

Land Information Memorandum



Property address:
55 Plynlimon Road

LIM number: H10911007

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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

Date issued 26 August 2026
Date received 18 August 2026

Property details

Property address 55 Plynlimon Road, Bryndwr, Christchurch
Valuation roll number 22211 30200
Valuation information Capital Value: \$2,440,000
Land Value: \$920,000
Improvements Value: \$1,520,000
Please note: these values are intended for Rating purposes
Legal description Lot 7 DP 12523
Existing owner David James Caseley
Emma Jane Johnston
55 Plynlimon Road
Christchurch 8052

Council references

Rate account ID 73113680
LIM number H10911007
Property ID 1103535

Document information

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

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

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

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

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

Under Information Privacy Principle 3A (IPP3A) of the Privacy Act 2020, if personal information is collected indirectly (from someone other than the individual concerned), the affected person should be notified. If you are submitting a request on behalf of another individual and providing personal information to Council, please ensure that they are made aware of this prior to submission.

To enable the Council to measure the accuracy of this LIM document based on our current records, we would appreciate your response should you find any information contained therein which may be considered to be incorrect or omitted. Please telephone the Customer Call Centre on (03) 941 8999.

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

1. Special features and characteristics of the land

Section 44(A)(2)(aa) LGOIMA. This is information known to the Council but is not apparent from a district plan under the Resource Management Act 1991. It identifies each (if any) special feature or characteristic of the land concerned, including but not limited to the likely presence of hazardous contaminants.

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

Natural Hazards

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

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

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

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

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

The following statement has been provided by Environment Canterbury:

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

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

(a) Coastal Hazards

- Regional Hazard Information: Shoreline Modelling

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

(b) Earthquakes

- Liquefaction Assessment

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

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

Title of report: Christchurch liquefaction vulnerability study

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

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

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

Date of report: July 2020

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

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

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

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

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

Where or how to access the report: <https://www.linz.govt.nz/resources/research/geotechnical-information-horizontal-land-movement-due-canterbury-earthquake-sequence>

Date of report: March 2015

Name of person/entity that commissioned report: Land Information New Zealand

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

- Regional Liquefaction Information

Areas where there was evidence of liquefaction were mapped following the 2010/11 Canterbury earthquakes by Tonkin & Taylor for the Earthquake Commission (urban areas) and by a group of researchers for Environment Canterbury (rural, commercial and industrial areas). These are available in the Christchurch Liquefaction Viewer at <https://apps.canterburymaps.govt.nz/ChristchurchLiquefactionViewer/>.

Technical report information:

Title: Review of liquefaction hazard information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts.

Date: December 2012.

Author: H Brackley (compiler).

Commissioned by: Environment Canterbury.

Purpose of report: To collate liquefaction occurrence during the 2010/11 Canterbury earthquakes, and to determine liquefaction vulnerability. For use in land use planning, subdivision and building consenting.

Study area: Coastal Canterbury from the Waipara River mouth to the Rakaia River mouth, including Banks Peninsula, and inland to Rangiora, Aylesbury, Selwyn and Southbridge.

Accessible at: <https://www.ecan.govt.nz/document/download?uri=1702192>.

- Regional Hazard Information: Earthquake fault deformation

There are no known earthquake faults at the ground surface in Christchurch. However, it is possible there are some faults in Christchurch that are yet to be identified because they are not visible at the ground surface.

More information on fault deformation is available on Environment Canterbury's fault deformation map at <https://mapviewer.canterburymaps.govt.nz/?webmap=b5f859bd18ee4912828cb092b6f6c449>.

(c) Flooding

- Flooding

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

- Predicted 1 in 10 Year Flood Extent

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

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

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

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

- Predicted 1 in 50 Year Flood Extent

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

- Predicted 1 in 200 Year Flood Extent

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

- Regional Hazard Information: Flood Photographs

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

- Regional Hazard Information: Site Specific Flood Assessment

A site specific flood hazard assessment may have been completed for the property by Environment Canterbury. The information contained in this assessment may now be outdated. Please contact Environment Canterbury if you would like to request a copy.

- Regional Hazard Information: Flood Assessment Request

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

(d) Landslides

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

(e) Subsidence

- Consultant Report Available

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

(f) Tsunamis

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

(g) Volcanic and Geothermal Hazards

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

(h) Wind

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

(i) Any Other Natural Hazards

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

(j) District Plan Natural Hazard Information

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

(k) Building Notices

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

Other Special Features or Characteristics of the Land

- Borelog/Engineer Report Image Available
Borelog/Engineer Report Image Available
- Pool
PoolID Number: 9757. This property has a Private In-Ground Swimming Pool which is Operational.

Related Information

- The latest soil investigation report for this property is attached. One or more additional geotechnical reports are available on the property file.

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.
- The council plan shows no public sewer/stormwater lateral plotted to this site.

3. Drinking Water Supply

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

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

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

Water supply

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

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4. Rates

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

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

(a) Annual rates

Annual rates to 30/06/2027: \$14,337.70

	Instalment Amount	Date Due
Instalment 1	\$3,584.37	15/08/2026
Instalment 2	\$3,584.37	15/11/2026
Instalment 3	\$3,584.37	15/02/2027
Instalment 4	\$3,584.59	15/05/2027

Rates owing as at 26/08/2026: \$1,282.22

(b) Excess Water Rates

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

(c) Final water meter reading required at settlement?

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

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

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

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

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

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

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

The building consents recorded in this LIM are only those that the Council has issued or been notified of by a stand-alone BCA. There may be others if a stand-alone BCA has issued consents without notifying the Council.

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

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

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

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

(a) Consents

- BCN/1958/1091 Applied: 20/02/1958 Status: Completed
55 Plynlimon Road Bryndwr
Permit granted 05/03/1958
Permit issued 05/03/1958
ADDITIONS- Historical Reference PER58610602
- BCN/1965/3009 Applied: 09/06/1965 Status: Completed
55 Plynlimon Road Bryndwr
Permit granted 29/06/1965
Permit issued 29/06/1965
TERRACE- Historical Reference PER65670336
- BCN/1976/6616 Applied: 03/12/1976 Status: Completed
55 Plynlimon Road Bryndwr
Permit granted 03/12/1976
Permit issued 17/12/1976
GARAGE- Historical Reference PER76780668

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- BCN/1987/7705 Applied: 16/12/1987 Status: Completed
55 Plynlimon Road Bryndwr
Permit issued 02/02/1988
CONSERVATORY- Historical Reference PER87803232
- BCN/2000/9931 Applied: 21/12/2000 Status: Completed
55 Plynlimon Road Bryndwr
Accepted for processing 21/12/2000
PIM Granted 10/01/2001
PIM Issued 10/01/2001
Building consent granted 02/02/2001
Building consent issued 14/03/2001
Code Compliance Certificate Granted 16/08/2004
Code Compliance Certificate Issued 16/08/2004
GARAGE ROOF AND ENTRY- Historical Reference ABA10010369
- BCN/2015/1566 Applied: 23/02/2015 Status: Completed
55 Plynlimon Road Bryndwr
Accepted for processing 24/02/2015
Building consent granted 25/02/2015
Building consent issued 26/02/2015
Code Compliance Certificate Issued 12/05/2015
Dwelling Alteration - Installation of Woodsman Flare Free Standing Dry Woodburner CAC 134775
- BCN/2020/10435 Applied: 16/10/2020 Status: Completed
55 Plynlimon Road Bryndwr
Accepted for processing 19/10/2020
Building consent granted 09/11/2020
Building consent issued 11/11/2020
Code Compliance Certificate Issued 03/10/2022
Installation of in-ground pool and associated fencing
- BCN/2023/1156 Applied: 08/03/2023 Status: Completed
55 Plynlimon Road Bryndwr
Accepted for processing 09/03/2023
Building consent granted s72 Building Act 2004 28/07/2023
Building consent granted 29/08/2023
Building consent issued 12/09/2023
Code Compliance Certificate Issued 01/05/2025
Construction of dwelling with attached garage and installation of Pyro Classic, freestanding, dry, woodburner, CAC194576 - subject to section 73 notice

(b) Certificates

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

(c) Notices

(d) Orders

(e) Requisitions

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Related Information

- Please find an electrical certificate/s attached relating to works that have been carried out on the current building/dwelling at this address.

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6. Certificates issued by a building certifier

Section 44A(2)(e) LGOIMA. This is information notified to the Council concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

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

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

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

- **Regional plan or bylaw**

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

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

(ii) Christchurch District Plan

- **Christchurch International Airport Protection Sfc.**

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

- **Liquefaction Management Area (LMA)**

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

- **District Plan Zone**

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

- **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/2001/187 - Land Use Consent
55 Plynlimon Road Bryndwr
To erect a new garage that intrudes the recession plane under the Transitional District Plan. - Historical Reference RMA20004036
Status: Processing complete
Applied 17/01/2001
Granted 22/01/2001
Decision issued 01/02/2001
- RMA/2020/2534 - Land Use Consent

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55 Plynlimon Road Bryndwr
Installation of fibreglass pool
Status: Processing complete
Applied 04/11/2020
Granted 19/11/2020
Decision issued 19/11/2020

- RMA/2023/290 - Land Use Consent
55 Plynlimon Road Bryndwr
Construct dwelling with attached garage
Status: Processing complete
Applied 10/02/2023
Granted 14/09/2023
Decision issued 14/09/2023
- RMA/2023/505 - Certification
55 Plynlimon Road Bryndwr
Minimum floor level certificate
Status: Processing complete
Applied 01/03/2023
Certificate issued 02/03/2023
- RMA/2026/1884 - s127 Change / cancellation of condition(s)
55 Plynlimon Road Bryndwr
Change of condition(s) to land use consent RMA/2023/290
Status: Processing complete
Applied 09/06/2026
Granted 29/07/2026
Decision issued 29/07/2026

(c) Resource Consents Natural Hazard Information

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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

10. Network utility information

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

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

- **None recorded for this property**

11. Other information

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

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

(a) Kerbside waste collection

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

(b) Other

• Floor Levels Information

Council holds a variety of information on requirements for building or property development. This includes:

- required minimum finished floor levels, which need to be set to meet the surface water requirements in clause E1.3.2 of the Building Code (where this applies); and
- the requirements of the Christchurch District Plan (where a property is in the Flood Management Area).

Where this information has been processed for your property, you can view it online at <https://ccc.govt.nz/flooding-and-floor-levels>.

Otherwise, if you are building or developing on this land, you can request a calculation on required finished floor levels for your proposed building by emailing us at floorlevels@ccc.govt.nz.

• Guest Accommodation

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

• Community Board

Property located in Fendalton-Waimairi-Harewood Community Board.

