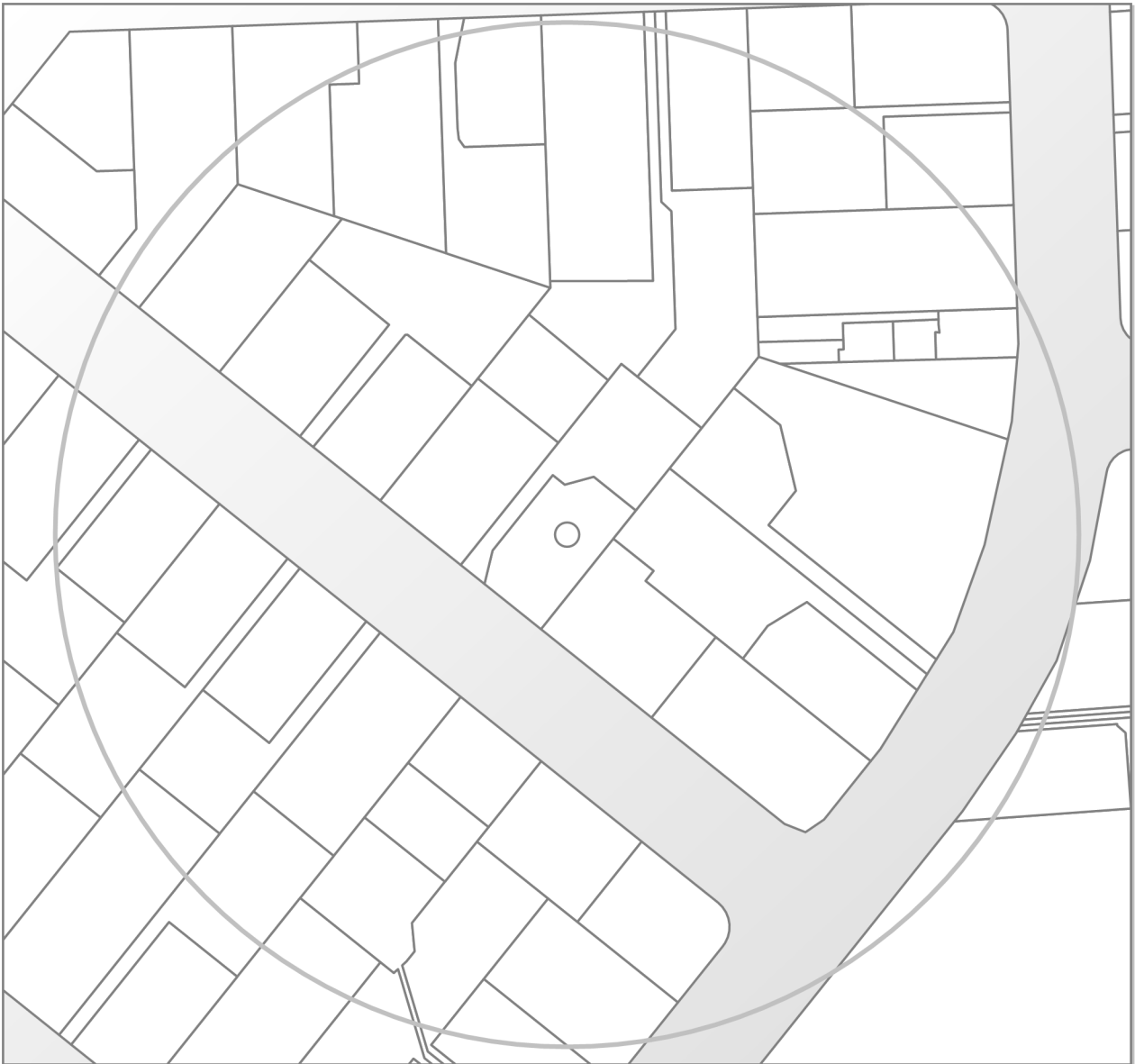


Land Information Memorandum



Property address:
4 Wherstead Road

LIM number: H09831028

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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 8 June 2026
Date received 4 June 2026

Property details

Property address 4 Wherstead Road, Cashmere, Christchurch
Valuation roll number 23662 23601
Valuation information Capital Value: \$900,000
Land Value: \$520,000
Improvements Value: \$380,000
Please note: these values are intended for Rating purposes
Legal description Lot 1 DP 568473
Existing owner Royden Mathew Van Dyk
Siobhan Louise Van Dyk
4 Wherstead Road
Christchurch 8022

Council references

Rate account ID 73202398
LIM number H09831028
Property ID 1194879

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

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

Related Information

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

2. Private and public stormwater and sewerage drains

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

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

Related Information

- This property is shown to be served by Christchurch City Council Sewer.
- The council plan shows no public stormwater lateral plotted to this site.
- 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.

3. Drinking Water Supply

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

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

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

Water supply

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

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4. Rates

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

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

(a) Annual rates

Annual rates to 30/06/2026: \$5,348.92

	Instalment Amount	Date Due
Instalment 1	\$1,337.18	15/09/2025
Instalment 2	\$1,337.18	15/12/2025
Instalment 3	\$1,337.18	15/03/2026
Instalment 4	\$1,337.38	15/06/2026

Rates owing as at 08/06/2026: \$8.60

(b) Excess water charges

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

(c) Final water meter reading required at settlement?

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

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

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/1992/4862 Applied: 08/06/1992 Status: Completed
4 Wherstead Road Cashmere
Permit issued 16/06/1992
WOODSMAN BALMORAL SPACEHEATER - DRYBACK- Historical Reference PER167699
- BCN/1993/9171 Applied: 21/10/1993 Status: Completed
4 Wherstead Road Cashmere
Accepted for processing 21/10/1993
Building consent granted 04/11/1993
Building consent issued 07/12/1993
Code Compliance Certificate Granted 04/05/1994
Code Compliance Certificate Issued 04/05/1994
Dwelling alteration - Extension - Historical Reference CON93011833
- BCN/2014/8188 Applied: 28/08/2014 Status: Completed
4 Wherstead Road Cashmere
Accepted for processing 29/08/2014
Building consent granted 02/09/2014
Building consent issued 03/09/2014
Code Compliance Certificate Issued 05/11/2014

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Dwelling Alteration - Woodsman Totara Dry Inbuilt Woodburner - CAC110220

- BCN/2022/2945 Applied: 06/05/2022 Status: Code Compliance Certificate refused S93
4 Wherstead Road Cashmere
Accepted for processing 09/05/2022
PIM Granted 12/05/2022
PIM Issued 17/05/2022
Building consent granted 15/06/2022
Building consent issued 05/07/2022
Council refused to issue a Code Compliance Certificate, s93 Building Act 2004 20/06/2024
Alterations to Dwelling - Construction of detached garage. Replace kitchen and add timber deck. Installation of Woodsman Serene, Freestanding, Dry Woodburner CAC194586
- BCN/2022/2945/A Amendment Applied: 23/09/2024 Status: Completed
4 Wherstead Road Cashmere
Accepted for processing 26/09/2024
Building consent granted 17/10/2024
Building consent issued 22/10/2024
Amendment 1 - construction of carport

(b) Certificates

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

(c) Notices

(d) Orders

(e) Requisitions

Related Information

- Council holds no record of building permit/consent for dwelling at this address. No information is held by Council relating to the materials, construction or year the dwelling was built.
- Please find an electrical certificate/s attached relating to works that have been carried out on the current building/dwelling at this address.

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6. Certificates issued by a building certifier

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

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

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7. Weathertightness

Section 44A(2)(ea) LGOIMA. This is information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.

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

If there is no information below this means Council is unaware of any formal Weathertight Homes Resolution Services claim lodged against this property.

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.

(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/2021/2328 - Combined subdivision / land use consent
4 Wherstead Road Cashmere
Subdivision - Fee simple - Two lots with land use
Status: Processing complete
Applied 20/07/2021
Granted 13/09/2021
Decision issued 13/09/2021
s223 Certificate issued 07/10/2021
s224 Certificate issued 28/06/2022
- RMA/2022/1868 - Land Use Consent
4 Wherstead Road Cashmere
Alteration to existing house with a new garage

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Status: Processing complete
Applied 07/06/2022
Granted 13/07/2022
Decision issued 13/07/2022
Conditions changed/cancelled - s127 08/08/2024

- RMA/2024/2208 - s127 Change / cancellation of condition(s)
4 Wherstead Road Cashmere
Change of conditions(s) to land use consent RMA/2022/1868
Status: Processing complete
Applied 05/08/2024
Granted 08/08/2024
Decision issued 08/08/2024

(c) Resource Consents Natural Hazard Information

- Land use and subdivision consents may require an assessment against natural hazards. This may be in the form of an applicant-supplied technical report. If there is a relevant applicant-supplied report applicable for the site, this may be attached as part of the LIM or can be obtained by contacting the Duty Planner at dutyplanner@ccc.govt.nz

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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 Tuesday. Please leave your organics at the Kerbside by 6:00 a.m.
- Your recycling is collected Fortnightly on the Week 1 collection cycle on a Tuesday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Metro Place EcoDrop.
- Your refuse is collected Fortnightly on the Week 1 collection cycle on a Tuesday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Metro Place EcoDrop.

(b) Other

• Floor Levels Information

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 Spreydon-Cashmere-Heathcote 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 Cashmere 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.



SUBTERRA
Geotechnical Investigation

Geotechnical Report For Proposed Subdivision

4 Wherstead Road, Cashmere

Prepared for Trent Brown

Report version A released 23/08/2021

Report prepared by:

Harry Greenfield
Engineering Geologist
MSc, MEngNZ



Report reviewed and approved by:

Firas Salman
Senior Geotechnical Engineer
PhD, CMEngNZ, CPEng
Kirk Roberts Consulting



Limitations of Report

This report is for the use of the client listed above and is not intended to be used by other parties without the express written permission of Subterra in advance.

To the extent permitted by law, Subterra accepts no liability for any cost, expense, loss, or damage incurred by any party relating to the information contained within the following report.

The investigation and research in this report has been carried out by experienced and conscientious professionals in the field to a standard of care expected in engineering practice. No other guarantee is given as to how accurate and comprehensive the information contained herein is.

Subterra's recommendations are based on our understanding of the current regulations and standards in New Zealand and are not legal opinions.

The recommendations of this report are based on our visual and physical investigation of the site. Some inference is made as to the lateral continuity of soils between the investigation points which cannot be guaranteed.

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1 INTRODUCTION

1.1 ENGAGEMENT

Subterra Ltd was engaged by Trent Brown on 06/08/2021 to undertake a geotechnical investigation and report for the property at 4 Wherstead Road, Cashmere (Pt Lot 62 DP 2049), henceforth referred to as 'the site'.

1.2 PROPOSED DEVELOPMENT

It is proposed to subdivide the site into two residential lots, with the rear yard comprising the new vacant lot, to be sold for potential development. It is understood that the detached garage will be demolished to accommodate the subdivision.

A proposed development scheme plan, provided by Quadrant Surveyors forms Appendix A.

1.3 OBJECTIVE

The objective of this report is to describe ground conditions at the site and advise on the suitability of the land for subdivision based on the geotechnical constraints.

1.4 SCOPE OF WORKS

Subterra's investigation comprised the following scope of works:

- A desk study to review geological mapping and geotechnical hazard resources available online.
- A site walkover along with photographic record.
- A review of freely-available historical aerial photographs.
- An intrusive investigation comprising hand auger boreholes and Scala Penetrometer tests.
- Liquefaction analysis of the nearby CPT data available on the NZGD.
- A Resource Management Act Section 106 assessment and provision of a geotechnical statement of professional opinion.
- Provision of an interpretive report summarising the above along with recommendations for foundation design of a potential development on the new lot.

This report assesses the land only, not the condition of any structures at the site.

2 SITE DESCRIPTION

2.1 SITE LOCATION

The site is rectangular in shape, extending northeast from Wherstead Road and covering a total area of approximately 1,012m² (refer to Figure 1).

