2017 Status: Completed
26 Hemingway Place Spencerville
Exemption from building consent approved 14/03/2017
Re-level foundations

(b) Certificates

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

(c) Notices

(d) Orders

(e) Requisitions

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.

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.

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

Flood Ponding

Property or part of property within the Christchurch District Plan Flood Ponding Management Area overlay.

Liquefaction Management Area (LMA)

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

Spencerville Overlay

Property or part of property within the Christchurch District Plan (operative) Spencerville Overlay

Flood Management Area

Property or part of property within the Flood Management Area (FMA) Overlay which is operative.

Fixed Minimum Floor Overlay

This property or parts of the property are located within the Fixed Minimum Floor Overlay level in the Christchurch District Plan. Under this plan pre-set minimum floor level requirements apply to new buildings and additions to existing buildings. The fixed minimum floor level can be searched at <http://ccc.govt.nz/floorlevelmap>. For more information please contact a CCC duty planner on 941 8999.

District Plan Zone

Property or part of property within the Residential Small Settlement Zone which is operative.

(b) Resource consents

If there are any land use resource consents issued for this property the Council recommends that you check those resource consents on the property file. There may be conditions attached to those resource consents for the property that are still required to be complied with.

- I RMA/2000/976 - Subdivision Consent
75 LOT FEE SIMPLE SUBDIVISION 223 recieved 26/6/02 Certified 5/7/02 224 REQUESTED 4/7/02 ISSUED 22/8/02
DP 311069 - Historical Reference RMA20001657
Status: Processing complete
Applied 11/04/2000
Granted 03/10/2000
Decision issued 03/10/2000

- I RMA/2002/1320 - Subdivision Consent
FEE SIMPLE SUBDIVISION - 76 LOTS 224 requested 04/07/02 Issued 22/8/02 DP 311069 224 requested 10/03/03
Issued 14/5/03 DP 319911 - Historical Reference RMA20010325
Status: Processing complete
Applied 06/06/2002
Granted 20/06/2002
Decision issued 20/06/2002

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

10. Network utility information

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

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

! **None recorded for this property**

11. Other information

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

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

(a) Kerbside waste collection

- | Your recycling is collected Fortnightly on the Week 2 collection cycle on a Wednesday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Styx Mill EcoDrop.
- | Your refuse is collected Fortnightly on the Week 2 collection cycle on a Wednesday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Styx Mill EcoDrop.
- | Your organics are collected Weekly on Wednesday. Please leave your organics at the Kerbside by 6:00 a.m.

(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 Coastal-Burwood Community Board.

| Guest Accommodation

Guest accommodation (including whole unit listings on Airbnb; BookaBach; etc.) generally requires a resource consent in this zone when the owner is not residing on the site. For more information, please refer to: <https://ccc.govt.nz/providing-guest-accommodation/>.

| Tsunami Evacuation Zone

This property is in the orange tsunami evacuation zone, and should be evacuated immediately after a long or strong earthquake, or when told to by an official civil defence warning. Residents should make a plan for where they would go in a tsunami evacuation and stay out of this zone until told it is safe to go back. More information can be found at <https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/>

| Electoral Ward

Property located in Coastal Electoral Ward

| Listed Land Use Register

Property address:
26 Hemingway Place

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

I **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.

AUCKLAND

4 Fred Thomas Drive, Takapuna, Auckland 0622
PO Box 100253, North Shore, Auckland 0745
+64 9 489 7872
riley@riley.co.nz
www.riley.co.nz

CHRISTCHURCH

22 Moorhouse Avenue, Addington, Christchurch 8011
PO Box 4355, Christchurch 8140
+64 3 379 4402
rileychch@riley.co.nz

WANAKA

19 Reece Crescent, Wanaka 9305
+64 3 378 3532
rileywka@riley.co.nz



Ms Lena Mercer
26 Hemingway Place
Brooklands
Christchurch 8083

3 March 2017

Our Ref: 13801/83-B

Dear Ms Mercer

UPDATED GEOTECHNICAL INVESTIGATION REPORT 26 HEMINGWAY PLACE, BROOKLANDS

1.0 Introduction

This report, prepared by Riley Consultants Ltd (RILEY), is an update of the original Geotechnical Investigation Report (RILEY Ref: 13801/83-A, dated 4 July 2013), and presents the findings of the geotechnical investigation undertaken at 26 Hemingway Place, Brooklands, following damage sustained to the property from the 2010/2011 Canterbury earthquake events.

At the time of writing the original report, RILEY understood the dwelling had been assessed as a foundation rebuild. However, a residential engineering evaluation report and repair methodology for 26 Hemingway Place was prepared for the homeowner by Frontier Engineers in February 2017, which indicates that a foundation repair is suitable for the dwelling. This updated report includes comments on foundation repair options for the dwelling, as well as foundation rebuild options, and supersedes our previous report (RILEY Ref: 13801/83-A).

The area in which the property is located is designated by the Ministry of Building, Innovation, and Employment (MBIE) as Technical Category 3 (TC3) based, in part, on the potential for future liquefaction causing moderate to significant land deformations.

2.0 Scope of Work

The original scope of geotechnical work undertaken by RILEY, and agreed with AA Insurance Ltd, was to provide a geotechnical report covering:

- An assessment of shaking versus land attributed damage.
- An assessment of the liquefaction susceptibility of the site based on regional data from the Canterbury Geotechnical Database (CGDb), with confirmation of subsurface profile provided by two dynamic probe-heavy (DPH) tests to a target depth of 15m, and hand auger (HA) and Scala penetrometer (Scala) testing to a target depth of 3m.
- A review of the CGDb to assess what ground conditions are likely to be present at greater depths based on available local data.
- A review of the likely peak ground accelerations (PGAs) during the September 2010, February, June and December 2011 earthquakes in Canterbury.
- Confirmation (or otherwise) that superficial soils meet MBIE Guidelines and NZS3604 for standard shallow foundations.

- Provide advice on potential foundation rebuild options consistent with the MBIE Guidance Document for Repairing and Rebuilding Houses affected by the Canterbury Earthquakes (Version 3, dated December 2012).

RILEY was subsequently requested by the homeowner, via email and short form agreement, dated 21 February 2017, to provide:

- Geotechnical advice to assist assessment of suitable repair options.

Development of a construction methodology and design of any remedial measures is beyond the scope of this report.

3.0 Regional Geology

The published geological map of the area (Qmap Greater Christchurch, Institute of Geological and Nuclear Sciences, 1:250,000 Geological Map 16, 2008) indicates that the property is underlain by sand of dunes and beaches.

A review of the New Zealand Geotechnical Database (NZGDb)(which supersedes the CGDb) indicates there are 11 cone penetrometer tests (CPTs) within 30m of the property boundary (to final depths of up to 20m), and one machine borehole located 40m north-west of the property boundary (drilled to 11m depth). A review of the ECan wells database also indicated data was available from three wells (south of the property) within 300m of the property.

A review of the borehole log available from the machine borehole and CPT tests (detailed above) indicates that the anticipated geological profile in this area comprises sand of the Christchurch Formation to 20+m depth. Based on the ECan deep well logs, the sand is expected to be present to approximately 28m depth, underlain by a thin layer of peat and gravel to approximately 34+m depth.

Groundwater was recorded at 1.5m depth in the machine borehole. The NZGDb map of median water table elevation indicates groundwater is between 1m and 2m depth.

4.0 Visual Inspection and Observed Foundation Damage

A visual inspection of the property was undertaken prior to the field investigations on 3 June 2013. The dwelling is a single-storey, timber-framed house with brick veneer cladding and a metal tiled roof. The dwelling is founded on a Type C foundation (concrete slab-on-grade) as described in the MBIE Guidelines. The property is located on generally level ground with no obvious significant waterways within 200m.

Damage to the dwelling as a result of the Canterbury earthquake sequence, as reported by others via the Building Inspection Report (BIR), includes differential settlement (tilt) and cracking of the concrete floor. The floor level survey in the BIR document is dated 18 February 2011, prior to the main February 2011 earthquake event. The greatest differential settlement recorded on this floor level survey is 70mm over approximately 17m (with a floor slope 0.42%). The concrete floor slab is reported to be tilting towards the north-eastern corner of the dwelling. The BIR indicates that the foundation had three cracks however, the size of the cracks was not recorded in the BIR. The floor slab was not inspected at the site of the original survey due to floor coverings.

Since the issue of our original report, an additional floor level survey has been undertaken by Frontier Engineers in February 2017. This survey shows that the maximum floor level difference recorded across the dwelling is 79mm, sloping towards the north-eastern corner of the dwelling. Cracks have been mapped in the floor slab; these range between hairline in width to a maximum crack width of 1.9mm.

A walkover of the grounds surrounding the dwelling (undertaken in June 2013) did not indicate any obvious evidence of ejected sand on the site due to liquefaction. A review of aerial photographs following the Canterbury earthquake events indicated moderate amounts of ejecta present in the area surrounding the property following the September 2010 and February 2011 events. The EQC aerial photographs indicate moderate to severe liquefaction was observed on-site, and in the surrounding area, following the September 2010 earthquake. Minor observed liquefaction was recorded following the February 2011 earthquake.