• Tsunami Evacuation Zone

This property is not in a tsunami evacuation zone. It is not necessary to evacuate in a long or strong earthquake or during an official Civil Defence tsunami warning. Residents may wish to offer to open their home to family or friends who need to evacuate from a tsunami zone, and should plan with potential guests to do so in advance. More information can be found at <https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/>

• Electoral Ward

Property located in Fendalton Electoral Ward

• Listed Land Use Register

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

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- **Spatial Query Report**

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

- **Pool Compliance**

Pool ID Number: 9757 Inspection Status:Current Last Inspection:Complying inspection Inspected By:Mary McIlraith
Latest Inspection Date:16/09/2025

Related Information

- Our records show that there is a residential pool on this site. Under the 2004 Building Act and New Zealand building code (F9 Restricting access to residential pools). It is the responsibility of a pool owner, pool operator, land owner or occupier of the property where the pool is situated to ensure that the pool has a physical barrier that restricts access to the pool by unsupervised children under the age of 5 years. Section 11 of this LIM provides the status of the pool on this property at the date of its last inspection. Changes may have occurred on the site which mean the swimming pool no longer complies. To confirm that the pool fencing currently complies with the New Zealand building code, or
- If you have any queries or wish to arrange an inspection, please contact the Pool Inspectors in the Building Compliance Team on (03) 941 8999 or email: FSPInspections@ccc.govt.nz. For further information about the New Zealand building code - F9 Restricting access to residential pools requirements click on the link <https://www.building.govt.nz/building-code-compliance/f-safety-of-users/pool-safety/>

Property address:

55 Plynlimon Road

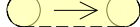
LIM number: H10911007

Page 21

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

PLUMBING LEGEND				
FOUL WATER LINE		WASTE PIPE SCHEDULE		
STORMWATER LINE		FIXTURE	PIPE MIN.	FALL
GULLY TRAP		WC PAN (WC)	UPVC 80MIN	1:60
OVERFLOW RELIEF GULLY		WC BASIN (B.)	UPVC 50	1:20
TERMINAL VENT		BASIN (B.)	UPVC 50	1:20
DOWN PIPE		BATH (BTH.)	UPVC 50	1:40
INSPECTION POINT		SHOWER (SHR.)	UPVC 50	1:40
AIR ADMITTANCE VALVE		FLOOR WASTE GULLY (FWG)	UPVC 65	1:60
DISCHARGE UNIT		KIT SINK (KS.)	UPVC 50	1:40
150MM INLINE AIR EXTRACTION TO OUTSIDE THE BUILDING ENVELOPE		TUB (T)	UPVC 50	1:30
GAS BOTTLES		WASHING MACHINE(WM)	UPVC 50	1:30
		HWC	COPPER 20	1:60
		SEWER-WATER DRAIN	UPVC 100	1:60
		STORM-WATER DRAIN	UPVC 100	1:120
				800TV
				N/A
ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH NZBC G13.				
ALL PIPE PENETRATIONS THROUGH CONCRETE SHALL BE WRAPPED IN "DENSOTE TAP" OR SIMILAR PRODUCT TO ALLOW FOR PIPE MOVEMENT. SEE ENGINEERS PLAN FOR SLAB PENETRATIONS.				
ANY PIPE WORK UNDER ANY STRIP FOOTING IN THE HORIZONTAL PLANE, SHALL BE NOT LESS THAN 45 DIA. AND CLEAR THE UNDERSIDE OF THE FOOTING BY 25MM.				
RODDING POINT COMPLYING WITH G13/AS2 SECTION 5.7.4 (G) WITHIN 2.0M OF OUTSIDE OF BUILDING WHERE DRAIN ENTERS OR EXITS UNDER THE BUILDING				
REFER TO ENGINEERS PLANS FOR FOUNDATION DEIGN NOTE ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION				

DRAINAGE NOTE:
ALL "ABOVE GROUND" WASTE WATER TO COMPLY WITH G13/AS2 / G12/AS1
ALL "BELOW GROUND" DRAINAGE TO COMPLY WITH G13/AS2 / G12/AS1

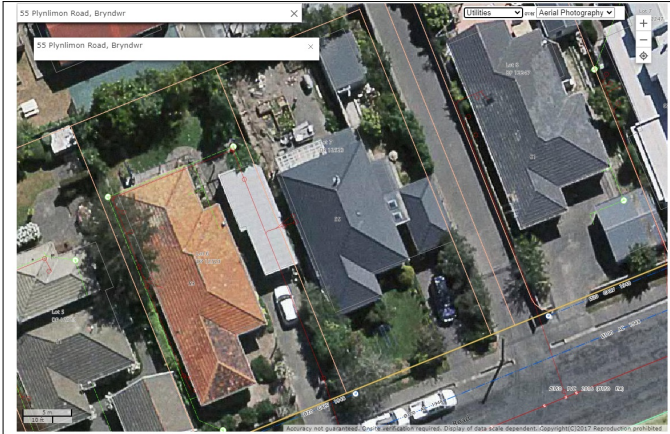
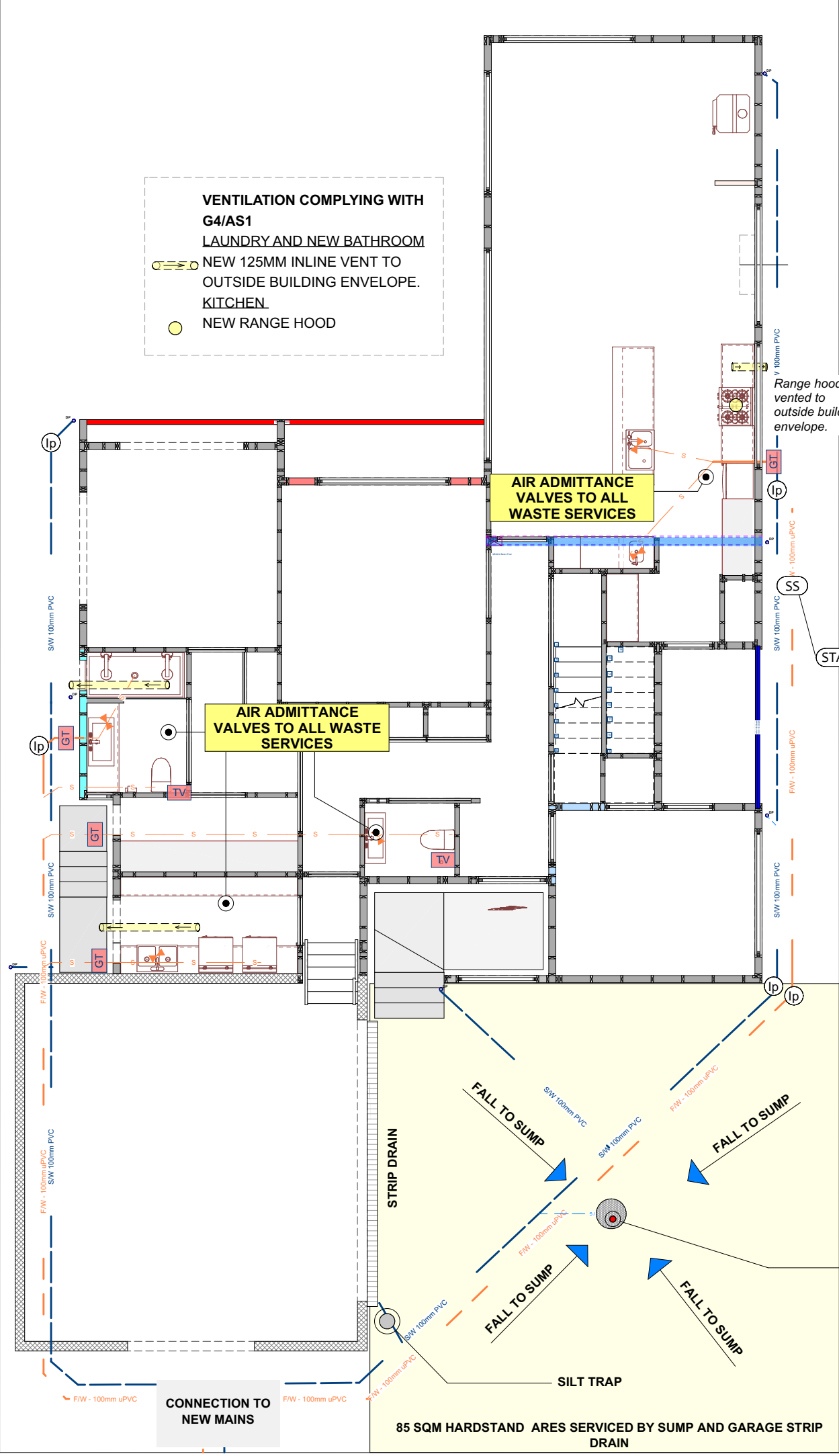
ALL DRAINAGE TO COMPLY WITH		
Table 2: Fixture discharge pipe sizes and discharge units Paragraphs 3.2.2, 4.3.1, 4.3.2 and 4.7.1		
Sanitary fixture or appliance	Discharge units	Minimum trap and discharge pipe diameter (mm)
Basin	1	32
Bath (with or without overhead shower)	4	40
Bathroom group (water closet pan, bath and shower, basin, and bidet in one compartment)	6	(Note 1)
Bidet	1	32
Cleaner's sink	1	40
Clothes washing machine (domestic)	5	40
Dishwashing machine (domestic)	3	40
Drinking fountain	1	25
Kitchen sink (commercial)	3	50
Kitchen sink (domestic, single or double, with or without waste disposal unit)	3	40
Laundry (single or double tub, with or without a clothes washing machine)	5	40
Shower	2	40
Urinal (1 or 2 stall)	1 per 600 mm length	50
Urinal (bowl type)	1	32
Urinal (3 or more stalls)	1 per 600 mm length	80
Water closet pan	4	80
Note: 1. For groups of fixtures, traps are sized for the individual fixtures. Discharge pipes for groups are sized in accordance with Paragraph 4.3.2.		

