



Architectural Drawing Set

Building Consent Application

Project number 5620

| | | |
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16 and 18 Kitchener Place Unit Alterations

5 6 2 0

31 Concrete

3102 Concrete Works
Refer Structural Engineer's documentation for further information

3121-CN Insitu concrete nib - off form finish
Finish: F5 finish to front face of concrete slab and nibs

38 Timber Framing

3821-EF1 90 x 45 Exterior Timber Wall Framing
Location: Infill wall to rear porch exterior door openings;
90 x 45mm H1.2 treated SG8 timber framing. Stud spacing to NZS 3604 with studs typically at 600mm crs and dwangs at 1350mm crs max.

3821-IF1 90 x 45 Interior Timber Wall Framing
Location: New internal partitions, double stud posts & infill to existing strapped walls
90 x 45mm H1.2 treated SG8 timber framing. Stud spacing to NZS 3604 with studs typically at 600mm crs and dwangs at 800mm crs.
Lintels over openings are existing.

4821-CB1 240 x 90 Timber Ceiling beam
Location: 16 Kitchener Pl ceiling - refer Structural Engineer's drawings
2/240 x 45 H1.2 treated SG8 Timber beam to Structural Engineer's details.

4821-CB2 240 x 90 LVL Timber Ceiling beam
Location: 18 Kitchener Pl ceiling - refer Structural Engineer's drawings
2/240 x 45 H1.2 treated Hyspan LVL Timber beam to Structural Engineer's details.

4821-DJ1 190 x 45 Timber Deck Joists
Location: 16 & 18 Kitchener decks.
190 x 45 H3.2 treated timber joists.

4821-TP1 Timber piles
Location: 16 & 18 Kitchener decks.
125 x 125 H5 treated timber piles.

3821-SB Solid Blocking
Species: Radiata Pine
Grade: SG8
Treatment: H1.2
Sizing & Spacing: as detailed on the structural drawings or to match stud / joist size.

Framing Notes

- All new framing to comply with NZS3604:2011.
- All dimensions to framing.
- All new framing to be SG8, H1.2 treated, unless noted otherwise.
- All studs to be maximum 600mm centres, nogs at 800mm centres, unless noted otherwise. confirm framing centres with engineer.
- All lintels to be SG8, unless noted otherwise.

41 Tanking and pre-cladding

4161-DC DPC
Location: between concrete and timber, primarily the external bottom plate
Brand/ Type: Thermakraft Supercourse 500 DPC, or Malthoid Bituminous DPC

4161-DPM Subfloor DPM
Location: on ground under suspended timber floor
Brand/ Type: Thermakraft Thermathene Black DPM 250 micron
Jointing Tape: Thermkraft White General Purpose Tape

4161-WU Exterior Wall Underlay
Location: Exterior wall framing
Brand/ Type: Thermakraft Watergate Plus 295
fixing: Staples & Thermastrap 201 tapes

42 Wall cladding

4221-WC Horizontal Weatherboard Cladding
Location: Rear porch infill
Manufacturer: JSC or similar
Type: JSC Standard Bevelback 20mm x 187mm (effective cover 157mm) or similar, direct fixed to match existing.
Timber species: Pinus Radiata
Timber Grade: No. 1 clears
Treatment: H3.2
Fixing: Stainless steel annular grooved jolt head nail 100mm min (or to achieve a minimum of 30mm embedment into the framing), punched and filled.
Nail with 2 deg upward slope, 10mm above lap and minimum 50mm from ends of boards.
Finish: paint finish.
Trims, facings, scribes; profile to match existing.
External and internal corner back flashings: 50 x 50 x 90 deg. aluminium hemmed angle.

43 Decking

4383-TD Decking
Location: Free Standing Decks to Living areas of No.16 and 18
Species : Pinus Radiata, H3.2 CCA treated
Profile : 90x19mm grooved. Lay groove side down
Fixing : Galvanised annular grooved decking nails
Finish : Stain

43 Windows and Doors

4521-AJ Aluminium Window and Door Joinery
Manufacturer/ supplier: Altus - Rylock
Refer Architectural Door and Window Schedule for frame type, size, manifestation, reveals, hardware and the plans and elevator for locations.
Glazing System: Double Glazing
Finish: Durance Powder coated aluminium
Flashings: 0.7mm aluminium formed to suit details provided
Weathering Sealant: SikaHyflex 250 facade over PEF rod to external side of window.
PEF rod and air seal to interior side of window

47 Insulation

4711-TI Thermal and Acoustic Insulation
Manufacturer/ supplier: Comfortech Building Performance Solutions
Brand: Pink Batts
External 90mm framed wall and internal partitions between living areas / kitchen and bedrooms: 90mm thick Pink Batts Ultra Wall R2.8
Sub floor insulation: 100mm Expol Black Expanded Polystyrene fitted to underside of flooring between floor joists
Notes:
1. Supply and fix Thermakraft Stud Strap where shown on drawings where there is a risk of insulation bulging into the wall cavity.

51 Wall and Ceiling Linings

5113 Plasterboard Linings - General
Manufacturer: Winstone Wallboards
Finish: Level 4 for flat or low sheen paints, unless specified otherwise.
Stopping angles and beads: Rondo perforated flange to suit location.
Control joints: Positioned @ 12.0m centres max. in either direction.

5113-GS Gib Standard Plasterboard
Manufacturer: Winstone Wallboards
Product: Gib Standard plasterboard
Thickness: 10mm generally, 13mm as part of GBTLAB60d Intertenancy Barrier System

5113-B Gib Braceline Plasterboard
Manufacturer: Winstone Wallboards
Product: Gib Braceline plasterboard
Thickness: 13mm

5113-GC Gib Ceilings
Manufacturer: Winstone Wallboards
Product: Gib Standard plasterboard
Thickness: 13mm

5113-GI Gib Intertenancy Barrier System
Location: infill wall where back to back fireplaces and chimney flues removed.
Manufacturer: Winstone Wallboards
System: Two way FRR - double timber frame with GIB Barrierline central barrier
Specification No. GBTLAB60d
Refer GIB "Intertenancy Barrier Systems for Terrace Homes Specification & Installation Manual, December 2022".

67 Painting

New Gib ceiling
Finish
Surface Prep: Resene SIPDS No1 and Spec Sheet 1:1/1

1 Coat Resene Broadwall Waterborne Wallboard sealer D403
2 Coats Resene ceiling flat generally. Resene Lustacryl semi gloss enamel to kitchens, bathrooms & laundries.

New Gib walls
Finish
Surface Prep: Resene SIPDS No1 and Spec Sheet 1:1/1
1 Coat Resene Broadwall Waterborne Wallboard sealer D403
2 Coats Resene Spacecote Low Sheen D311 Waterborne Enamel generally; Lustacryl Kitchen and Bathroom D310K Waterborne enamel to kitchens, bathrooms & laundries.

Existing doors, existing timber window & door reveals
Finish
2 Coats Resene Lustacryl Semi Gloss Waterborne Enamel

New timber window & door reveals
Finish
Surface Prep Resene SIPDS No. 2 and Spec Sheet 2: 10/1
3 Coats Resene Aquaclear Satin D59, Waterborne Urethane Varnish

New timber weatherboards
Finish
1 Coat Resene wood Primer D40
2 Coats Resene Lumbersider D34

New exterior timber trims
Preparation
Resene D82 and Timberlock D48
Finish
1 Coat Resene Wood Primer D40
2 Coats Resene Lustacryl D310

New Exterior Fibre Cement Soffits
Finish
Surface Prep Resene SOPDS No3 and Spec Sheet 3:1C/1
1 Coat Resene Concrete Primer D405, Acrylic Concrete Primer
2 Coats Resene Lumbersider D34, Low Sheen Acrylic

New Timber Decking
Finish
2 Coats Resene Woodsman Decking Oil Stain D57D

General Notes:

- Building Wind Zone : Medium (SED Calculated)
Building Earthquake Zone - 2
Exposure Zone C
- Refer Moment Structural Engineer's Documentation for Structural work- concrete, posts, floor blocking, wall blocking, beam sizes/ locations & bracing

Sediment Control
Provide sediment control fences where run off will occur

Project Manager to oversee sediment control

Refer also to Environment Canterbury "erosion and sediment control guide" information pamphlet for required details. Also refer to attached checklist

Surplus soil to be removed and disposed of by contractors as required.

All erosion and sediment control structures to be inspected once a week and after each rainfall and maintained in good working order by main contractor

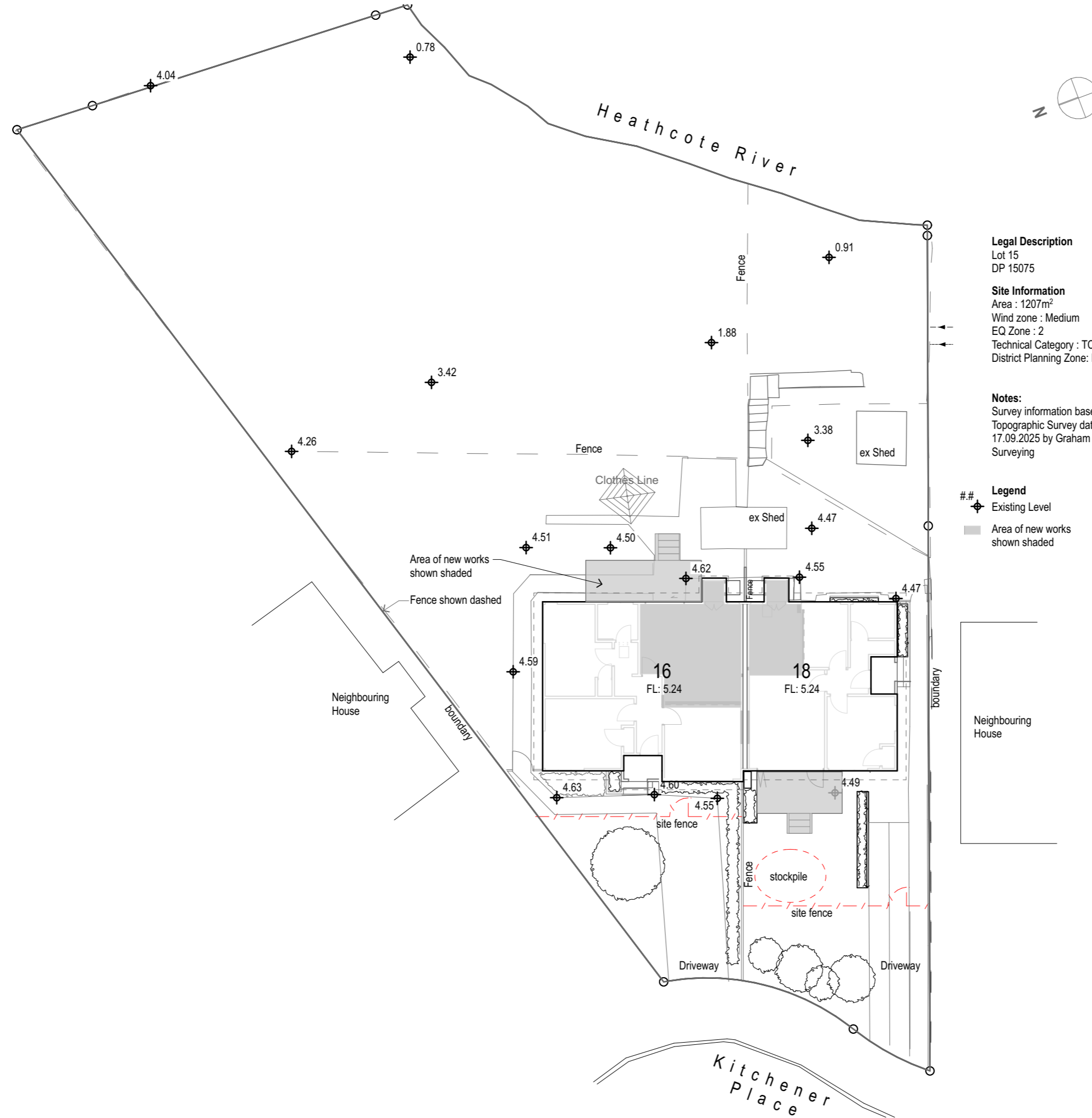
All ground cover vegetation outside the immediate building area to be preserved during the building phase

All erosion and sediment control measures to be installed prior to commencement of major earthworks

Stockpiles of clay material shall be covered with impervious sheet

Roof water downpipes to be connected to permanent underground stormwater as soon as practical after roof is laid

contractor to verify all dimensions before commencing work



Legal Description
 Lot 15
 DP 15075

Site Information
 Area : 1207m²
 Wind zone : Medium
 EQ Zone : 2
 Technical Category : TC3
 District Planning Zone: Residential Suburban

Notes:
 Survey information based on
 Topographic Survey dated
 17.09.2025 by Graham
 Surveying

Legend

- ## Existing Level
- Area of new works shown shaded

16 and 18 Kitchener Place
 Units Alterations

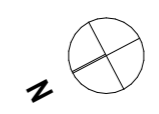
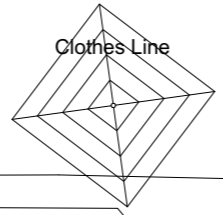
Site Plan

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| | | |
|---------|------------|------------------------------|
| 02 | 17/10/2025 | Building Consent Application |
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| issue | date | amendment |
| design: | HP | |
| date: | Sep 25 | |
| drawn: | | |
| scale: | 1:200 | @A3 |
| file: | 5620 | rev: 02 |

A0.0

contractor to verify all dimensions before commencing work



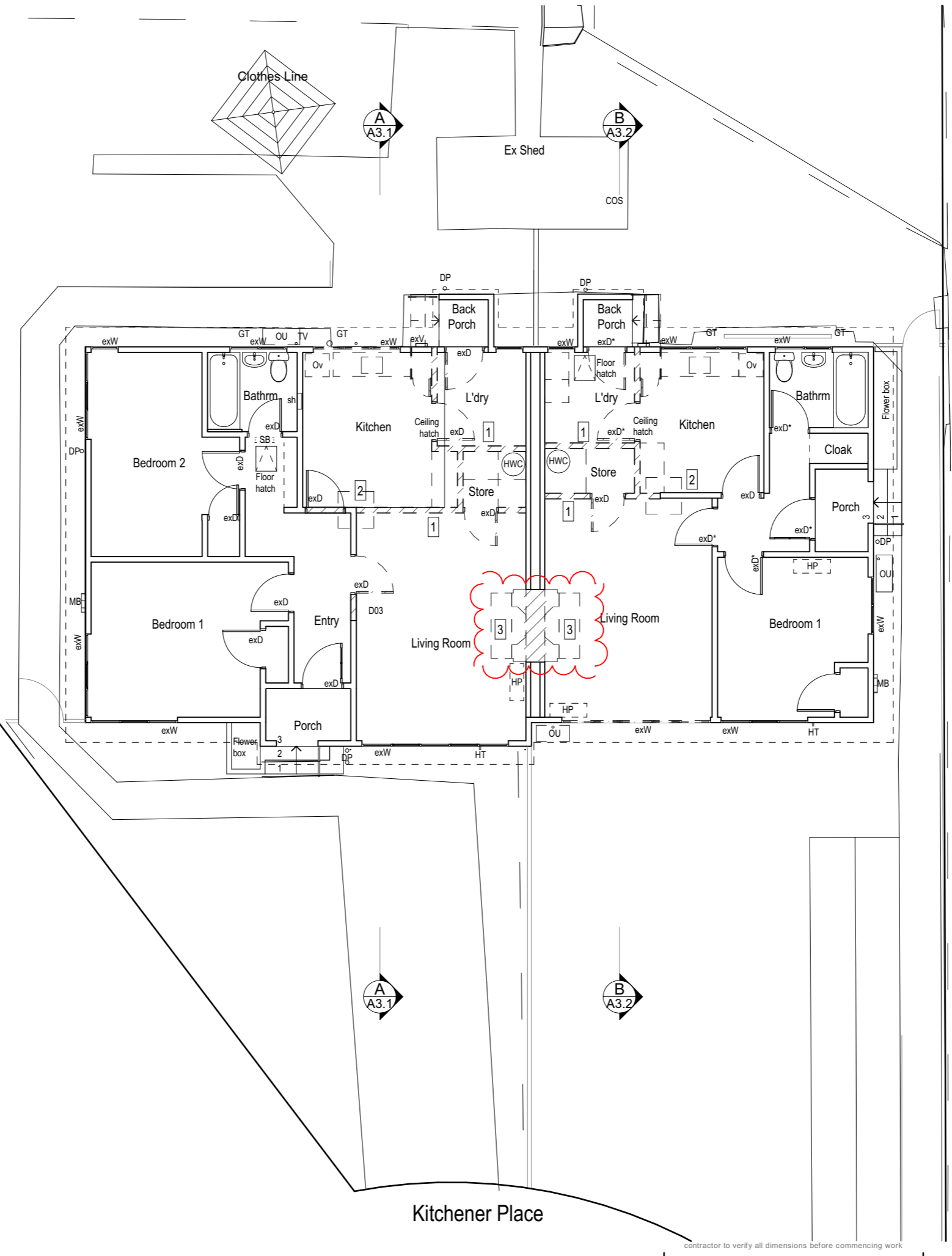
- Legend**
- SB Switch board
 - SH Shelf
 - HP Heat Pump
 - OU Outdoor Unit
 - DP Down Pipe
 - GT Gully Trap
 - OV Oven
 - WM / DR Washing machine. Drier above
 - VP Vent Pipe
 - wall to be removed
 - exD Window to be removed
 - Joinery unit / fitting / fixture to be removed
 - exW Existing window
 - exD Existing door