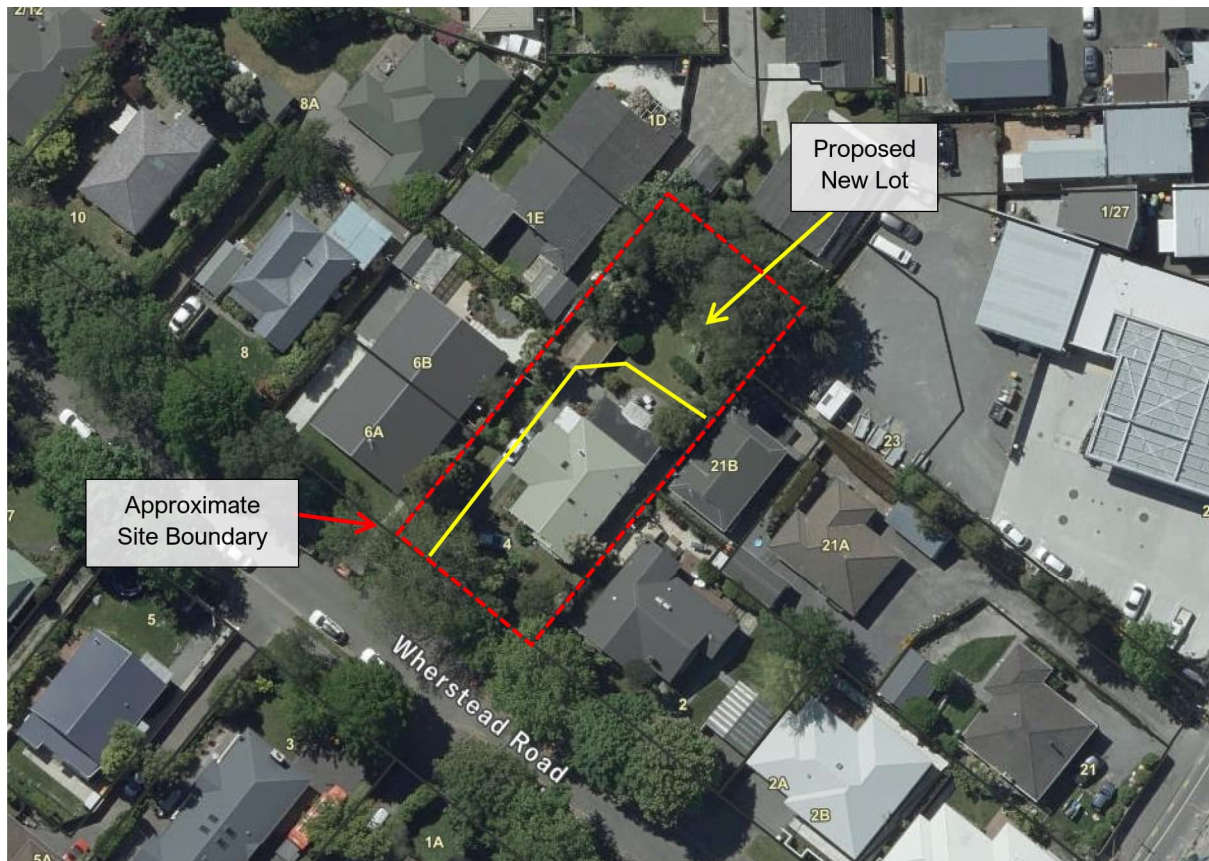


Figure 1: Site Aerial Photograph (courtesy Canterbury Maps)

2.2 SITE WALKOVER

The site is level ground, with the existing dwelling in the south half of the site, with a small, grassed lawn between it and Wherstead Road. A concrete driveway extends along the west boundary to the small, detached garage at the rear of the dwelling.

The rear lawn comprises the area to be subdivided into a separate residential lot, and is grass covered. Large mature trees line the west, north, and east boundaries at the rear of the site, in front of timber fencing.

A large pile of green waste comprising felled trees and shrubs was present on the east boundary at the rear of the site. No ground damage was evident at the time of Subterra's visit (12/08/2021).

Figure 2 to Figure 7 show the site, taken during Subterra's site walkover:

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Figure 2: View of the existing dwelling from Wherstead Road looking northeast



Figure 3: View of the detached garage (to be demolished) looking northeast



Figure 4: View along the east boundary from the east corner of the dwelling, looking northeast



Figure 5: View of the rear yard comprising the area to be subdivided, looking northeast



Figure 6: View of the site from the north corner looking southwest towards the dwelling



Figure 7: View of the trees at the rear of the site looking north.

3 SITE HISTORY

3.1 AERIAL MAPPING

Subterra reviewed historical aerial photographs for the years 1929 through to 2016, available on Canterbury Maps (Historical Aerial Imagery, 2021).

- In 1929 the site was developed to approximately its current configuration, with the dwelling and garage visible.
- By 1969 the rear yard of the site was partly obscured by mature trees.
- By 1984 the rear yard of the site was almost completely obscured by mature trees.
- No significant changes are visible to the site or its immediate surroundings during the intervening decades until the present.

The root systems of the trees on the northeast half of the site might pose a geotechnical constraint to the construction of a shallow foundation system. Due to the historic dwelling and residential land use, the presence of local areas of fill or buried rubbish cannot be ruled out, though no evidence of this was observed.

3.2 HISTORICAL LAND USE

The ECan Listed Land Use Register (LLUR) holds information regarding sites that have been or currently are used for activities which have the potential to cause contamination.

The LLUR does not currently have any information about a Hazardous Activities or Industries List site on the site.

4 DESK-BASED INFORMATION

4.1 GEOLOGICAL MAPPING

According to the GNS Geological Unit QMap, available on the New Zealand Geotechnical Database (Earthquake Commission, 2020), the site is underlain by Holocene (<11,700-year-old) river deposits, comprising '*Unweathered, variably sorted gravel/sand/silt/clay.*' (Q1a).

4.2 GEOLOGICAL INVESTIGATION DATA

Table 1 below is a summary of information from previous investigation holes within the local area, found on the New Zealand Geotechnical Database (NZGD).

Hole Reference	Location	Depth	Summary
BH_23505	~5m SW 4 Wherstead Rd	10.5m	TOPSOIL to 0.3m SILT with minor sand, trace organics 0.3m to 3.0m Sandy SILT 3.0m to 5.0m SAND with minor silt 5.0 to 6.1m Gravelly SAND / sandy GRAVEL 6.1m to 10.5m
BH_75619	~22m W 6A Wherstead Rd	18.4m	FILL/TOPSOIL to 0.3m Silty SAND 0.3m to 1.2m SILT with minor sand, some organics 1.2m to 3.0m SAND with isolated silt and gravel 3.0m to 7.0m Gravelly SAND 7.0m to 8.0m Sandy GRAVEL with some wood 8.0m to 10.0m SAND with some gravel, minor wood 10.0m to 11.0m Gravelly SAND 11.0m to 14.0m SAND with variable gravel 14.0m to 17.3m Sandy GRAVEL 17.3m to 18.4m
CPT_21022	4 Wherstead Rd	6.2m	Silty SAND to 1.0m Silty CLAY 1.0m to 2.2m SAND 2.2m to 6.0m GRAVEL (inferred from cone resistance) 6.0m to 6.2m

Table 1: Nearby Geological Investigation Summary

The locations of the above tests are given by Figure 8. The NZGD borehole logs are attached as Appendix B.

4.3 GROUND WATER DATA

The GNS 'Water Table' maps, available on the NZGD indicate that the ground water level is approximately 1.0m to 2.0m below existing ground level (begl).

4.4 SITE SUBSOIL CLASSIFICATION

Subterra considers that a seismic site subsoil classification 'Class D – Deep or soft soil sites', as defined in NZS:1170.5 is appropriate.

4.5 NEW ZEALAND GEOTECHNICAL DATABASE

The following information has been extracted from the NZGD database (Earthquake Commission, 2020).

4.5.1 MBIE Technical Category (TC) Zone

The Canterbury Maps website indicates the site is located in an area labelled 'Green Zone - Technical Category 3' (TC3), with TC2 mapped nearby to the northeast and south.

4.5.2 Observed Ground Cracks

Ground cracks across Christchurch were recorded following the 04 September 2010 and 22 February 2011 earthquake events. No ground cracks were recorded on or within 100m of the site.

4.5.3 Peak Ground Acceleration During Canterbury Earthquake Sequence

Peak ground acceleration information available on the NZGD suggests that the site can be considered sufficiently tested to an SLS level earthquake during the 4 September 2010 and 22 February 2011 earthquake events.

Following the 22 February 2011 earthquake, moderate to severe liquefaction ejecta was recorded by EQC as being observed on the site, with severe quantities observed on the road.

4.6 FLOODING

4.6.1 Flood Management Areas

The Christchurch City Council (CCC) website provides maps of flood-risk areas. This map indicates that the site is not located within a Flood Management Area or a Floor Level Control Area.

The CCC was contacted regarding the flood risk to the site. Mandana Abhari replied by email on 16/08/21 and stated the following:

“

Finished Floor Levels Requirements

NZ Building Code:

The FFL requirement is currently: 17.47 m RL.

Recommended Floor Level (May be required as a condition of a resource consent in some circumstances):*

The FFL recommendation is currently: 17.48 m RL.

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Estimated Ground Levels

Our LiDAR information (dated 2018-2019) indicates that the average ground elevation at the property is approximately 17.03 m RL, ranging between 16.82 m RL and 17.23 m RL.

“

The CCC email response forms Appendix C.

4.6.2 Nearest Water Course

The nearest major water course is the Heathcote River, located approximately 250m east and 280m west of the site.

5 SITE INVESTIGATION

5.1 SCOPE OF INVESTIGATION

In order to determine the ground conditions at the site, a shallow hand investigation comprising hand auger boreholes and Scala Penetrometer tests was considered sufficient.

5.2 SHALLOW HAND TESTING

Subterra visited the site on 12/08/2021 and carried out four hand auger boreholes with in-hole Scala Penetrometer testing. The results of Subterra's shallow investigation are attached on the Hand Auger Log Sheet which forms Appendix D.

The approximate locations of the test holes are given by Figure 8 below:

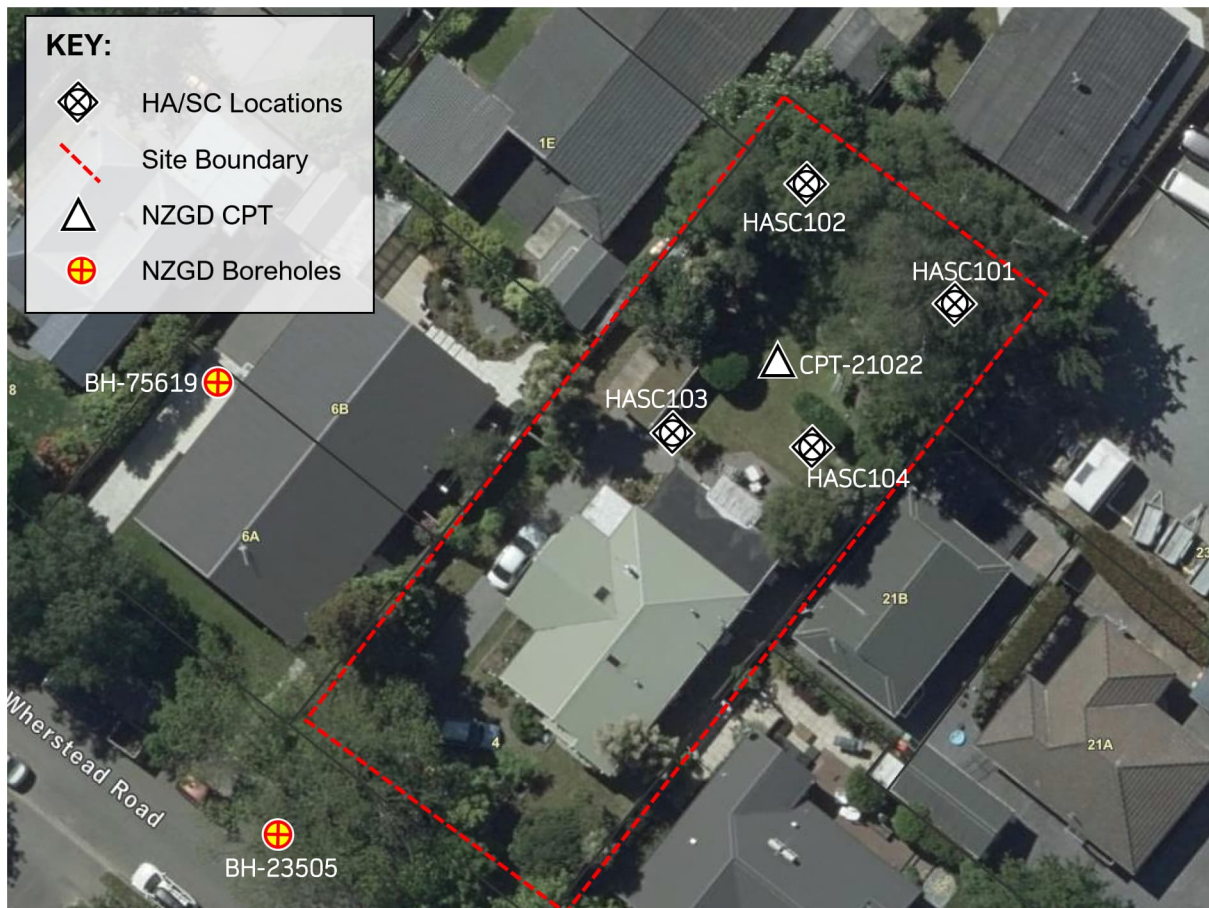


Figure 8: Approximate Test Locations

5.3 SUMMARY OF SUBSOIL CONDITIONS

Subterra's site investigation (and the available NZGD borehole shown on Figure 8) indicated the following generalised soil profile beneath the area of the proposed new lot (*soils below 2.2m begl are inferred from the bore log of BH-23505 (Appendix B)), refer to Table 2:

Depth (m begl)	Ground Description	Density / Consistency
0.0m to 0.5	FILL/TOPSOIL - Organic silt with isolated trace brick/bark	Soft
0.4 to 1.2	SILT with minor to some fine sand	Firm to stiff
1.2 to 2.2	SILT with some clay	Firm to stiff
2.2 to 5.0*	SILT with variable sand content	Loose
5.0 to 6.1*	SAND with minor silt	Loose
6.1 to 7.0*	Gravelly SAND	Medium dense
7.0 to 10.3*	Sandy GRAVEL	Medium dense to dense

Table 2: Generalised Ground Description

All hand augers reached their target depth of 2.2m begl. A 0.3m interval of fine to medium sand was encountered in HA104 only, at a depth of 1.7m begl.

5.3.1 Gravel Layer

The gravelly layer encountered in BH-23505 at 6.1m begl is corroborated beneath the proposed lot to be subdivided, by on-site CPT-21022 which encountered refusal due to excess cone resistance (over 40MPa) at a depth of 6.2m.

This layer is also encountered in BH-75619 (Table 1) at 7.0m begl. The nearby CPT's used in the liquefaction analysis (Table 4) also encounter a layer with over 15MPa cone resistance at depths between 4.2m and 10.2m begl, continuing for at least 1.5m in all cases.

As such, it is considered that this layer can be used as the founding layer for any deep foundation solution at the site.

5.4 GROUNDWATER

Groundwater was not encountered during intrusive investigation.

6 GEOTECHNICAL PROPERTIES

6.1 STATIC ULTIMATE BEARING CAPACITY (UBC)

6.1.1 Scala Penetrometer

The Scala Penetrometer results have been analysed using the correlation between blow count and bearing capacity by Stockwell (Stockwell, 1977).

The blow count of the Scala Penetrometer indicated the following index geotechnical Ultimate Bearing Capacities (UBC's) are consistent across all tests (Table 3):

Depth (m)	UBC (kPa)
0.5	200
1.0	>300

Table 3: UBC Depth Summary

6.1 QUANTITATIVE LIQUEFACTION ANALYSIS

6.1.1 Assessment Methods

Liquefaction analysis was undertaken on the data from the nearby CPT's undertaken in the vicinity of the site, using the Geologismiki Software "CLiq" v.3.3.1.14 and the methods prescribed by the current MBIE guidance.

The CPT data was gathered from the NZGD, with the details of the three CPT's and two boreholes utilised given on Table 4 below.

CPT/BH	Depth of test (begl)	Distance from Site	TC Zone
CPT-21022	6.2m	On-site	TC3
BH_75619	18.4m	~25m W	TC3
BH_23505	10.5m	~34m SW	TC3
CPT-1074	15.3m	~43m SE	TC3
CPT-15234	15.0m	~29m SW	TC3

Table 4: Summary of NZGD CPT Information

The site is located >200m from any significant water course with no evidence of lateral movement or lateral stretch on-site and as such, in accordance with the MBIE guidance, lateral spreading analysis has not been undertaken.

6.1.2 Analysis Parameters

Groundwater was not encountered in Subterra's hand auger boreholes. This is slightly outside the parameters of the published GNS 85th percentile depth of 1.0m to 2.0m.

It should be noted that earthquake-specific groundwater depths during the Canterbury earthquake events (2010/2011) were recorded by GNS between 1.0m – 2.0m begl.

As such, a static groundwater level of 1.5m begl has been conservatively assumed for the static scenario, with a groundwater level of 1.0m begl used during the seismic scenario.

Three seismic scenarios have been analysed for the purpose of assessing future ground performance, in accordance with the MBIE Guidance. The parameters used in the analysis are shown on Table 5:

Scenario	Earthquake Magnitude (Mw)	Peak Ground Acceleration (g)
SLS 1	7.5	0.13
SLS 2	6.0	0.19
ULS	7.5	0.35

Table 5: Liquefaction Analysis Scenario Parameters

6.1.3 Estimated Ground Settlement

The graphical results sheets for each of the CPT analyses are included in Appendix E.

The analysis sheets for the nearby NZGD boreholes are included in Appendix F. Table 6 below summarises the results of estimated index settlements (upper 10m):

Test Ref.	Depth of test (m begl)	Distance from site (m)	Estimated Index Settlement (mm)		
			SLS 1	SLS 2	ULS
CPT-21022 [§]	6.2m	On-site	31	47	88
			31+0=37	47+0=47	88+21=109
BH_75619*	18.4m	~25m W	7	13	98
BH_23505**	10.5m	~34m SW	54	107	173
CPT-1074	15.3m	~43m SE	169	192	202
CPT-15234	15.0m	~29m SW	116	132	139

§ CPT depth did not meet the definition of "index" depth of 10 m begl. The calculated liquefaction settlement of BH_23505 from 6 to 10 m bgl was used to estimate the liquefaction-induced settlement within the on-site CPT to index depth.

* SPT hammer energy ratio was provided with the borehole log sheet to be 95%

** SPT hammer energy ratio was not provided with the borehole log sheet. As a conservative assumption, a conservative energy ratio of 70% was assumed for the liquefaction assessment.

Table 6: Summary of Estimated Liquefaction-Induced Settlement in upper 10m

The liquefaction analysis of the on-site CPT indicated up to 47mm of estimated settlement under SLS conditions and up to 109mm under ULS conditions. It should be noted that this CPT only penetrated 6.2m beneath the ground level and the values reported were adjusted using a nearby borehole.

The liquefaction analysis of the nearby CPT's predicted up to 192mm of "index" settlement under SLS condition and up to 202mm of "index" settlement under ULS condition.

6.1.4 Liquefaction Severity

The Liquefaction Severity Number (LSN) is a parameter that predicts the occurrence of damaging liquefaction. The LSN's for the CPT analysis are shown Table 7 below:

CPT ref.	Estimated Ground Damage		
	SLS1	SLS2	ULS
CPT-21022	8	13	26
	8+0=0	13+0=13	26+3=29
BH_75619	2	7	50
BH_23505	18	37	74
CPT-1074	36	41	45
CPT-15234	21	25	30

Table 7: Summary of Estimated Liquefaction-Induced Ground Damage

LSN Key

0 – 10 = Little to no expression of liquefaction,
 10 – 20 = Minor expression of liquefaction,
 20 – 30 = Moderate expression of liquefaction,
 30 – 40 = Moderate to severe expression of liquefaction,
 40 – 50 = Major expression of liquefaction,
 >50 = Severe damage.

The on-site CPT analysis indicates that in an SLS event, minor expression of liquefaction could be expected, while in a ULS event, moderate expression of liquefaction could be anticipated. Based on the nearby CPT's and boreholes available on the NZGD, the analysis indicates that in an SLS event, minor to moderate expression of liquefaction could be expected, while in a ULS event, moderate to major damage could be expected.

6.1.5 Non-Liquefiable Crust

Tonkin & Taylor's 2013 research on liquefaction damage in Canterbury (Bowen & Jacka, 2013) indicates that if the thickness of a non-liquefiable layer is greater than 3.5 – 4.0m, it is considered thick enough to effectively separate the liquefiable layers above and below.

The definition of a non-liquefiable layer is given as the depth at which the Factor of Safety against liquefaction becomes less than 1.

Given that the lack of consistent non-liquefiable layers of thickness greater than 3.5 - 4m, it is considered that there is not a significant non-liquefiable crust at the site.

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6.2 TECHNICAL CATEGORY (TC ZONE) ASSESSMENT

The site has an existing TC3 categorisation. Liquefaction analysis of the neighbouring CPT data indicated that the surroundings are potentially subject to up to 192mm of settlement under SLS conditions and 202mm under ULS conditions.

The liquefaction-induced settlements as estimated from the on-site CPT indicate the site is likely to settle up to 50 mm under SLS event and up to 110 mm under ULS event.

Based on the liquefaction-induced settlement and LSN assessments, as well as the moderate to severe liquefaction ejecta observed following the Canterbury Earthquake Sequence, we consider that **the site should be considered a TC3 site** for the purpose of foundation design.

We note that the on-site CPT was terminated on high cone tip resistance on inferred dense gravel. Nearby boreholes confirmed the presence of the gravel across the surrounding properties to the west and southwest. This layer is at least 3 to 4 m thick.

6.3 NZS 3604 'GOOD GROUND' ASSESSMENT

The NZS 3604:2011 definition of "Good Ground" is "*Any soil or rock capable of permanently withstanding an ultimate bearing capacity of 300kPa (i.e. an allowable bearing pressure of 100kPa using a factor of safety 3.0)*" It excludes expansive soils, topsoils/organic rich soils, uncompacted loose gravel and any ground likely to experience ground movements of 25mm or more.

The soils at the site **do not meet** the NZS 3604 definition of 'Good Ground' due to the potential for liquefaction.

7 RESOURCE MANAGEMENT ACT ASSESSMENT

Section 106 (1A) of the Resource Management Act (RMA) states:

'A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that there is a significant risk from natural hazards.

Table 8 below provides our assessment of the above.

Hazard	Potential Susceptibility	
	Current (part a)	Post Development (part b)
Erosion & sedimentation	No signs of erosion were observed during Subterra's site walkover.	It is not anticipated that the proposed development will accelerate or worsen the erosion rates if appropriate stormwater collection and disposal methods are implemented.
Falling Debris	N/A = Site and surrounds are relatively flat and therefore no issues are anticipated.	
Slippage	N/A = Site and surrounds are relatively flat and therefore no issues are anticipated.	
Subsidence	Based on the general strength and non-organic nature of the natural soils the risk of static subsidence is considered very low. The site is susceptible to moderate to severe liquefaction-induced ground settlement.	Provided that foundations are located on a suitable bearing stratum, and to an engineered design, the risk of subsidence is unlikely to be worsened. A deep piled foundation to the dense gravel expected at approximately 6.0m bgl should be used for a dwelling constructed at the site. Refer to Section 9.
Inundation - Flooding	The Christchurch City Council (CCC) indicates that the site is not within a Flood Management Area or a Floor Level Control Area.	It is considered feasible to construct the proposed dwellings, provided appropriate engineering measures are incorporated.
Volcanic and Geothermal Activity	The GNS database does not identify any active volcanoes within the South Island.	