DRAINAGE NOTES
ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH NZBC G13.
ALL PIPE PENETRATIONS THROUGH CONCRETE SHALL BE WRAPPED IN 'DENSO TAPE' OR SIMILAR PRODUCT TO ALLOW FOR PIPE MOVEMENT. SEE ENGINEERS PLAN FOR SLAB PENETRATIONS.
ANY PIPE WORK UNDER ANY STRIP FOOTING IN THE HORIZONTAL PLANE, SHALL BE NOT LESS THAN 45 DIA, AND CLEAR THE UNDERSIDE OF THE FOOTING BY 25MM.
RODDING POINT COMPLYING WITH G13/AS2 SECTION 5.7.4 (G) WITHIN 2.0M OF OUTSIDE OF BUILDING WHERE DRAIN ENTERS OR EXITS UNDER THE BUILDING

Drainage Notes
ALL WORK TO BE UNDERTAKEN BY REGISTER PLUMBER / DRAIN LAYER.
ALL PLUMBER TO BE INSTALLED IN ACCORDANCE TO NZBC/ G13 WITH PIPE LOCATIONS AS SHOWN ON PLANS.
PLANS SCHEMATIC PLUMBER TO CONFIRM PLANS BEFORE CONSTRUCTION AND ENSURE ALL CONNECTION , BENDS AND FALL TO COMPLY WITH STANDARDS,
ALLOW TO SLEEVE ALL PIPED SERVICES THROUGH CONCRETE.
ALL SANITARY SEWER LINES TO BE 100MM UPVC UNLESS OTHERWISE STATED.
NOTE: DRAINLAYER TO CONFIRM THE INVERT LEVEL OF ALL DRAIN CONNECTIONS BEFORE CONSTRUCTION BEGINS AND ENSURE CONNECTIONS DEPTHS ARE ADEQUATE TO ACHIEVE MINIMUM DRAINAGE FALLS REQUIRED.
GROUND LEVEL: ENSURE GROUND LEVEL ENABLE EXCESS GROUND WATER TO BE DIRECTED AWAY FROM STRUCTURE.
PIPE SERVICES:
ALL PIPED SERVICES FROM BUILDING TO UPVC MATERIAL MANUFACTURED IN ACCORDANCE TO AS/ NZS1260
STORM WATER:
DRAINLAYER TO CONFIRM DESIGN BEFORE CONSTRUCTION & PROVIDE AS-BUILT DRAWING UPON COMPLETION OF WORKS ALL NEW S/W DRAINAGE TO BE INSTALLED TO EXISTING CONNECTIONS

Table 2: Drain discharge unit loading and minimum gradients Paragraphs 3.5.3, 3.6.3 and 5.2.1										
Diameter (mm)	1:20	1:40	1:60	Minimum gradient						
				1:80	1:100	1:120	1:140	1:160	1:180	1:200
80	215	100	61	44	34	–	–	–	–	–
100	515	255	205	149	122	104	–	–	–	–
150	2920	1790	1310	1040	855	760	677	611	558	515
See Paragraph 5.2.2 for drains laid at gradients within shaded area.										

ALL WATER PIPES ARE TO BE LIMITED OUTSIDE THE THERMAL ENVELOPE AND ARE TO BE RUN INSIDE THE WALL FRAMING. ALL HOT WATER PIPES ARE TO BE INSULATED BOTH INSIDE AND OUTSIDE THERMAL ENVELOPE USING A CLOSED CELL ELASTOMERIC PIPE INSULATION COMPLYING WITH NZS 4305:1996.
ANY OUTSIDE WATER PIPES ARE TO BE INSULATED WITH ELASTOMERIC PIPE INSULATION WITH A UV PROTECTION.



Legend				
Utilities	Water supply	Waste water	Storm water	
• Bio Gas • Condensate Trap • End Cap • Inlet • Outlet • Valve • Main • Cable • All services • Air Release • Flow restriction • Gate • Pressure Activated • Sluice • Valve • Reservoir • Structure • Lateral • Main • Sub Main • Boundary Kit • Tank System • Hydrant	• Inlet • Meter • Outlet • Pump • Reservoir • Valve • Butterfly • Flow restriction • Gate • Pressure Activated • Sluice • Valve • Reservoir • Structure • Lateral • Main • Sub Main • Boundary Kit • Tank System • Hydrant	• Valve • Air Gap Separator • Vent • Eye (Vertical) • Inlet • Outlet • Pump • Junction • Access • Flush Manhole • Inspection Point • Standard Manhole • Trap • Vent Manhole • Lateral • Pressure Main • Lateral Fitting • Low Pressure • GP Control Panel • Boundary Kit • Tank System • Site • Vacuum Chamber • Vacuum Breaker	• Bend • Change • Eye • Flow Restriction • Inlet • Outlet • Double Pump • Cross Section • Trap • Inlet Headwall • Flow End • Silt Trap • Single Pump • Soak Pit • Type Pump • Junction • Standard Manhole • Outlet • Pump • Structure • Basin • Lateral • Lateral Fitting • Double Pump • Single Pump • Soak Pit • Inspection point • Manhole	

CONTRACTOR TO CONFIRM SERVICE POSITIONS ON SITE:

DEPTH OF SEWER AND STORMWATER CONNECTIONS TO SITE AS PER IMAGE. CONFIRM DEPTH OF THE CONNECTIONS ON SITE PRIOR TO COMMENCING WORK. PLUMBER TO CHECK ALL FALLS TO NEW DRAINS MEET MINIMUM REQUIREMENTS

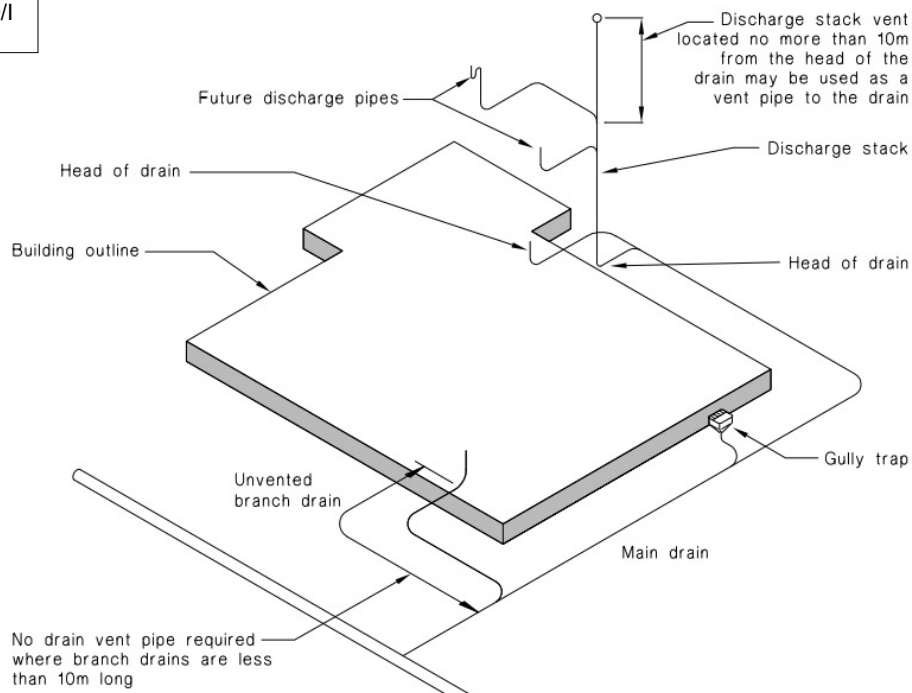
DRAINAGE FIRST FLOOR PLANS (FRAMING INDICATIVE ONLY)
SCALE: 1:100 (DIMENSIONS TO BE CONFIRMED ON SITE)

DRAINLAYER/PLUMBER TO UNDERTAKE WALK THROUGH WITH CLIENT AND CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS HOMEOWNER TO APPROVE PLAN IN ADVANCE OF CONSTRUCTION. AS - BUILT DRAINAGE PLANS TO BE PROVIDED BY DRAINLAYER & PLUMBER

Christchurch City Council
BCN/2023/1156
Approved Building Consent Document
29/08/2023
Lim, Kelvin

DRAINAGE GROUND FLOOR PLANS (FRAMING INDICATIVE ONLY)
SCALE: 1:100 (DIMENSIONS TO BE CONFIRMED ON SITE)

DRAINLAYER/PLUMBER TO UNDERTAKE WALK THROUGH WITH CLIENT AND CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS HOMEOWNER TO APPROVE PLAN IN ADVANCE OF CONSTRUCTION. AS - BUILT DRAINAGE PLANS TO BE PROVIDED BY DRAINLAYER & PLUMBER



(b) Discharge stack used to ventilate drain
DRAINAGE TO COMPLY WITH G13/AS2

P: 0226005008 E: mike@moadesign.nz
P: 027 5565005 E: rob@moadesign.nz

Plumber /Drainlayer to assure Terminal Vent complies with Below:

Figure 12: Restricted location for the termination of vent pipes
Paragraph 5.7.3

Table 3: Venting Requirements for Drains
Paragraph 4.1.2

Stacks acting as drain vent
Stack vent: All stacks discharging to a drain require an open vent, sized in accordance with Table 6 in G13/AS1. Venting with an air admittance valve is permitted only on second and subsequent stacks as at least one open vent the stack vent, if acting as main drain vent is required to ventilate the drain.

Venting of main drains
Main drains discharging to the sewer or to an on-site disposal system are required to be vented with a minimum 80 mm open vent.

Venting of branch drains
Branch drains connected to a vented drain that exceed 10 m in length require venting with an open vent, sized in accordance with Table 6 in G13/AS1.

ISSUE :
55 Plympton Road, Strowan,
Christchurch 8052

Construction Documents

All Renders Indicative

SUBJECT TO
RESOURCE CONSENT

DRAWN BY : MMN

REVISION :

SCALE : 1:10

PAGE TITLE : DRAINAGE PLANS

PAGE :

DATE PRINTED
2023

Friday, 25 August

PLUMBING SCHEDULE				
ITEM	QUANTITY	UNIT	PRICE	TOTAL
1. 1/2" GALV. STEEL PIPE	100	FT.	1.50	150.00
2. 1/2" GALV. STEEL ELBOW	10	EA.	2.00	20.00
3. 1/2" GALV. STEEL TEEL	10	EA.	2.00	20.00
4. 1/2" GALV. STEEL FLANGE	10	EA.	2.00	20.00
5. 1/2" GALV. STEEL GASKET	10	EA.	2.00	20.00
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13. 1/2" GALV. STEEL U-BOLT	100	EA.	0.10	10.00
14. 1/2" GALV. STEEL CLAMP	100	EA.	0.10	10.00
15. 1/2" GALV. STEEL BRACKET	100	EA.	0.10	10.00
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18. 1/2" GALV. STEEL SCREW	100	EA.	0.10	10.00
19. 1/2" GALV. STEEL NAIL	100	EA.	0.10	10.00
20. 1/2" GALV. STEEL WIRE	100	EA.	0.10	10.00