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Demolition Legend

- 1 Prop ceiling / roof structure and carefully remove walls. Break out ceiling for installation of new beams as required
- 2 Carefully cut opening in floor to allow access to excavate for pad footings to structural engineers design. Retain floorboards for reinstatement
- 3 Break out and remove chimney breast and hearth including masonry dividing wall

Notes
 Boundaries, levels and building outlines based on site survey by Graham Surveying



16 and 18 Kitchener Place
 Units Alterations

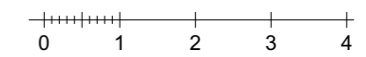
Floor Plan - Existing / Demolition

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



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A1.1

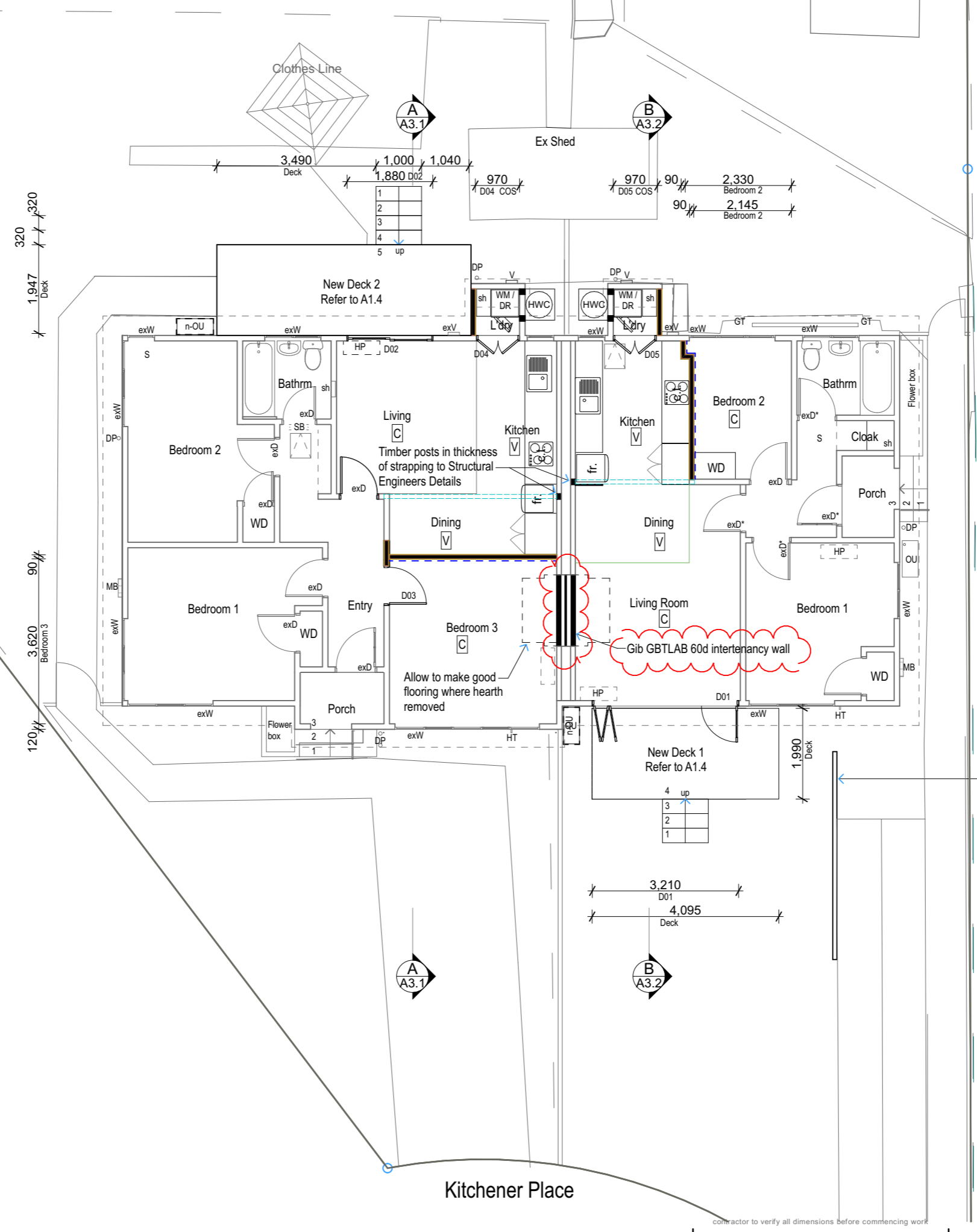


contractor to verify all dimensions before commencing work

- Legend**
- SB Switch board
 - SH Shelf
 - HP Heat Pump
 - OU Outdoor Unit
 - DP Down Pipe
 - GT Gully Trap
 - OV Oven
 - WM / DR Washing machine. Drier above
 - VP Vent Pipe

-  Selected Vinyl Plank flooring
-  Selected Carpet on underlay
-  New 90x45mm H1.2 framed wall
-  90mm insulation

- Door Schedule**
- External Doors**
- D01 Powder coated aluminium Bi-folding door. Double glazed. NZ4121 Compliance Safety glass
 - D02 Powder coated aluminium sliding door. Double glazed. NZ4121 Compliance Safety glass
- Internal Doors**
- D03 Solid core interior door. Paint finish
 - D04 Pair joinery doors, 18mm Melamine faced MDF on flush overlay hinges
 - D05 Hollow core interior doors. Paint finish. Double doors. Roller catch at head. Pull handles
- Notes**
- Glazing to exterior doors to NZS 4223.3 Human impact requirements



boundary

New timber screen fence 1.8m

contractor to verify all dimensions before commencing work

16 and 18 Kitchener Place
Units Alterations

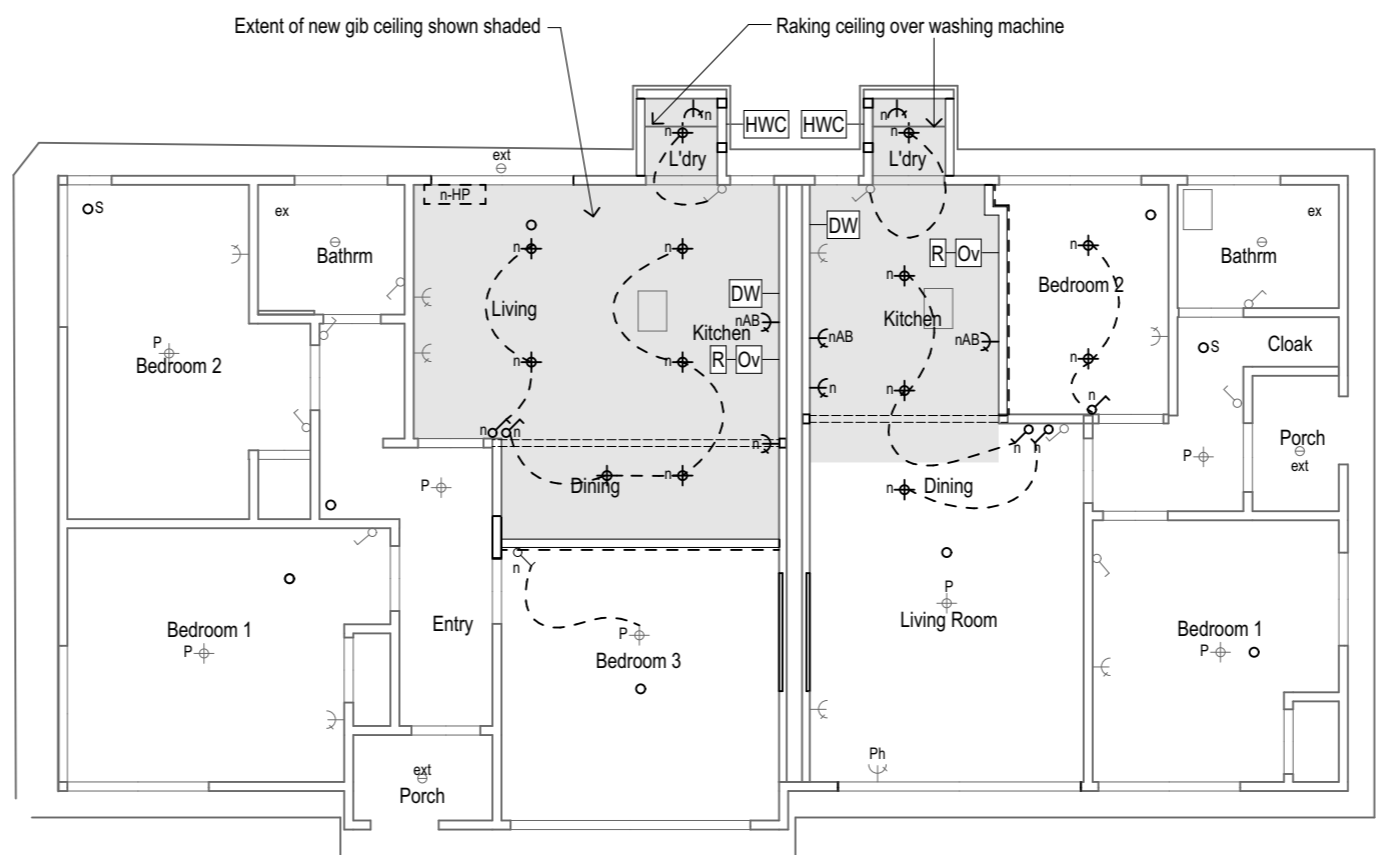
Floor Plan - Proposed

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A1.2

- Electrical Legend**
- ⊕ Existing Recessed Light
 - ⊕ⁿ New Recessed Light
 - ⊙ Existing surface mounted Light
 - ⊙ⁿ New surface mounted Light
 - ex Existing extract
 - N-ex New extract
 - ⊙^S New Interconnected Fire Alarms
 - ⌋ Existing Light switch
 - ⌋ⁿ New Light switch
 - ⌋ Existing power point
 - ⌋ⁿ New double power point
 - ⌋^{nAB} New above bench double power point
 - SB Existing switch board
 - MB Existing Meter Board
 - [HP] Existing Heat Pump
 - [n-HP] New Heat Pump
 - TV TV outlet
 - Ph Phone outlet
 - ext Existing eternal light
 - ⊙ Existing smoke Alarms
 - ⊙^{OS} New Interconnected Type 1 domestic smoke alarm
 - Existing Ceiling Hatch
 - New Electrical circuit
 - Hardwired
 - Existing pendant light
 - Existing Heat Pump
 - New Heat Pump
 - Heat pump Out Door unit



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16 and 18 Kitchener Place
Units Alterations

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Reflected Ceiling Plan

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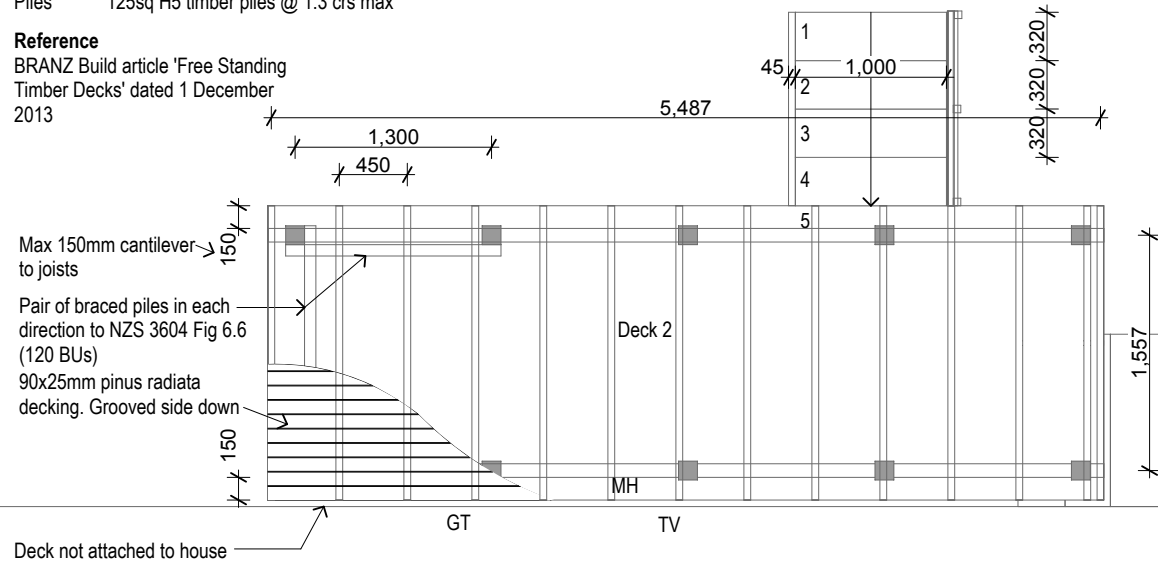
A1.3

Deck 1 and 2
Steps
 Treads 90x50mm H3.2 SG8 grooved timber
 Stringers 290x45mm H3.2 SG8 Pinus radiata. Rebated for treads
 Risers Open
 Handrail 900mm high above stringer

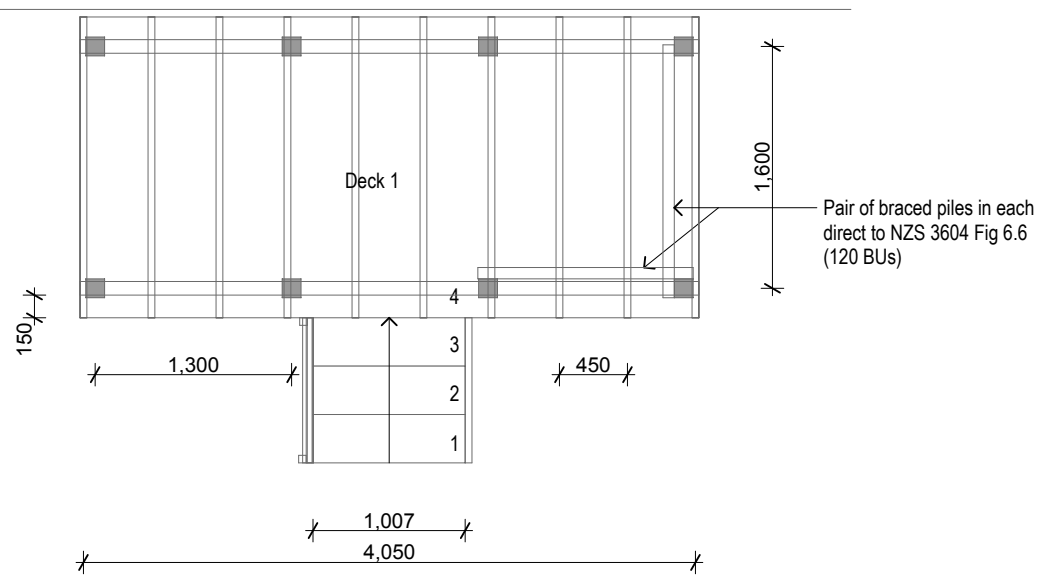
Deck
 Decking 90x19mm H3.2 SG8 Pinus Radiata
 Joists 140x45mm H3.2 SG8 Pinus @ 450 crs max
 Bearers 90x90mm H3.2 SG8 Pinus @ 1.6m crs max
 Piles 125sq H5 timber piles @ 1.3 crs max

Reference
 BRANZ Build article 'Free Standing Timber Decks' dated 1 December 2013

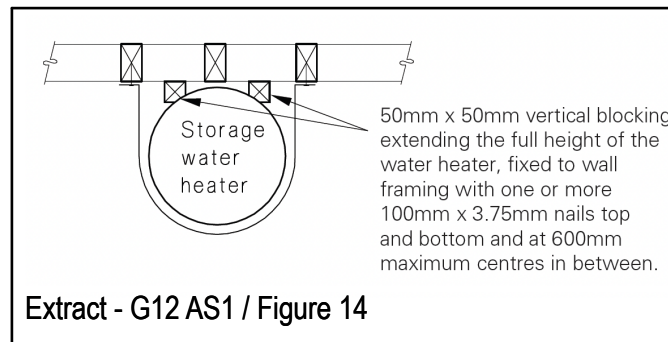
Bracing
 EQ Zone 2
 Wind Zone : Medium
 Bracing demand from NZS 3604 table 5.8
 1/2 value for light cladding to wall, roof and subfloor.
 0-25° roof pitch = 15 x 0.5 = 7.5 BU/m²
 Multiplication factor for EQ Zone 2 and soil class D: 0.8
 7.5 x 0.8 = 6 BU/m²
 6BU x 11m² = 66BU's in each direction