Table 8: RMA Section 106 (1) Assessment

It is considered, under Section 106 (1) of the RMA, that there are no reasons from a geotechnical perspective that the site is considered unsuitable for development, provided any development is undertaken with appropriate engineering design measures and utilises a deep piled foundation.

Our Geotechnical Statement of Professional Opinion forms Appendix G.

8 CONCLUSIONS

8.1 SUMMARY OF SITE HISTORY

A review of historical photos of the site indicates it has been residential since pre-1929.

The LLUR does not currently have any information about a Hazardous Activity or Industry having occurred on the site.

8.2 SUBSOIL DESCRIPTION

Our intrusive investigation indicates shallow soils comprising fill & topsoil up to 0.5m thick across the area of the proposed new lot, underlain by firm to stiff silt to a depth of at least 2.2m begl (maximum extent of investigation).

The on-site NZGD CPT and nearby boreholes indicate that a dense gravel layer (with SPT N60 generally > 25) is present beneath the site at a depth of approximately 6.1m begl and generally 3 to 4 m thick.

Groundwater was not encountered during shallow investigation.

8.3 STATIC ULTIMATE BEARING CAPACITY

Subterra's shallow hand testing indicated that a consistent geotechnical UBC of 200kPa is not achieved until 0.5m begl (below the topsoil/fill), with a geotechnical UBC of 300kPa being achieved from 1.0m begl.

8.4 LIQUEFACTION ASSESSMENT

The site is within an area classified by MBIE as TC3. Liquefaction analysis of the on-site and neighbouring deep investigation data indicated that the site and surroundings are potentially subject to up to 192mm of settlement under SLS conditions and 202mm under ULS conditions.

Based on the liquefaction-induced settlement and LSN assessments, as well as the moderate to severe liquefaction ejecta observed following the Canterbury Earthquake Sequence, we consider that **the site should be considered a TC3 site for the purpose of foundation design.**

Subterra considers that a seismic site subsoil classification 'Class D – Deep or soft soil sites', as defined in NZS:1170.5 is appropriate.

8.5 FLOODING

The CCC indicated a finished floor level requirement of 17.47m RL for the site. It should be noted that they also recommend an FFL of 17.48m RL for the site.

8.6 RESOURCE MANAGEMENT ACT SECTION 106 ASSESSMENT

It is considered, under Section 106 (1) of the RMA, that there are no reasons from a geotechnical perspective that the site is considered unsuitable for development, provided any development is undertaken with appropriate engineering design measures and utilises a deep piled foundation.

9 POSSIBLE FOUNDATION OPTIONS

Although final development plans are yet to be finalised, it is understood the resultant vacant new lot will likely be developed with a single to two-storey residential dwelling.

Given the results of the site-specific investigation and liquefaction assessment, the site has an equivalent land performance consistent with a TC3 land category. Based on our previous experience, the Council requests that residential lots in new subdivisions need to meet the performance criteria specified for TC1 or TC2 (in accordance to the CCC Subdivision Bulletin No 23.2, May 2013).

However, considering the size of the site, any ground improvement to upgrade the site to at least TC2 level will be impractical and highly expensive which will make this project uneconomical to proceed.

In the other hand, the on-site CPT data along with the nearby boreholes confirm the site is underlain by dense gravel from around 6 to 10 m begl with SPT N60 generally > 25, which can be used to support deep piled foundations in accordance to Section 15.2 of the MBIE guidelines.

9.1 GENERAL

The nature, layout and design requirements for any new building are not known at this stage. Therefore, providing specific foundation design parameters are beyond the scope of the report. These requirements will need to be assessed and designed by a chartered professional geotechnical engineer based on the nature, layout and design requirements of the future buildings.

Subterra did not undertake any specific deep investigation to validate the depth, thickness or quality of the gravel. The information and discussion presented in this report were interpreted from the on-site and nearby deep investigation sourced from NZGD for the proposed subdivision application. Specific engineering investigation, assessment and reporting will be required to endorse the Building Consent work.

10 REFERENCES

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APPENDIX A

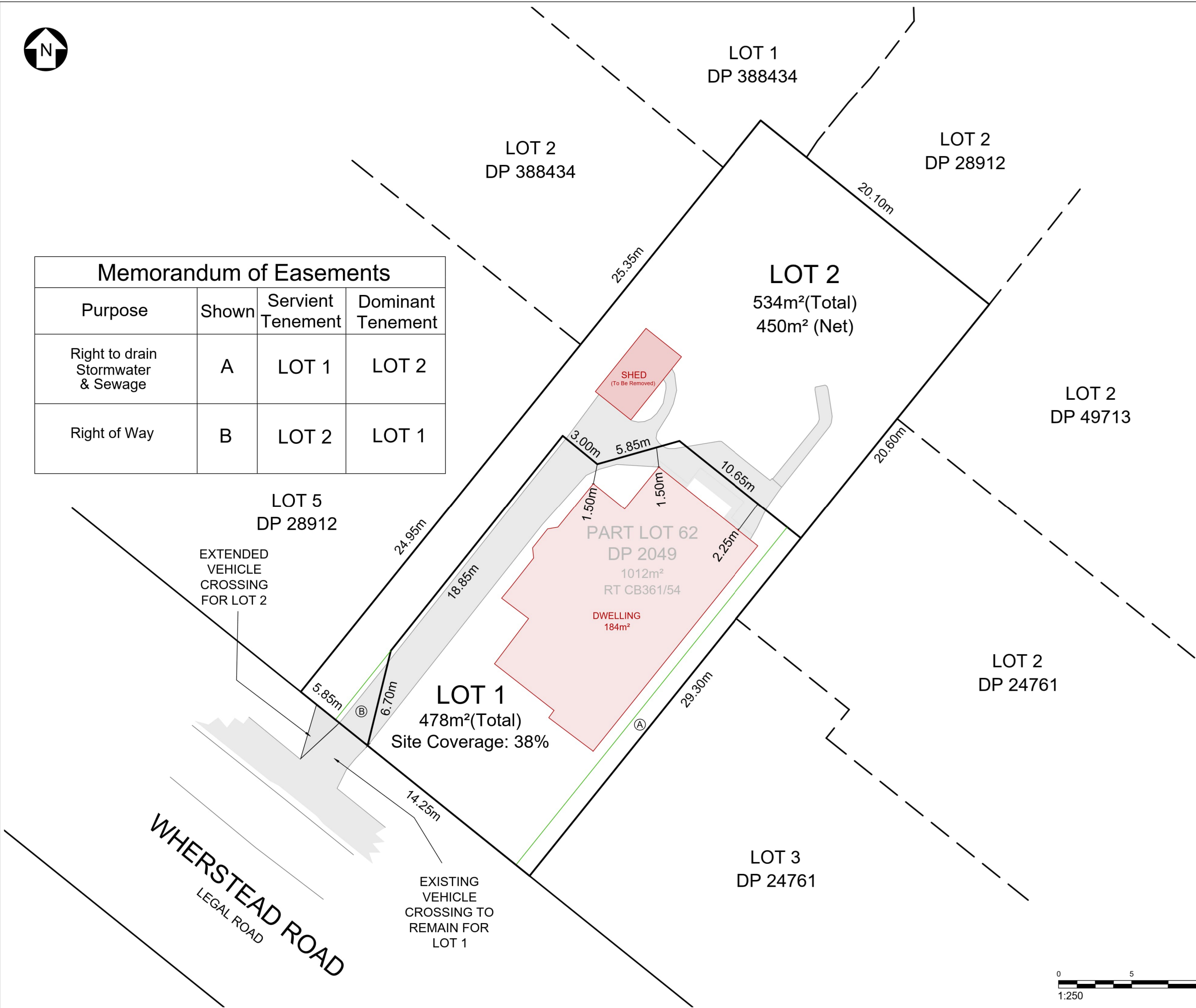
PROPOSED DEVELOPMENT SKETCH

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Memorandum of Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right to drain Stormwater & Sewage	A	LOT 1	LOT 2
Right of Way	B	LOT 2	LOT 1



NOTES:

THIS DRAWING IS FOR INFORMATION ONLY.

COORDINATES ARE IN TERMS OF NZGD2000 MOUNT PLEASANT.

ORIGIN OF COORDINATES:
BS 3 SO 496665 802727.59mN
392687.74mE

HEIGHTS ARE IN TERMS OF CHRISTCHURCH DRAINAGE DATUM.

ORIGIN OF HEIGHTS:
CCC BM0216 (EHD6) RL = 14.942m

THE ACCURACY OF TOPOGRAPHICAL DATA AND LEVELS FOR THIS SURVEY IS ESTIMATED AT +/-30mm RELATIVE TO THE ORIGIN OF COORDINATES AND ORIGIN OF LEVELS.

ALL PARCELS, AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY.

KEY:

PATH / DRIVEWAY

BUILDINGS

BOUNDARY LINE

ABUTTING BOUNDARY LINE

EASEMENT

3	EASEMENT B ADDED FOR DRIVEWAY ACCESS	PW	20/07/21
2	LOT 2 ACCESS ADDED. REVISED EASEMENT	PW	30/06/21
1	FENCELINE ADJUSTED	PW	09/06/21
0	ISSUED FOR INFORMATION	PW	04/06/21
NO.	REVISION	BY	DATE



JOB NUMBER: 1591

PROJECT: 4 WHERSTEAD RD, CASHMERE BOUTIQUE LIVING

TITLE: PROPOSED SUBDIVISION
PART LOT 62 DP 2049
1012m²
RT CB361/54

SCALE: 1:250 @ A3	SHEET: 1 OF 1
SURVEYED: C WOUTERS	DATE: 09/03/2021
DRAWN: P WHEELER	DATE: 30/06/2021
CHECKED: J GALE	DATE: 30/06/2021
DRAWING NUMBER: 1591-002-Rev3 Proposed Subdivision Plan	REV: 3