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PLUMBING SCHEDULE

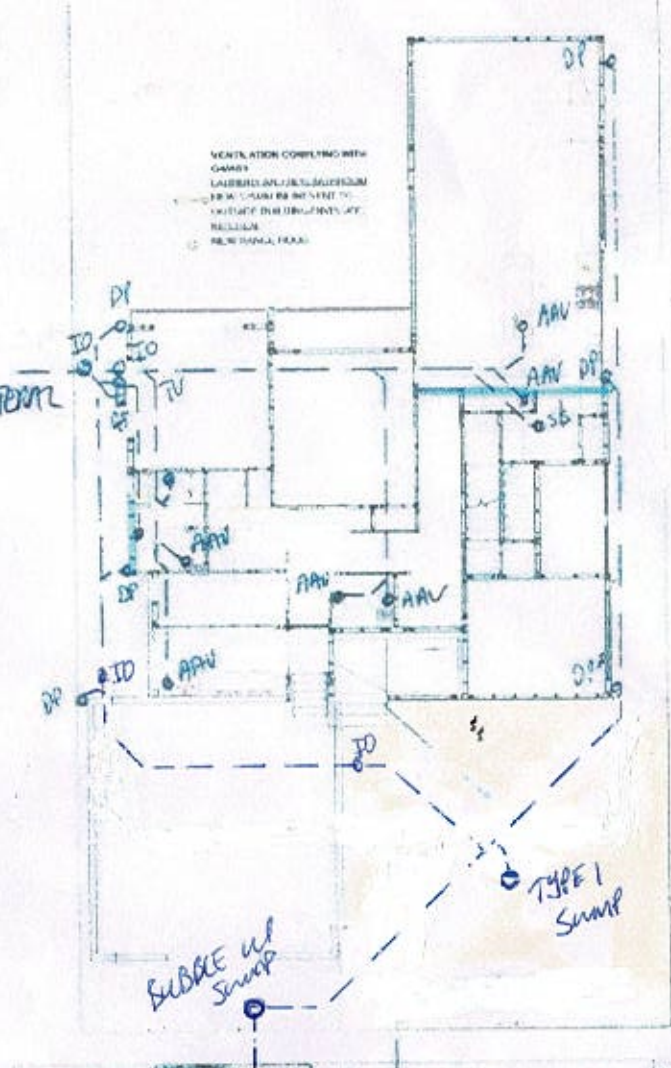
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SEWER LATERAL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PLUMBING CODE AND THE LATEST EDITIONS OF THE PLUMBING CODE.

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NIC HEDGES 25848
 NKH LTD
 55 Plympton Rd
 2023 1156

SEWER 1:60
 S/W 1:60



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

Reference/Record ID Number: YRE443

Issuer (Inspector) details:

Name of Inspector: Mark Ransley

Registration #: I003934 / IMP081326

Email address: yrenergy@yahoo.com

Telephone: 021 466 892

Location of installation:

Location details: 55 Plymimon Road, Strowan Christchurch 8052

Location type: ☒ Domestic ☐ Non-Domestic Accommodation ☐ Industrial ☐ Commercial
☐ Educational ☐ Healthcare ☐ Miscellaneous (other)

Certifying Electrical Work and Certificate of Compliance (CoC) details:

Name of Electrical worker(s): Lewis George

Registration #: E267381

CoC details: CKE-346C1

☒ CoC(s) attached

Certifying Electrical Work and RoI details:

What was inspected:

NEW SOLAR INSTALLATION: 11.20kW PV system comprising 28 x 400W Energizer solar panels (2x14) on two faces on top roof, connected to 3-phase Solis 10kW inverter. Solar rated conduit from inverter location in garage, 6mm 5core TPS circuit to inverter and CT plus check meter install in switchboard.

Specify the regulation(s) and companion standard(s), or identify the certified design, followed when carrying out the inspection:

AS/NZS 3000:2007 +A2
AS/NZS 5033:2014 +A1&A2
AS/NZS 4777

What are the results of the inspection:

Solis 10kW 3-phase inverter test provided and checked. Breakers and Isolators are sized correctly. Commission Sheet has been cited. DC cabling is protected, and earth bonds are in place. Labels/Signage correct.

High Risk Category:

☐ Not to AS/NZS 3000 Part 2 – 6A(2)(a)(i) ☒ Photovoltaic system – 6A(2)(a)(iv) ☐ Electrical medical area – 6A(2)(a)(vi)
☐ High voltage installation – 6A(2)(a)(ii) ☐ Hazardous area – 6A(2)(a)(v) ☐ Mains work – 6A(2)(b)
☐ Mains parallel generation – 6A(2)(a)(iii) ☐ Animal stunning or meat conditioning – 6A(2)(c)
☐ Other – please describe:

Declaration

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

Signature:

Date:

20/02/2025



K220446-1

5 August 2022

**Geotechnical Engineering Investigation
Proposed Residential Development
55 Plynlimon Road
Strowan
Christchurch**

Prepared For:

Viden Consulting Engineers Ltd
PO Box 41137
Ferrymead
Christchurch

KGA Geotechnical Group Limited

Supporting the Construction Industry since 1990

7A William Pickering Drive | Albany | Auckland

Unit 3, 201 Opawa Road | Hillsborough | Christchurch

P O Box 302 361 | North Harbour | Auckland 0751

P O Box 7630 | Sydenham | Christchurch 8240

09 478 6655

www.kga.co.nz

03 343 5302

REPORT ISSUE AUTHORISATION

Geotechnical Engineering Investigation
Proposed Residential Development
55 Plynlimon Road
Strowan
Christchurch

Prepared by:

A blue ink signature of Isaac Wong, written in a cursive style, over a light grey background with a faint 'K220446-1' watermark.

Isaac Wong

BE (Hons)
Geotechnical Engineer

Reviewed by:

A blue ink signature of Elizabeth Creek, written in a cursive style, over a light grey background with a faint 'K220446-1' watermark.

Elizabeth Creek

MSc (Geological Engineering), MEngNZ
Geotechnical Engineer

Authorised by:

A blue ink signature of Abilio Nogueira, written in a cursive style, over a light grey background with a faint 'K220446-1' watermark.

Abilio Nogueira

BE (Eng. Geol.), CMEngNZ, CPEng
Director

EXECUTIVE SUMMARY

Geotechnical Engineering Investigation
Proposed Residential Development
55 Plynlimon Road
Strowan
Christchurch

SUB-SOIL CONDITIONS	Lithology	The sub-surface conditions comprise topsoil/fill up to 0.4m depth, underlain by silt/sand to 0.6m depth and gravelly sand to 7.0m depth	
	Soil Classification as per NZS 1170.5:2004	Class "D" (Deep or soft soil sites)	
	Groundwater Depth	Encountered at an average depth of approximately 1.0m	
	Bearing Capacity	A geotechnical ultimate bearing capacity of 300kPa was found below 0.6m	
SEISMIC ASSESSMENT	Vertical Displacement under Earthquake Ground Motions (Index Value)	SLS	ULS
		30mm	40mm
	Liquefaction Potential Index (LPI) Value	SLS	ULS
		2	7
	Liquefaction Severity Number (LSN) Index Value	SLS	ULS
		11	22
	Horizontal Movement	Lateral Spreading	Lateral Stretch
		Minor	Minor
FOUNDATION RECOMMENDATIONS	Seismic Technical Categorisation	MBIE	TC2
		Site Specific	TC2
REPORT DISTRIBUTION	Concrete Floor Foundation Solution: - Options 3 or 4 of Section 5.3.1 "reinforced concrete floor construction in TC2" of the MBIE Guidelines would be suitable for the main dwelling. - The internal garage should be designed to the same level of performance as the main structure. Options 1 to 4 of Section 5.3.1 "reinforced concrete floor construction in TC2" of the MBIE Guidance would be suitable for the garage. - All material above the gravelly sand layer across the dwelling and garage footprint to be removed (to approximately 0.6m depth) and replaced with compacted hardfill. - The subfloor fill below the main dwelling can also comprise compacted hardfill.		
	A full copy of this report must be provided to all relevant parties involved in the project. This should include, but not be limited to, owner, architectural designers, engineers (civil and structural) and the earthworks/building contractor.		

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1. INTRODUCTION

At the instruction of Viden Consulting Engineers Ltd, we have undertaken a geotechnical engineering investigation on the property comprising 55 Plynlimon Road in Strowan, Christchurch. The work was carried out in accordance with our Agreement dated 4 July 2022.

As part of our investigation, we have undertaken a detailed site and environs walkover inspection, and referenced available information from the New Zealand Geotechnical Database (NZGD), Environment Canterbury (ECan) and Christchurch City Council (CCC) websites. We have conducted a subsurface investigation comprising hand auger boreholes with associated Scala penetrometer tests in order to assess ground conditions and likely behaviour of the ground, as well as to provide guidance on foundation design for the proposed development of the site.

The investigation was carried out with reference to the Ministry of Business, Innovation & Employment (MBIE) Guidance - Version 3, dated December 2012 - "Repairing and rebuilding houses affected by the Canterbury earthquakes" and subsequent updates, as well as the relevant New Zealand Geotechnical Society (NZGS) and MBIE Modules; "Earthquake Geotechnical Engineering Practice".

This report presents our findings and conclusions. It has been prepared in the context of providing geotechnical information for use in assessing options for the foundations of a new structure, and for use in structural design as part of a Building Consent application.

2. SITE DESCRIPTION

The property is legally described as Lot 7, DP 12523 and has an area of approximately 615m². The property is rectangular in shape and is located on the northwest side of Plynlimon Road. The property is bounded by St Patrick's School to the northwest, and otherwise bounded by residential properties and the road way to the school, as shown on our Site Plan, attached to this report.

The site is located approximately 230m south of Taylor's Drain and 260m north of the Wairapara Stream. The site and nearby surroundings are near level.

3. EXISTING STRUCTURES AND PROPOSED DEVELOPMENT

3.1 Existing Structures

The property is currently occupied by a single-storey residential dwelling at the southwest portion of the site, a garage at the southeast portion, a sleepout at the northeast portion, and a swimming pool at the northwest portion.

The main dwelling comprises timber weatherboard cladding, tile roofing, with timber floors supported by a concrete perimeter foundation and shallow internal piles (Type B1 in accordance with MBIE Guidance). The garage comprises blockwork cladding, tile roofing, and is founded on a concrete slab foundation (Type C1 foundation). It is not clear if the garage is structurally connected to the main dwelling. The sleepout comprises timber weatherboard cladding, corrugated steel roofing, and a concrete slab foundation (Type C1 foundation).

A review of the historical aerial photographs, as obtained from the ECan database, indicates that the existing dwelling and the sleepout at the northeast portion of the site were constructed in the late 1940s. It appears that a structure was present at the current garage location in the late 1960s, then replaced by the current garage circa 1980; the dwelling east end extension (between original dwelling and garage) also appears to have been constructed at the same period. The roofing of the main dwelling and garage appears to have been replaced or repainted in the late 2010s as significant roofing colour change was observed. We understand that the swimming pool at the northwest portion of the site was constructed recently in 2020 or 2021.