Deck 2 - Framing plan
1:50



Deck 1 - Framing plan
1:50



Extract - G12 AS1 / Figure 14

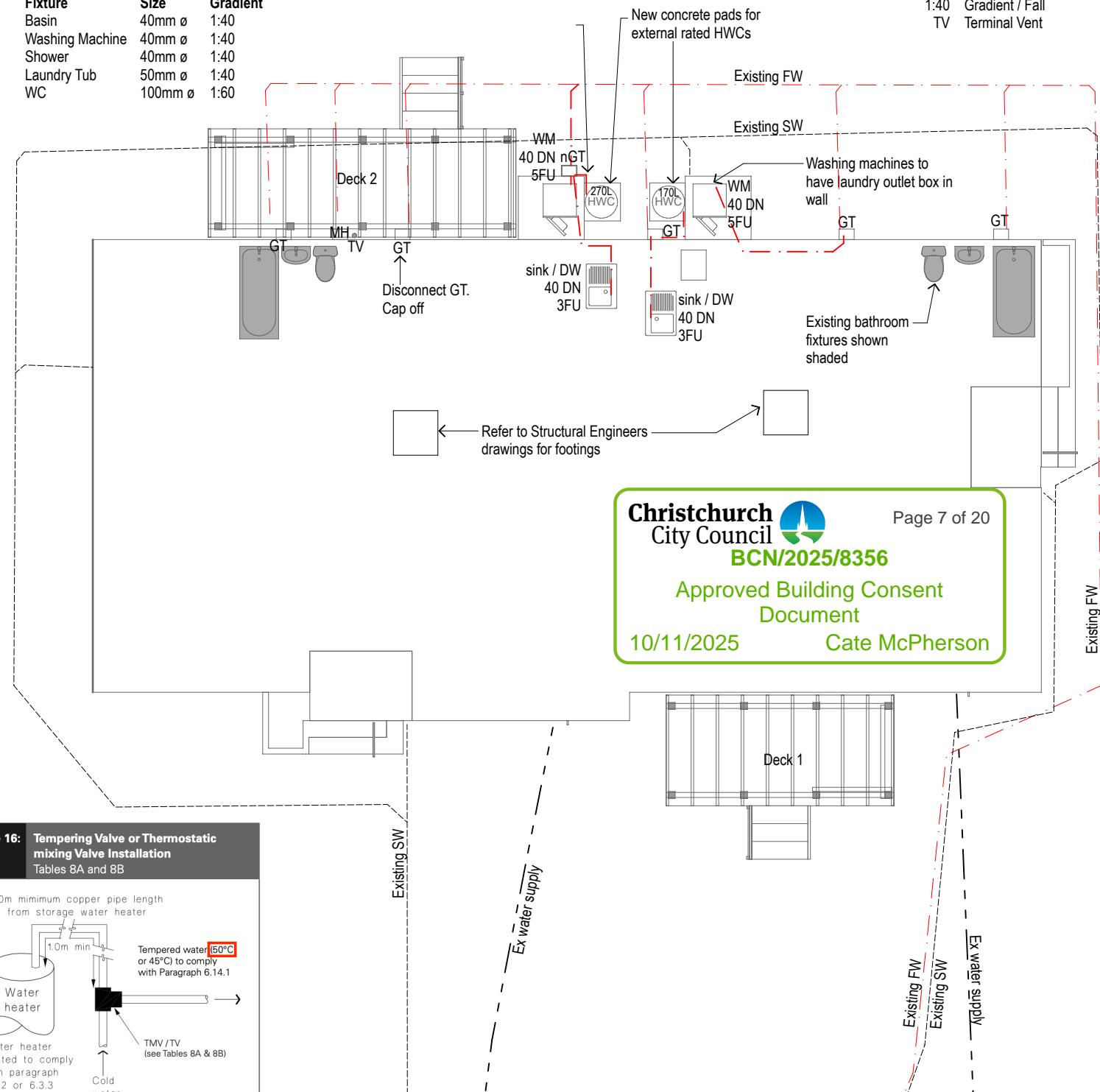
Minimum waste pipe diameter and gradient :

| Fixture | Size | Gradient |
|-----------------|---------|----------|
| Basin | 40mm ø | 1:40 |
| Washing Machine | 40mm ø | 1:40 |
| Shower | 40mm ø | 1:40 |
| Laundry Tub | 50mm ø | 1:40 |
| WC | 100mm ø | 1:60 |

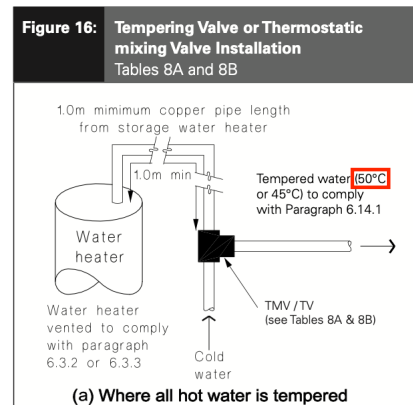
- Plumbing and Drainage Notes**
- Existing drainage locations are shown indicatively, all location to be confirmed on site.
 - Plumbing and Drainage designed to NZBC G13/AS1
 - Provide pipe support in accordance with G13/AS1 Section 6.2
 - Install for thermal movement in accordance with G13/AS1 Section 6.3
 - Drainage works to be undertaken by registered drain layer
 - Plumbing works to be undertaken by registered plumber

Drainage Legend

| | |
|---------|--|
| --- | Water Supply |
| - - - - | Stormwater |
| --- | New Foulwater |
| - - - - | Existing Foulwater |
| MH | Man hole access to sewer |
| GT | Existing Gully Trap |
| nGT | New Gully Trap as pre G13/AS2 |
| HWC | External Hot Water Cylinder. Fixings as per G12 Figure 14. Insulate all pipework |
| DN | Diameter |
| FU | Fixture Units |
| 1:40 | Gradient / Fall |
| TV | Terminal Vent |



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Extract - G12 AS1 / Figure 16

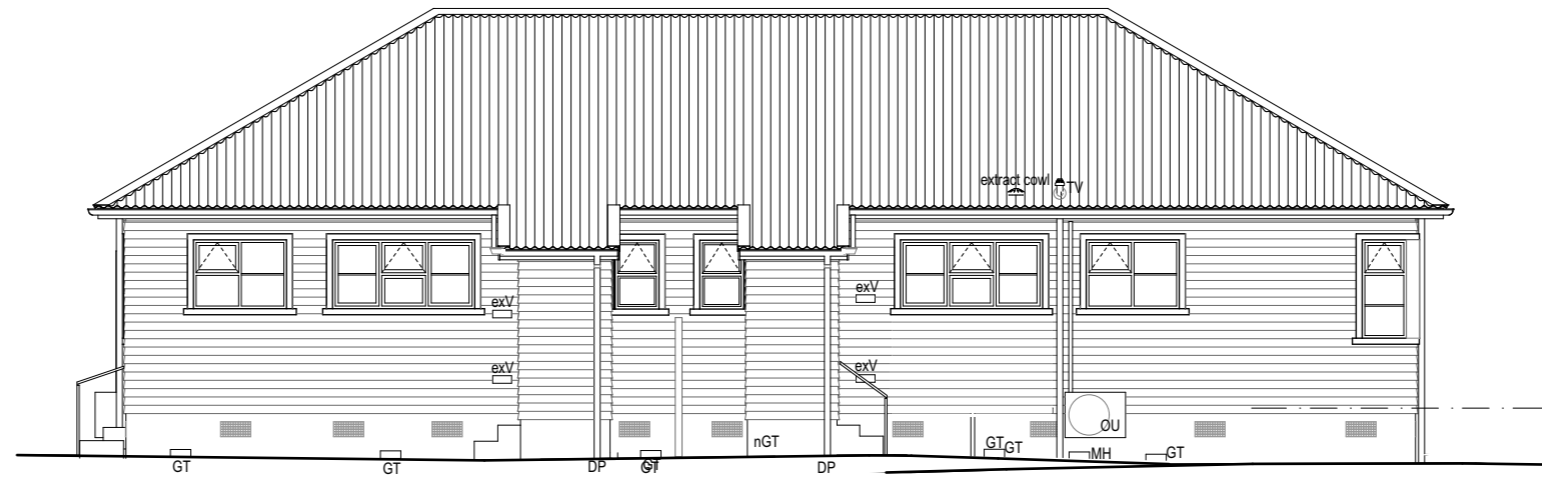
Plumbing and Drainage Plan
1:100



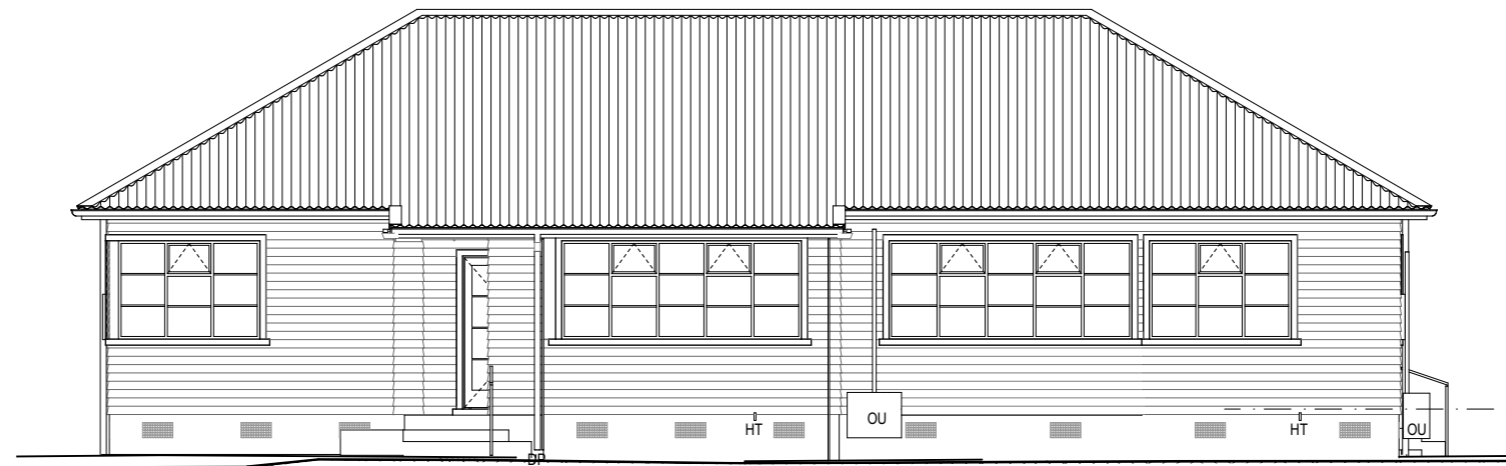
1
 -
 North Elevation
 1:100



2
 -
 South Elevation
 1:100



3
 -
 East Elevation
 1:100

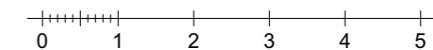


4
 -
 West Elevation
 1:100

16 and 18 Kitchener Place
 Units Alterations

Elevation - Existing

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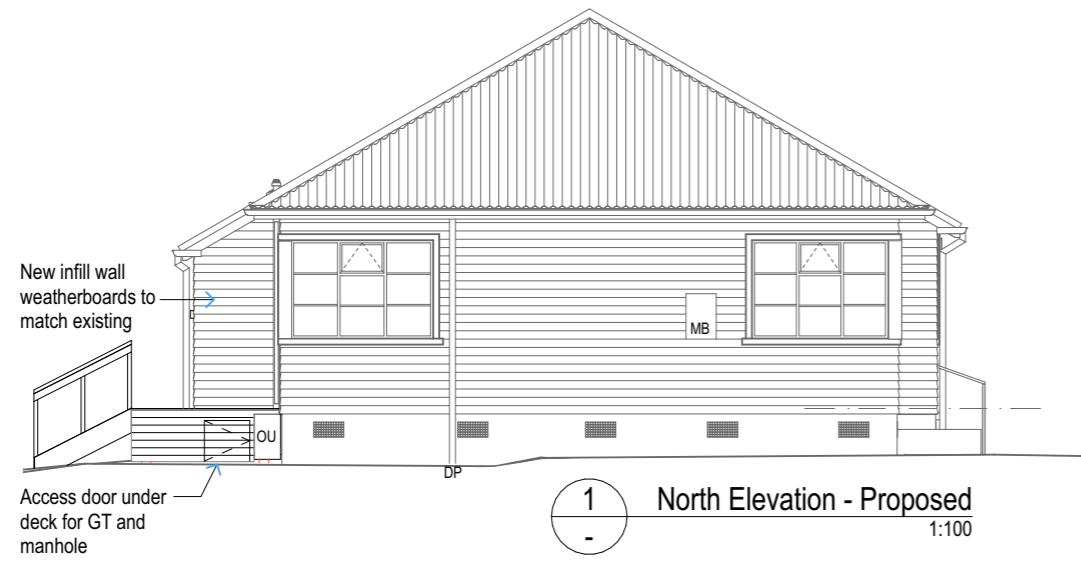


contractor to verify all dimensions before commencing work

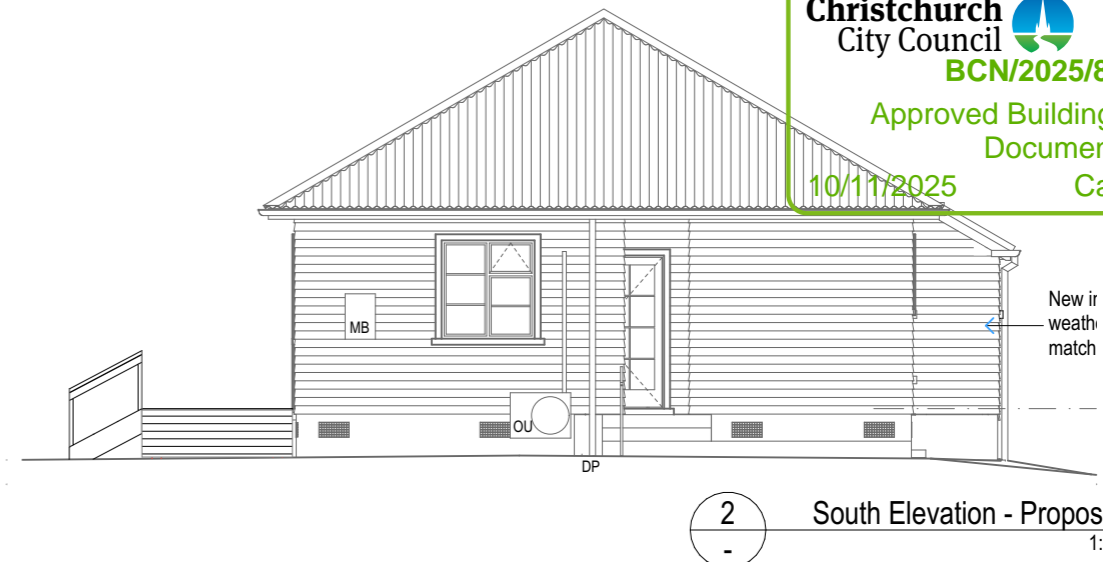
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A2.1