No obvious evidence of lateral stretching was observed during the walkover inspection. At the time of preparation of the 2013 report, no ground cracking was reported on the database. However, the map of observed ground crack locations now indicates that there are three ground cracks mapped on-site; two of the cracks are indicated to be <50mm wide and occurred prior to the February 2011 event. The third crack was mapped after the February 2011 event and is indicated to be <10mm wide.

5.0 Ground Conditions

5.1 Cone Penetrometer Test Investigation

A review of NZGDb indicates CPT 14658 is the closest CPT to the site boundary, located 7m to the north-west of the property boundary. Inferred soil conditions from the CPT test indicated topsoil underlain by sand to 10m depth; the full extent of the test.

5.2 Dynamic Probe Tests

Due to access constraints to the rear of the property the DPH test was utilised to investigate the soil strength profile at depth, assess consistency of material strength across the site and assist liquefaction assessment. The two DPH tests were completed on 3 June 2013. The probes were undertaken at the northern and southern end of the property, as shown on the attached plan. In summary, the subsurface soils across the two testing locations indicated generally similar soil strengths.

Data from both DPH1 and DPH2 indicate that predominantly loose ($N_{1(60)}$ between 4 to 10) soil is present to 1.5m depth, grading to predominantly medium dense ($N_{1(60)}$ between 10 to 30) soil to 7.5m depth. Between 7.5m and 9.5m depth, dense ($N_{1(60)}$ between 30 to 50) soil was encountered before grading to very dense ($N_{1(60)} > 50$) soil until 12.5m and 12.0m depth in DPH1 and DPH2, respectively (final depth).

A comparison of the DPH and the CPTs indicates a generally similar soil strength profile suggesting consistency of soil conditions across the site.

5.3 Hand Auger Boreholes

In addition to the deep investigations, two HA boreholes were drilled at the site to assess the near surface materials and their strength. Scala testing was carried out in each HA borehole as they were progressed. HA1 was located adjacent to DPH1 at the northern end of the property while HA2 was located adjacent to DPH2 at the southern end of the property. All HA boreholes were completed by RILEY on 3 June 2013 and logged in general accordance with the NZGS guidelines (December 2005).

The materials encountered in HA1 and HA2 comprised topsoil to 0.25m depth underlain by fill material to 0.45m depth (in HA1 only). Beneath the topsoil and fill material, fine to coarse sand was encountered to 1.4m and 1.75m depth in HA1 and HA2, respectively (final depths). Both HA boreholes were terminated prematurely due to collapse of saturated sand.

Groundwater was encountered in both HA boreholes between 1.2m and 1.3m depth.

The Scala tests carried out in HA1 and HA2 were terminated at 3.2m and 3.0m depth, respectively. Scala testing indicated that a geotechnical ultimate bearing capacity of 200kPa is not available above 0.45m depth, with 300kPa geotechnical ultimate bearing capacity consistently available below 1.4m depth.

6.0 Geotechnical Considerations

6.1 Seismic Design Parameters

The preliminary design PGA for the site, based on the latest MBIE Guidelines (Issue 7), are summarised in Table 1. Since the time of preparation of the original Geotechnical Investigation Report for 26 Hemingway Place, a new Serviceability Limit State (SLS) condition has been proposed. The values in Table 1 are based on Class D soil type (deep or soft soils), which is considered appropriate for the site, and a design life of 50-years for the structure.

Table 1: MBIE Recommended PGA Values for Geotechnical Design in Canterbury

Importance Level ⁽¹⁾ = 2	SLS ₁ ⁽²⁾	SLS ₂ ⁽²⁾	ULS ⁽³⁾
Moment Magnitude (M _w)	7.5	6.0	7.5
Annual Probability of Exceedance	1/25	1/25	1/500
Peak Ground Acceleration	0.13g	0.19g	0.35g

Notes:

- 1) Structure has been designated in terms of AS/NZS 1170 as Importance Level 2 structures. These include normal structures, and structures not included in other importance levels.
- 2) As of latest guidance; two SLS cases must be considered.
- 3) ULS – Ultimate Limit State.

Prior to the Darfield earthquake (September 2010), the design PGA for residential buildings in Christchurch was approximately 0.25g for ULS, deep soil sites with a 50-year design life. The design SLS level was 0.11g.

Review of the conditional PGA contours from the NZGDb indicates that during the Canterbury earthquake sequence, the site may have been subject to levels of shaking in excess of the prior ULS. PGA levels for the other earthquake events suggest shaking levels were in excess of current SLS design levels.

6.2 Liquefaction Risk and Assessment

The property at 26 Hemingway Place has been zoned as TC3, which is assessed as having a moderate to significant risk of land damage in future significant earthquakes.

Liquefaction typically occurs in recent (i.e. less than 10,000 years old), normally consolidated silt and sand beneath groundwater and is dependent on material density, grain size and soil composition.

Liquefaction analysis has been undertaken on two CPTs, both located within 20m of the property boundary. The assessment was undertaken in accordance with the MBIE Guidelines at the time of writing the original report, using the Zhang, Robertson and Brachman 2002 method, with a 7.5M_w earthquake. A groundwater level of 1m depth was assumed for the assessment. The results of the analysis undertaken for our previous report are shown in Table 2

Table 2: Estimated Liquefaction Induced Settlement

Test	Event	PGA	Settlement (Total) ⁽¹⁾	Differential Settlement ⁽²⁾	Index Settlement ⁽³⁾
CPT 14658-CGDb	SLS	0.13g	5mm	2-3mm	5mm
	ULS	0.35g	55mm	25-35mm	55mm
CPT 9479-CGDb	SLS	0.13g	15mm	7-10mm	5mm
	ULS	0.35g	200mm	100-133mm	90mm

Notes:

- 1) Settlements obtained through a liquefaction analysis using data obtained from the CPT.
- 2) Differential settlement is calculated as 1/2 to 2/3 of the total settlement values.
- 3) Index settlement is the estimated vertical settlement in the top 10m of soil under SLS and ULS loadings.

Results of the liquefaction analysis indicate index settlements representative of TC2 type land. Liquefaction analysis was also undertaken using equivalent SPT N data obtained from the DPH testing. This analysis produced settlement values generally consistent with the figures presented in Table 2 above.

6.3 Lateral Spread

Lateral spreading occurs where differences in ground level or soil consistency allow liquefied soils to flow laterally. Lateral movement is also possible in an earthquake event due to a lack of lateral support. Site observations do not indicate a significant lateral spreading hazard at this site and the property is located on generally level ground with no obvious significant waterways nearby. However, the map of observed ground crack locations indicates that there are three ground cracks mapped on-site; two of the cracks are indicated to be <50mm wide and occurred prior to the February 2011 event. The third crack was mapped after the February 2011 event and is indicated to be <10mm wide.

The BIR document makes reference to cracks being present in the foundation. The floor slab was not inspected at the time of the inspection due to floor coverings. The Frontier Engineers investigation indicates that there are cracks in the floor slab ranging from hairline to 1.9mm in width.

On the basis of the above information, lateral stretch potential of the ground across the building footprint is considered to be less than 200mm, indicating the threat of lateral stretch is in the minor to moderate category (Table 12.4, MBIE Guidelines).

6.4 Damage Mechanism

Based on the floor level surveys indicating very little change in the floor level differential settlements between the September 2010 and the subsequent earthquake events, it is considered that the damage to the dwelling is mainly attributable to shaking induced damage to the structure. Some of the damage observed may be a result of shaking induced consolidation of the shallow soil about the water table, and liquefaction induced settlement.

It should be noted that due to ground conditions at the site comprising sand, and the PGAs that have been experienced at the site, it is considered that the shaking will have densified the shallow soils at the site.

7.0 Foundation Recommendations

As a result of the Canterbury earthquake sequence, the dwelling at 26 Hemingway Place has suffered differential settlement of 79mm across the foundation slab. Cracks ranging from hairline to 1.9mm in width were observed by Frontier Engineers during their recent site visit. Based on the damage observed, it is considered that the foundation can be repaired. Foundation repair and rebuild options are presented below.

7.1 Foundation Repair

Table 2.3 of the MBIE Guidelines indicates that the floor level difference recorded in the dwelling is within the MBIE Guidelines criteria for a foundation re-level. The MBIE Guidelines state that a geotechnical ultimate bearing capacity of greater than 300kPa is required to undertake re-levelling without specific design. Investigations at the site have not identified soils providing a 300kPa geotechnical ultimate bearing capacity within the shallow soils, therefore, specific engineered design will be required for the re-levelling work to be undertaken. A geotechnical ultimate bearing capacity of 200kPa was consistently recorded at 0.45m across the site.

Reference to Table 3 should be made for foundation repair options at the property.

Table 3: Foundation Repair Options

Foundation Type	Repair Options	MBIE Guidelines Reference
Concrete slab-on-grade	Foundation re-level.	Appendix A1.1.3
	Foundation crack repair (based on aperture).	Appendix A4.4
	Fill voids below concrete slab foundation.	The filling of voids or cavities below the concrete slabs can be carried out with a flowable grout or concrete.

Input from a geotechnical engineer is recommended in the development of a re-levelling strategy. Bearing capacities should be confirmed by a geotechnical engineer once the details of the proposed repair methodology are known.