APPENDIX B

NZGD BOREHOLE LOGS

23/08/2021

2021-0129



TONKIN & TAYLOR LTD

BOREHOLE LOG

BH No: CHM-POD01-BHCPT011

Hole Location: 4 Wherstead Road

SHEET 1 OF 2

PROJECT: CHCH TC3 GEOTECHNICAL INVESTIGATIONS				LOCATION: CASHMERE				JOB No: 52003.000									
CO-ORDINATES: 5737928.58 mN 2480572.41 mE				DRILL TYPE: Roto-Sonic Mud				HOLE STARTED: 29/5/13									
R.L.: 8.01 m				DRILL METHOD: Rotary Mud/Auto SPT				HOLE FINISHED: 29/5/13									
DATUM: NZMG, MSL (CCC 20/01/12 Datum -9.043m)				DRILL FLUID: LP2000				DRILLED BY: Pro-Drill									
								LOGGED BY: T&T-DG CHECKED: DAA									
GEOLOGICAL				ENGINEERING DESCRIPTION													
GEOLOGICAL UNIT, GENERIC NAME, ORIGIN, MINERAL COMPOSITION.	FLUID LOSS	WATER	CORE RECOVERY (%)	METHOD	CASING	TESTS	SAMPLES	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL	MOISTURE CONDITION	WEATHERING	STRENGTH/DENSITY CLASSIFICATION	SHEAR STRENGTH (kPa)	COMPRESSION STRENGTH (MPa)	DEFECT SPACING (mm)	SOIL DESCRIPTION
																	Soil type, minor components, plasticity or particle size, colour.
ROCK DESCRIPTION																	
Substance: Rock type, particle size, colour, minor components.																	
Defects: Type, inclination, thickness, roughness, filling.																	
TOPSOIL										OL	M						Organic SILT with some sand and trace rootlets, dark brown, moist, low plasticity. Sand is fine to medium. Organics are amorphous.
YALDHURST MEMBER OF THE SPRINGSTON FORMATION (ALLUVIAL)			100		Hand Auger					ML							0.2m- trace fine to medium gravel, subangular.
						*ATP@1.5m FC@1.5m 0/0/0/1/1/1 N=3											SILT with minor sand, trace organics and trace rootlets, light greyish brown, moist, low plasticity, slow dilatancy. Sand is fine to medium. Organics are amorphous.
			78		SPT	0/0/0/1/2/2 N=5											1.2m- greyish brown, wet.
			78		SPT												1.5m- trace sand, soft.
			0		RM												1.85 to 1.95m- no recovery.
			78		SPT	*FC@3.0m 0/1/2/2/1/2 N=7											1.95 to 2.0m- RM drill method.
			0		RM												2.0m- firm.
			78		SPT												2.1m- grey.
			0		RM												2.35 to 2.45m- no recovery.
			56		SPT	1/0/1/0/1/1 N=3											Sandy SILT, grey, firm, wet, low plasticity, quick dilatancy. Sand is fine to medium.
			0		RM												3.35 to 3.45m- no recovery.
			100		SPT	1/0/2/1/2/3 N=8					SP						4.0m- soft.
			0		RM												SILT with trace sand, grey, soft, wet, low plasticity, slow dilatancy. Sand is fine.
			67		SPT	1/1/2/2/1/2// 2/1/2/1/1/2/ 1/2/1/2/2/2 N=19					SW						4.25 to 4.45m- no recovery.
			0		RM												Fine to medium SAND with minor silt, grey, loose, wet, poorly graded.
			89		SPT	2/2/1/2/1/2// 1/2/2/2/2/2/ 2/2/2/2/2/2 N=23					GW						6.0m- sand is fine to coarse, light yellowish grey, medium dense.
			0		RM												Gravelly fine to coarse SAND with trace organics and trace silt, dark grey, medium dense, wet, well graded. Gravel is fine to coarse, subangular to subrounded.
			78		SPT	1/1/2/3/3/3// 3/4/3/3/3/3/ 2/3/2/2/2/2 N=32											6.3 to 6.45m- no recovery.
			0		RM												Sandy fine to coarse GRAVEL with trace silt, brownish grey, subangular to subrounded, medium dense, wet, well graded. Sand is fine to coarse.
			67		SPT	2/3/4/3/3/2// 3/3/3/2/2/2/ 1/3/1/1/2/2 N=25											7.4 to 7.45m- no recovery.
			0		RM												8.0m- dense.
																	8.35 to 8.45m- no recovery.
																	9.0m- medium dense.
																	9.3 to 9.45m- no recovery.

T-T DATATEMPLATE-SPT.GDT reb

Log Scale 1:50

BORELOG-TC3 720016 CHM-POD01.GPJ 15-Jul-2013



TONKIN & TAYLOR LTD
BOREHOLE LOG

BH No: CHM-POD01-BHCPT011
Hole Location: 4 Wherstead Road

SHEET 2 OF 2

PROJECT: CHCH TC3 GEOTECHNICAL INVESTIGATIONS										LOCATION: CASHMERE										JOB No: 52003.000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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T-T DATA TEMPLATE-SPT.GDT reb



Soil Borehole Log

Location: 6A & 6B Wherstead Road, Somerfield, Christchurch

Reference: GA_22949

North (m): 5176347

East (m): 1570570

Elevation (m): 8

Hole Depth (m): 18.40

Orientation (°): -

Inclination (°): 90

Grid: NZTM

Datum: MSL

Formation	Graphic Log	Description	USC	Moisture Condition	Consistency / Density	Water Observations	Depth	TCR (%)	SPT N-value	Samples & In-situ Testing	Backfill & Installation
									(Uncorrected)		
		CONCRETE.									
		Organic SILT; dark brown. Moist; low plasticity; organics, roots and amorphous.	ML	M							
		Silty fine SAND; brown with mottled orange. Moist to wet; poorly graded.	SM	M-W			0.50				
		Very loose below 1.0 m.			VL		1.00			SPT N = 3 Depth: 1.00m Type: Raymond Split Spoon 0, 1 / 0, 1, 1, 1 450mm penetration	
		SILT with minor sand and some organics; grey with mottled orange. Soft; wet; low plasticity; sand, fine; organics, roots.		W			1.50				
		With no sand; saturated below 2.0 m.	ML		VS		2.00			SPT N = 2 Depth: 2.00m Type: Raymond Split Spoon 0, 0 / 0, 0, 1, 1 450mm penetration	
						▼	2.50				
		Fine SAND with minor silt; grey. Medium dense; saturated; poorly graded.					3.00			SPT N = 10 Depth: 3.00m Type: Raymond Split Spoon 2, 2 / 3, 2, 3, 2 450mm penetration	
							3.50				
		Fine to medium SAND; brown. Medium dense; saturated; poorly graded.					4.00			SPT N = 18 Depth: 4.00m Type: Raymond Split Spoon 2, 4 / 4, 4, 5, 5 450mm penetration	
							4.50				
		Medium SAND; brown. Medium dense; saturated; poorly graded.	SP				5.00			SPT N = 23 Depth: 5.00m Type: Raymond Split Spoon 2, 3 / 4, 4, 7, 8 450mm penetration	
							5.50				
		With some gravel, fine, rounded below 5.4 m.			MD		6.00			SPT N = 20 Depth: 6.00m Type: Raymond Split Spoon 4, 4 / 5, 5, 5, 5 450mm penetration	
				S			6.50				
		Gravelly fine to medium SAND; grey. Medium dense; saturated; well graded; gravel, fine to medium, subangular to subrounded.	SW				7.00			SPT N = 23 Depth: 7.00m Type: Raymond Split Spoon 5, 5 / 7, 6, 5, 5 450mm penetration	
							7.50				
		Sandy GRAVEL with some wood; brown. Saturated; sand, fine to medium; gravel, fine to medium, subangular to subrounded.					8.00			SPT N = 29 Depth: 8.00m Type: Raymond Split Spoon 5, 11 / 7, 10, 7, 5 450mm penetration	
							8.50				
			GW				9.00			SPT N = 16 Depth: 9.00m Type: Raymond Split Spoon 10, 3 / 4, 4, 4, 4 450mm penetration	
							9.50				
										SPT N = 11 Depth: 10.00m	

Driller Speight Drilling	Logger LT	Remarks Coordinates and elevation are estimates only. SPT Hammer Efficiency Ratio Ce = 0.95. Ground water level measured in open hole at completion of drilling.
Drill Method / Rig Rotary Wash / CS1000		
Start Date 10/03/2015	Checked By RAA	
End Date 10/03/2015		Borehole logged in accordance with NZGS guideline "Field description of soil and rock" 2005 Vane tests completed in accordance with NZGS guideline

Hole Depth

18.40m

Page 1 of 2



Soil Borehole Log

Location: 6A & 6B Wherstead Road, Somerfield, Christchurch

Reference: GA_22949

North (m): 5176347
East (m): 1570570
Elevation (m): 8
Hole Depth (m): 18.40
Orientation (°): -
Inclination (°): 90

Grid: NZTM

Datum: MSL

Formation	Graphic Log	Description	USC	Moisture Condition	Consistency / Density	Water Observations	Depth	TCR (%)	SPT N-value	Samples & In-situ Testing	Backfill & Installation
								25 50 75 100	10 20 30 40		
		Medium SAND with some gravel and minor wood; grey. Medium dense; saturated; well graded; gravel, fine to medium, subangular to subrounded.					10.50			Type: Raymond Split Spoon 4, 5 / 4, 2, 3, 2 450mm penetration	
		Gravelly fine to medium SAND; brown. Medium dense; saturated; well graded; gravel, fine to coarse, subangular to subrounded.	SW				11.00			SPT N = 26 Depth: 11.00m Type: Raymond Split Spoon 5, 4 / 5, 6, 7, 8 450mm penetration	
					MD		11.50				
							12.00			SPT N = 22 Depth: 12.00m Type: Raymond Split Spoon 5, 7 / 6, 5, 6, 5 450mm penetration	
							12.50				
		Medium SAND; brown. Medium dense; saturated; poorly graded.		S			13.00			SPT N = 25 Depth: 13.00m Type: Raymond Split Spoon 3, 5 / 7, 7, 5, 6 450mm penetration	
							13.50				
							14.00			SPT N = 18 Depth: 14.00m Type: Raymond Split Spoon 0, 1 / 3, 3, 5, 7 450mm penetration	
							14.50				
		With minor gravel, fine to medium, rounded below 15.0 m.					15.00			SPT N = 17 Depth: 15.00m Type: Raymond Split Spoon 4, 4 / 3, 4, 5, 5 450mm penetration	
			SP				15.50				
		With no gravel below 16.0 m.					16.00			SPT N = 15 Depth: 16.00m Type: Raymond Split Spoon 2, 2 / 3, 4, 4, 4 450mm penetration	
							16.50				
		Dense below 17.0 m.					17.00			SPT N = 47 Depth: 17.00m Type: Raymond Split Spoon 4, 6 / 11, 11, 13, 12 450mm penetration	
		Sandy fine to coarse GRAVEL; grey. Dense; saturated; well graded; subangular to subrounded; sand, fine to medium.	GW		D		17.50				
							18.00			SPT N = 50+ Depth: 18.00m Type: Raymond Split Spoon 8, 11 / 12, 13, 18, 8 395mm penetration	
		Very dense below 18.0 m.	SW		VD						

EOH: 18.4 m

Driller
Speight Drilling

Drill Method / Rig
Rotary Wash / CS1000

Start Date
10/03/2015

End Date
10/03/2015

Logger
LT

Checked By
RAA

Remarks
Coordinates and elevation are estimates only.
SPT Hammer Efficiency Ratio Ce = 0.95.
Ground water level measured in open hole at completion of drilling.

Borehole logged in accordance with NZGS guideline "Field description of soil and rock" 2005
Vane tests completed in accordance with NZGS guideline

Hole Depth
18.40m

Page 2 of 2



ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID No.:

Invoice # 550 Swb, Mains & Alteration

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

Location Details:

4 Whearstead Rd, Cashmere, Christchurch

Contact Details:
(Name and address)

Rawdon & Siobhan Van Dyk - 4 Whearstead Rd, Cashmere, Christchurch

Name of Electrical worker:

Vanessa E Smith

Registration/Practising licence number:

E258932

Phone & email:

021 159 1840 lectricladylimited@gmail.com

Name and registration number of person(s) supervised:

n/a

Certificate of Compliance

Type of work:

☐

Addition

☒

Alteration

☒

New work

The prescribed electrical work is:

☐

Low risk

☒

General

☒

High-risk (Specify):

SWB & Mains relocation. Rewire and alter all cabling throughout for new alteration.

Means of compliance:

☐

Part 1 of AS/NZS 3000

☒

Part 2 of AS/NZS 3000

Additional Standards or electrical code of practice were required:

☒

No

☐

Yes (specify):

Date or range of dates that prescribed electrical work undertaken:

June - Oct 2022

Contains fittings that are safe to connect to a power supply?

☒

Yes

☐

No

Specify type of supply system: MEN

The installation has an earthing system that is correctly rated (where applicable)

☒

Yes

☐

No

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

☒

All

☐

Parts (specify)

The work relies on manufacturers instructions:

☐

Yes

☒

No

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

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

Identify:

Link:

The work has been done in accordance with a certified design:

☐

Yes

☒

No

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

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

Identify:

Link:

The work relies on a Supplier Declaration of Conformity (SDoC):

☐

Yes

☒

No

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

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

Identify:

Link:

The installation has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010

☐

No

☒

Yes

Description of Work:

Disconnect existing mains & main earthing. Supply & install new SWB. Relocate existing mains. Supply & install new RCD & circuit breaker protection. Terminate & test all sub circuits. Fit all lights, switches, sockets and other electrical accessories as per pre wire. Connect, live and the whole installation.