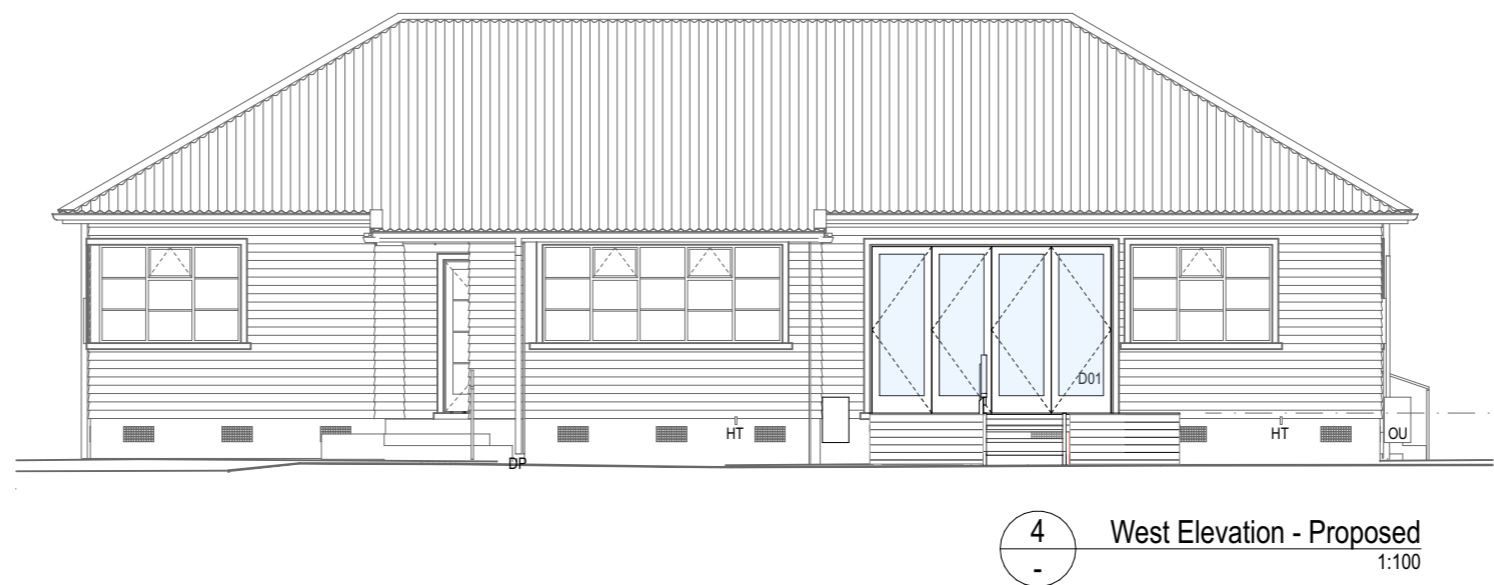
1 North Elevation - Proposed
 1:100



2 South Elevation - Proposed
 1:100



3 East Elevation - Proposed
 1:100

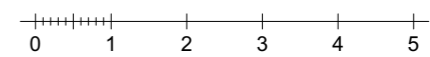


4 West Elevation - Proposed
 1:100

16 and 18 Kitchener Place
 Units Alterations

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Elevations - Proposed

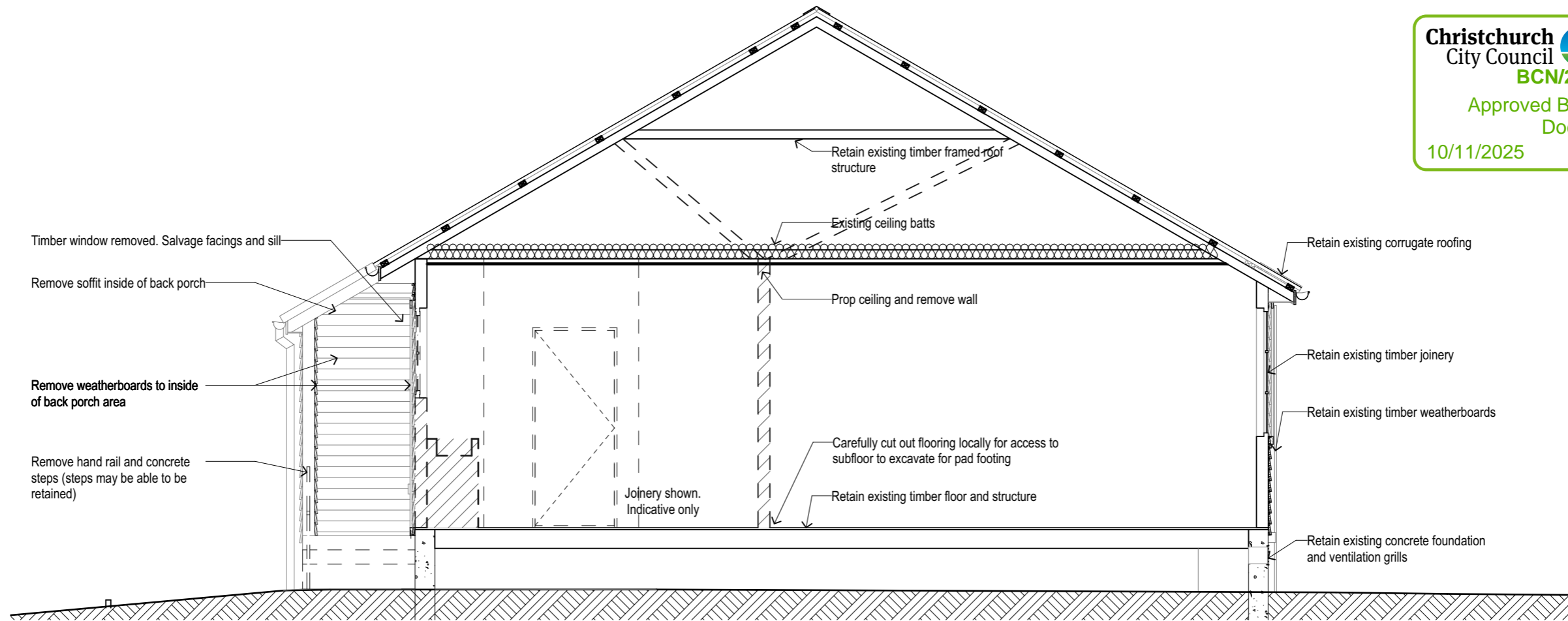


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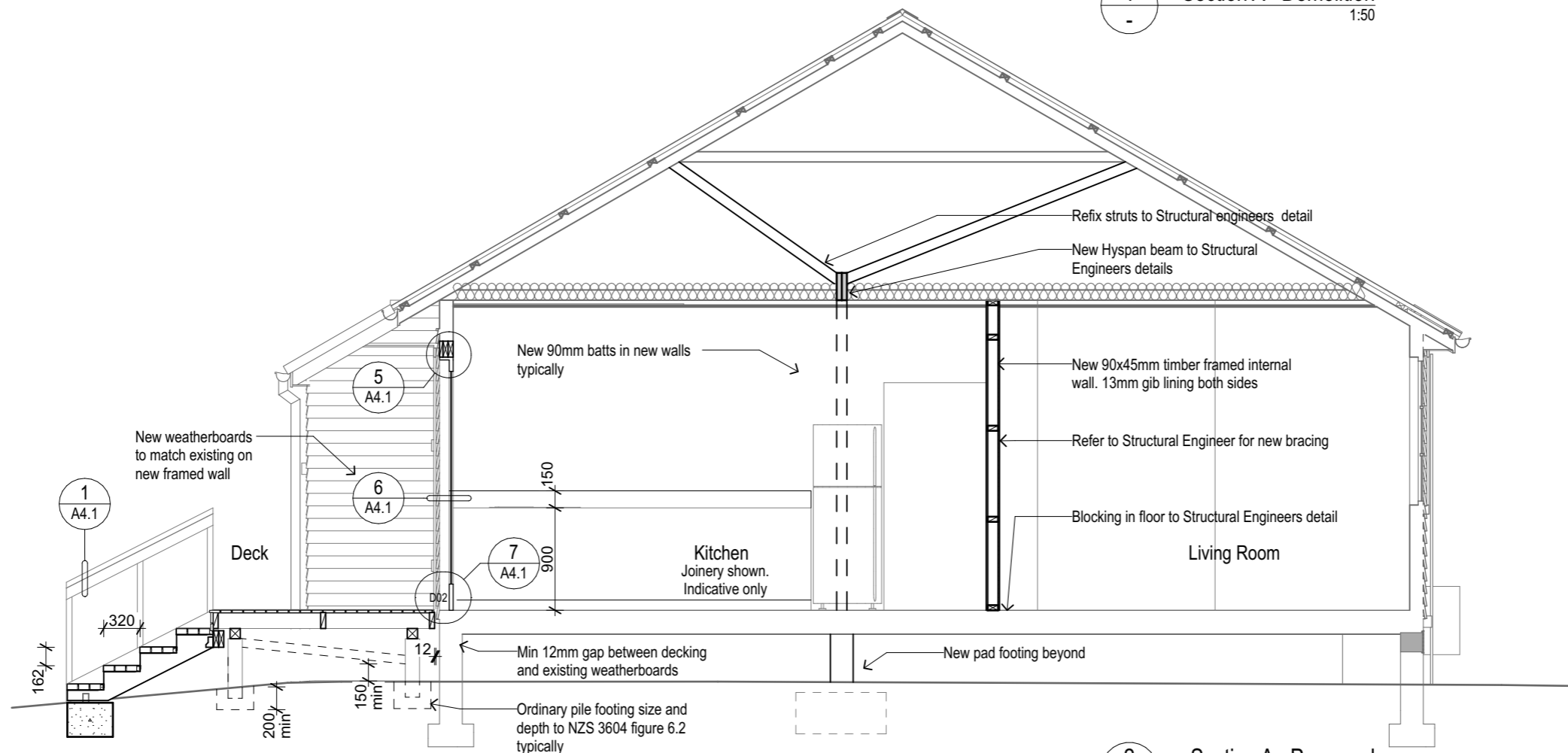
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A2.2



1 Section A - Demolition
1:50



2 Section A - Proposed
1:50

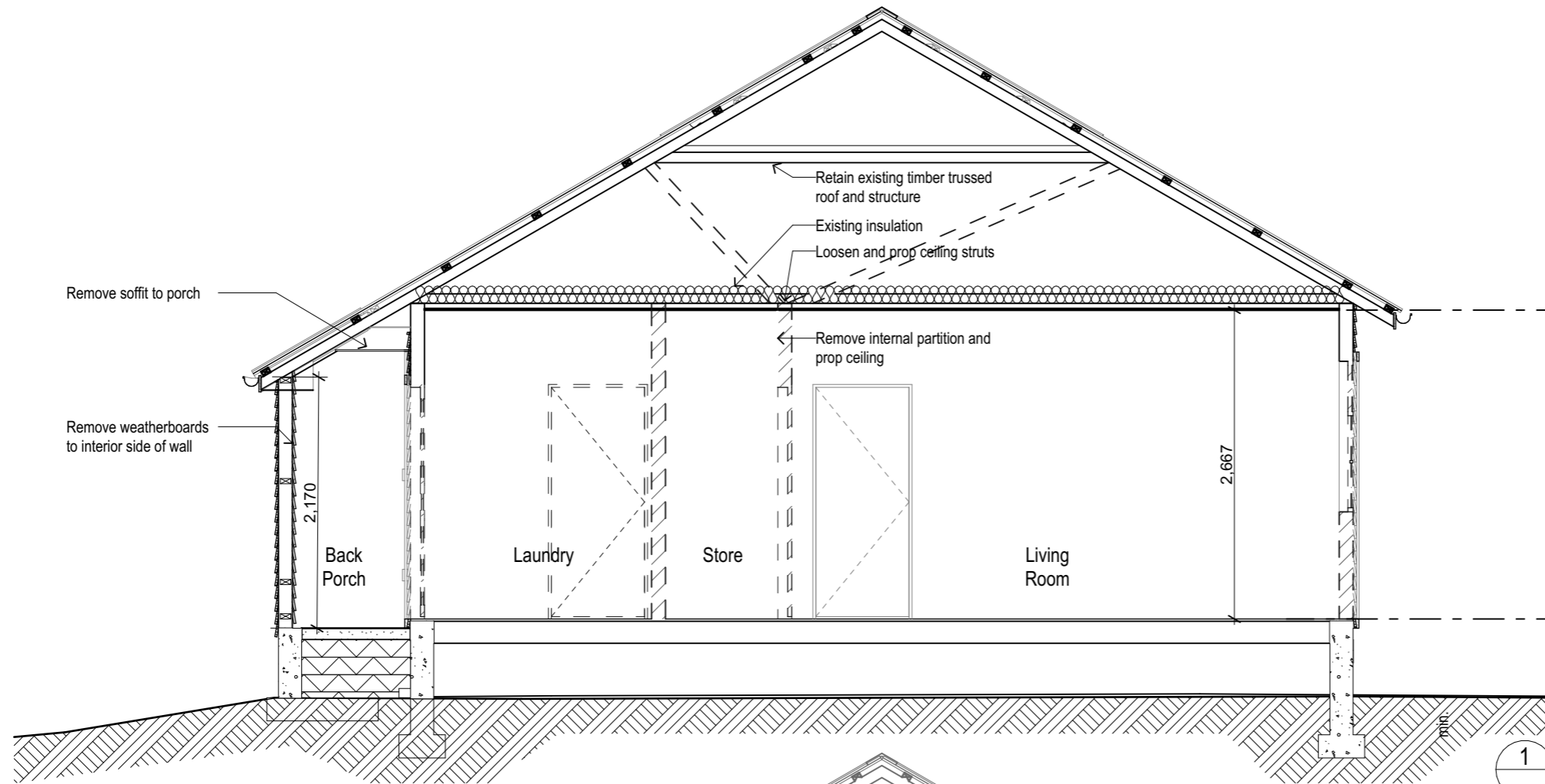
16 and 18 Kitchener Place
Units Alterations

Section A - No.16

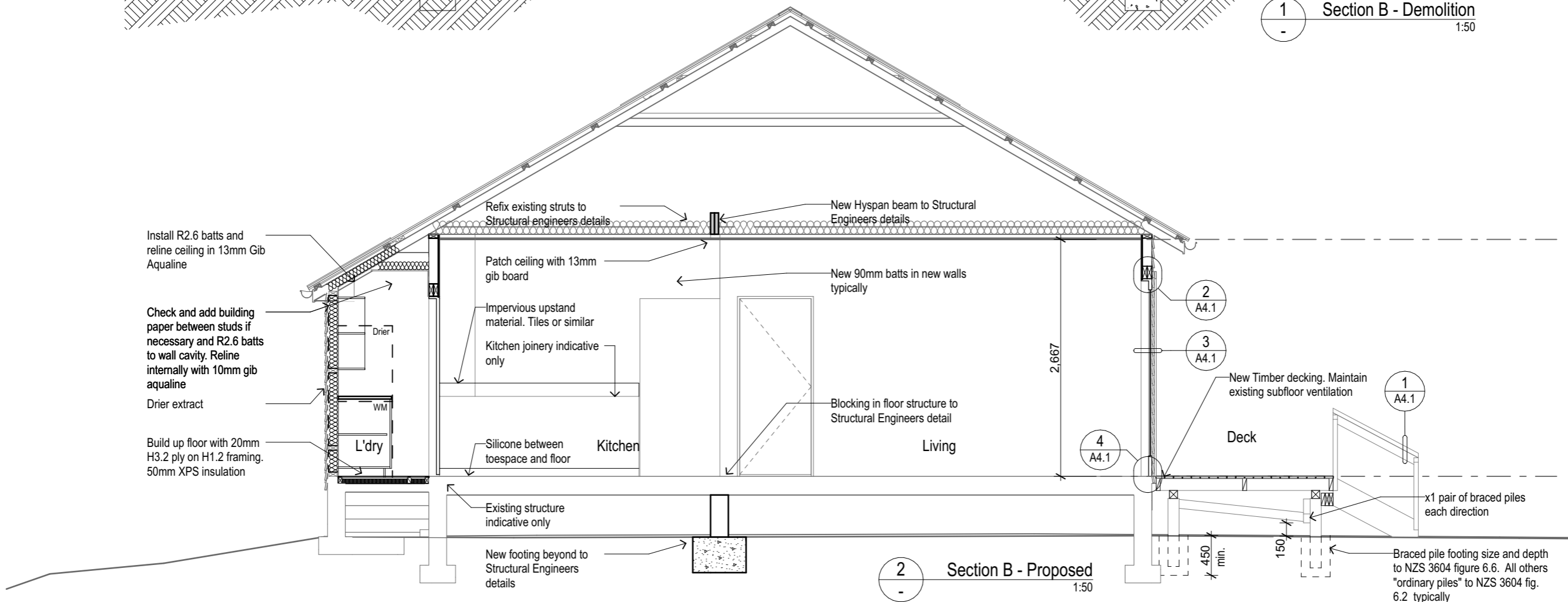
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| file: | 5620 | rev: 02 |