It should be noted that re-levelling the property will not prevent liquefaction induced settlement of the dwelling in a future earthquake event.

7.2 Foundation Rebuild

Should the foundation be considered a rebuild, it is considered that the replacement foundation will comprise a concrete floor.

Option A: Deep Pile Foundation

The results from the liquefaction analysis and the strength profiles obtained from both DPH and CPTs indicate that a suitable piling layer may be present at approximately 10m depth. Notwithstanding this, due to the considerable depth and availability of more suitable economic foundation options (see below), this option was not considered further.

Option B: Enhanced Concrete Slab with Hardfill Raft

The preferred foundation type is to utilise a “hybrid TC2/TC3 foundation” as outlined in the MBIE Guidance document (Section 15.4.6, page 15.44). The SLS settlements less than 50mm indicate that amenity requirements at SLS would be satisfied by the installation of a TC2 foundation, but the level of foundation damage might be unacceptable during an ULS earthquake. A foundation more robust than a TC2 foundation alone is considered more appropriate. The hybrid TC2/TC3 foundation recommended in the MBIE Guidance document consists of a minimum 800mm thick geogrid reinforced gravel raft (i.e. TC2 Option 1), in combination with an overlying 300 to 400mm thick enhanced concrete slab (TC2 Option 2), or waffle-type slab (i.e. TC2 Option 4).

A geotechnical ultimate bearing capacity of 200kPa is available below 0.45m of soil (below the fill), for the gravel raft to be founded on, a requirement as outlined by the MBIE Guidelines.

Option C: Re-levellable Concrete Surface Structure

Another foundation system that could be applicable to this site is a re-levellable concrete surface structure similar to concepts from Section 15.4.8, Part C of the MBIE Guidelines. This type of foundation system is suitable where less than 100mm SLS settlement is expected.

If this option is pursued, it is recommended to implement an excavate and replace geogrid reinforced raft extending to approximately 0.5m depth to where a geotechnical ultimate bearing capacity of 200kPa is available.

A comparison of the relative costs of the foundation systems described above would be recommended in conjunction with the associated future risks for each option in order to aid in the decision of the final foundation design.

Consideration should also be given to the provision of lightweight materials, particularly for roof and wall cladding. These lightweight materials will reduce inertial loading on foundations and can reduce settlement in future seismic events.

It is recommended that the composition and strength of the materials is confirmed at the time of the foundation replacement. The strength of the materials located across the site or directly beneath the existing dwelling may vary from those indicated in the HA boreholes and probe tests.

8.0 Limitation

This report has been prepared solely for the benefit of Ms Lena Mercer as our client with respect to the brief. The reliance by other parties on the information or opinions contained in the report shall, without our prior review and agreement in writing, be at such parties' sole risk.

Recommendations and opinions in this report are based on data from limited test positions. The nature and continuity of subsoil conditions away from the test positions are inferred, and it must be appreciated that actual conditions could vary considerably from the assumed model.

During excavation and construction, the site should be examined by an engineer or engineering geologist competent to judge whether the exposed subsoils are compatible with the inferred conditions on which the report has been based. It is possible that the nature of the exposed subsoils may require further investigation and the modification of the design based upon this report.

Riley Consultants Ltd would be pleased to provide this service to Ms Lena Mercer and believes the project would benefit from such continuity. In any event, it is essential Riley Consultants Ltd is contacted if there is any variation in subsoil conditions from those described in the report as it may affect the design parameters recommended in the report.

Yours faithfully

RILEY CONSULTANTS LTD

Prepared by:



Jen Kelly
Senior Engineering Geologist

Reviewed by:



Leah King
Senior Engineering Geologist

Approved for issue by:



Scott Vaughan
Managing Director, CPEng

Enc: Hand Auger Logs, including Scala Penetrometer Results
Dynamic Probe-Heavy Logs
Liquefaction Analysis Plots
Site Plan (RILEY Dwg: 13801/83-1)

GEOTECHNICAL AND GEOLOGICAL INFORMATION

SOIL TYPES AND SYMBOLS

	FILL		CLAY
	TOPSOIL		PEAT
	SILT		GROUNDWATER LEVEL
	SAND		SCALA PENETROMETER LAST 3 NUMBER OF BLOWS PER 50mm INCREMENT
	GRAVEL		

ROCK TYPES AND SYMBOLS

	SANDSTONE		BASALT
	SILTSTONE		TUFF
	MUDSTONE		IGNIMBRITE
	LIMESTONE		GREYWACKE

SOIL STRENGTH CLASSIFICATION

FINE GRAINED COHESIVE SOILS

TERM	FIELD IDENTIFICATION	UNDRAINED SHEAR STRENGTH (KPa)
Very Soft (Vs)	Exudes between fingers when squeezed.	<12
Soft (S)	Easily indented by fingers.	12 – 25
Firm (F)	Indented only by strong finger pressure.	25 – 50
Stiff (St)	Indented by thumb pressure.	50 – 100
Very Stiff (VSt)	Indented by thumbnail.	100 – 200
Hard (H)	Difficult to indent by thumbnail.	200+

SPT & SCALA PENETROMETER RESULTS

TERM	SPT VALUE No. of BLOWS/300mm	SCALA PENETROMETER No. of BLOWS/100mm
very dense	>50	17+
dense	30 – 50	7 – 17
medium dense	10 – 30	3 – 7
loose	4 – 10	1 – 3
very loose	0 – 4	0 – 2

ROCK STRENGTH CLASSIFICATION

TERM	FIELD IDENTIFICATION	UNCONFINED UNIAxIAL COMPRESSIVE STRENGTH (MPa)
Extremely weak (EW)	Indented by thumbnail.	< 1
Very weak (VW)	Cumbles under firm blows with point of geological hammer. Can be peeled with pocket knife.	1 – 5
Weak (W)	Difficult to peel with pocket knife.	5 – 20
Moderately strong (MS)	Cannot be scraped or peeled with pocket knife.	20 – 50
Strong (S)	More than one blow of geological hammer to fracture.	50 – 100
Very strong (VS)	Many blows of geological hammer to break.	100 – 250
Extremely strong (ES)	Can only be chipped with geological hammer.	250+

MOISTURE CONDITION

Dry (D)	Looks and feels dry; powdery and friable.
Moist (M)	Feels cool; darkened in colour; no free water when remoulded.
Wet (W)	Feels cool; darkened in colour; free water forms on hands.
Saturated (S)	Free water is present on sample.

SAMPLE TYPES

	UNDISTURBED
	MACHINE AUGER DISTURBED
	HAND AUGER DISTURBED
	STANDARD PENETRATION TEST (solid cone)
	STANDARD PENETRATION TEST (hollow cone)

DRILLING METHOD

OB	OPEN BARREL
TT	TRIPLE TUBE
WB	WASH BORE
SH	UNDISTURBED SHELBY TUBE
RC	ROCK CORE
SPT	STANDARD PENETRATION TEST

FIELD TESTS

V	SHEAR VANE (corrected to BS:1377)
R	REMOULDED STRENGTH
P	POCKET PENETROMETER
CH	CLEGG HAMMER

INFORMATION BASED ON THE NZ GEOTECHNICAL SOCIETY INC. GUIDELINES FOR THE CLASSIFICATION AND DESCRIPTION OF SOIL AND ROCK FOR ENGINEERING PURPOSES



P.O. BOX 4355
CHRISTCHURCH
TEL. 03-3794402
FAX. 03-3794403

GEOLOGICALINFO-chch.DWG REV. 1 June 2010

HAND AUGER LOG

Project: 26 Hemingway Place		Location: Brooklands, Christchurch		Hole position: Refer to site plan		No.: HA1
Job No.: 13801/83	Start Date: 03-06-13 Finish Date: 03-06-13	Ground Level (m LINZ): 1.00	Co-Ordinates (NZTM2000): E 1,575,604.0 N 5,191,451.0			
Client: MWH Recovery		Hole Depth: 1.40 m				Sheet: 1 of 1

Elevation (m LINZ)	Depth (m)	Geological Unit	Geological Description (refer to separate Geotechnical and Geological Information sheet for further information)	Legend	Soil Shear Strength (kPa)	Scala Penetrometer (blows / 50 mm)	Groundwater	Soil Moisture	Samples	Tests	Instrument/ Backfill
+1.00					50 100 150 200	3 6 9 12 15					
+0.85	0.15		Slightly organic sandy SILT with trace rootlets; dark brown. Soft; moist; non-plastic; sand, fine, (TOPSOIL)	[Pattern]						No. 1 1, 0, 1, 0, 1, 1, 2, 2, 4, 3, 3, 4, 5, 4, 4, 3, 3, 3, 3, 2	
+0.55	0.45		SILT with some sand and minor gravel; dark brown. Firm; moist; non-plastic; sand, fine; gravel, fine, subrounded, greywacke. (NON-ENGINEERED FILL?)	[Pattern]							
-0.40	1.40		Fine to coarse SAND with trace silt; light brownish grey. Medium dense; moist. (CHRISTCHURCH FORMATION) 0.55m - 0.75m Grades to a dense layer. 0.80m Grades to grey. 1.20m Grades to saturated.	[Pattern]						No. 2 2, 2, 1, 3, 2, 2, 3, 2, 2, 3, 3, 3, 4, 3, 3, 4, 4, 4, 3, 3	
			EOH @ 1.40 m								
										No. 3 4, 4, 4, 3, 4, 3, 4, 4, 4, 4, 3, 3, 4, 4, 5, 5, 5, 5, 5, 4, 3, 4, 4, 5	