3.2 Proposed Development

We have been provided with conceptual plans by Moa Design Ltd titled “55 Plynlimon Road, Strowan” (dated: 31 May 2022). These detail the proposed development comprising a split level dwelling; the northeast side of the dwelling is two-storey and the southwest side is single storey. The southern end of the single-storey portion is shown to incorporate an internal garage. The dwelling floor is 920mm higher than the surrounding ground and garage to satisfy the minimum finished floor level requirement by Christchurch City Council (CCC). The existing dwelling will be demolished to allow the construction of the new proposed dwelling; however, the existing swimming pool at the northeast corner of the property will be kept for the development. The area between the pool and the dwelling is occupied by decking.

We have included these plans in Appendix A, and expect that foundation design will be determined based on the findings of this report. Based on our communication with the project architect, we understand that a concrete floor is the preferred foundation option for the proposed development.

4. BACKGROUND INFORMATION

4.1 Sources Consulted

The following third party information sources were consulted and referred to in this report:

- Grounded Consultancy Geotechnical Report (dated 1 April 2021) and Addendum (dated 10 March 2022)
- New Zealand Geotechnical Database (NZGD)
- Environment Canterbury (ECan)
- Christchurch City Council (CCC)

A summary of our understanding of the third party information is presented below. We note that the below summary of information is limited to that considered relevant to the geotechnical assessment of the property, and is intended to present facts and opinions as contained in third party sources and does not constitute interpretation or endorsement by KGA.

4.2 Grounded Consultancy Geotechnical Report (dated 1 April 2021) and Addendum (dated 10 March 2022)

Grounded Consultancy (Grounded) prepared a geotechnical report titled “Re: Shallow Geotechnical Investigation – 55 Plynlimon Road, Strowan, Christchurch – TC2 Site” (Ref: 2020-061, dated 1 April 2021) and a subsequent addendum letter titled “Re: 55 Plynlimon Road, Strowan, Christchurch, Earthquake Damage Assessment and Repair Strategy Report for Existing Dwelling, Addendum 1” (Ref: 2020-061, dated 10 March 2022).

The shallow testing by Grounded reached a maximum depth of 0.6m, identifying topsoil to 0.3m depth, overlying silt to the extent of testing at a maximum depth of 0.6m depth on inferred natural gravels, though the water table was not encountered above termination depth. A geotechnical ultimate bearing capacity of 300kPa was encountered at 0.6m depth.

The addendum letter included a floor level survey. The survey indicates the following:

- A maximum differential floor level of 40mm exists across the dwelling footprint; 24mm across the garage footprint; and 32mm across the sleepout.
- Localised falls of up to 1.5% were identified in the main dwelling; up to 0.8% in the garage; and up to 1.1% in the sleepout.
- The low points generally occur at the northeast, northwest, and southwest edges of the dwelling/garage footprint; the high point is at the southeast edge.
- The main dwelling appears to generally tilt towards the western elevation, while the garage and sleepout generally tilt towards the north.

The geotechnical report included static settlement and liquefaction potential assessment. Grounded indicated that any global long-term settlement is unlikely to have occurred due to excess exerted pressure from the existing dwelling. Grounded identified that shallow liquefaction is likely to exist at the site, and a TC2 classification was considered appropriate.

Grounded recommended the following for the existing dwelling and sleepout foundation:

- Existing dwelling foundation to be:
 - Repaired by underpinning pads to the perimeter foundation for jacking towards level; or
 - Rebuilt by using an enhanced NZS3604:2011 foundation system as recommended by Section A of the MBIE Guidance.
- Sleepout foundation to be remediated by underpinning jacking pads to the exterior and low mobility grout injection of polyurethane foam injection to the floor slab.

We note that the proposed development referred to in this KGA report is for a new dwelling as opposed to the repair/rebuild of the existing dwelling foundation.

4.3 New Zealand Geotechnical Database (NZGD) & Environment Canterbury (ECan)

The NZGD and ECan websites were searched for geotechnical information in the form of relevant well/borehole logs and Cone Penetrometer Test (CPT) data. Two CPTs with DPSH (dynamic probe test) were found in the vicinity of the property. The logs from these tests are reproduced in Appendix C, and are referenced further in Section 7 of this report.

According to GNS Science, the median depth to the water table ranges from 1.0m to 2.0m below ground level (bgl).

A summary of aerial photography and field observations, as well as the Peak Ground Acceleration (PGA) experienced on the site during the major earthquake events of the Canterbury Earthquake Sequence (CES) is given in Table 1. We have also scaled the PGA to a magnitude 7.5 event to be able to compare the recorded PGA to the ULS and SLS values recommended in the MBIE Guidance ($PGA_{7.5}(ULS)=0.35g$, $PGA_{7.5}(SLS)=0.13g$).

For the magnitude scaling factor assessment, it is important to note that the 13 June and 23 December 2011 aftershocks each comprised two separate earthquakes. In both cases, the second of the two earthquakes was the more damaging, but the first earthquake is inferred to have caused elevated pore water pressure and increased the susceptibility for liquefaction to occur. To take the two earthquakes into consideration for modelling purposes, the Tonkin & Taylor Liquefaction Vulnerability Study considers the second earthquake with an increased magnitude to include the effects of the first one. The design earthquake magnitude for each event is presented in Table 1, and a copy of the Property Summary Report is included in Appendix C.

Table 1: Summary Desk Study Information

	September 2010 (M 7.1)	February 2011 (M 6.2)	June 2011 (M 6.0)	December 2011 (M 5.9)
Aerial Photography Liquefaction Interpretation (KGA)	No observed liquefaction	No observed liquefaction on site; minor observed in school roadway to the northeast	No observed liquefaction	No observed liquefaction
Aerial Photography Liquefaction Interpretation (EQC)	No observed liquefaction	Moderate to severe observed liquefaction	No observed liquefaction	No observed liquefaction on site; moderate to severe observed at school to the northwest
Ground Observations (EQC)	<i>Not mapped</i>	No observed ground cracking or ejected liquefied material	No observed ground cracking or ejected liquefied material (road observations)	<i>Not mapped</i>
Mapped Ground Cracks	None on site. Cracks of less than 10mm wide mapped approximately 80m to the north and 90m to the east			
Lidar Cumulative Vertical Displacement¹	-90mm (subsidence)			
Horizontal Ground Movement²	260mm (±400mm) to the northwest			
Groundwater Depth (m)³	1.1	1.2	0.8	1.1
PGA (g)	0.21	0.31	0.16	0.17
Scaled PGA_{7.5} (g)⁴	0.19	0.22	0.11	0.11

¹ To February 2012, tectonic vertical changes excluded, may be subject to Lidar accuracy limit

² Horizontal Ground Movement – “Local” (Observed – Tectonic)

³ Interpreted from the “Property Summary Report”

⁴ Scaled to M7.5 using Idriss and Boulanger recommendations (2008)

4.4 Christchurch City Council (CCC) – Flooding Risk

According to the flood data provided by the CCC, presented in Appendix C, the property is within a CCC District Plan Flood Management Area. The New Zealand Building Code indicates a finished floor level (FFL) requirement of 20.44m RL (in Christchurch Drainage Datum, CDD), and the Christchurch District Plan indicates a FFL requirement of 20.61m RL. We note that the Christchurch District Plan requirement is higher than the proposed FFL of 20.52m RL indicated in the conceptual plans. The

CCC LiDAR information (dated 2018-2019) indicates that the property ground level ranges from 19.34m RL to 19.71m RL with an average of 19.56m RL (1.05m below the District Plan FFL requirement). The CCC should be contacted directly to comment on the floor level requirement, as a full flood risk assessment is outside the scope of this report.

4.5 Environment Canterbury (ECan) – Listed Land Use Register

Environment Canterbury has identified sites where hazardous activities and industries have been located throughout Canterbury, and maintains the Listed Land Use Register (LLUR) database which alerts about potential contamination before site works commence. After consultation of the database regarding these sites, the following information was obtained: “The Listed Land Use Register does not currently have any information about a Hazardous Activities and Industries List site on your selected land parcel”. The relevant extracts from the LLUR are presented in Appendix C.

Due to the limited extent of our investigation, we cannot guarantee that contamination is not present.

5. SITE OBSERVATIONS

The following observations were noted during our site walkover on 19 July 2022 (relevant site photographs are included within Appendix B):

- The surrounding areas of the swimming pool are covered by timber decking. The remainder of the site is covered by concrete pavement, lawn area, and a tree immediately to the south of the dwelling.
- Based on our conversation with the developer, we understand that the existing swimming pool is founded at approximately 1.8m depth.
- The downpipe at the northwest corner of the main dwelling is placed diagonally, likely due to construction of the pool decking. The downpipe rests on top of the steps of the decking and appears to discharge stormwater directly on the deck.
- There is water leak from the tap at the southwest corner of the main dwelling, creating a puddle around the area.

6. GEOLOGY

The published Geology of the Christchurch urban area (1992) shows the site is underlain by the Yaldhurst Member of the Springston Formation. The Springston Formation was deposited during the Holocene epoch ($\leq 10,000$ years old), and has accumulated the inland margin of the Christchurch Formation. The Springston Formation contains postglacial fluvial channel and overbank sediments resulting in the deposition of well-sorted gravels, sands and silts sourced from the Southern Alps. Due to the movement of the Waimakariri River channels, the deposits appear as fan shaped wedges or localised lenses, creating extensive layers with varying thicknesses.

The Yaldhurst Member is the most recent deposit of the Springston Formation and was deposited just above the present Waimakariri River flood level during the last 3000 years. It contains three distinct lithological units; alluvial sand and silt overbank deposits; historic river flood channels containing silts, sands and alluvial gravel; and peat deposits.

7. GROUND INVESTIGATION

7.1 Existing Ground Information

A search of the ECan and NZGD websites identified two CPTs with DPSH within the vicinity of the site. We considered these tests relevant, and the CPT data was used in our liquefaction analyses. The investigation logs are reproduced in Appendix C, and the data referenced in more detail in Table 2.

Table 2: NZGD Data

NZGD Test Reference	Source	Source Reference	Probe Depth* (m)	Approx. Distance From Site (m)
CPT_116515	Opus / LandTest	57P1	10.0	30 (NW)
CPT_116516	Opus / LandTest	57P2	10.0	20 (NW)

* Probe depths include lengths penetrated using DPSH

DPSH was undertaken for depths below 2.3m at CPT_116515 and for depths between 5.1m and 7.4m at CPT_116516.

Grounded undertook shallow investigations at the site comprising five hand augers boreholes and five Scala penetrometer tests as detailed in their geotechnical report (dated 1 April 2021). The logs of these tests are attached in Appendix C, although the actual location of testing is not known.