A3.1



1 Section B - Demolition
1:50



2 Section B - Proposed
1:50

contractor to verify all dimensions before commencing work

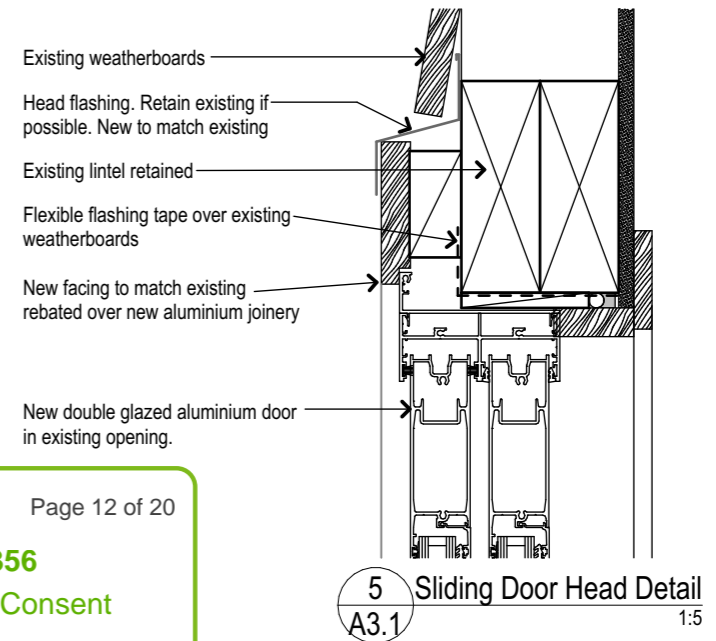
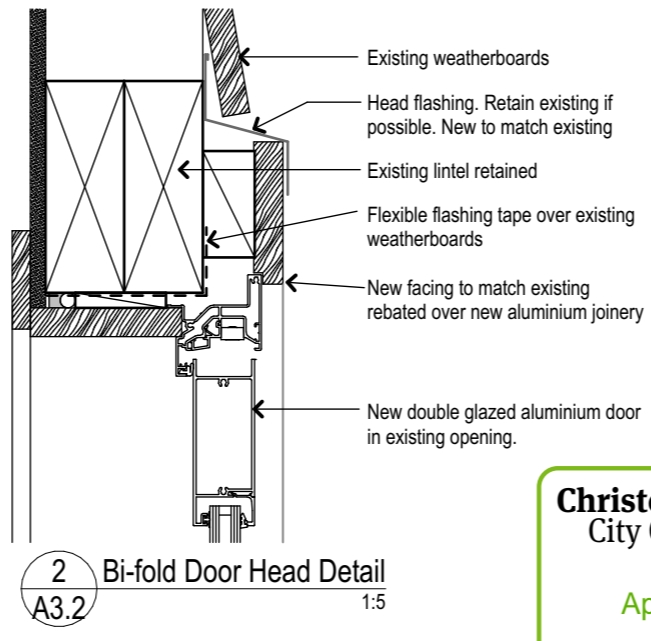
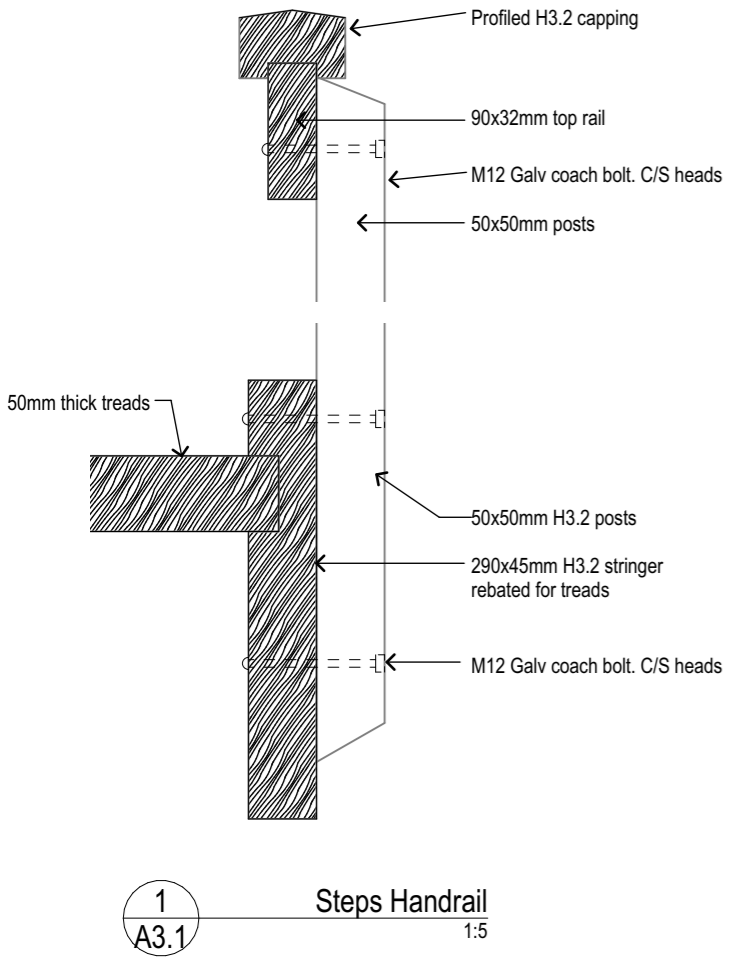
16 and 18 Kitchener Place
Units Alterations

Section B - No.18

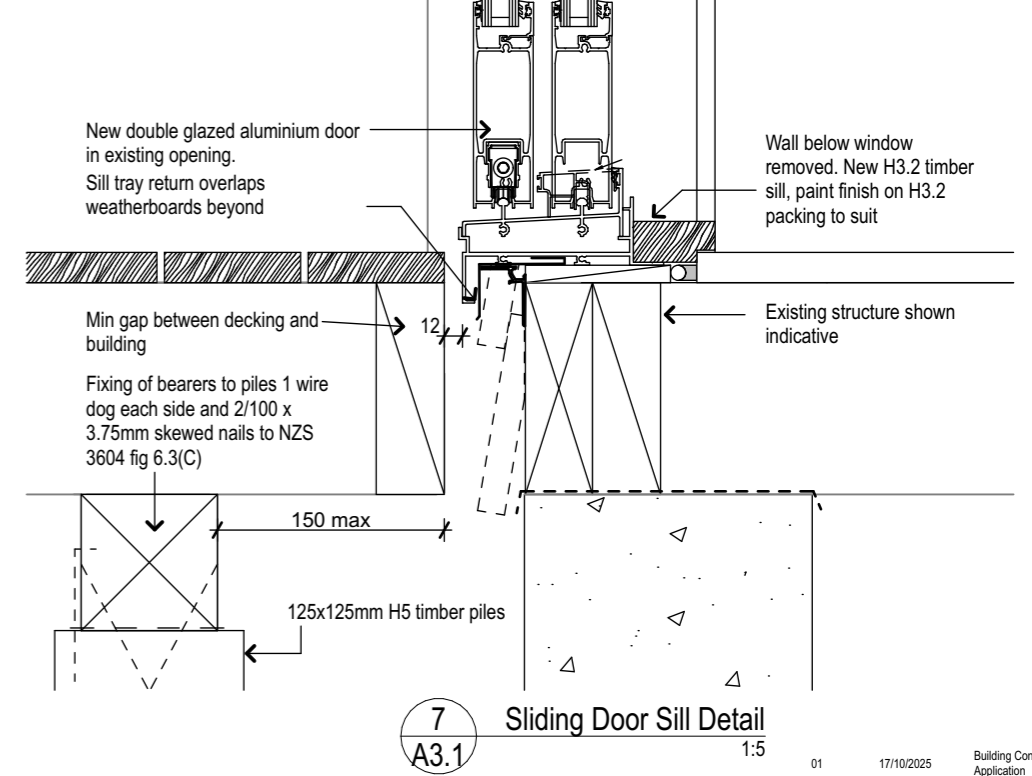
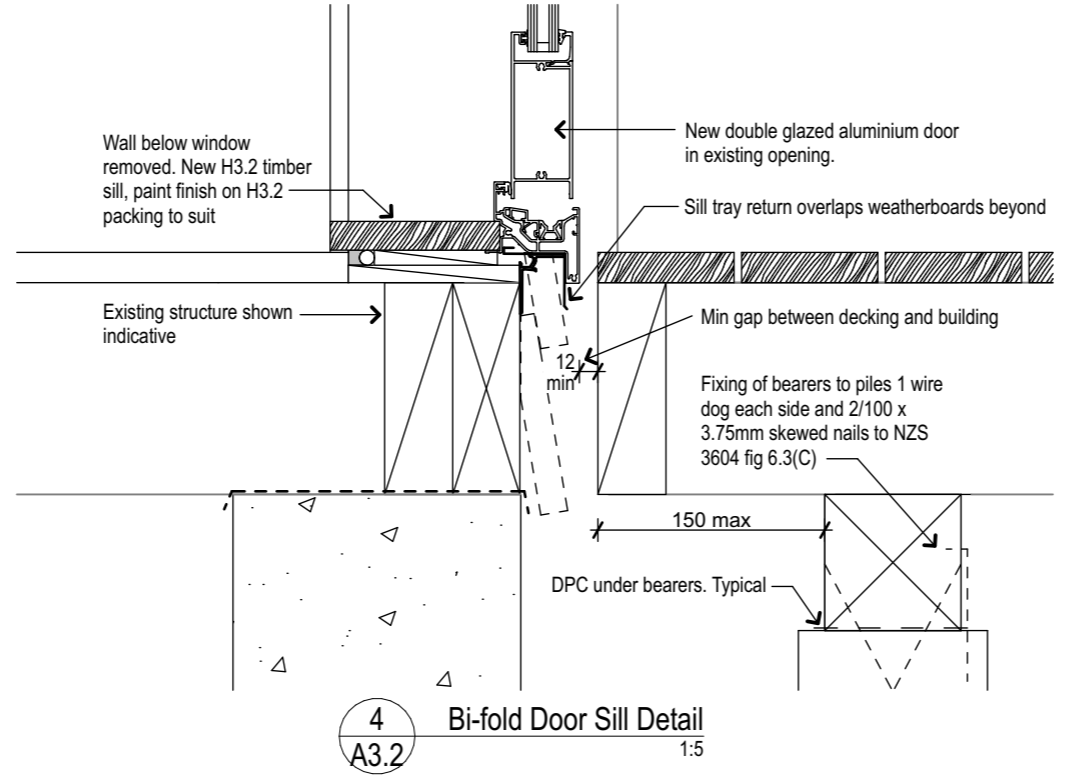
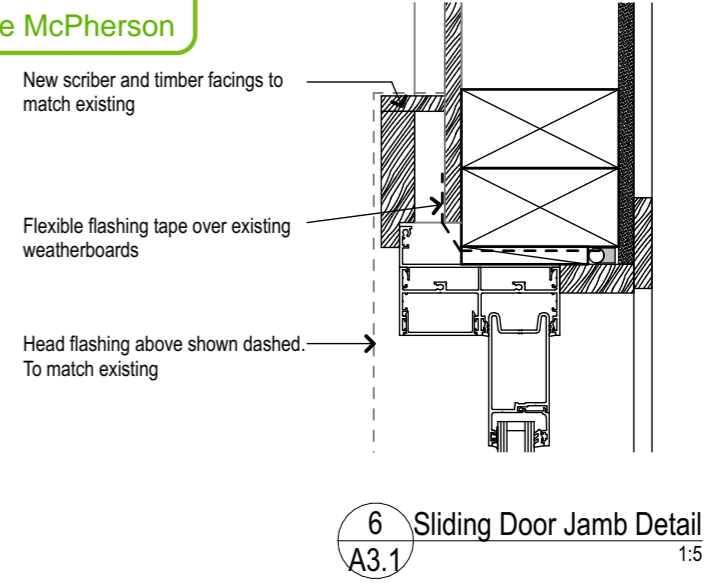
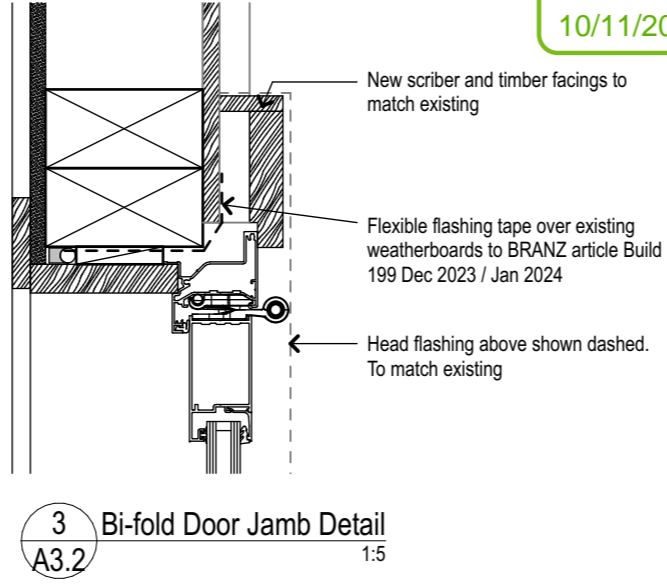
WILKIE + BRUCE
ARCHITECTS
 Telephone 03 379 7739 156 Armagh St Christchurch
 info@wilkieandbruce.co.nz PO Box 25-141 New Zealand

17/10/2025 Building Consent Application
 08/10/2025 Preliminary amendment
 issue date amendment
 design: HP
 date: Sep 25
 drawn:
 scale: 1:50 @A3
 file: 5620 rev: 02

A3.2



Christchurch City Council
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16 and 18 Kitchener Place
Units Alterations

Details

WILKIE + BRUCE
 ARCHITECTS
 Telephone 03 379 7739 156 Armagh St Christchurch
 info@wilkieandbruce.co.nz PO Box 25-141 New Zealand

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| 01 | 17/10/2025 | Building Consent Application |
| issue | date | amendment |
| design: HP | | |
| date: Sep 25 | | |
| drawn: | | |
| scale: 1:5 | @A3 | |
| file: 5620 | | rev: 01 |

A4.1

GENERAL NOTES

- G1. THESE STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE STRUCTURAL SPECIFICATION, OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT FOR DECISION BEFORE PROCEEDING WITH WORK.
- G2. THE CONTRACTOR SHALL CAREFULLY REVIEW ALL ENGINEERING AND ARCHITECTURAL DRAWINGS PRIOR TO ANY CONSTRUCTION OR FABRICATION. ANY DISCREPANCIES SHALL BE REFERRED TO THE ENGINEER FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
- G3. UNLESS NOTED OTHERWISE, ALL REDUCED LEVELS (RLs) ARE IN METERS, AND ALL DIMENSIONS ARE IN MILLIMETERS.
- G4. ALL DIMENSIONS RELATIVE TO SETTING OUT OF SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION COMMENCES. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING FROM DRAWINGS.
- G5. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION AND ENSURING NO PART SHALL BE OVER STRESSED UNDER CONSTRUCTION ACTIVITIES. TEMPORARY WORKS DESIGN, IS THE RESPONSIBILITY OF THE CONTRACTOR.
- G6. THE METHOD OF EXCAVATION AND TEMPORARY SUPPORT OF ALL CUT FACES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- G7. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT CURRENT NZS CODES INCLUDING ALL AMENDMENTS AND LOCAL STATUTORY AUTHORITIES EXCEPT WHERE VARIED BY CONTRACT DOCUMENTS.
- G8. ALL GROUT AND DRYPACK PLACED UNDER BASEPLATES AND END PLATES TO BE 60MPa SHRINKAGE COMPENSATION PROPRIETARY GROUT SUPPLIED FOR INTENDED APPLICATION.
- G9. REFER TO FOUNDATION DETAILS FOR COMPACTED HARDFILL REQUIREMENTS. CUT TO SMOOTH CLEAN SURFACE, COMPACT ANY LOOSE MATERIAL. REMOVE ALL SOFT SPOTS AND REPLACE WITH COMPACTED HARD FILL. THE ENGINEER SHALL BE CONTACTED TO INSPECT THE SUBGRADE AS SOON AS THE FOUNDATION HAS EXCAVATED AND BEFORE COMPACTED HARDFILL HAS BEEN PLACED TO VERIFY ADEQUATE FOUNDING HAS BEEN ACHIEVED.
- G10. NOTIFY THE ENGINEER A MINIMUM OF 48 HOURS BEFORE REINFORCEMENT HAS BEEN COMPLETED. DO NOT ORDER CONCRETE DELIVERY UNTIL REINFORCEMENT PLACEMENT AND TYING HAS BEEN REVIEWED AND APPROVED BY THE ENGINEER.

CONCRETE COVERS

| ENVIRONMENT | CONCRETE COMPRESSIVE STRENGTH f _c (MPa) | | |
|--|--|----|----|
| | 25 | 30 | 40 |
| SURFACES CAST AGAINST AND EXPOSED TO EARTH | 75 | 75 | 75 |
| SURFACES CAST AGAINST DPM ON EARTH | 50 | 50 | 50 |
| EXTERIOR ENVIRONMENT WITHIN 500m OF HIGH TIDE MARK | 50 | 45 | 40 |
| OTHER EXTERIOR ENVIRONMENT | 40 | 35 | 30 |
| SURFACES EXPOSED TO EARTH (NON-AGGRESSIVE OR PROTECTED BY DPM) | 40 | 35 | 30 |
| INTERIOR ENVIRONMENT NOT SUBJECTED TO REPEATED WETTING OR DRYING | 25 | 20 | 20 |

NOTE:
CONCRETE COVERS ARE THE MINIMUM DISTANCE TO ANY REINFORCING STEEL, INCLUDING STIRRUPS AND TIES.