Explanations:

Rock Mass Weathering - unweathered, slightly weathered, moderately weathered, highly weathered, completely weathered, residually weathered
Relative soil Strength - very soft/very loose, soft/loose, firm/medium dense, stiff/dense, very stiff/very dense

- Small Disturbed Sample
- Large Disturbed Sample
- U100 Undisturbed Sample

	Scala Penetrometer - blows/50mm
	Permeability Test
	Schmidt Hammer
	Insitu Vane Shear Strength (kPa)
	W=Peak, R=Residual, UTP=Unable to penetrate
	Water Strike (1st, 2nd ...)
	Water Rise (1st, 2nd ...) and Rise Time (minutes)

GROUNDWATER

☐ None
☒ Slow Seep (depth 1.2 m)
☐ Rapid Inflow (depth)

HOLE TERMINATED DUE TO:

☐ Target depth ☐ Refusal ☒ Collapse

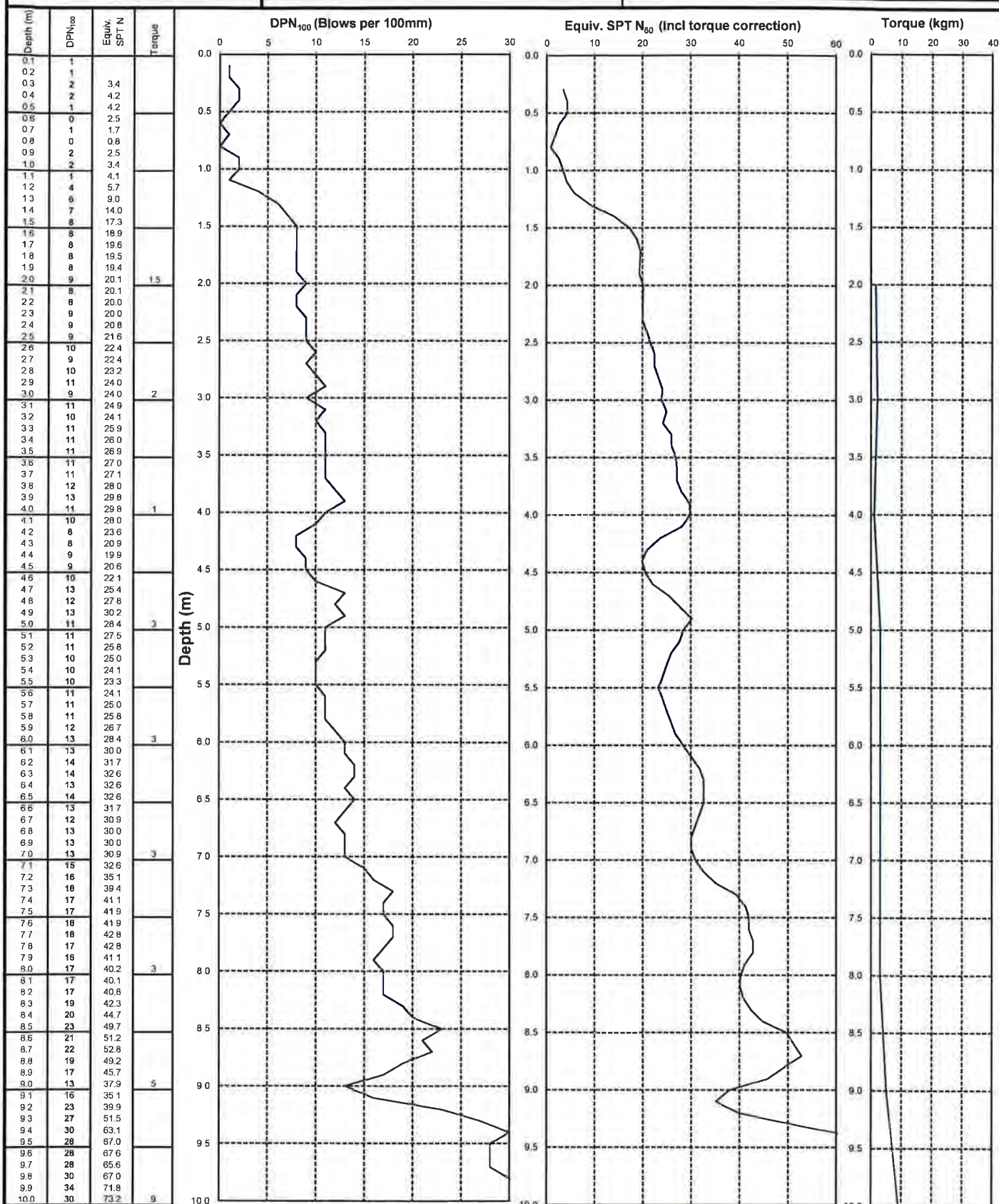
Remarks

1. Ground level and coordinates are approximate and subject to survey confirmation.
2. Scala test terminated due to collapse of saturated sand.

All dimensions in metres Scale 1:20	Contractor:	Rig/Plant Used: Hand Auger 70 mm	Logged by: FB	Checked by: AvD
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		DYNAMIC PROBE TEST		DPH1
Project Number	13801/83	Hammer Weight	50 kg	
Project:	26 Hemingway Place	Hammer Drop	500 mm	
Location:	Brooklands, Christchurch	Tip Diameter	43.7 mm	
		Hammer Efficiency	91%	