7.2 Current Ground Investigation

In order to supplement the existing ground information, further project specific shallow ground investigation for subsoil identification and bearing capacity purposes was undertaken. The subsurface conditions on site were explored by drilling four hand auger boreholes (HA01 to HA04) and performing four Scala penetrometer tests (SP01 to SP04) within the borehole locations as shown in Table 3. The shallow ground investigation services were provided by KGA on 19 July 2022. A description of the testing is given in the following sections.

Table 3: Schedule of Exploratory Ground Investigation

Test Type	Test Ref.	Depth (m)	Reason for Termination	Date of Test
Hand Auger	HA01	0.8	Effective refusal	19 July 2022
	HA02	0.4		
	HA03	0.4		
	HA04	0.8		
Scala Penetrometer	SP01	2.0	Effective refusal	19 July 2022
	SP02	1.1		
	SP03	0.9		
	SP04	1.7		

The exploratory test locations were selected to provide representative indications of the subsurface ground conditions within the area being assessed. The test locations are shown on our Site Plan.

7.3 Scala Penetrometer Tests and Hand Auger Boreholes

The Scala penetrometer probe consists of a hand operated dynamic cone penetrometer and is used to evaluate the penetration resistance of a soil. A 9kg hammer weight is dropped over a distance of 510mm driving a 20mm diameter cone into the ground. The number of hammer blows is recorded for each 50mm of penetration. Testing is in accordance with Test 6.5.2:1988 of NZS 4402.

Hand auger boreholes were drilled in conjunction with the Scala penetrometer testing using a 50mm diameter hand auger and a soil description log in accordance with the NZGS Guidelines “Field description of soil and rock” is presented for each borehole. Scala Penetrometer testing was carried out at nominal 1.0m depth intervals with hand auger boreholes drilled over the Scala test points to the same depth to reduce the friction on the rod for subsequent testing.

The hand auger boreholes and Scala penetrometer tests were scheduled to be taken to 3.0m depth or to a depth where effective refusal was reached, whichever was shallower.

Due to the shallow hand auger effective refusal on gravels, the hand auger boreholes were extended slightly deeper using a shovel.

7.4 Subsurface Conditions

The subsurface ground conditions encountered are briefly described and summarised in Table 4. For more detailed descriptions, reference should be made to the attached investigation logs. In order to prepare a subsurface model of the site, the subsurface conditions encountered have been inferred between our boreholes. It must be accepted that the conditions are likely to vary between each borehole location, particularly when the distance between test locations is large.

Table 4: Subsurface Conditions

Geotechnical Unit		Depth to Base (m)	Description	Scala Penetrometer Reading (blows per 100mm)	CPT q _t Value (MPa)
1	TOPSOIL / FILL	0.2 – 0.4	Organic silt with minor rootlets, trace gravel, wood fragments, and brick	-	-
2	SILT ^a	0.4 – 0.5	Silt or sandy silt	2 – 4	-
3	SAND ^b	0.6	Sand with some silt, brown mottling between 0.4m and 0.5m bgl	2 – 5	-
4	Gravelly SAND	7.0 ^c	Gravelly sand with minor cobbles	9 – 20+	10 – 50+
5	SILT	10.0+ ^c	Silty sand and silty clay	-	1 – 5

^a Unit not encountered in HA02

^b Unit encountered in HA04 only

^c Inferred from nearby CPT/DPSH testing

7.5 Groundwater

Groundwater was encountered between 1.0m to 1.3m depth during our site testing. This is generally consistent with GNS water levels inferred in Section 4 and water level values from the NZGD Property Summary Report provided in Table 1. Groundwater levels can and will vary with changes in weather patterns, particularly following periods of prolonged wet or dry weather. We note that our testing was undertaken during an extended period of heavy rainfalls.

8. FUTURE LAND PERFORMANCE & DESIGN CONSIDERATIONS

8.1 Liquefaction Analysis – General

Liquefaction analyses were completed for both SLS and ULS design criteria, using the CPT data referenced in Table 2. We note that both CPTs from NZGD contain DPSH data within the gravelly sand layer instead of CPT data, likely due to effective refusal of CPTs on this dense layer. Liquefaction analysis were performed only for the portion with CPT data available, using the input parameters described in Table 5.

Table 5: Input Parameters to NZS1170.5:2004 & NZGS/MBIE Module 1

Input Parameters	Design Event		
	SLS (A)	SLS (B)	ULS
Building Importance Level	IL2		
Soil Class	Class D		
Annual Exceedance Probability	1/25	1/25	1/500
Magnitude	7.5	6.0	7.5
Peak Ground Acceleration	0.13	0.19	0.35

This section presents two parameters commonly used to predict the liquefaction vulnerability; the liquefaction induced settlements, and the characteristics of liquefaction and the resulting ground deformation.

The in situ groundwater level was considered to exist at 1.0m bgl, and the groundwater level during earthquake used for the calculation was conservatively assumed at 0.5m bgl.

8.2 Liquefaction Analysis – Estimated Future Settlements

We have analysed the CPT data using the current software “CLiq” and a copy of the output from the analyses has been included within Appendix D. The software includes for normalisation of the data for overburden pressure and is considered to provide improved indications of liquefaction potential. The results are presented in Table 6.

Table 6: Liquefaction Analysis Results

Test	Calculation Limit Depth (m)	Calculated Vertical Settlement (mm)		
		SLS (A)	SLS (B)	ULS
CPT_116515	2.3	< 5	5	10
CPT_116516	10.0	20	30	40

We note that DPSH was undertaken for depths below 2.3m at CPT_116515 and for depths between 5.1m and 7.4m at CPT_116516. As liquefaction analysis is only performed for the portion with CPT data available, the severity of liquefaction is likely to be underestimated.

We note however that the DPSH data within the gravelly sand layer indicates blow counts in excess of 20 per 200mm increments, indicating the layer to be dense. We consider this layer to have a low liquefaction potential under both SLS and ULS levels of shaking, and the liquefaction induced vertical settlements over the upper 10m at the site is not anticipated to exceed TC2 categorisation limits as defined by the MBIE Guidance. We also note that further liquefaction may occur below 10m, which is not included within the above analysis.

Post-earthquake general observations show that the empirical calculation of the settlement is uncertain with perhaps a $\pm 50\%$ margin to the numbers given in Table 6. We therefore recommend that engineering judgment is applied when interpreting the computed settlements.

We point out that the settlements presented in Table 6 describe the settlements of the ground not occupied by a building, but occurring due to dissipation of excess pore water pressure generated during earthquake shaking. Additional settlements may also occur due to yield of the liquefied soils under foundation loading, soil loss of volume (liquefaction ejecta) and lateral spreading, but these components are very difficult to predict. Subsurface conditions may vary across the site, making accurate prediction of future settlements even more difficult.

8.3 Liquefaction Induced Ground Deformation

Guidance on expected levels of liquefaction-induced ground deformation is provided within Section 5.4 of Module 3 of the Earthquake Geotechnical Engineering Practice documents issued by MBIE and NZGS. This provides a summary of expected performance levels for liquefied soil deposits, based on the liquefaction triggering factor, LPI and LSN. The LPI and LSN are indices that quantify liquefaction-induced damage by taking into consideration the severity, thickness and depth of the liquefiable layers within the soil profile. The expected level of ground performance is summarised in Table 5.1 of Module 3, defined as six performance levels as a consequence of liquefaction (L0 – ‘Insignificant’ to L5 – ‘Very severe’). We have analysed the CPT data using CLiq and the calculated LPI and LSN values are presented in Table 7.

It should be noted that LPI and LSN indices are typically applied to area-wide screening, and are considered to have reasonable predictive capacity when applied this way; however, they may misrepresent performance in approximately 20% to 30% of cases. Therefore the expected performance levels provided in Table 7 below are only intended as general guidance, and the uncertainties and/or non-uniformities of ground deformation should be considered in any subsequent design.

Table 7: General Performance Levels (Upper 10m)

Test	SLS (B)		Effect from Liquefaction	ULS		Effect from Liquefaction
	LPI	LSN		LPI	LSN	
CPT_116515	0	9	Insignificant	2	15	Moderate
CPT_116516	2	11	Moderate	7	22	High

The LPI and LSN values in Table 7 indicate a performance level of L0 to L2 (“insignificant” to “moderate” effect from excess pore water pressure and liquefaction) for the SLS case and L2 to L3 (“moderate” to “high”) for the ULS case. The ULS performance levels indicate up to 30% to 50% of the deposit may liquefy, with global settlement in the order of 100mm to 200mm, moderate to large differential settlements and transient lateral displacements. Reference should be made to Table 5.1 of Module 3 for a full description of the expected characteristics and consequences of liquefaction.

We note that the LSN parameter was developed specifically for Christchurch soils, and we therefore consider that the designation based on the LSN values is likely to best represent the true effect on the site from excess pore water pressure and liquefaction; this suggests that a “moderate” effect from

liquefaction is considered most probable at ULS levels of shaking, with liquefaction occurring in layers of limited thickness and ground deformation resulting in relatively small differential settlements.

We note that the LPI and LSN values may be underestimated due to the shallow termination of CPTs especially for CPT_116515 which terminated at 2.3m depth. We consider however that the prediction using CPT_116516 is appropriate as the calculation only ignored the dense sandy gravel layer with low liquefaction risk.

8.4 Potential for Lateral Spreading

The inferred lateral movement from LiDAR (NZGD) indicates that the site has experienced 260mm (± 400 mm) of horizontal movement to the northwest during the CES. Ground observations by the EQC for the February and June 2011 earthquakes indicate the site was not subject to lateral spreading. Furthermore, no cracks were mapped in the vicinity of the site. Based on these considerations, we believe site presents potential for minor global lateral movement of the ground across the site.

8.5 Shrink-Swell Characteristics

Based on the near-surface non-plastic silt and sand based alluvium soils, as noted in our boreholes, and our experience of similar soils elsewhere, the shallow soils are considered to be susceptible to very minor swelling and shrinking movements under seasonal variations of water content.

9. SITE DESIGNATION & TECHNICAL CATEGORY

We have assessed the site subsoil class as Class “D” – (Deep or soft soil) for structural purposes in accordance with Clause 3.1.3 of the New Zealand design standard NZS 1170.5:2004. This assumption is based on the following:

- Our ground investigation did not encounter very soft or very loose soils for a thickness greater than 10.0m below this site. We therefore consider that Class “E” soil conditions are not present.
- Based on our knowledge of the local geology and the GNS geological map data, we infer that dense to very dense sand and gravel type soils extend to depths of greater than 100m below this site.

EQC mapping from the NZGD indicated that moderate to severe liquefaction was observed following the February 2011 event; however, our aerial photograph interpretation indicate no liquefaction observed at the site.