REINFORCED CONCRETE NOTES

- C1. PROVIDE ALL WORKMANSHIP AND MATERIALS IN ACCORDANCE WITH NZS3101.2.2006 AND NZS3109:1997
- C2. MINIMUM CONCRETE STRENGTHS SHALL BE 30MPa UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.
- C3. SURFACE FINISHES TO THE CONCRETE SHALL BE AS STATED IN THE ARCHITECT SPECIFICATION.
- C4. ALL PENETRATIONS THROUGH CONCRETE SLABS SHALL BE TRIMMED BY 2-H12 BARS TO EACH EDGE OF THE PENETRATION UNLESS NOTED OTHERWISE. TRIMMER BARS ARE TO EXTEND 750mm BEYOND THE EDGE OF THE PENETRATIONS.
- C5. WELDING OF REINFORCEMENT IS NOT PERMITTED UNLESS SHOWN ON THE DRAWINGS OR APPROVED BY THE ENGINEER. REFER TO LAP WELDING DETAIL FOR REQUIREMENTS.
- C6. REINFORCEMENT SHALL BE ADEQUATELY SUPPORTED TO ENSURE ALL REINFORCING STAYS IN PLACE DURING CONCRETE POURING, BY HIGH CHAIRS OR OTHER APPROVED METHODS, PRECAST BLOCKS ARE NOT TO BE USED.
- C7. HOOKS AND BENDS TO REBAR ARE TO BE IN ACCORDANCE WITH NZS3109 UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- C8. REINFORCEMENT SHALL BE GRADE 500E UNLESS NOTED OTHERWISE.
- C9. ALL HOOKS ON STIRRUPS AND TIES MUST FIT CLOSELY AROUND MAIN BARS UNLESS NOTED OTHERWISE. FIRST STIRRUP NOT TO BE PLACED FURTHER THAN THE LESSER OF ½ STIRRUP SPACING OR 50mm FROM SUPPORT FACE.
- C10. ALL EPOXY ANCHORS SHALL BE HILTI HIT RE 500 SD (UNO).
- C11. COVER AS PER TABLE BELOW

TIMBER

- T1. ALL TIMBER SHALL BE PINUS RADIATA MSG8 GRADE UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS AND SHALL MEET THE REQUIREMENTS OF TABLE 2.3 OF NZS3603 FOR MECHANICALLY GRADED TIMBER. THE MODULUS OF ELASTICITY OF ANY ONE PIECE OF TIMBER SHALL NOT BE LESS THAN 6.5GPA.
- T2. ALL TIMBER SHALL BE SEASONED AND STRAIGHT AND FREE FROM WIND, WARP AND DISTORTION AND IN LENGTHS SUITABLE FOR THE MEMBERS REQUIRED.
- T3. TIMBER ELEMENTS AND FRAMING HAVE NOT BEEN SPECIFICALLY DESIGN U.NO.
- T4. ALL TIMBER SHALL BE TREATED TO THE REQUIREMENTS OF NZS 3602 INCLUDING SUBSEQUENT AMENDMENTS FOR A 50 YEAR DURABILITY PERFORMANCE UNLESS SPECIFIED OTHERWISE. ALL PRESERVATION TREATMENT SHALL BE IN ACCORDANCE WITH NZS 3640.
- T5. SCREWS SHALL BE STEEL, UNLESS OTHERWISE SPECIFIED AND OF SUITABLE GAUGE AND LENGTHS TO ENSURE ADEQUATE FIXING. SCREWS EXPOSED TO WEATHER SHALL BE STAINLESS STEEL UNLESS OTHERWISE SPECIFIED.
- T6. MINIMUM PENETRATION OF NAILS, BRADS AND SCREWS SHALL BE TEN TIMES THE FASTENER DIAMETER INTO FRAMING. NAIL PENETRATION THROUGH PACKING WILL NOT COUNT. MINIMUM SHEET EDGE DISTANCE FOR FASTENERS SHALL BE 10MM.
- T7. PLACE APPROVED BITUMINOUS FABRIC DAMP COURSE MATERIALS BETWEEN ALL FACES OF TIMBER AND CONCRETE AND/OR CONCRETE MASONRY WORK WHICH WOULD BE OTHERWISE IN CONTACT WHETHER SHOWN ON THE DRAWINGS OR NOT.
- T8. PROPRIETARY SHEET BRACING SYSTEMS TO WALLS, CEILINGS AND SUB-FLOOR FOUNDATIONS, INCLUDING WINSTONE WALLBOARDS LTD 'GIB BRACING SYSTEMS' SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND BROCHURES ('GIB BRACING SYSTEMS' 2011, AND 'ECOPLY PLYBRACE HOUSE BRACING SYSTEM MANUAL'). NO MATERIALS SPECIFIED IN THESE BROCHURES OR MANUFACTURERS SPECIFICATIONS SHALL BE SUBSTITUTED WITHOUT WRITTEN APPROVAL FROM THE ENGINEER

LVL NOTES

- THE FOLLOWING ADDITIONAL REQUIREMENTS ARE TO APPLY TO LAMINATED VENEER LUMBER (LVL). THESE TAKE PRECEDENCE OVER THE GENERAL REQUIREMENTS WHERE THERE IS CONFLICT.
- L1. LVL SHALL COMPLY WITH AS/NZS 4357.0.
- L2. EACH PIECE OF STRUCTURAL LVL SHALL BE BRANDED AT LEAST ONCE WITH THE MANUFACTURER'S LOGO AND A REGISTERED BRAND OR MARKING THAT, IN CONJUNCTION WITH PUBLISHED LITERATURE, CLEARLY IDENTIFIES THE STRUCTURAL PROPERTIES THAT APPLY TO THE PRODUCT, AS WELL AS LIMITATIONS ON END USE.
- L3. THE STRUCTURAL PROPERTIES TO BE IDENTIFIED IN THE PUBLISHED LITERATURE ARE:
- DETAILS OF MARKING SPECIFIC TO PRODUCT
 - VENEER DETAILS
 - PHYSICAL PROPERTIES INCLUDING
 - MODULUS OF ELASTICITY
 - BENDING STRESS
 - TENSION STRESS PARALLEL TO GRAIN
 - COMPRESSION STRESS PERPENDICULAR TO GRAIN
 - COMPRESSION STRESS PARALLEL TO GRAIN
 - SHEAR STRESS
 - JOINT GROUP
 - DENSITY
 - DIMENSIONAL TOLERANCES
 - ADHESIVE USED
 - LIMITATIONS ON END USE
- L4. THE STORAGE AND HANDLING OF LVL SHALL COMPLY WITH APPENDIX A OF AS/NZS 4357.0. IN PARTICULAR:
- LVL SHOULD BE KEPT DRY DURING STORAGE AND TRANSIT.
 - CARE SHOULD BE TAKEN IN LIFTING AND HANDLING LVL IN ORDER TO AVOID MECHANICAL DAMAGE.
 - WRAPPING SHOULD AVOID ENTRAPMENT OF MOISTURE.
 - LVL SHALL NOT BE USED IN HIGH HUMIDITY CONDITIONS OR EXPOSED TO THE WEATHER.


UTILITIES/SERVICES NOTE





U1. CONTRACTOR TO ENSURE ALL INGROUND AND ABOVE GROUND SERVICES ARE NOT ADVERSELY AFFECTED BY CONSTRUCTION ACTIVITIES. LOCATION OF ALL SUCH SERVICES TO BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION COMMENCES. NOTIFY THE ENGINEER PRIOR TO WORKS COMMENCING SHOULD THERE BE A CONFLICT WITH ANY CONSTRUCTION WORKS.

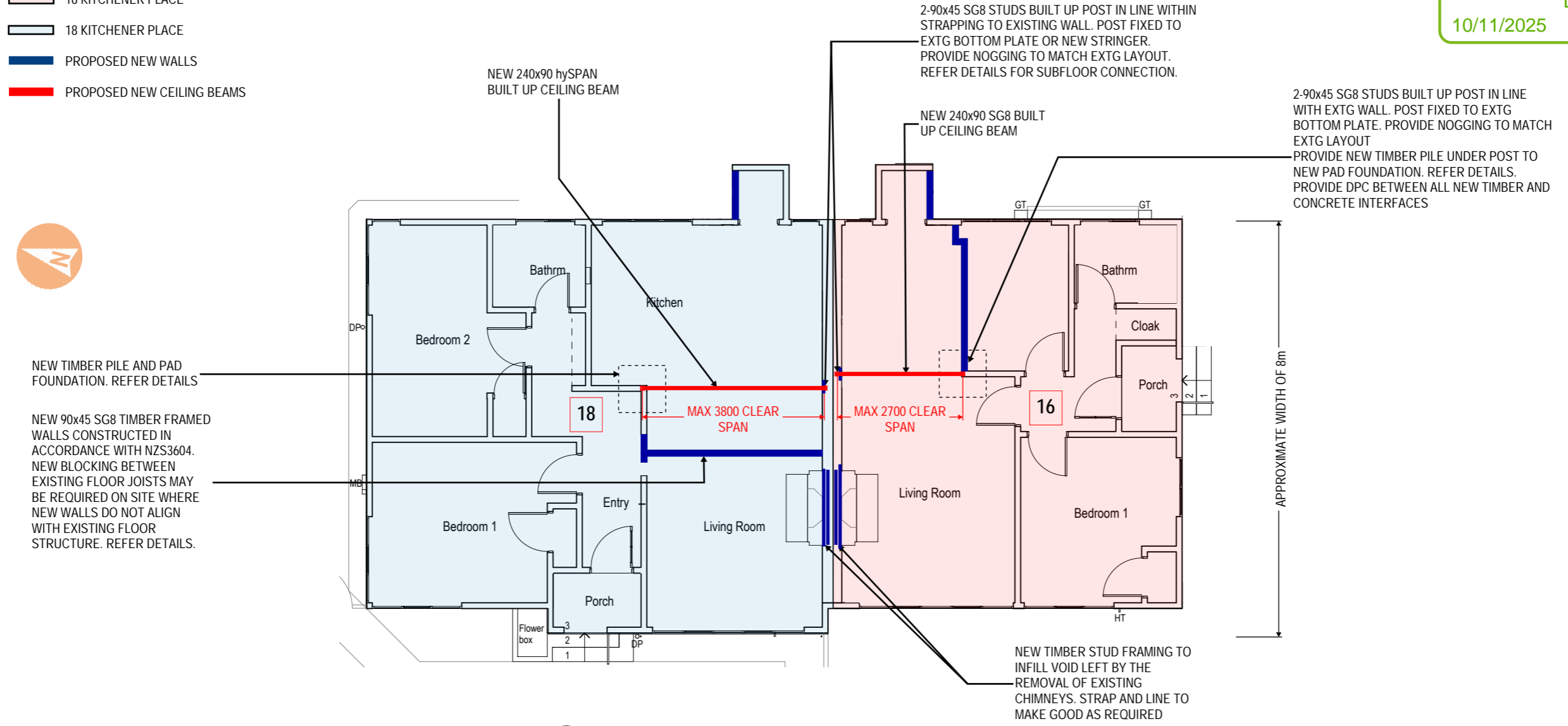
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| | | |  | | | MOMENT www.moment.net.nz Ōtautahi Christchurch | | | Client White Sparrow Homes Ltd | | | Project 16&18 KITCHENER PLACE ALTERATIONS | | | Drawn C. WALKER Date 10.10.25 | | | Date 10.10.25 | | | Drawing Title STANDARD NOTES | | | Project No. 220142 | | |
| | | | | | | | | | | | | | | | Designed W. PHILLIPS Date 10.10.25 | | | | | | Scale NTS | | | | | |
| | | | | | | | | | | | | | | | Verified W. PHILLIPS Date 10.10.25 | | | | | | Drawing No. DRG-S-010 | | | Rev C1 | | |
| C1 10.10.25 FOR CONSENT/CONSTRUCTION | | | CW WP WP | | | | | | | | | | | | Approved W. PHILLIPS Date 10.10.25 | | | | | | | | | | | |
| P1 07.10.25 FOR INFORMATION | | | CW WP WP | | | | | | | | | | | | | | | | | | | | | | | |
| No. | Date | Revision Details | By | Ver | App | | | | | | | | | | | | | | | | | | | | | |

- LEGEND**
-  16 KITCHENER PLACE
 -  18 KITCHENER PLACE
 -  PROPOSED NEW WALLS
 -  PROPOSED NEW CEILING BEAMS



1 PROPOSED FLOOR PLAN
 - NTS

| No. | Date | Revision Details | By | Ver | App |
|-----|----------|----------------------------------|----|-----|-----|
| C3 | 17.10.25 | REVISED FOR CONSENT/CONSTRUCTION | CW | WP | WP |
| C2 | 16.10.25 | REVISED FOR CONSENT/CONSTRUCTION | CW | WP | WP |
| C1 | 10.10.25 | FOR CONSENT/CONSTRUCTION | CW | WP | WP |
| P1 | 07.10.25 | FOR INFORMATION | CW | WP | WP |

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Project
 16&18 KITCHENER PLACE ALTERATIONS
 FOR CONSENT/CONSTRUCTION

| Drawn | Date |
|-------------|----------|
| C. WALKER | 17.10.25 |
| Designed | Date |
| W. PHILLIPS | 17.10.25 |
| Verified | Date |
| W. PHILLIPS | 17.10.25 |
| Approved | Date |
| W. PHILLIPS | 17.10.25 |

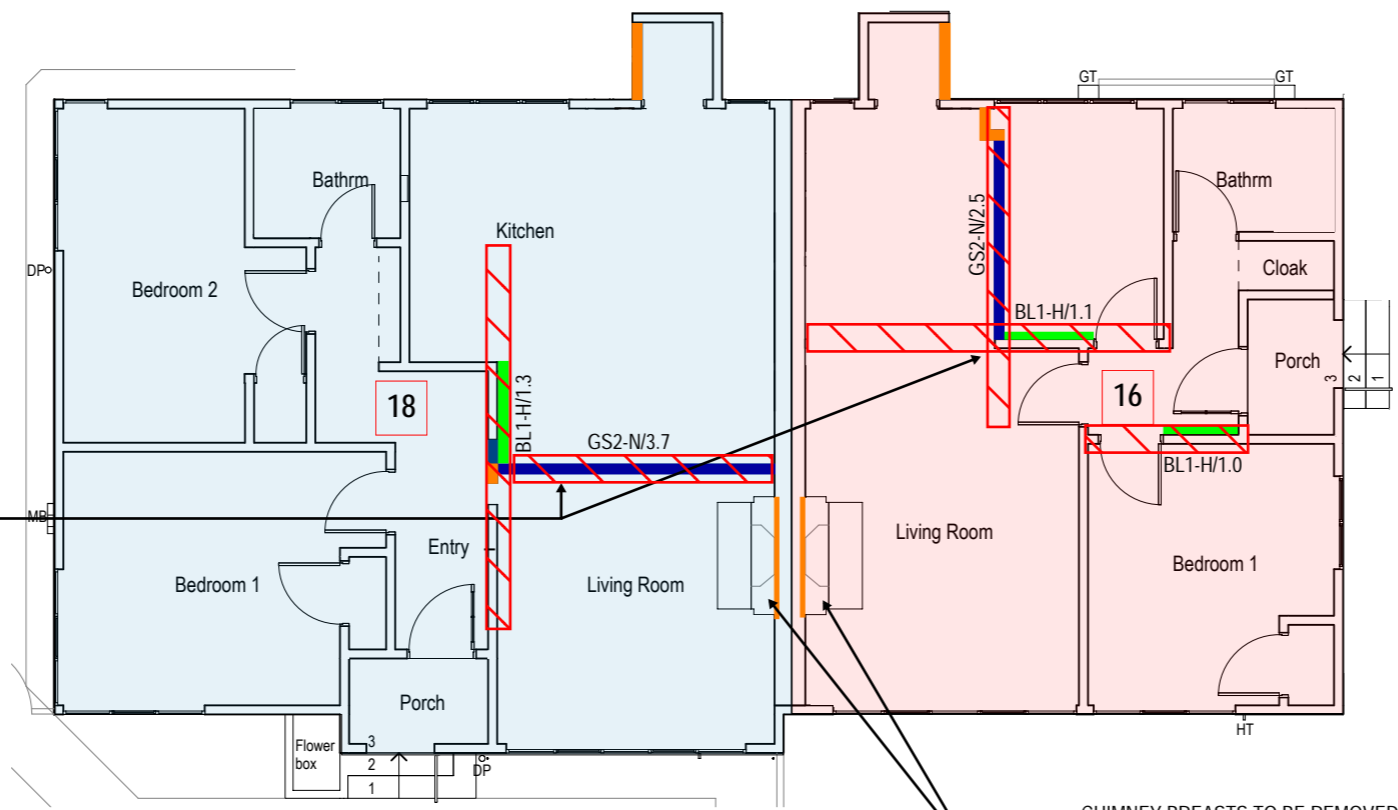
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| Scale | NTS |
| Drawing No. | DRG-S-100 |
| Rev | C3 |

- LEGEND**
- 16 KITCHENER PLACE
 - 18 KITCHENER PLACE
 - PROPOSED NEW WALLS WITH GIB BRACING
 - RENEWED WALLS WITH GIB BRACING
 - NEW TIMBER FRAMED WALL OR WALL STRAPPING



EXTENT OF NEW BLOCKING IN LEVEL OF EXISTING CEILING SHOWN IN RED CROSS HATCH. BLOCKING ALIGNED WITH TOP PLATES OF NEW BRACING WALLS. REFER DETAILS FOR BLOCKING CONNECTION DETAILS.



2 PROPOSED BRACING PLAN
- NTS

CHIMNEY BREASTS TO BE REMOVED. REFER ARCH PLAN. EXISTING CEILING STRUCTURE ASSUMED TO BE SUPPORTED ON INTERTENANCY WALLS AND NOT ON CHIMNEY BRICKWORK. NOTIFY ENGINEER IF NEW CEILING SUPPORT IS REQUIRED FOLLOWING REMOVAL OF CHIMNEY

NOTE:
UPGRADE EXISTING TIMBER-FRAMED WALLS TO COMPLY WITH BL1-G / GS1-N PERFORMANCE REQUIREMENTS. STRIP EXISTING LININGS AS REQUIRED AND INSTALL NEW GIB® SYSTEMS IN ACCORDANCE WITH GIB FIRE/BRACING MANUAL DETAILS (TYP. REFER GS1-N OR BL1-G SYSTEMS). ALL FIXINGS, LINING THICKNESSES AND JOINT SET-OUT TO MATCH SELECTED SYSTEM. CONTRACTOR TO VERIFY EXISTING FRAMING IS SUITABLE FOR UPGRADE AND NOTIFY ENGINEER OF ANY DEFECTIVE OR NON-COMPLIANT STRUCTURE PRIOR TO RELINING.