Page 1 of 2

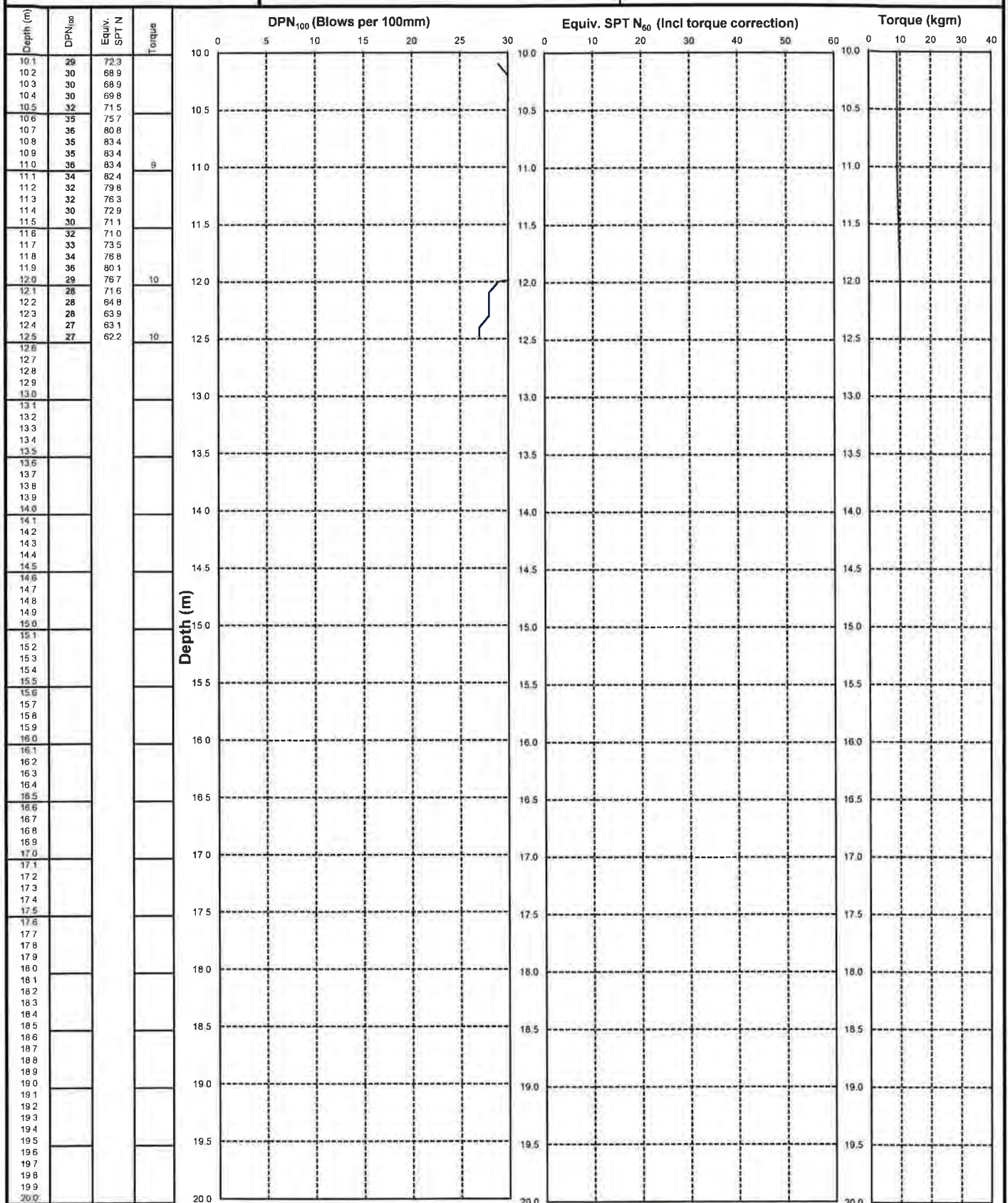


Date Logged	3/06/2013
Logged By	FB/CO
Testing Based on	BS 1377



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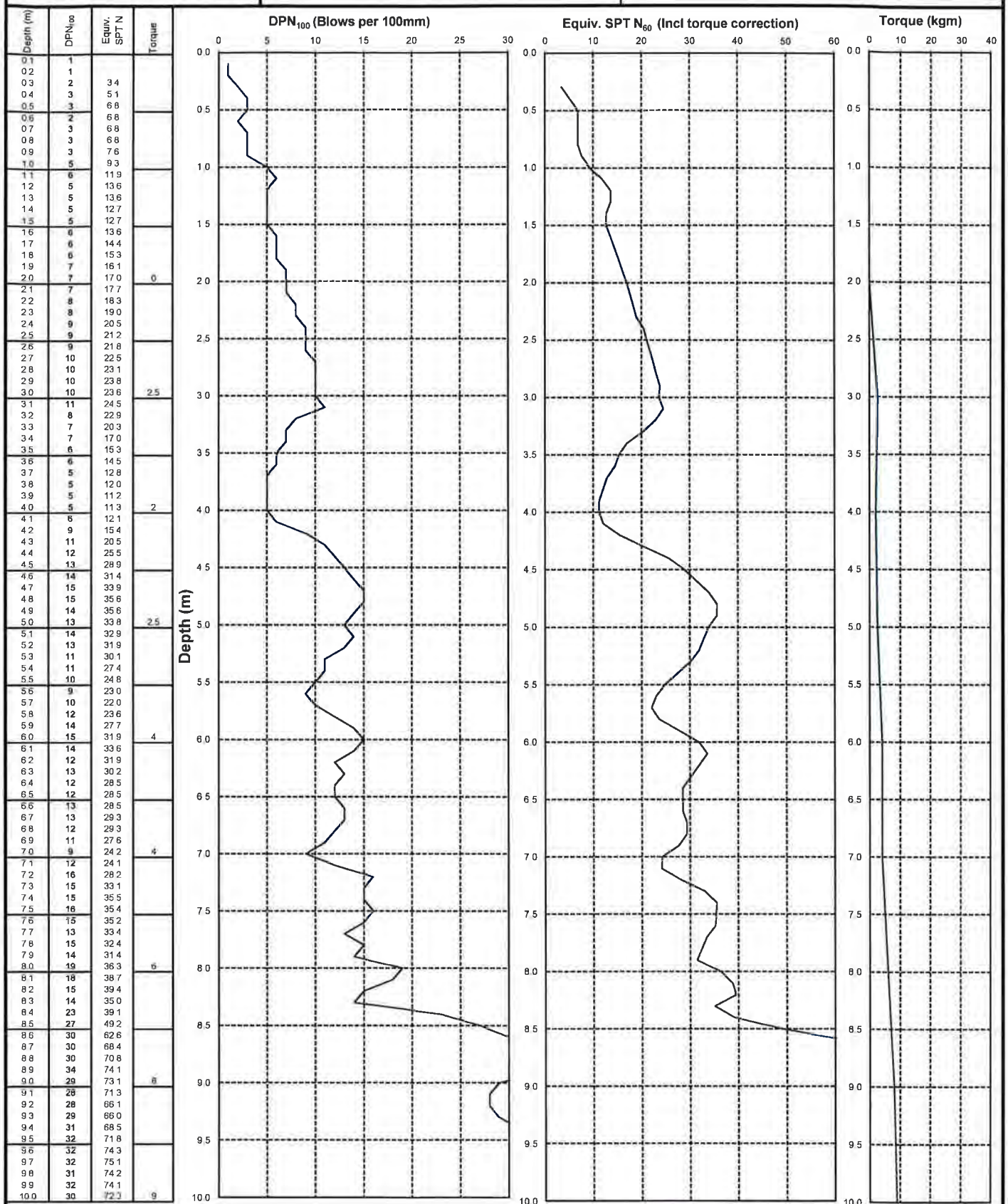
		DYNAMIC PROBE TEST		DPH1	
Project Number	13801/83	Hammer Weight	50 kg		
Project:	26 Hemingway Pla	Hammer Drop	500 mm		
		Tip Diameter	43.7 mm		
Location:	Brooklands, Christo	Hammer Efficiency	91%		
Page 2 of 2					



Date Logged	3/06/2013	 P.O. BOX 4355 CHRISTCHURCH TEL. 03-379 4402 FAX. 03-379 4403
Logged By	FB/CO	
Testing Based on	BS 1377	

		DYNAMIC PROBE TEST		DPH2
Project Number	13801/83	Hammer Weight	50 kg	
Project:	26 Hemingway Place	Hammer Drop	500 mm	
Location:	Brooklands, Christchurch	Tip Diameter	43.7 mm	
		Hammer Efficiency	91%	