The site experienced M_w 7.5 scaled peak ground accelerations (PGAs) of 0.11g to 0.22g, as per Table 1. Therefore, the site may be classified as 'sufficiently tested' for an SLS event according to Section 13.5 of the MBIE Guidance document.

The site is situated in a TC2 area as per the MBIE mapping available on the NZGD. Our liquefaction analysis and lateral spreading assessment in Section 8 suggest that a TC2 classification is applicable to the site in accordance with Table 3.1 of the MBIE Guidance. Based on the above and the observed site performance during the past events of the CES, we believe that a TC2 classification is suitable for the purposes of foundation design.

10. GEOTECHNICAL CONSIDERATIONS FOR PROPOSED DEVELOPMENT

10.1 Geotechnical Considerations

Based on our investigation results and observations, the following recommendations should be considered for the proposed development:

- Topsoil and fill were identified up to 0.4m depth at investigation points.
- A geotechnical ultimate bearing capacity of 300kPa may be considered in the gravelly sand soil below 0.6m depth.
- The local groundwater level was encountered at depths of 1.0m to 1.3m.
- According to our assessment, the property is likely to behave as equivalent to a TC2 site as defined in the MBIE Guidance document for residential sites.

Taking into account the above constraints, we recommend that the following are considered for the proposed development:

10.2 Concrete Floor Solution

Based on our communication with the project architect, we understand that a concrete floor is the preferred foundation option for the proposed development.

We understand that the main dwelling floor will be 920mm above the internal garage floor (at 20.52m RL) in order to satisfy the District Plan minimum FFL requirement, although we note that the District Plan FFL requirement is 20.61m RL. The Client and/or the project architect should confirm if the proposed FFL comply with the regulations.

As the proposed dwelling is approximately 1m above surrounding ground, we consider that Options 3 or 4 of Section 5.3.1 “reinforced concrete floor construction in TC2” of the MBIE Guidelines would be suitable for this site as summarised in Table 8. The foundation can be specifically designed for a geotechnical ultimate bearing capacity of 300kPa, which is present in the gravelly sand soil below 0.6m depth.

Table 8: Shallow Concrete Surface Structure Options

Option	Description
TC2 – Option 3	100mm thick reinforced slab supported on 600mm (deep) by 300mm (wide) ground beams
TC2 – Option 4	85mm thick reinforced waffle slab with perimeter footing and internal beams 385mm thick

Due to the nature of the garage being structurally connected to the main dwelling, the garage should be designed to the same level of performance as the main structure. According to the MBIE Guidance, the design requirement at ULS for a 1/500 year event may be provided by Options 1 to 4 of Section 5.3.1 “reinforced concrete floor construction in TC2” of the MBIE Guidance.

We recommend that all material above the gravelly sand layer is removed across the dwelling and garage footprint (up to approximately 0.6m depth). Compacted hardfill should be placed between the base of the foundation to the excavation depth where a geotechnical ultimate bearing capacity of 300kPa is assumed to be present. The subfloor area at the dwelling can also be filled with compacted hardfill.

10.3 Compacted Hardfill

A crushed, well-graded sandy gravel aggregate that can be adequately compacted (e.g., crushed AP40 or AP65) should be used as subgrade and subfloor fill. Poorly graded river gravels should not be used as they may collapse with future vibrations. The exposed soils should be proof rolled to identify any further soft spots. These should, where appropriate, be removed and replaced with well

compacted granular material. The hardfill should comply with grading requirements of “CCC AP65” or “CCC stabilised AP40” aggregate. The hardfill should be compacted to at least 95% of maximum dry density when tested in accordance with NZS4402:1986, Test 4.1.3, or achieve Clegg impact test values in excess of 25. The standard of the compaction must be certified by a suitably qualified geotechnical engineer.

A separation layer of geotextile, such as Bidim A29, should be placed in the base and wrapped up the sides of the excavation prior to the placement of any granular fill.

11. INFRASTRUCTURE DESIGN

11.1 Services

Underground service pipes and connections should be designed in accordance with the relevant recommendations contained in the MBIE Guidance (particularly Section 5.7), CCC Infrastructure Design Standards (IDS), and the CCC Construction Standard Specification (CSS).

11.2 Landscaping

Where trees are proposed for landscaping, these should be planted a minimum distance of the radius of the expected canopy or half the height of the mature tree (whichever is greater) from any proposed foundations.

12. FURTHER WORKS

In order to ensure consistency with the recommendations contained within this report, we recommend that KGA or a Chartered Professional Engineer with experience in the geotechnical field is asked to review the foundation design drawings with respect to geotechnical elements. We also recommend that the following is confirmed as part of the construction observation works:

- Founding conditions at the time of construction to confirm or otherwise the assumed bearing capacity and advise on any modifications deemed necessary to ensure that all foundations are in competent soils.
- Compaction testing of any subfloor hardfill to be installed on site.

Territorial Authorities also often require specific engineering observations and PS4 Producer Statement documentation as part of Building/Resource Consent conditions and subsequent Code Compliance Certification. To this end, we would recommend liaising with KGA to undertake the necessary observations required to ensure that the foundation construction is consistent with the assumptions made in this geotechnical report.

13. LIMITATIONS

Our report was prepared in line with the current MBIE Guidance. To satisfy the requirements of the Building Code and the New Zealand Standard “NZS 1170 - Structural Design Actions”, foundations must be designed so that the building must remain functional under SLS level loads; minor damage is acceptable provided the damage is readily repairable, and the building does not collapse under ULS level loads, but could suffer moderate to significant structural damage.

Desk study data was obtained from several investigation and modelling study sources made available to the public and engineering industry post the Canterbury earthquake sequence. Acknowledgment is given regarding the free use of the New Zealand Geotechnical Database, Christchurch City Council and Environment Canterbury websites. The data is used in good faith and no responsibility can be taken for the accuracy or completeness of the data.

This report was prepared in the context defined in Section 1 above and must not be relied upon by any other party other than our Client, for whom it was prepared, and the relevant Territorial Authority. It has been compiled with respect to the brief given to us, and must not be relied upon in any other context, recreated for any other purpose, or used by any person who is not our Client without first obtaining our written permission.

We point out that our conclusions are based on desk study material, a visual surface inspection of the site, third party investigation data from nearby sites and discrete exploratory hole positions. Ground conditions may vary between investigation points. The recommendations given in this report are provided as an overall strategy to minimise risks from geotechnical hazards. It should be noted that they are unlikely to remain effective if they are adopted in a piecemeal manner.

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ATTACHMENTS



Legend

- ✚ Hand Auger Boreholes and Scala Penetrometer Tests
- Site Boundary

0 2.5 m 5 m

LINZ CC BY 4.0 © Imagery Basemap contributors



Produced by **Datanest.earth**

Title: Site Plan

Client: Viden Consulting
Engineers Ltd

Project: 55
Plynlimon Road

Date: 02-08-2022

Proj No: K220446

Drawn: IW

Checked:
-

Scale:
1:250

Drawing No: 1
Size: A4

Version:
Report Issue

Job No.: K220446

Hole No.: HA01/SP01

Date: 19/07/2022

Logged By: KF/IW

Ground Level: 10

Sheet: 2A

Notes & Abbreviations

Water

▼ Standing Water Level
▽ Water Level At Time Of Drilling
◁ Out Flow ▷ In Flow

Other Comments



KGA
GEOTECHNICAL

Job No.: K220446

Hole No.:	HA02/SP02
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Date: 19/07/2022

Logged By: KF/IW

Ground Level: 10

Sheet:	2B
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Notes & Abbreviations

Other Comments

- Hand dug using shovel from 0.3m.



Job No.: K220446

Hole No.: HA03/SP03

Date: 19/07/2022

Logged By: KF/IW

Ground Level: 10

Sheet:	2C
--------	----

Notes & Abbreviations

Other Comments

- Corrected as per NZGS Guidelines
Vane No.:
UTP = Unable To Penetrate
+ = Peak Exceeded
- = No Result



Job No.: K220446

Hole No.: HA04/SP04

Date: 19/07/2022

Logged By: KF/IW

Ground Level: 10

Sheet: 2D

Notes & Abbreviations

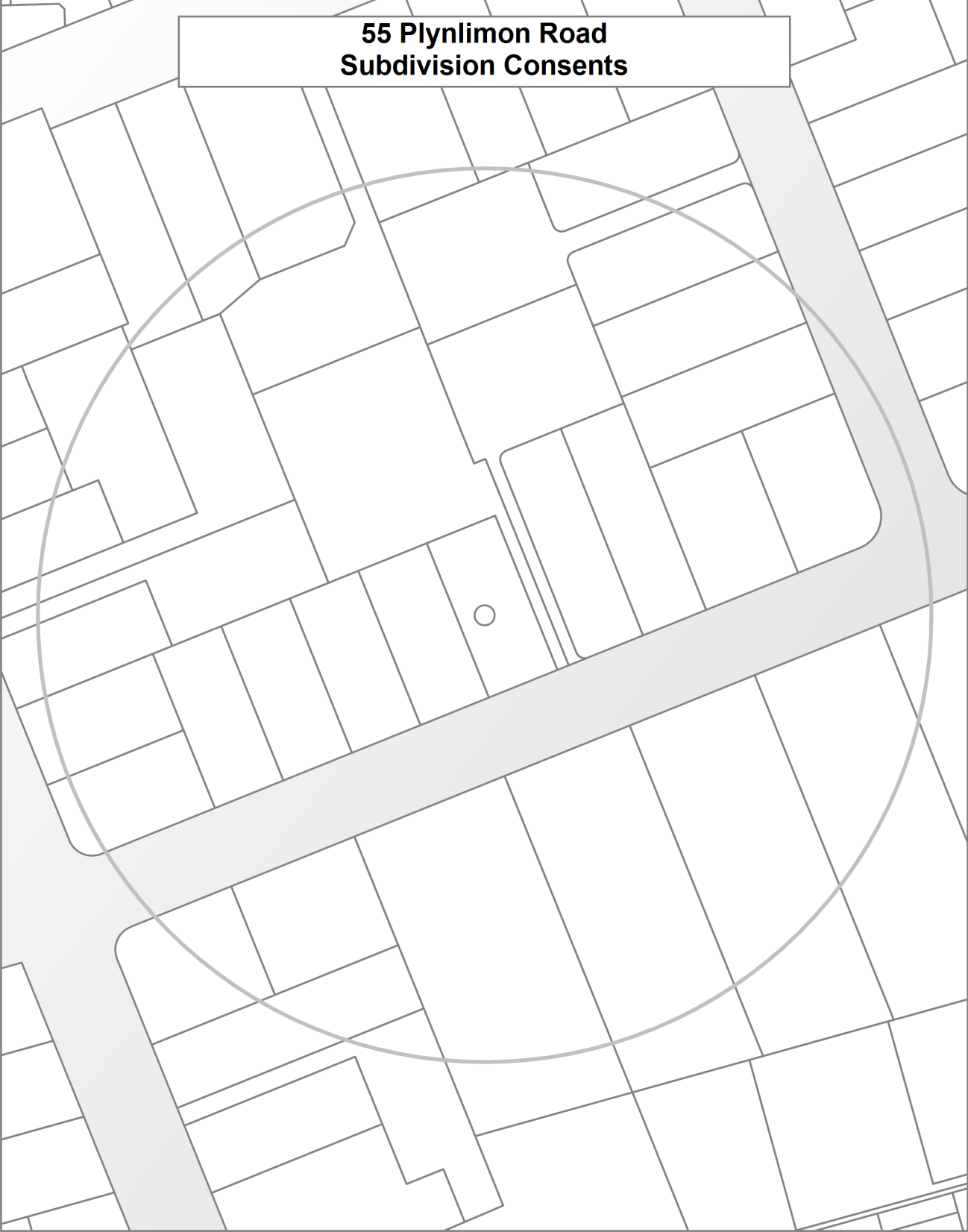
Other Comments

- 
- KGA**
GEOTECHNICAL

55 Plynlimon Road Land Use Consents



**55 Plynlimon Road
Subdivision Consents**



Land Use Resource Consents within 100 metres of 55 Plynlimon Road

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

1/5 Orkney Street

RMA/1989/286

Construct a second vehicle crossing on a site 17.1m wide. - Historical Reference RES9207145