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| No. | Date | Revision Details | By | Ver | App |
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| C2 | 16.10.25 | REVISED FOR CONSENT/CONSTRUCTION | CW | WP | WP |
| C1 | 10.10.25 | FOR CONSENT/CONSTRUCTION | CW | WP | WP |
| P1 | 07.10.25 | FOR INFORMATION | CW | WP | WP |

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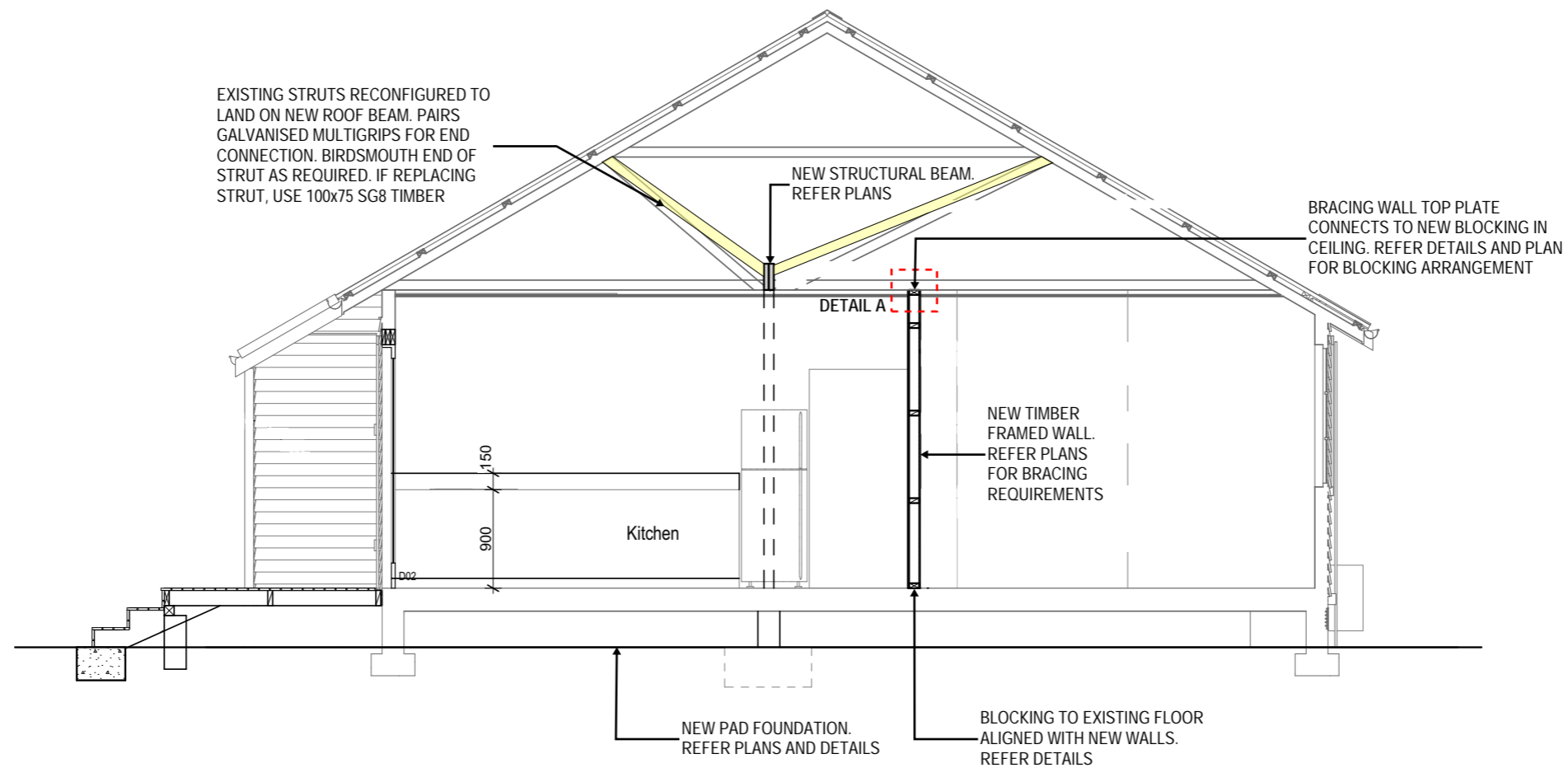
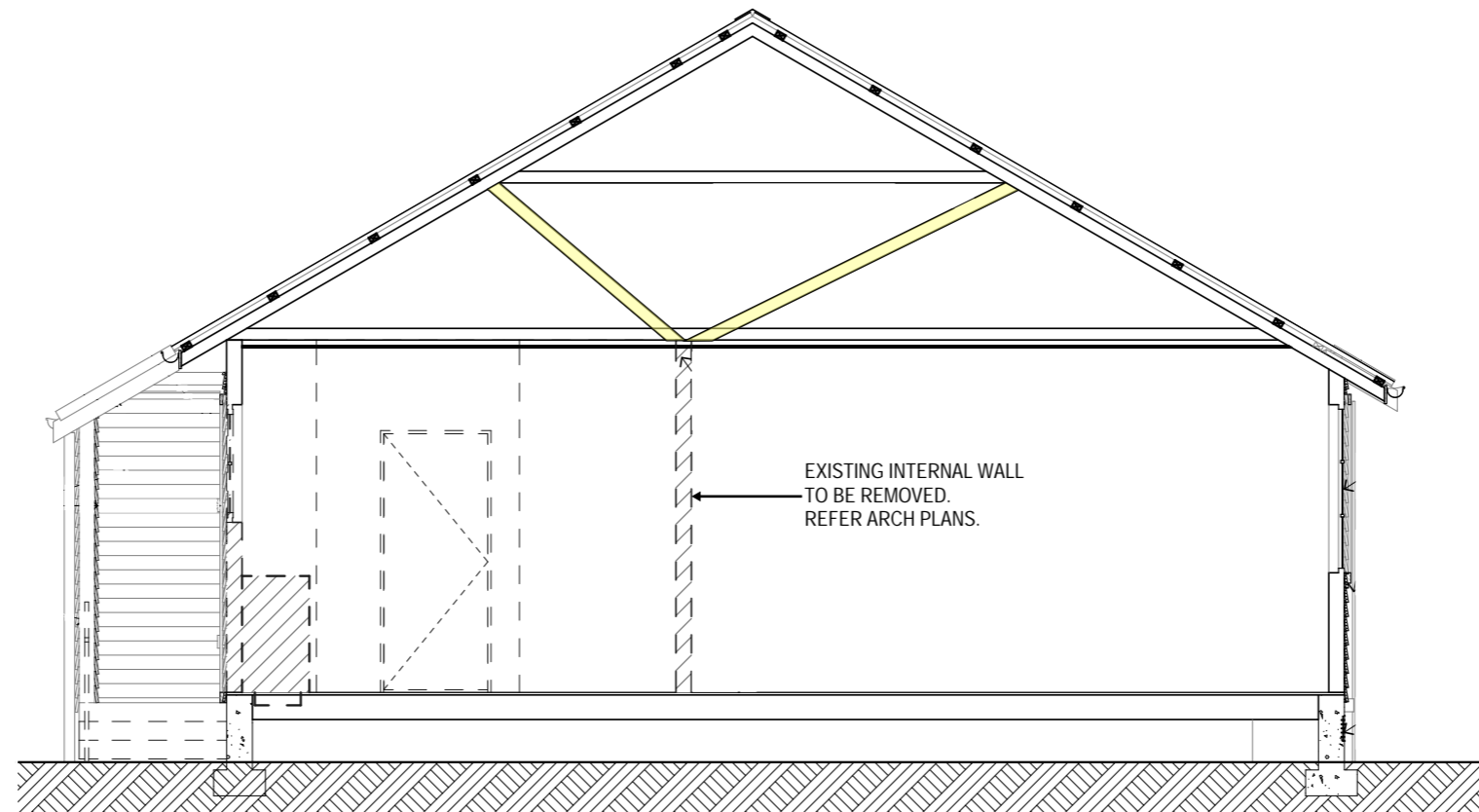
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| Designed | Date |
| W. PHILLIPS | 16.10.25 |
| Verified | Date |
| W. PHILLIPS | 16.10.25 |
| Approved | Date |
| W. PHILLIPS | 16.10.25 |

Drawing Title
 BRACING PLAN

| | |
|-------------|-----------|
| Project No. | 220142 |
| Scale | NTS |
| Drawing No. | DRG-S-101 |
| Rev | C2 |

NOTE:
STRUTS THAT LOAD ONTO WALLS TO BE REMOVED ARE TO BE RECONFIGURED TO LOAD ONTO NEW BEAMS

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| C1 | 10.10.25 | FOR CONSENT/CONSTRUCTION | CW | WP | WP |



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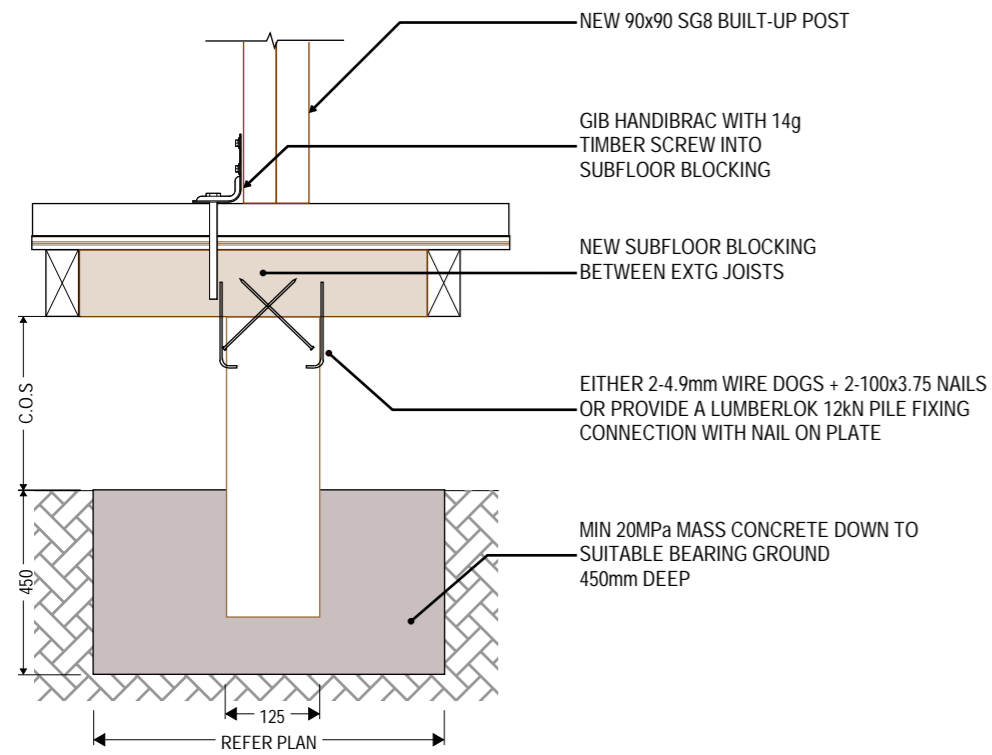
Client
White Sparrow Homes Ltd

Project
16&18 KITCHENER PLACE ALTERATIONS
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| Designed | W. PHILLIPS | Date | 10.10.25 |
| Verified | W. PHILLIPS | Date | 10.10.25 |
| Approved | W. PHILLIPS | Date | 10.10.25 |

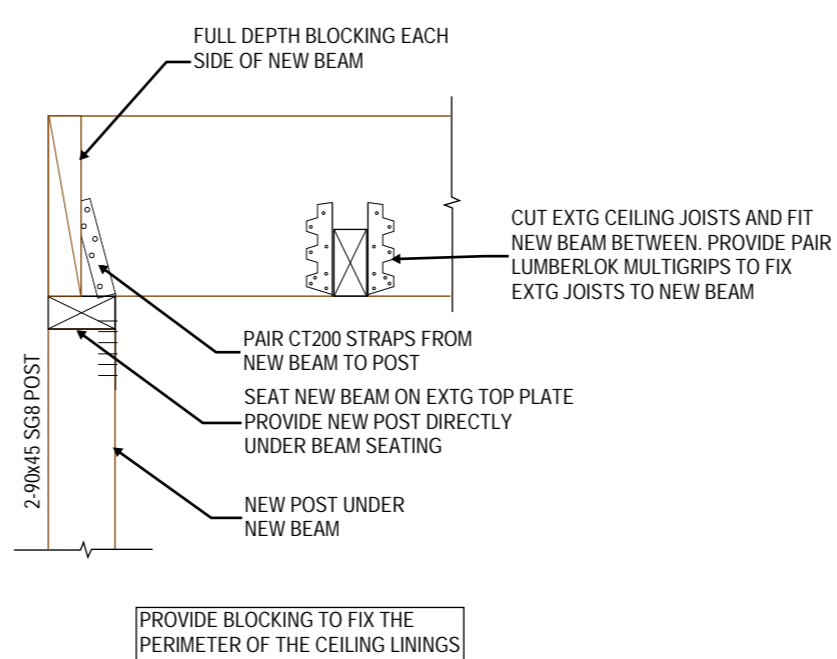
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SECTIONS

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| Rev | C1 |



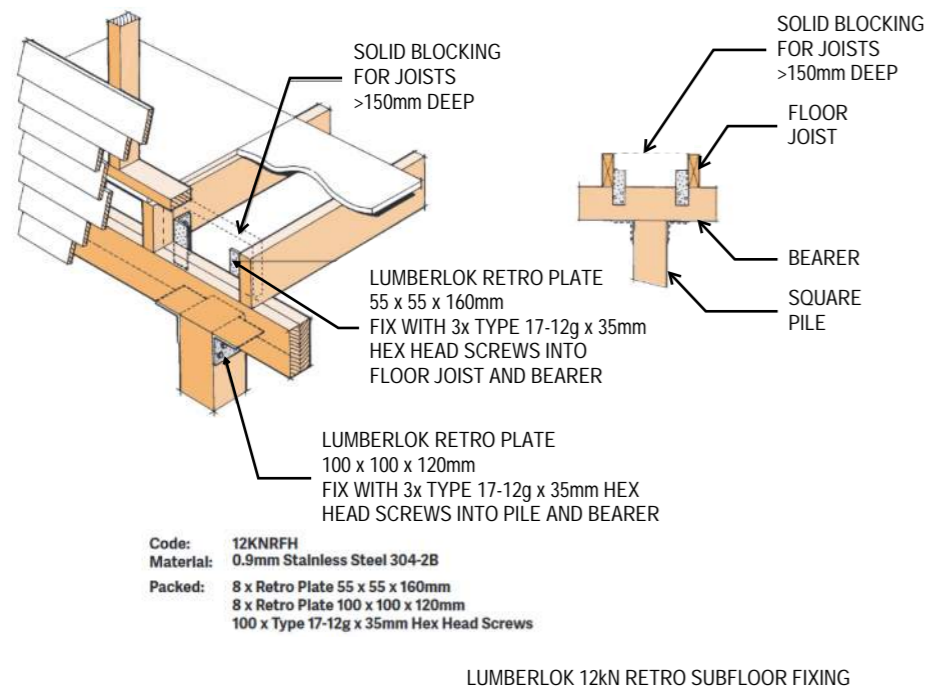
1 POST TO PILE DETAIL

1:10 @ A3

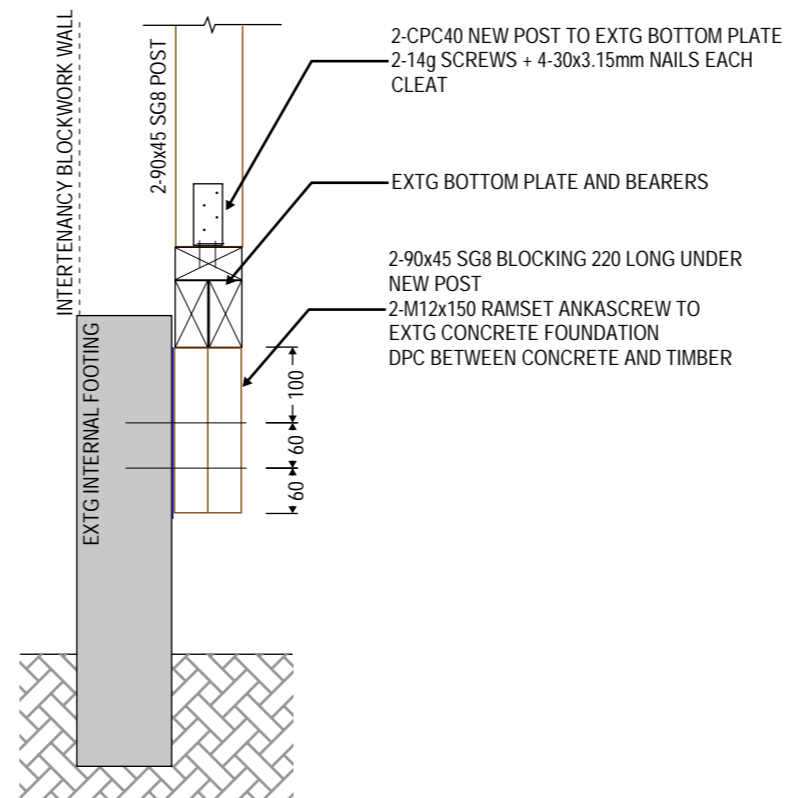


2 TYPICAL BEAM TO POST CONNECTION

1:10 @ A3



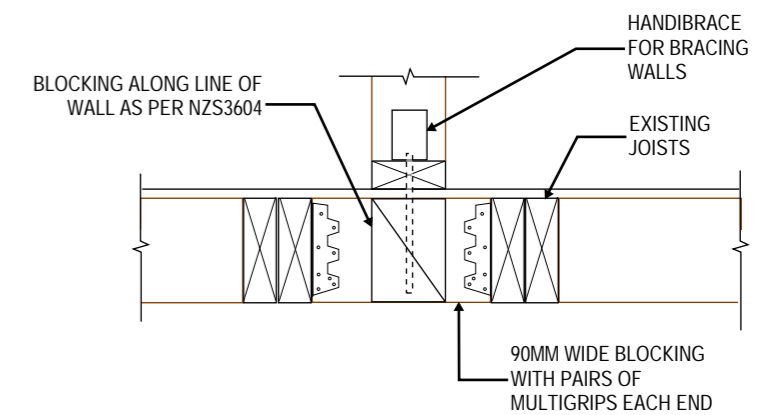
4 BEARER TO PILE DETAIL



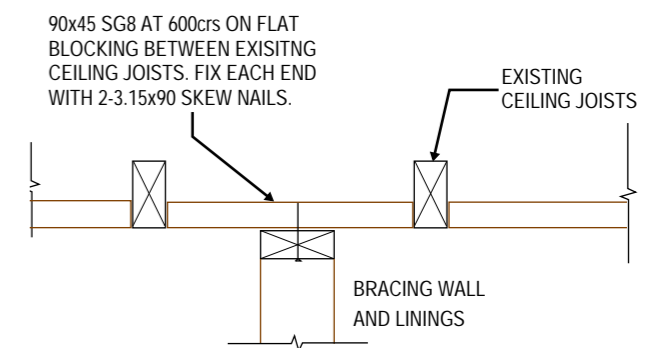
5 END POST SUPPORT ON INTERNAL FOOTING

1:10

3 HANDIBRAC HOLD DOWN DETAIL



6 BRACING WALL HOLD DOWN DETAIL



7 BRACING WALL BLOCKING DETAIL

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|-----|----------|--------------------------|----|-----|-----|
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| P1 | 07.10.25 | FOR INFORMATION | CW | WP | WP |