Page 1 of 2

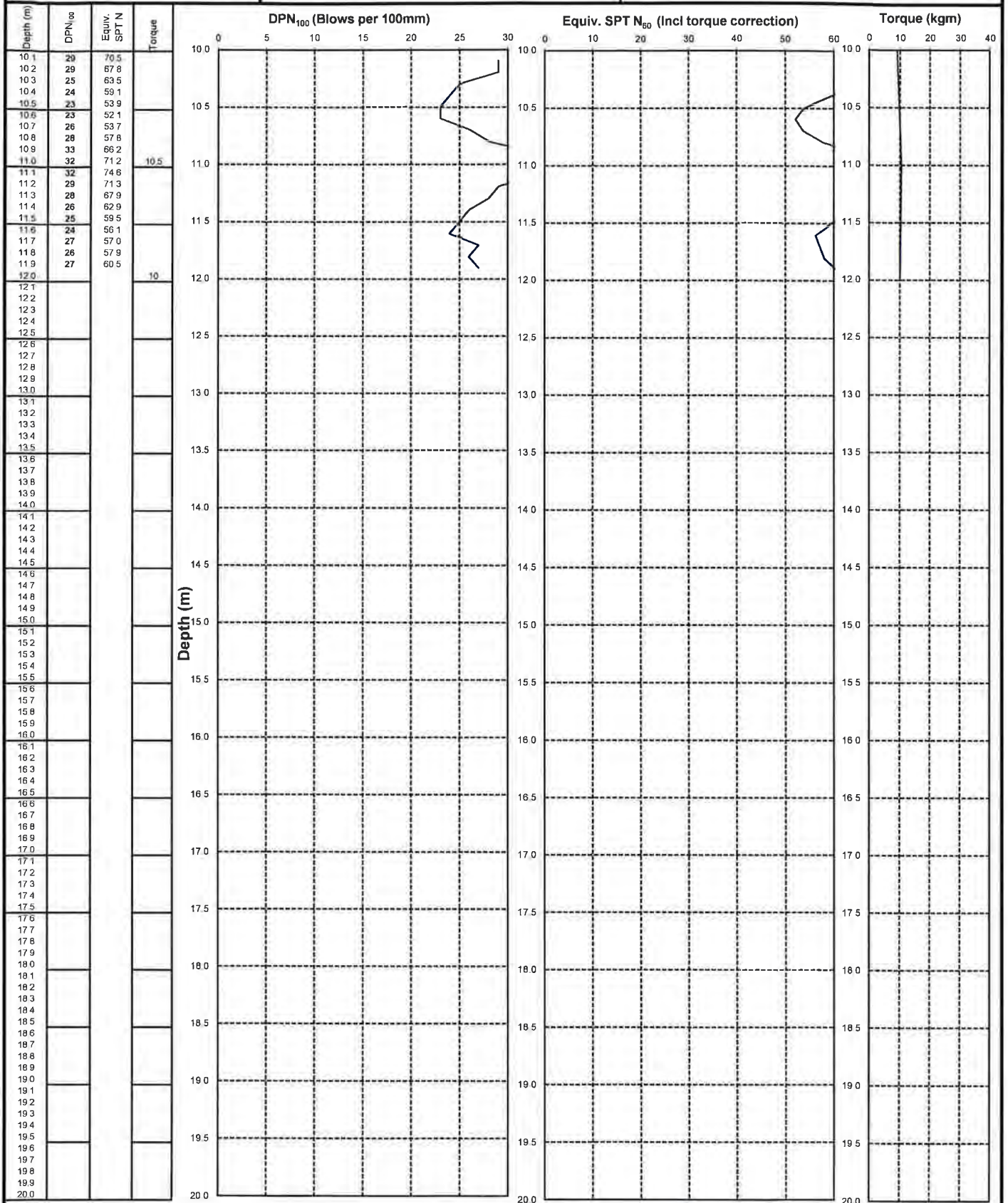


Date Logged	3/06/2013
Logged By	FB/CO
Testing Based on	BS 1377

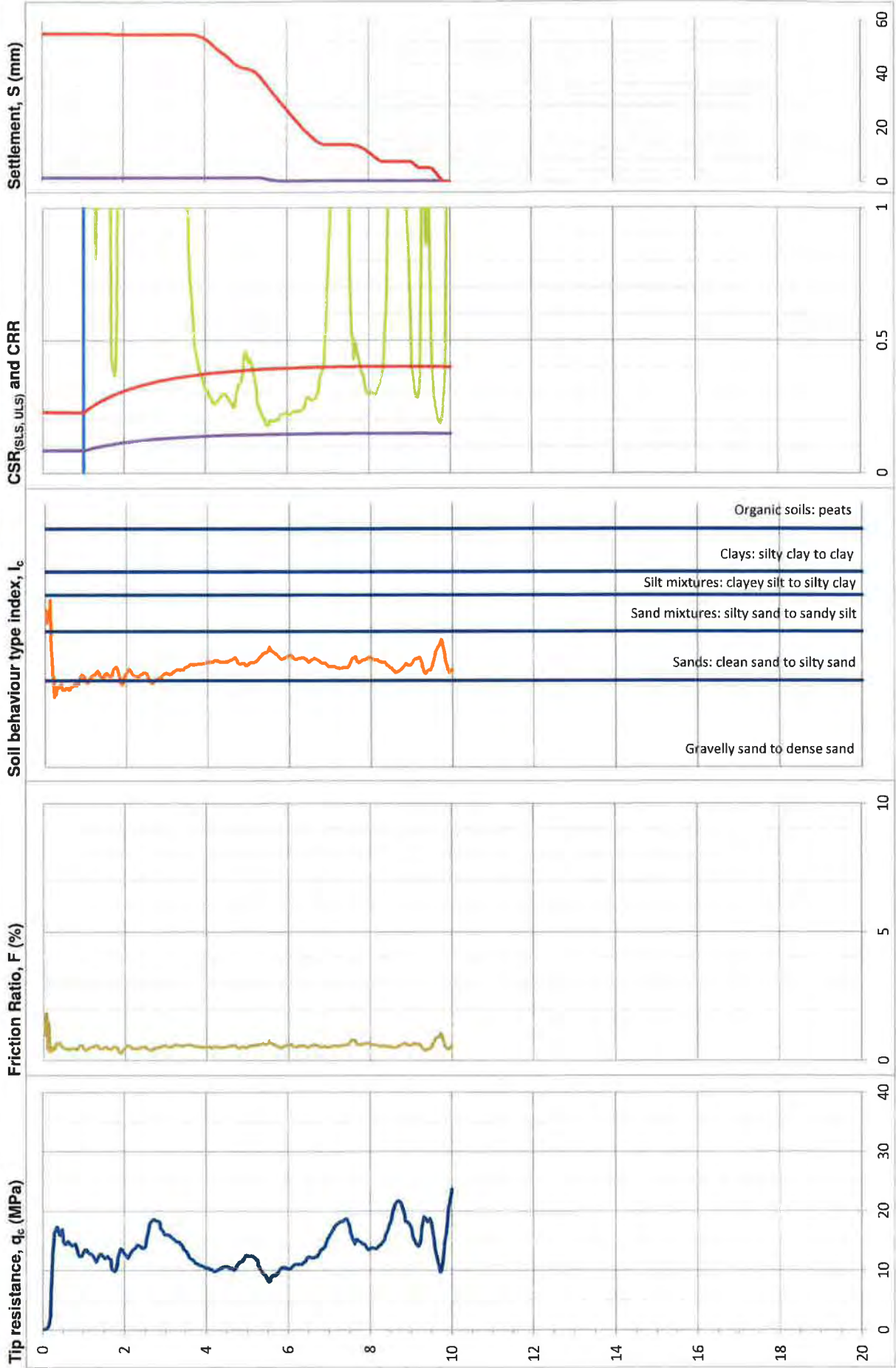


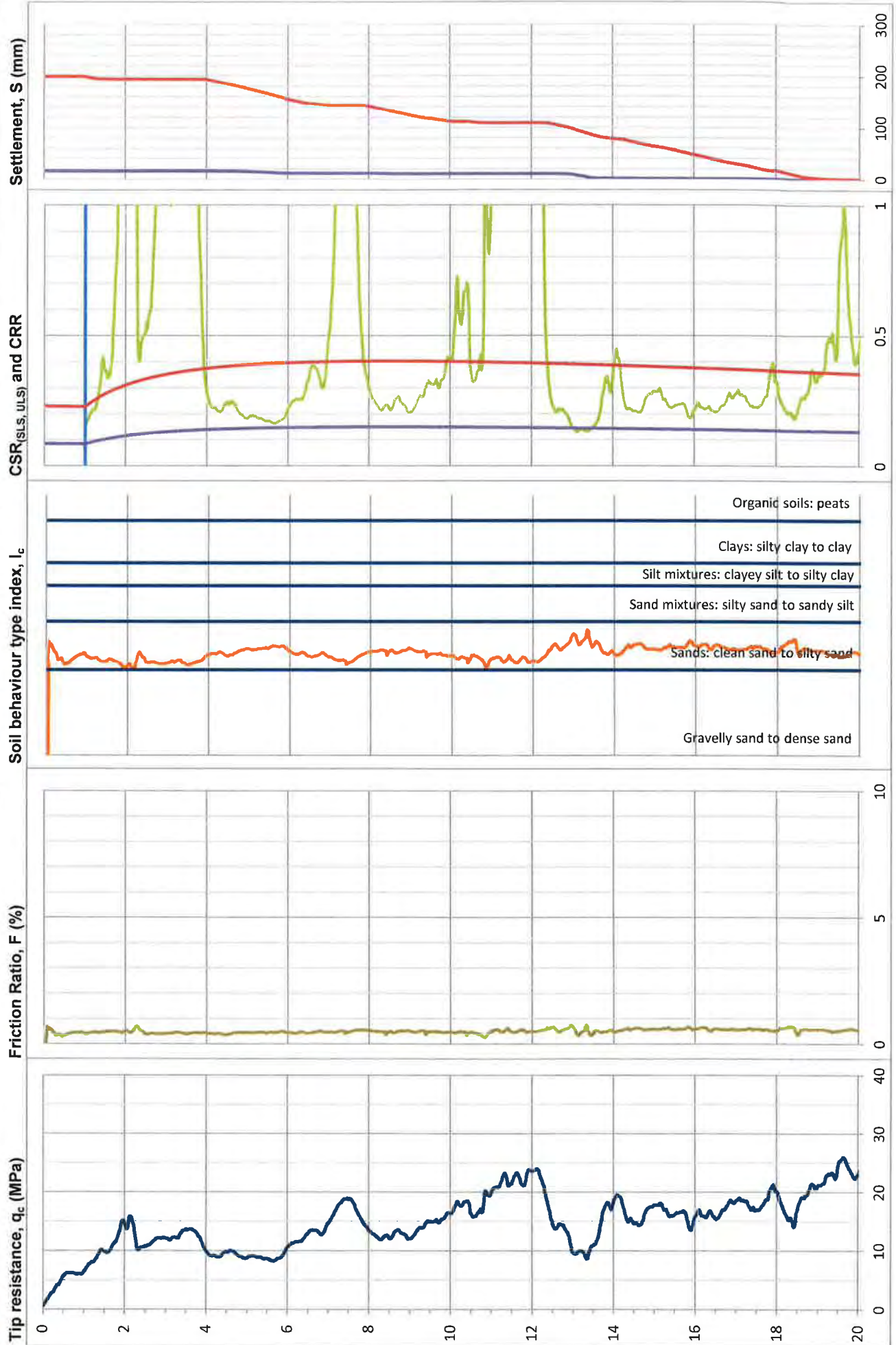
P.O. BOX 4355
CHRISTCHURCH
TEL. 03-379 4402
FAX. 03-379 4403

		DYNAMIC PROBE TEST		DPH2	
Project Number	13801/83	Hammer Weight	50 kg		
Project:	26 Hemingway Pla	Hammer Drop	500 mm		
		Tip Diameter	43.7 mm		
Location:	Brooklands, Christo	Hammer Efficiency	91%		
Page 2 of 2					



Date Logged	3/06/2013	 P.O. BOX 4355 CHRISTCHURCH TEL. 03-379 4402 FAX. 03-379 4403
Logged By	FB/CO	
Testing Based on BS 1377		

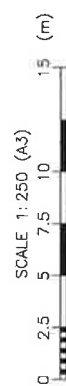






LEGEND

- HA1 HAND AUGER HOLE LOCATION
- DPH1 DYNAMIC PROBE (HEAVY) TEST LOCATION
- CPT CONE PENETRATION TEST LOCATION (SOURCED FROM CANTERBURY GEOTECHNICAL DATABASE)
- PROPERTY BOUNDARY



NOTES:-

1. PHOTO SOURCED FROM CHRISTCHURCH POST EARTHQUAKE AERIAL PHOTOS (24TH FEB 2011), LINZ
2. ORIGINAL SCALE A3
3. PARCELS SOURCED FROM QUICKMAP CANTERBURY (OCT 2012)
4. HOLE/TEST LOCATIONS ACCURATE TO ± 1 m