Test Results (provide values)

Polarity (Independent earth):	Correct
Insulation resistance:	300+ M Ohms
Earth Continuity:	0.5 Ohms
Bonding:	0.5 Ohms
Fault Loop impedance	0.50 Ohms
Other (specify):	

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

Certifier's signature:

Date: 28th October 2022

Electrical Safety Certificate

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

Certifier's name:

Vanessa E Smith

Registration/Practising licence number:

E258932

Certifier's signature:

Certificate Issue Date:

28th october 2022

Connection Date:

October 2022

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

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

4 Wherstead Road

- | | | |
|-----------------------------|----------------------------|-----------------------|
| • WwPrivateDrainField | --- Out of Service | --- Proposed |
| WwLateral (non CCC) | --- In Service | SwLateral (non CCC) |
| WwAccess | --- Abandoned | --- In Service |
| Type | --- Removed | --- Out of Service |
| Flush Manhole | --- Out of Service | --- Proposed |
| Flushing Point | --- Proposed | WwPump |
| Trap | • SwPrivateDrainFieldNot | WwValve |
| Inspection Point | • SwFacilityDischargePoint | NormalPosition,Type |
| Sealed Manhole | • SwAccess | • Backflow Prevention |
| Vacuum Storage | • SwValve | • Butterfly |
| Manhole | Type | • Gate |
| • Ventd Manhole | • Check | • Non Return |
| • WwValve | • Duck Bill | • Pressure Activated |
| • WwVent | • Flap | • Sluice |
| • WwAirGapSeparator | • Gate | • Sluice, Normally |
| • WwLocalPressureBoundary | • Inline Check | • Closed |
| • WwLocalPressureControlPa | • Sluice | • Valve |
| • WwLocalPressureTankSystem | • Valve | • Washdrant |
| • WwOutfall | • SwHeadwall | • Washlet |
| • WwPipeRestrict | Type | WwConnection |
| WwFitting | • Inlet | Type |
| Type | • Outlet | • Fire |
| • Change | • SwFlowRestriction | • Restrictor |
| • End Cap | SwGrill | • Toby |
| • Junction | Type | • Meter |
| WwEye | • Inlet | • WwOutlet |
| Type | • Outlet | • WwPipeRestrict |
| • Eye | SwInlet | • WwFieldNote |
| • Eye (Vertical) | Type | WwFitting |
| WwLateralFitting | • Single Sump | Type |
| Type | • Double Sump | • Below |
| • Raised Inspection | • Triple Sump | • End Cap |
| • Point | • Inlet | • Connector |
| • Lateral Fitting | • Pipe End | • WwPipeProtection |
| • WwVacuumBreather | • Gross Debris Trap | WwPipe |
| WwVacuumChamber | • Silt Trap | NominalDiameter |
| Type | • SwOutlet | Diameter is 110mm |
| • Collector | • SwPipeRestrict | or smaller |
| • Interceptor Tank | SwFitting | Diameter is greater |
| • Valve | • Change | than 110mm, up to |
| • Riser | • Bend | 225mm |
| • WwVacuumBreatherPip | • Junction | Other (non-circular |
| • WwPipeFlowDirection | • End Cap | pipes) |
| WwPipeBlockageCount | • SwEye | NominalDiameter |
| NumberOfBlockages | • SwPipeFlowDirection | Diameter is 110mm |
| 2 or less Blockages | • SwLateralFitting | or smaller |
| 3 or more Blockages | • Single Sump | Diameter is greater |
| WwPipe | • Double Sump | than 110mm, up to |
| NominalDiameter | • Inspection Point | 225mm |
| Diameter is 200mm | • Manhole | Diameter is greater |
| or smaller | • Lateral Fitting | than 225mm |
| Diameter is greater | • Soak Pit | Other (non-circular |
| than 200mm, up to | SwPipe | pipes) |
| 450mm | NominalDiameter | --- WwLateral |
| Diameter is greater | Diameter is 450mm | --- WwStructure |
| than 450mm, up to | or smaller | --- WwReservoir |
| 450mm | Diameter is greater | --- WwStation |
| Diameter is greater | than 450mm, up to | --- WwPipe (non CCC) |
| 450mm | 700mm | --- In Service |
| Diameter is greater | Other (non-circular | --- Abandoned |
| than 450mm | pipes) | --- Removed |
| Other (non-circular | --- WwLateral | --- Out of Service |
| pipes) | --- SwLateral | --- Unknown |
| --- WwLateral | --- SwPipeProtection | WwLateral (non CCC) |
| --- WwStructure | --- SwFacility | --- In Service |
| --- WwStation | --- SwStructure | --- Abandoned |
| --- WwValve | --- SwStation | --- Proposed |
| --- WwPumpStationCatchme | • SwRainGarden | • BCConnector |
| WwPipe (non CCC) | • WwPumpStationCatchme | • BODuCap |
| --- In Service | --- In Service | • BCValve |
| --- Abandoned | --- Removed | • BGPipe |
| --- Removed | --- Out of Service | |