Processing complete

Applied 19/04/1989

Decision issued 26/04/1989

Granted 26/04/1989

108 Jeffreys Road

RMA/1979/290

Dispensation to erect additions to a Church hall sited 1.44m from the boundary in lieu of 9m. - Historical Reference RES9211114

Processing complete

Applied 17/04/1979

Decision issued 14/05/1979

Granted 14/05/1979

RMA/1991/589

Dispensation to erect a storage shed at 900mm from a boundary in lieu of 1.8m, in relation to a Place of assembly. - Historical Reference RES9211115

Processing complete

Applied 15/04/1991

Decision issued 30/04/1991

Granted 30/04/1991

RMA/2013/2447

NEW PLAYGROUND - Historical Reference RMA92024167

Processing complete

Applied 18/11/2013

Decision issued 17/12/2013

Granted 16/12/2013

RMA/2015/689

Notice of requirement - St Patrick's School Incorporated into Stage 3 of the District Plan Review - Historical Reference RMA92028919

Withdrawn

Applied 16/03/2015

RMA/2022/3664

Removal of two unhealthy protected trees - Pin Oak Tree ID 5865 and Blue Atlas Cedar Tree ID 5866

Consent issued

Applied 30/11/2022

Decision issued 23/12/2022

Granted 23/12/2022

RMA/2025/471

Retrospective Application to Disturb Contaminated Soils

Processing complete

Applied 25/02/2025

Amended decision issued - s133A 27/03/2025

Decision issued 24/03/2025

Granted 21/03/2025

11 Orkney Street

RMA/2010/806

Alterations and additions including garage door within street scene setback. - Historical Reference RMA92016345

Processing complete

Applied 02/06/2010

Decision issued 13/07/2010

Granted 13/07/2010

45 Plynlimon Road

RMA/2017/2211

Dwelling additions & alterations

Processing complete

Applied 12/09/2017

Decision issued 06/10/2017

Granted 05/10/2017

RMA/2017/2299

Minimum Floor Level Certificate

Processing complete

Applied 19/09/2017

Certificate issued 20/09/2017

47 Plynlimon Road

RMA/2014/2848

Dwelling alterations and addition - Historical Reference RMA92027543

Processing complete

Applied 30/10/2014

Decision issued 28/11/2014

Granted 28/11/2014

49 Plynlimon Road

RMA/1995/1344

Application for garage to intrude the recession plane. - Historical Reference RES951516

Processing complete

Applied 12/06/1995

Decision issued 28/06/1995

Granted 28/06/1995

RMA/1995/2429

To erect a garage which penetrates the north east boundary recession plane. - Historical Reference RES954217

Processing complete

Applied 07/09/1995

Decision issued 15/09/1995

Granted 15/09/1995

RMA/2005/596

dwelling addition and garage encroaching road boundary setback to be 1.6m - Historical Reference RMA20019433

Processing complete

Applied 10/03/2005

Decision issued 10/06/2005

Granted 10/06/2005

RMA/2007/2856

Extend dwelling resulting in continuous building length - Historical Reference RMA92010201

Processing complete

Applied 18/10/2007

Decision issued 06/11/2007

Granted 05/11/2007

RMA/2008/586

THE ADDITION OF A WINDOW IN A LIVING ROOM WITHIN THE 3M WESTERN BOUNDARY SETBACK. - Historical Reference RMA92011386

Processing complete

Applied 19/03/2008

Decision issued 02/04/2008

Granted 01/04/2008

50 Plynlimon Road

RMA/1999/4186

To erect a pedestrian and cycle pat Main North Railway line from Wairakei Road to Glandove Glandovey Road Stage 3 - Historical Reference RMA1123

Processing complete

Applied 07/10/1999

Decision issued 01/02/2000

Granted 01/02/2000

51 Plynlimon Road

RMA/2003/606

To erect a new garage within the 4.5m road boundary setback. - Historical Reference RMA20012874

Processing complete

Applied 05/03/2003

Decision issued 07/03/2003

Granted 06/03/2003

53 Plynlimon Road

RMA/1997/1667

A discretionary activity to erect additions to a residential unit with does not comply with the Transitional and Proposed City Plans. - Historical Reference RES971868

Processing complete

Applied 09/07/1997

Decision issued 13/08/1997

Granted 13/08/1997

RMA/2018/2150

Proposed Garage Extension

Processing complete

Applied 04/09/2018

Decision issued 06/12/2018

Granted 06/12/2018

57 Plynlimon Road

RMA/2017/2670

Minimum Floor Level Certificate

Processing complete

Applied 31/10/2017

Certificate issued 14/11/2017

RMA/2017/3018

Construct a new Classroom Block

Processing complete

Applied 29/11/2017

Decision issued 18/01/2018

Outline plan accepted 18/01/2018

61 Plynlimon Road

RMA/1994/603

Garage opening is less than 5.5m from vehicle crossing and internal length of building is less than 5.5m - Historical Reference RES94001196

Processing complete

Applied 11/07/1994

Decision issued 19/07/1994

Granted 19/07/1994

RMA/1999/2331

Alterations to a dwelling which are within 1.8m of an internal boundary and exceed 20m in length, has a living area window located within 3m of an internal boundary - Historical Reference RES991023

Processing complete

Applied 13/04/1999

Decision issued 13/04/1999

Granted 13/04/1999

RMA/2007/946

First floor living area window intrudes int bdy setback - Historical Reference RMA92008192

Processing complete

Applied 26/04/2007

Decision issued 16/05/2007

Granted 16/05/2007

63 Plynlimon Road

RMA/2008/2171

To erect a residential dwelling with attached double garage - Historical Reference RMA92013071

Processing complete

Applied 30/10/2008

Decision issued 17/11/2008

Granted 17/11/2008

RMA/2008/942

Application to erect a dwelling with an attached garage - Historical Reference RMA92011759

Processing complete

Applied 09/05/2008

Decision issued 02/07/2008

Granted 02/07/2008

RMA/2021/2574

Installation of an in-ground swimming pool

Processing complete

Applied 09/08/2021

Decision issued 07/09/2021

Granted 06/09/2021

65 Plynlimon Road

RMA/1997/434

A proposed two unit development - Historical Reference RES970389

Processing complete

Applied 18/02/1997

Decision issued 22/05/1997

Declined 22/05/1997

RMA/2002/967

To erect a garage that intrudes the recession plane and is within garage setback, exceeds 9m within 1.8m of internal boundary. - Historical Reference RMA20009952

Processing complete

Applied 29/04/2002

Decision issued 12/06/2002

Granted 12/06/2002

70A Idris Road

RMA/2022/393

Erect a Double Garage

Processing complete

Applied 16/02/2022

Decision issued 11/03/2022

Granted 08/03/2022

78 Idris Road

RMA/1999/3974

Application to locate a garage with undary setback. Proposed to have a setback of 1.5metres etres. - Historical Reference RMA1009

Processing complete

Applied 27/07/1999

Decision issued 08/03/2000

Granted 07/03/2000

80 Idris Road

RMA/2015/1093

Dwelling - Historical Reference RMA92029340

Processing complete

Applied 23/04/2015

Decision issued 09/06/2015

Granted 09/06/2015

82A Idris Road

RMA/1994/1509

Land use consent to erect three units at 82 Idris Road. - Historical Reference RES94102854

Processing complete

Applied 09/06/1994

Decision issued 23/12/1994

Declined 23/12/1994

RMA/1995/748

Erect 3 new units and garages - Historical Reference RES95100102

Processing complete

Applied 25/01/1995

Decision issued 10/05/1995

Granted 10/05/1995

84 Idris Road

RMA/1977/210

Dispensation to erect a second storey addition, which will intrude into the 55 degree recession plane. - Historical Reference RES9211791

Processing complete

Applied 12/06/1977

Decision issued 23/06/1977

Granted 23/06/1977

RMA/1999/1994

To erect a double garage within 4.5m setback at right angles (2m proposed) - Historical Reference RES990586

Processing complete

Applied 04/03/1999

Decision issued 04/03/1999

Granted 04/03/1999

RMA/1999/2134

To erect a new dwelling at the rear of 84 and 86 Idris Road that will project through a recession plane and contain a balcony within 4m of an i - Historical Reference RES990759

Processing complete

Applied 22/03/1999

Decision issued 22/03/1999

Granted 22/03/1999

86 Idris Road

RMA/1999/3057

Trans: Reduced width of Lot 2 (15.09m), Waiver of turning area on row, Reduced building setback Lot 1 (1.5m). prop: Reduced building setback Lot 1 (1.5m), Re - Historical Reference RES991925

Processing complete

Applied 30/06/1999

Decision issued 24/09/1999

Granted 24/09/1999

RMA/1999/3465

To erect a dwelling that intrudes through the recession plane and first floor balcony is within 4m of an internal boundary - Historical Reference RES992449

Processing complete

Applied 25/08/1999

Decision issued 09/11/1999

Granted 09/11/1999

9 Orkney Street

RMA/2024/1829

Minimum Floor Level Certificate

Processing complete

Applied 20/06/2024

Certificate issued 26/06/2024

RMA/2024/3305

Construct residential dwelling with attached garage

Processing complete

Applied 18/11/2024

Decision issued 12/02/2025

Granted 12/02/2025

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