DESIGN CHECKED FB		DATE	BY	DATE	BY
1 HN 17.13		1 HN 17.13	HN	12 JUNE 2013	
2 CPT ADDED					
1 NOTE & ADDED					
0 FIRST ISSUE					
REV/DESCRIPTION					
APPROVED FOR ISSUE					
DATE: 4 / 7 / 2013					
RILEY CONSULTANTS P.O. BOX 4355 CHRISTCHURCH TEL. 03-3794402 FAX. 03-3794403				TITLE	
				MWH RECOVERY	
				26 HEMINGWAY PLACE, BROOKLANDS	
				GEOTECHNICAL INVESTIGATION SITE LOCATION PLAN	
				DRAWING No	13801/83-01
				REV	2
				SCALE (A3)	AS SHOWN
				FILE	13801-83-01

CHRISTCHURCH CITY COUNCIL - DRAINAGE PICK UP



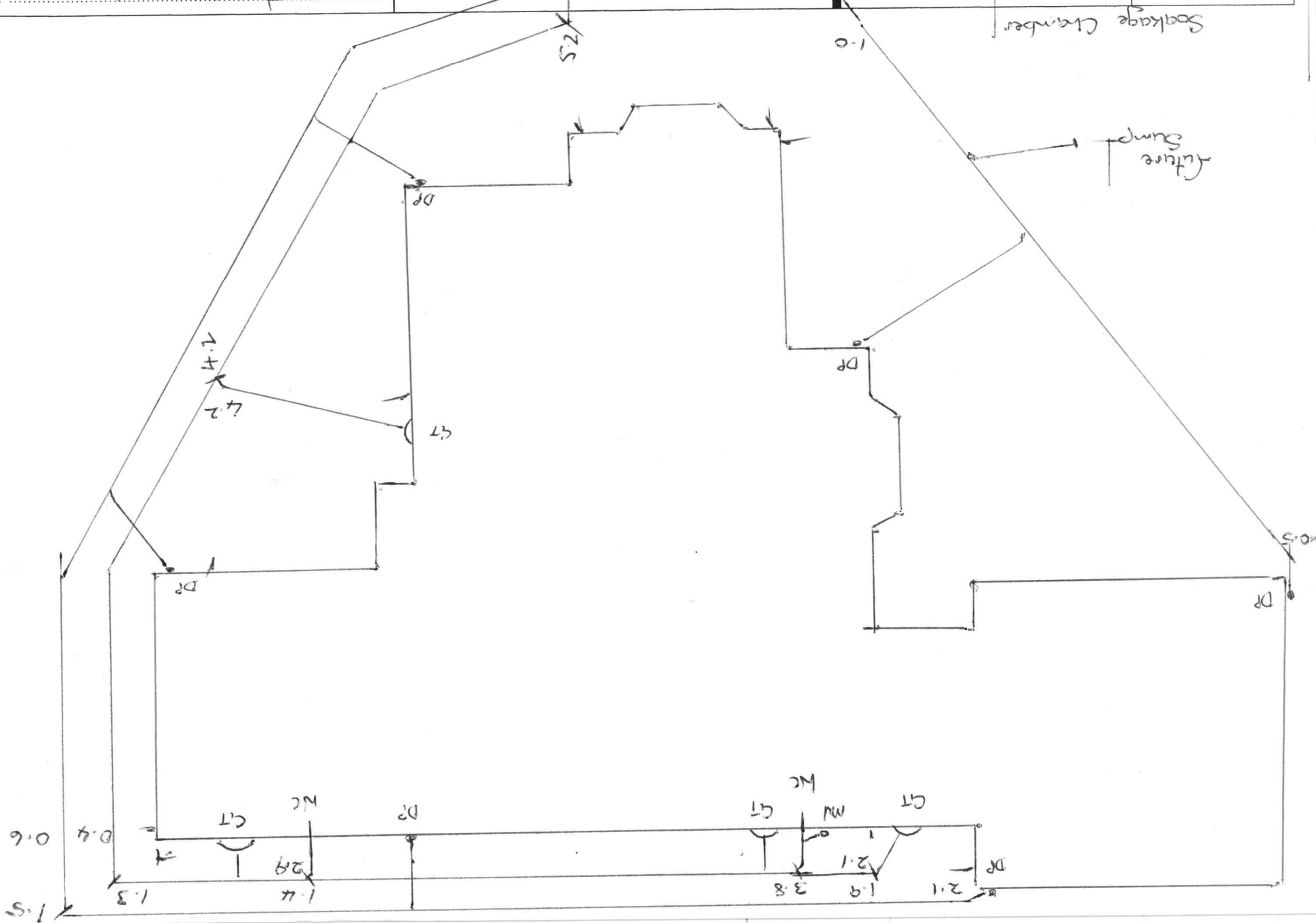
CHRISTCHURCH
THE GARDEN CITY
The city that shines

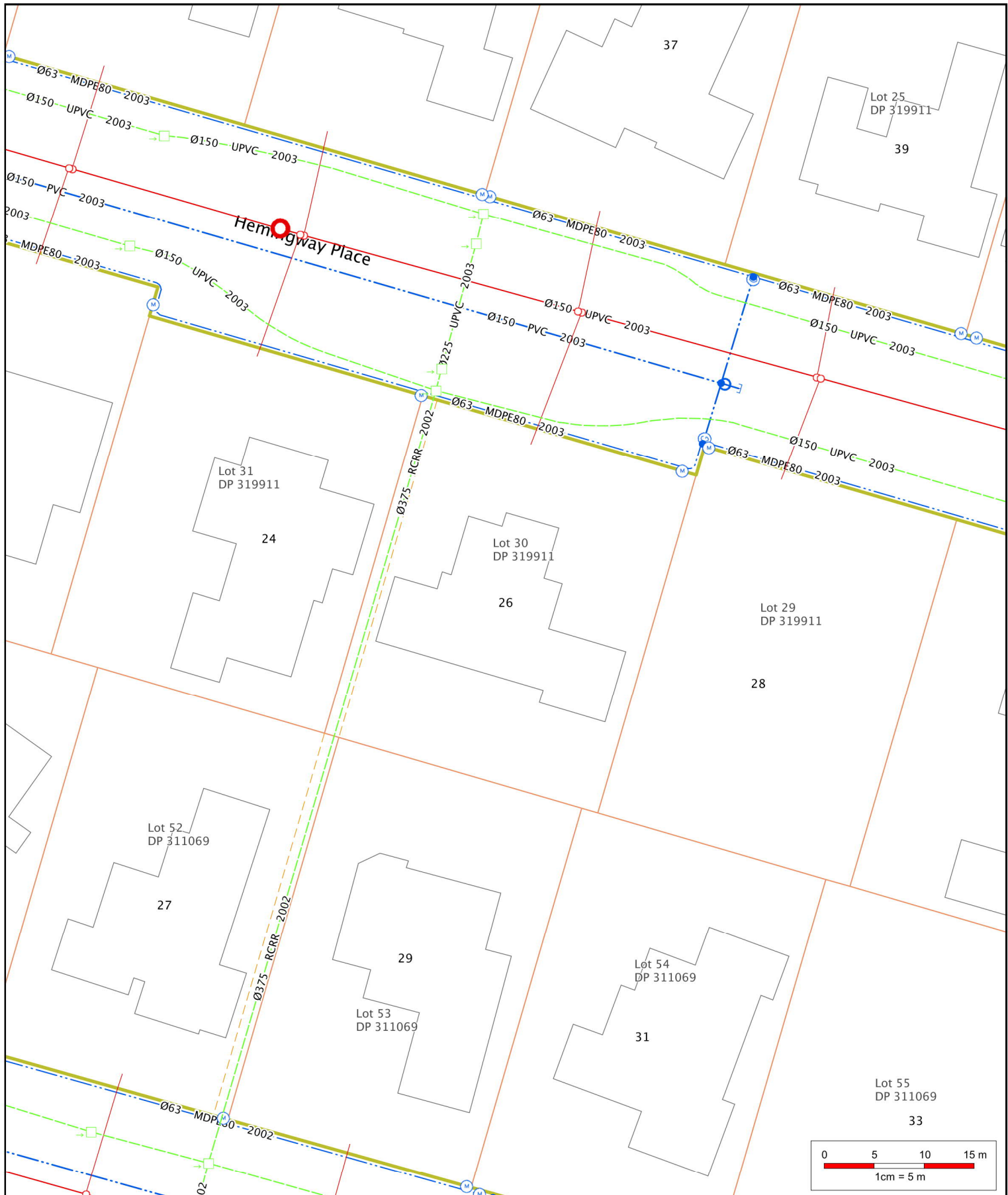
ADDRESS: 26 Hemmingway
LEGAL DESCRIPTION:
PROJECT No.: 10046.567
DATE: 10-12-04

OWNER:
DRAINLAYER:
PLUMBER:
FIELD OFFICER:

RECEIVED:
BLOCK PLAN:
PLOTTED:
EYE BOOK:

CONNECTION
NUMBER





1 : 500 on A4

25/02/2021 12:40:11 PM



ph: 941-8300 fax: 941-8385

Accuracy not guaranteed. Onsite verification required. Display of data scale dependent, full detail available at 1:500.