Christchurch City Council

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

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

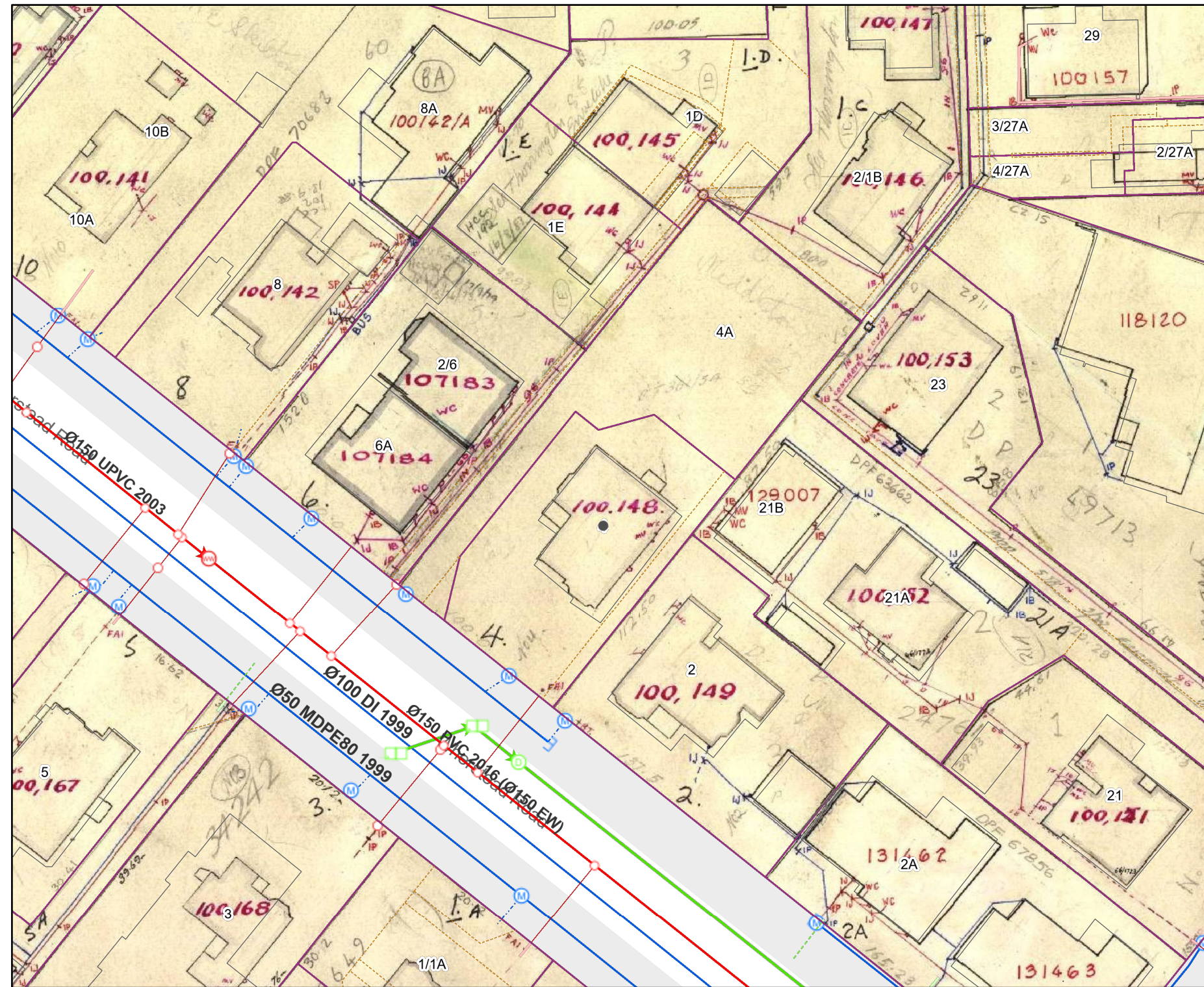
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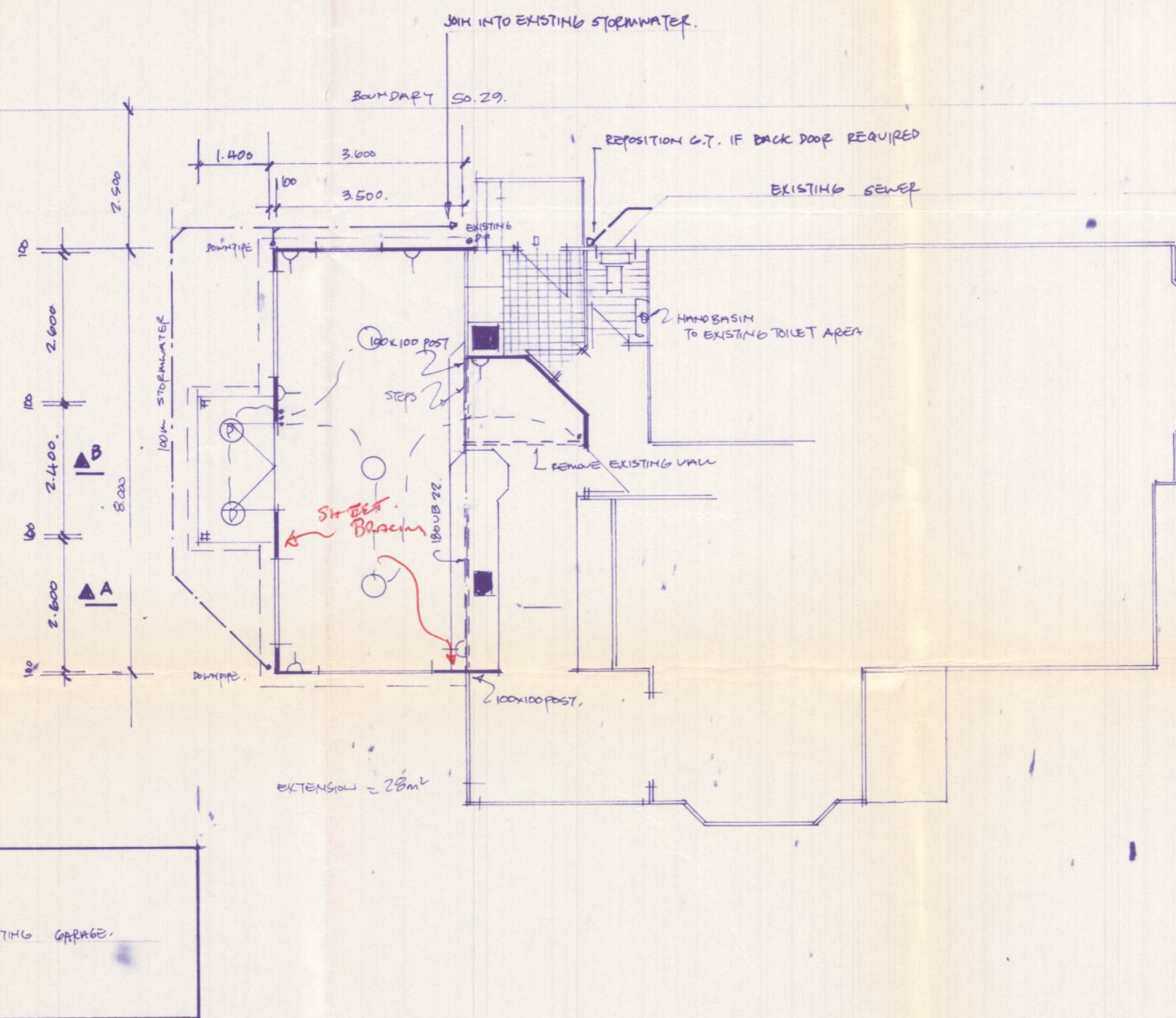
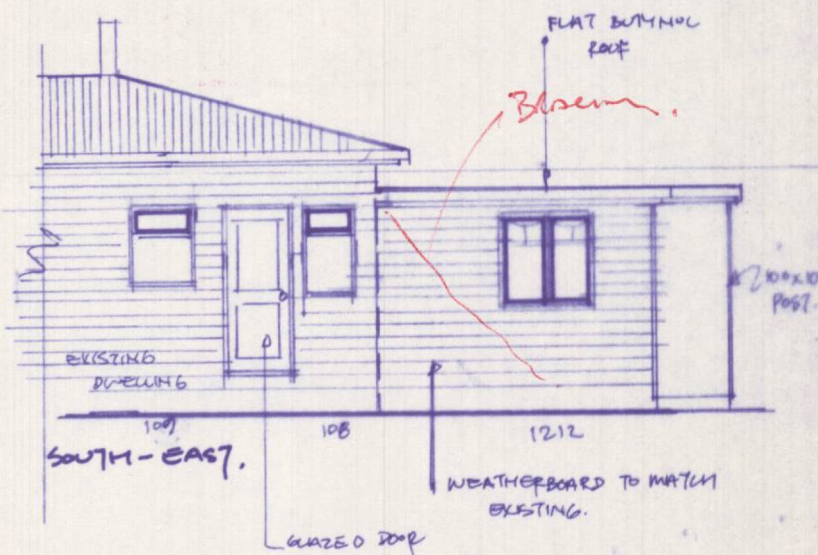
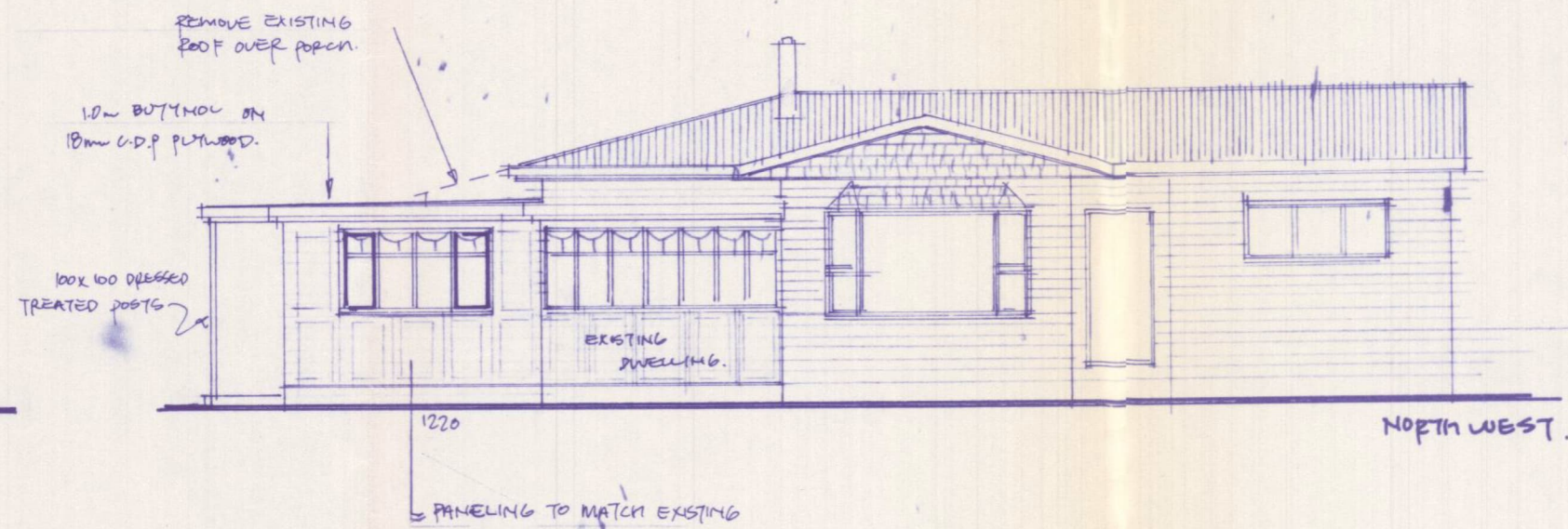
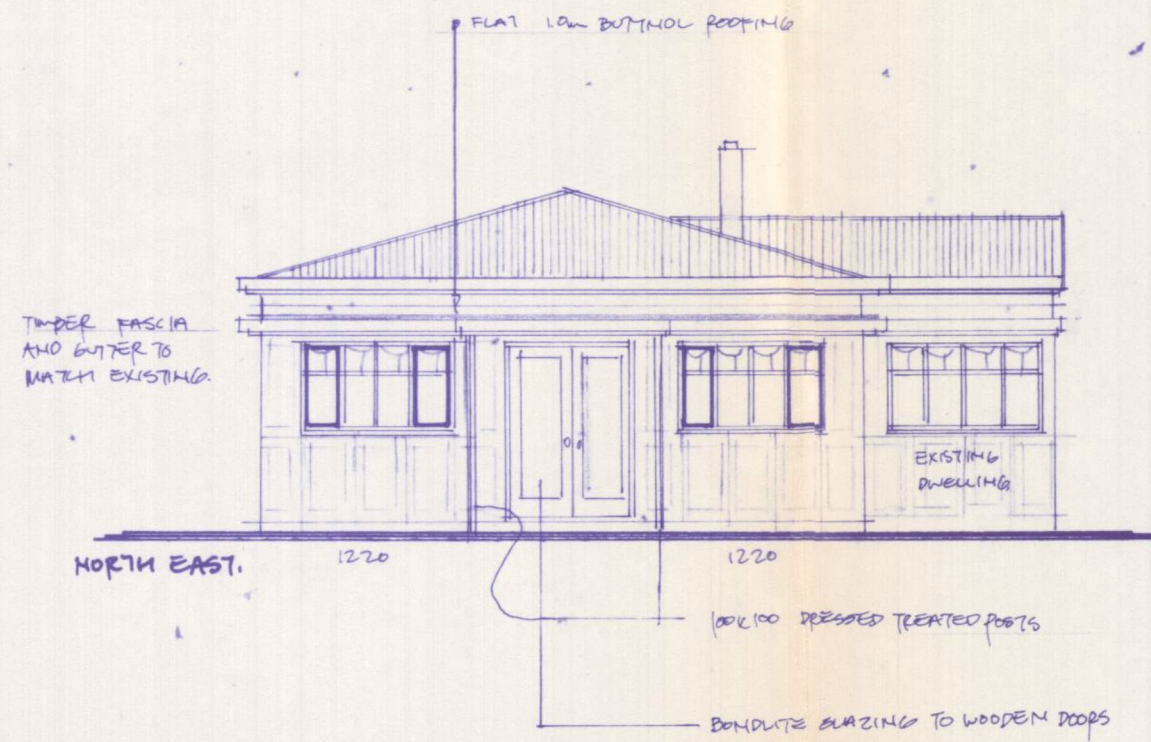
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CHRISTCHURCH CITY COUNCIL
- 3 NOV 1993
CONSENT

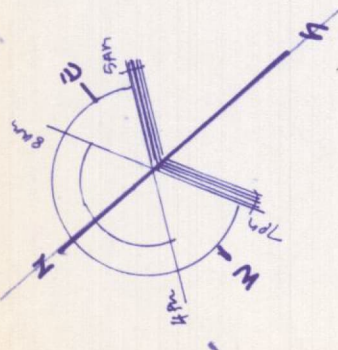
CHRISTCHURCH CITY COUNCIL
P.I.M. APPLICATION
Rec'd 21 OCT 1993
Sockburn Service Centre
PROJECT No.

93011833

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LOT 62 RP. 2049
AREA = 1012.
C.T 301/354.

CONTRACTORS MUST VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK.
PROPOSED EXTENSION FOR MR. & MRS. BRANT 16 WHERSTEAD RD CH-CH.

DATE: SEP 1993

SCALE: 1:100

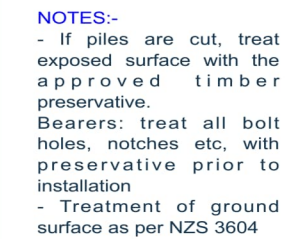
DRAWN: B.R. SHARP MNZID.

SHEET

REF

1 OF

93/77



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**4 Wherstead Road
Subdivision Consents**



Land Use Resource Consents within 100 metres of 4 Wherstead Road

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

1/1A Wherstead Road

RMA/1984/1040

Consent to extend a town house into the front and rear yards. - Historical Reference RES954169

Processing complete

Applied 10/12/1984

Decision issued 28/02/1985

Granted 28/02/1985

RMA/2020/1219

Construct two residential units with attached garages

Processing complete

Applied 16/06/2020

Decision issued 24/07/2020

Granted 24/07/2020

Within scope amendment accepted 15/03/2021

Within scope amendment decision issued 22/03/2021

1/27A Colombo Street

RMA/2021/3574

The construction of a two storey commercial building with associated signage and four residential units.

Processing complete

Applied 21/10/2021

Decision issued 31/01/2022

Granted 28/01/2022

1/31 Colombo Street

RMA/1981/808

Site flats no closer than 2m to the Eastern boundary and no closer than 2m to the western boundary. - Historical Reference RES952669

Processing complete

Applied 03/11/1981

Decision issued 01/01/1999

Granted 01/01/1999

10A Wherstead Road

RMA/2021/2884

Request for an encumbrance - Older Person's Housing

Processing complete

Applied 31/08/2021

Encumbrance registered 16/09/2021

RMA/2021/982

To establish two new Older Person Housing units

Processing complete

Applied 15/04/2021

Decision issued 03/05/2021

Granted 30/04/2021

RMA/2022/2283

Subdivision - Unit Title - 2 Units

Processing complete

Applied 13/07/2022

s223 Certificate issued 15/03/2023

s224 Certificate issued 15/03/2023

Decision issued 16/08/2022

Granted 16/08/2022

RMA/2022/906

Convert two OPH units into residential units

Processing complete

Applied 25/03/2022

Decision issued 23/06/2022

Granted 23/06/2022

RMA/2023/412

Discharge of encumbrance - two OPH units

Processing complete

Applied 20/02/2023

Encumbrance discharged 28/04/2023

10B Wherstead Road

RMA/2021/2884

Request for an encumbrance - Older Person's Housing

Processing complete

Applied 31/08/2021

Encumbrance registered 16/09/2021

RMA/2021/982

To establish two new Older Person Housing units

Processing complete

Applied 15/04/2021

Decision issued 03/05/2021

Granted 30/04/2021

RMA/2022/2283

Subdivision - Unit Title - 2 Units

Processing complete

Applied 13/07/2022

s223 Certificate issued 15/03/2023

s224 Certificate issued 15/03/2023

Decision issued 16/08/2022

Granted 16/08/2022

RMA/2022/906

Convert two OPH units into residential units

Processing complete

Applied 25/03/2022

Decision issued 23/06/2022

Granted 23/06/2022

RMA/2023/412

Discharge of encumbrance - two OPH units

Processing complete

Applied 20/02/2023

Encumbrance discharged 28/04/2023

11A Colombo Street

RMA/1971/216

Site dwelling within 7ft of the Eastern boundary. - Historical Reference RES952880

Processing complete

Applied 16/03/1971

Decision issued 01/01/1999

Granted 01/01/1999

11B Colombo Street

RMA/2003/3349

Application to construct an additional residential dwelling - Historical Reference RMA20015703

Processing complete

Applied 23/12/2003

Decision issued 04/03/2004

Granted 04/03/2004

2/1A Wherstead Road

RMA/1984/1040

Consent to extend a town house into the front and rear yards. - Historical Reference RES954169

Processing complete

Applied 10/12/1984

Decision issued 28/02/1985

Granted 28/02/1985

RMA/2020/1219

Construct two residential units with attached garages

Processing complete

Applied 16/06/2020

Decision issued 24/07/2020

Granted 24/07/2020

Within scope amendment accepted 15/03/2021

Within scope amendment decision issued 22/03/2021

2/27A Colombo Street

RMA/2021/3574

The construction of a two storey commercial building with associated signage and four residential units.