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Private Drainage

Standard Infrastructure

- Bio Gas
- Condensate Trap
- End Cap
- Inlet
- Outlet
- Valve
- Main
- Cable

Water Intake/Supply

- Connector
- Belows
- Connector
- Hydrant

Water Intake/Supply

- Inlet
- Meter
- Outlet
- Pump
- Restrictor
- Valve
- Air Release
- Butterfly
- Flow restriction
- Gate
- Pressure Activated
- Sluice
- Valve
- Reservoir
- Structure
- Lateral
- Main
- Sub Main

Wastewater

- End Cap
- Valve
- Air Gap Separator
- Vent
- Eye
- Eye (Vertical)
- Outfall
- Pump
- Junction
- Access
- Flush Manhole
- Inspection Point
- Standard Manhole
- Trap
- Vented Manhole
- Lateral
- Main
- Pressure Main

Wastewater

- Lateral Fitting
- Local Pressure
- Control Panel
- Boundary Kit
- Tank System
- Site
- Vacuum Chamber
- Vacuum Breather
- Bend
- Change
- Eye
- Flow Restriction
- Inlet
- Dome Sump
- Double Sump
- Gross Debris Trap

Stormwater

- Inlet
- Inlet Headwall
- Pipe End
- Silt Trap
- Single Sump
- Soak Pit
- Triple Sump
- Junction
- Standard Manhole
- Outlet
- Pump
- Structure
- Basin
- Lateral
- Main
- Lateral Fitting
- Double Sump

Stormwater

- Lateral Fitting
- Single Sump
- Soak Pit
- Inspection point
- Manhole
- All services
- Pipe Protection
- Abandoned
- Proposed
- Out of service
- Landbase
- Easement

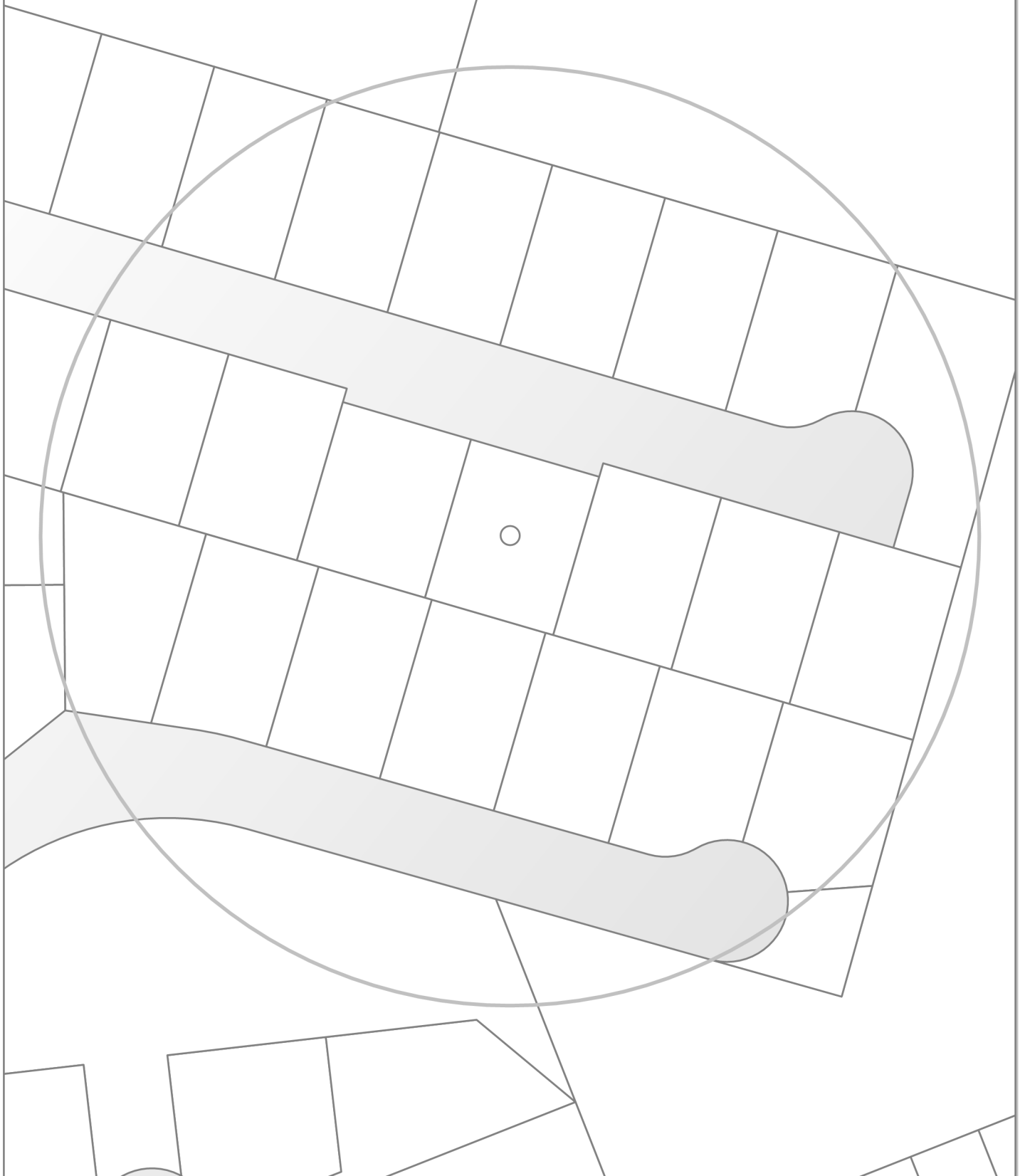


26 Hemingway Place Land Use Consents





**26 Hemingway Place
Subdivision Consents**



Land Use Resource Consents within 100 metres of 26 Hemingway Place

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

19 Seabrooke Drive

RMA/2020/1889

Minimum floor level certificate

Processing complete

Applied 28/08/2020

Certificate issued 02/09/2020

21 Seabrooke Drive

RMA/2002/3185

Dwelling that exceeds 20m continuous building length - Historical Reference RMA20012239

Withdrawn

Applied 11/12/2002

23 Seabrooke Drive

RMA/2003/1935

Erect a new dwelling and garage that exceeds site coverage of 25%. - Historical Reference RMA20014242

Processing complete

Applied 30/07/2003

Decision issued 12/08/2003

Granted 11/08/2003

24 Hemingway Place

RMA/2016/394

Dwelling with Attached Garage - Historical Reference RMA92032466

Withdrawn

Applied 22/02/2016

29 Hemingway Place

RMA/2014/2745

Construct a new dwelling within a Flood Management Area - Historical Reference RMA92027439

Processing complete

Applied 16/10/2014

Decision issued 29/10/2014

Granted 29/10/2014

30 Hemingway Place

RMA/2015/418

Dwelling with attached garage - Historical Reference RMA92028620

Processing complete

Applied 18/02/2015

Decision issued 04/03/2015

Granted 03/03/2015

31 Seabrooke Drive

RMA/2002/2742

Erect a new dwelling and attached garage that exceeds 20 m building length. - Historical Reference RMA20011787

Processing complete

Applied 29/10/2002

Decision issued 18/11/2002

Granted 14/11/2002

32 Hemingway Place

RMA/2015/1441

Building Temporary move to Council Land - Historical Reference RMA92029709

Processing complete

Applied 29/05/2015

Decision issued 10/07/2015

Granted 10/07/2015

33 Seabrooke Drive

RMA/2017/973

A new residential dwelling with attached garage

Processing complete

Applied 03/05/2017

Decision issued 16/06/2017

Granted 16/06/2017

35 Hemingway Place

RMA/2012/1810

Erect a new dwelling with detached garage - Historical Reference RMA92021245

Processing complete

Applied 12/11/2012

Decision issued 26/11/2012

Granted 26/11/2012

35 Seabrooke Drive

RMA/2002/1589

To erect a dwelling and attached garage that exceeds 20m building length. - Historical Reference RMA20010600

Processing complete

Applied 02/07/2002

Decision issued 04/07/2002

Granted 04/07/2002

39 Hemingway Place

RMA/2020/1911

Addition to house

Processing complete

Applied 02/09/2020

Decision issued 30/09/2020

Granted 29/09/2020

396 Lower Styx Road

RMA/1984/495

Specified departure to establish a rabbit Farm and ancillary activities including the erection of a building and subsequent use of the land for this purpose. 1 objection. - Historical Reference RES9210036

Processing complete

Applied 20/08/1984

Decision issued 07/11/1984

Granted 07/11/1984

Outcome not recorded 07/11/1984

RMA/2005/2765

relocated building - Historical Reference RMA20021669

Processing complete

Applied 06/12/2005

Decision issued 24/05/2006

Granted 24/05/2006

41 Hemingway Place

RMA/2004/1060

New house and garage that exceeds site coverage. - Historical Reference RMA20016654

Withdrawn

Applied 21/04/2004

RMA/2008/2313

Erect new four bedroom, single level dwelling with attached garage - Historical Reference RMA92013217

Processing complete

Applied 26/11/2008

Decision issued 23/01/2009

Granted 23/01/2009

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