Processing complete

Applied 21/10/2021

Decision issued 31/01/2022

Granted 28/01/2022

22A Colombo Street

RMA/1991/265

Relocated classroom to be sited 2.65m from residential boundary - Historical Reference RES9204352

Processing complete

Applied 17/01/1991

Decision issued 21/01/1991

Granted 21/01/1991

RMA/1996/120

Outline Plan for Thorrington school. - Historical Reference RES960073

Processing complete

Applied 12/01/1996

Decision issued 25/03/1996

Outline plan accepted 25/03/1996

RMA/1998/1342

Application for an Outline Plan for Thorrington School to establish two new classrooms and to relocate an existing prefabricated classroom to a new location on the school site. - Historical Reference RES981515

Withdrawn

Applied 09/06/1998

RMA/2000/2145

Outline plan to establish an administration block and convert the existing staff room to a classroom. - Historical Reference RMA20002886

Processing complete

Applied 24/08/2000

Decision issued 05/09/2000

Outline plan accepted 05/09/2000

RMA/2001/2613

Outline plan for alterations to, and the erection of additions to, the existing hall. - Historical Reference RMA20008530

Processing complete

Applied 26/10/2001

Decision issued 05/11/2001

Outline plan accepted 02/11/2001

RMA/2001/3017

Application for an outline plan to erect a sports equipment storage/maintenance shed up to 7 metres from the base of a protected Lime tree & to prune that tree - Historical Reference RMA20008948

Processing complete

Applied 07/12/2001

Decision issued 11/01/2002

Outline plan accepted 11/01/2002

RMA/2002/919

Application for an outline plan to site a storage container within 10m of a protected tree and to prune 20% of a protected tree - Historical Reference RMA20009903

Processing complete

Applied 22/04/2002

Decision issued 07/06/2002

Outline plan accepted 05/06/2002

RMA/2008/844

Outline Plan Waiver for infill block between the library and hall building - Historical Reference RMA92011653

Processing complete

Applied 28/04/2008

Decision issued 22/05/2008

Outline plan accepted 22/05/2008

RMA/2013/2111

Pruning Tree - Historical Reference RMA92023824

Processing complete

Applied 11/10/2013

Decision issued 12/11/2013

Granted 11/11/2013

RMA/2015/2579

Outline Plan Waiver for garage - Historical Reference RMA92030921

Withdrawn

Applied 16/09/2015

RMA/2015/2891

Outline Plan Waiver - School - Historical Reference RMA92031262

Processing complete

Applied 15/10/2015

Decision issued 05/11/2015

Outline plan accepted 05/11/2015

RMA/2015/801

Outline Plan Waiver for the demolition of building/s on multiple school sites - Historical Reference RMA92029037

Processing complete

Applied 24/03/2015

Decision issued 30/04/2015

Outline plan accepted 28/04/2015

RMA/2020/1291

Replacement school classroom block and school hall/wellness centre/administration block

Processing complete

Applied 24/06/2020

Decision issued 10/08/2020

Changes requested to Outline Plan 10/08/2020

23 Colombo Street

RMA/2007/23

Replace existing Prime signs at Shell Shirley, Shell Cashmere, Shell Carlton Corner and Shell Brndwyr - Historical Reference RMA92007224

Processing complete

Applied 03/01/2007

Decision issued 25/01/2007

Granted 24/01/2007

RMA/2011/1650

replacement signage - Historical Reference RMA92019225

Processing complete

Applied 05/12/2011

Decision issued 25/01/2012

Granted 25/01/2012

RMA/2016/1417

Upgrade Z Energy Service Station - Historical Reference RMA92033550

Processing complete

Applied 30/05/2016

Amended decision issued - s133A 06/07/2016

Decision issued 29/06/2016

Granted 29/06/2016

Within scope amendment accepted 12/08/2016

Within scope amendment decision issued 15/08/2016

24 Colombo Street

RMA/1999/2287

Trans: Recession plane intrusion lots 2 and 3, Reduced frontage Lot 1 (15m), Reduced average area (418m²), reduced ROW width. prop: Reduced site size lot - Historical Reference RES990966

Processing complete

Applied 08/04/1999

Decision issued 07/05/1999

Granted 07/05/1999

RMA/1999/2754

Application for Lot 1 to erect a dwelling which intrudes recession plane; reduced site area; reduced odds; and reduced setback from protected tree. - Historical Reference RES991574

Processing complete

Applied 26/05/1999

Decision issued 23/06/1999

Granted 23/06/1999

24C Colombo Street

RMA/1999/2755

Application to erect a dwelling on (Proposed Lot 4) which intrudes recession plane; site coverage is exceeded; reduced out door living space. - Historical Reference RES991575

Processing complete

Applied 26/05/1999

Decision issued 22/06/1999

Granted 22/06/1999

25 Colombo Street

RMA/1968/16

Enable part of the rear of section to be used for off-street parking and to enable a strip of land along the northern boundary to be used for access to the workshop - Historical Reference RES9204359

Processing complete

Applied 19/11/1968

Decision issued 01/04/1969

Granted 01/04/1969

RMA/1970/32

Enable land to be used for vehicle washing, car valet services, lubrication, tyre repair and replacements, servicing and light repairs generally and display of new and second hand vehicles - Historical Reference RES9204365

Processing complete

Applied 07/09/1970

Decision issued 26/02/1971

Granted 26/02/1971

RMA/1985/232

Install and use 3.5 tonne l.p.g. tank for dispensing and selling l.p.g. to the public - Historical Reference RES9204356

Processing complete

Applied 31/05/1985

Decision issued 19/09/1985

Granted 19/09/1985

RMA/1995/426

Removal of the existing advertising signage and replacement of it with new signage exceeding the maximum height and sign area permitted, on a site in the Service Station zone. - Historical Reference RES950704

Processing complete

Applied 21/04/1995

Decision issued 23/06/1995

Granted 23/06/1995

RMA/2007/23

Replace existing Prime signs at Shell Shirley, Shell Cashmere, Shell Carlton Corner and Shell Brndwyr - Historical Reference RMA92007224

Processing complete

Applied 03/01/2007

Decision issued 25/01/2007

Granted 24/01/2007

RMA/2011/1650

replacement signage - Historical Reference RMA92019225

Processing complete

Applied 05/12/2011

Decision issued 25/01/2012

Granted 25/01/2012

RMA/2016/1417

Upgrade Z Energy Service Station - Historical Reference RMA92033550

Processing complete

Applied 30/05/2016

Amended decision issued - s133A 06/07/2016

Decision issued 29/06/2016

Granted 29/06/2016

Within scope amendment accepted 12/08/2016

Within scope amendment decision issued 15/08/2016

26 Colombo Street

RMA/2008/1286

Application to change the use of the building from residential to a Solicitors office - Historical Reference RMA92012130

Processing complete

Applied 20/06/2008

Decision issued 22/09/2008

Granted 19/09/2008

RMA/2014/279

Establish and operate a pre-school in an existing building - Historical Reference RMA92024884

Processing complete

Applied 11/02/2014

Decision issued 25/07/2014

Granted 24/07/2014

27 Colombo Street

RMA/2014/3171

Residential unit & bike shed - Historical Reference RMA92027873

Processing complete

Applied 28/11/2014

Decision issued 17/12/2014

Granted 16/12/2014

27A Colombo Street

RMA/2021/3574

The construction of a two storey commercial building with associated signage and four residential units.

Processing complete

Applied 21/10/2021

Decision issued 31/01/2022

Granted 28/01/2022

29 Colombo Street

RMA/1995/77

Relocation of a dwelling to 29 Colombo St - Historical Reference RES950246

Processing complete

Applied 21/02/1995

Decision issued 07/03/1995

Granted 07/03/1995

3/27A Colombo Street

RMA/2021/3574

The construction of a two storey commercial building with associated signage and four residential units.

Processing complete

Applied 21/10/2021

Decision issued 31/01/2022

Granted 28/01/2022

31 Colombo Street

RMA/2013/2487

HEALTH PRACTICE OPERATE - Historical Reference RMA92024208

Processing complete

Applied 21/11/2013

Decision issued 09/12/2013

Granted 06/12/2013

4/27A Colombo Street

RMA/2021/3574

The construction of a two storey commercial building with associated signage and four residential units.

Processing complete

Applied 21/10/2021

Decision issued 31/01/2022

Granted 28/01/2022

4A Wherstead Road

RMA/2021/2328

Subdivision - Fee simple - Two lots with land use

Processing complete

Applied 20/07/2021

s223 Certificate issued 07/10/2021

s224 Certificate issued 28/06/2022

Decision issued 13/09/2021

Granted 13/09/2021

RMA/2025/3190

New two storey residential dwelling with attached garage

Processing complete

Applied 15/09/2025

Decision issued 10/12/2025

Granted 08/12/2025

5 Thorrington Road

RMA/2006/1778

Application to erect a dwelling with an attached garage (Proposed Unit 1) - Historical Reference RMA92005848

Processing complete

Applied 31/07/2006

Decision issued 31/10/2006

Granted 31/10/2006

RMA/2006/1779

Application to erect a dwelling with an attached garage (Proposed Unit 2) - Historical Reference RMA92005849

Processing complete

Applied 31/07/2006

Decision issued 23/08/2006

Granted 22/08/2006

6 Woodbridge Road

RMA/2016/966

Dwelling Alterations - Historical Reference RMA92033068

Withdrawn

Applied 14/04/2016

7 Wherstead Road

RMA/1982/729

Dispensation for garage - Historical Reference RES952689

Processing complete

Applied 18/06/1982

Decision issued 18/06/1982

Granted 18/06/1982

RMA/2024/1561

Alteration and Addition to Dwelling - Addition of TV Room

Cancelled

Applied 04/06/2024

Cancelled - fee not paid 14/08/2024

RMA/2024/2527

Alteration and addition to existing dwelling

Processing complete

Applied 04/09/2024

Decision issued 04/10/2024

Granted 04/10/2024

7A Wherstead Road

RMA/1970/210

Proposed siting of dwelling to be 5ft from boundary instead of required 10ft. no nearby dwellings affected. neighbours consent obtained. - Historical Reference RES952886

Processing complete

Applied 02/02/1970

Decision issued 01/01/1999

Granted 01/01/1999

RMA/1974/342

Enclose a carport which is attached to the dwelling by erecting a wall 3 feet from the boundary. - Historical Reference RES953037

Processing complete

Applied 19/03/1974

Decision issued 01/01/1999

Granted 01/01/1999

8 Wherstead Road

RMA/1977/360

Dispensation for flat siting - Historical Reference RES952727

Processing complete

Applied 11/03/1977

Decision issued 11/03/1977

Granted 11/03/1977

RMA/1997/4103

Reduction for rear yard setback on Lot 3 (Transitional Plan) - Historical Reference RMA513

Processing complete

Applied 07/07/1997

Decision issued 17/07/1997

Granted 17/07/1997

9 Thorrington Road

RMA/1997/777

Application for the proposed garage to intrude the 45deg recession plane drawn from the Eastern boundary and the 30 degree recession plane drawn from the - Historical Reference RES970802

Processing complete

Applied 27/03/1997

Decision issued 19/05/1997

Granted 19/05/1997

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