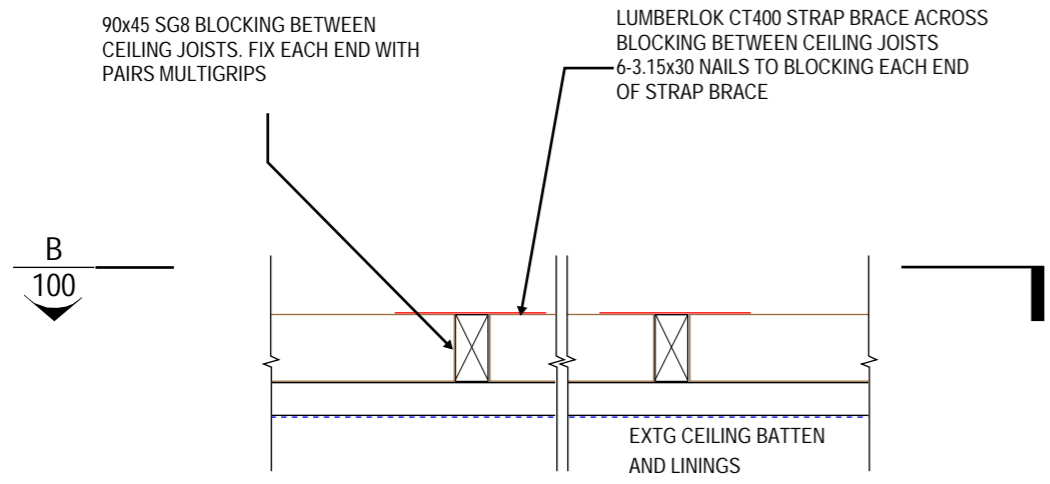
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| Client | White Sparrow Homes Ltd |
| Project | 16&18 KITCHENER PLACE ALTERATIONS |
| Project | FOR CONSENT/CONSTRUCTION |

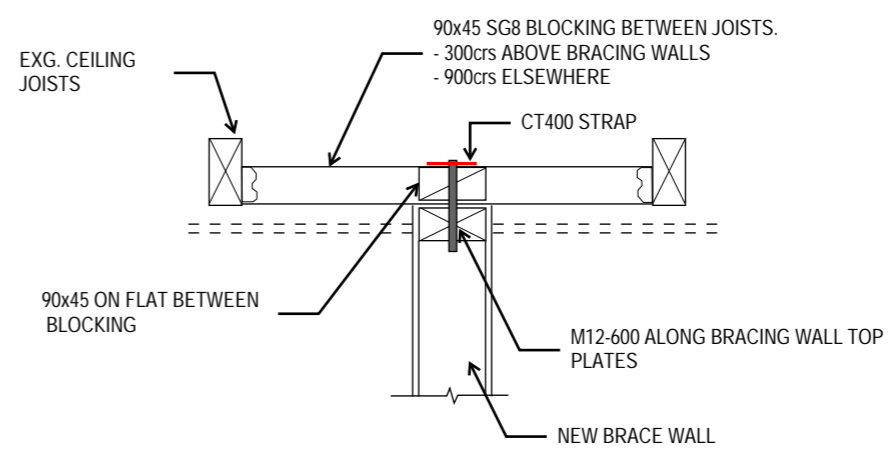
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| Drawn | C. WALKER | Date | 10.10.25 |
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| Verified | W. PHILLIPS | Date | 10.10.25 |
| Approved | W. PHILLIPS | Date | 10.10.25 |

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| Scale | NTS |
| Drawing No. | DRG-S-300 |
| Rev | C1 |

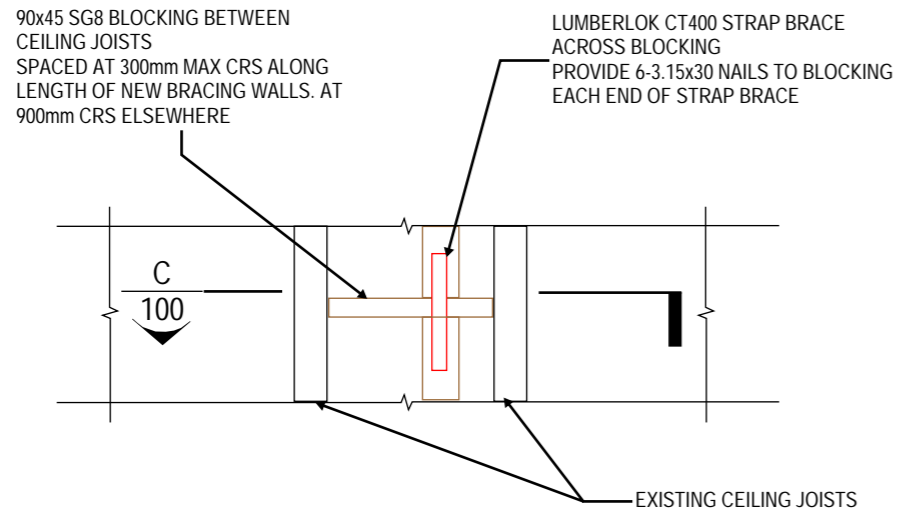
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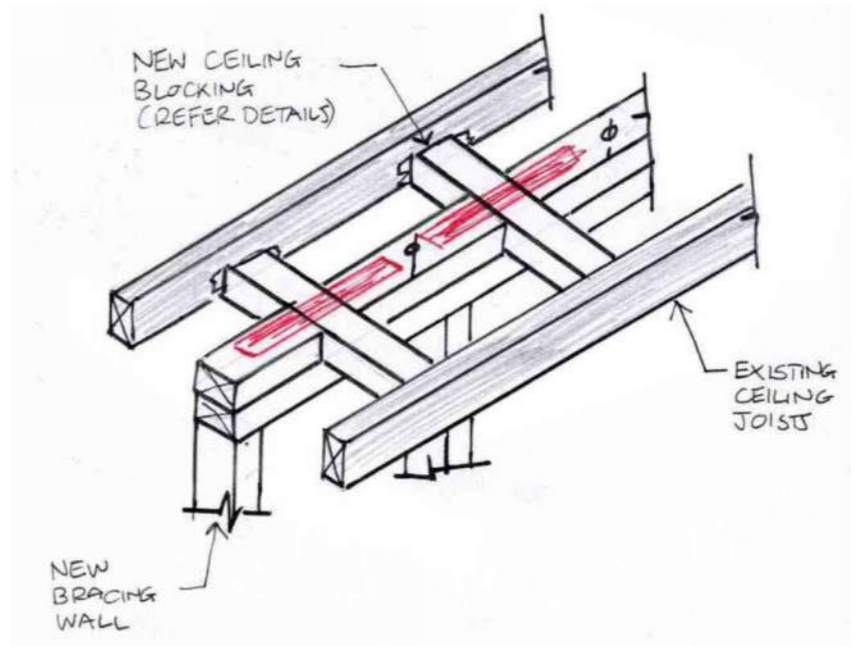
A BRACE WALL CEILING BLOCKING
100



C SECTION
100



B SECTION
100



D BRACED WALL PARALLEL TO CEILING
100

| No. | Date | Revision Details | By | Ver | App |
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| W. PHILLIPS | 10.10.25 |
| Approved | Date |
| W. PHILLIPS | 10.10.25 |

Drawing Title
 DETAILS SHEET 2 OF 2

| | |
|-------------|-----------|
| Project No. | 220142 |
| Scale | NTS |
| Drawing No. | DRG-S-301 |
| Rev | C1 |

<https://www.helifix.com/products/retrofit-products/dryfix/>

HELIFIX DRYFIX ON 600x600 GRID REQUIRED IF EXISTING WALL IS A CAVITY SYSTEM WITH TWO SEPARATE WYTHES OF BRICKWORK

IF BRICK WALL IS SOLID, NO ADDITIONAL TIES ARE REQUIRED

CEILING TRIMMER REQUIRED TO SUPPORT EDGE OF EXISTING VOID. SPANNING BETWEEN EXISTING CEILING BEAMS. LEVEL TBC. ALLOW FOR 140x45 SG8 WITH PAIRED MULTIGRIP CONNECTIONS TO EXISTING

NO. 16

NO. 18

REMOVE CHIMNEY BREAKS & SECTION OF PARTY WALL BOTH SIDES.

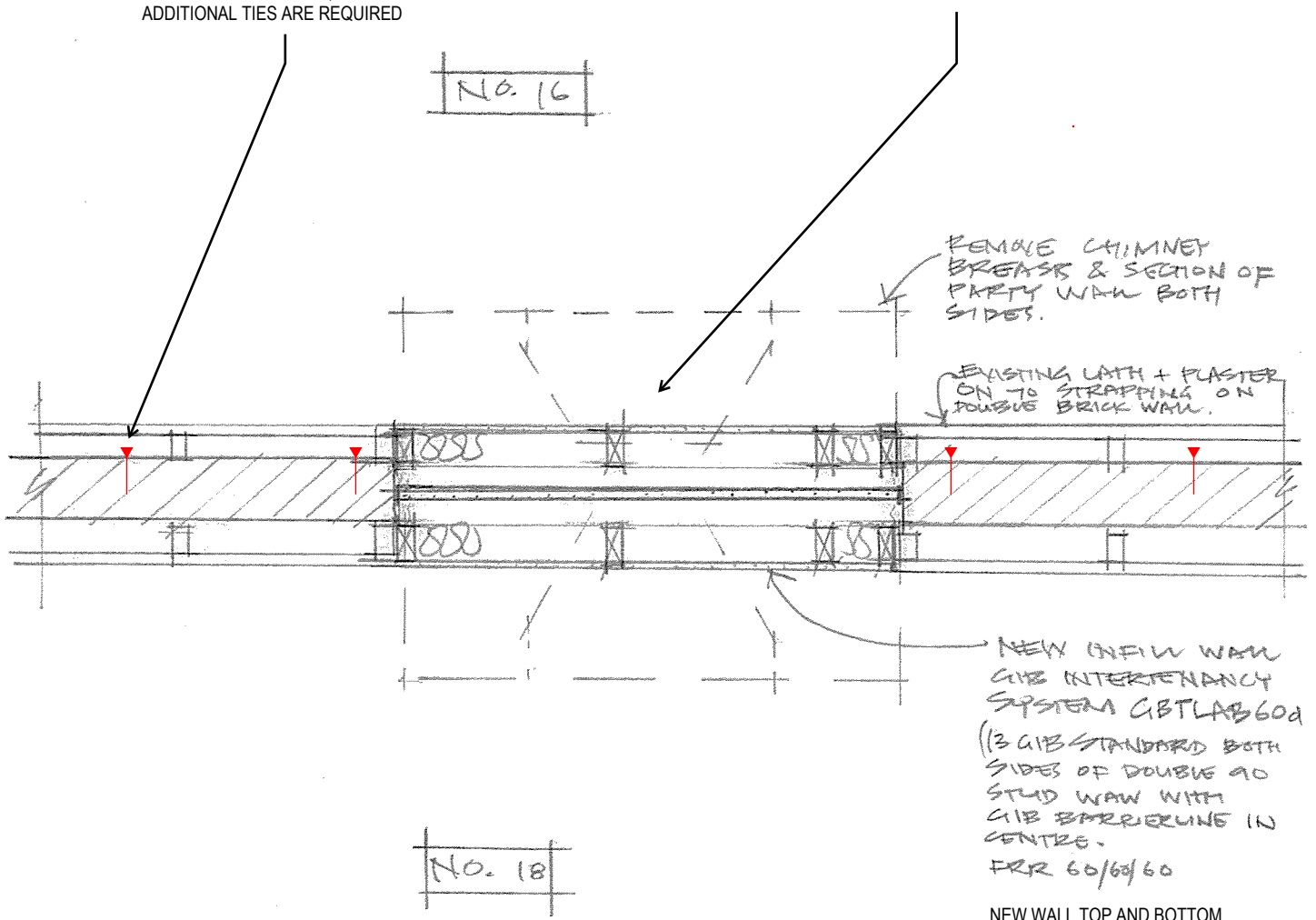
EXISTING LATH + PLASTER ON TO STRAPPING ON DOUBLE BRICK WALL.

NEW INFLU WALL GIB INTERTENANCY SYSTEM GIBTLAB60d (3 GIB STANDARD BOTH SIDES OF DOUBLE 90 STUD WALL WITH GIB BARRIERLINE IN CENTRE. FRR 60/60/60

NEW WALL TOP AND BOTTOM PLATES FIXED TO EXISTING FLOOR AND CEILING STRUCTURE

OPTION 2 - PLAN
1:20 @ A4

16 & 18 KITCHENER PLACE - FIREPLACES
5/11/25



GoGet Inspection Outcome Report

Consent No: **20258356**
Owner: **White Sparrow Homes Limited**
Site Address: **16 Kitchener Place Opawa**
Legal Description: **Lot 15 DP 15075**
Work Type: **Alteration to dwellings - Layout change to kitchens - relocate laundries - remove masonry chimneys - part new GIB fire rated intertenancy wall - construct timber decks**
Workgroup: **Area 3 - Residential**

Inspection Type: **253 - Pre Cladding**
Inspection Outcome: **Pass**
Inspected By: **Christopher Eady**
Inspection Date: **19 December 2025 2:08 pm**
Duration: **45 minutes**

| Inspection Element | Status |
|---|----------|
| SUMMARY | Pass |
| Inspection outcome: Approved to continue to next inspection. | Pass |
| Next inspection required: Pre plaster | NoStatus |
| Summary of inspection undertaken: Inspection to both units - Framing & SED beams - Fire wall section installation - Plumbing visual OK to line both side , next inspection post line bracing inspection | Pass |
| Inspection Location: On-Site Inspection | Pass |
| GENERAL | Pass |
| Supervision: Competent | Pass |
| Work ready: FULL INSPECTION: All areas under this inspection type are ready for inspection and covered under this site report. | Pass |
| Previous inspections completed: First inspection | Pass |
| Consent changes presented at this inspection. | N/A |
| Multi-Unit or Multi-Level: | N/A |
| Consented documentation: All stamped consented documentation has been provided for this inspection. | Pass |
| Engineer involvement: | N/A |
| Sediment control: Sediment control has been achieved at this inspection. | Pass |
| BUILDING WRAP or RAB | Pass |
| Area inspected: Interior of both units | Pass |
| Building Wrap or RAB type: | N/A |
| Building Wrap or RAB installation: | N/A |
| Mechanical Penetrations: | N/A |
| Rebate: | N/A |
| CAVITY BATTENS | N/A |

GoGet Inspection Outcome Report

Consent No: **20258356**
 Owner: **White Sparrow Homes Limited**
 Site Address: **16 Kitchener Place Opawa**
 Legal Description: **Lot 15 DP 15075**
 Work Type: **Alteration to dwellings - Layout change to kitchens - relocate laundries - remove masonry chimneys - part new GIB fire rated intertenancy wall - construct timber decks**
 Workgroup: **Area 3 - Residential**

Inspection Type: **207 - Fire Resistant Lining**
 Inspection Outcome: **Pass**
 Inspected By: **Ryan Blackadder**
 Inspection Date: **6 January 2026 10:53 am**
 Duration: **60 minutes**

| Inspection Element | Status |
|---|---------------|
| SUMMARY | Pass |
| Inspection outcome: Approved to continue to next inspection. | Pass |
| Next inspection required: 252 - Drainage. | NoStatus |
| Summary of inspection undertaken: 207 - Fire Resistant Lining. | Pass |
| Inspection Location: On-Site Inspection | Pass |
| GENERAL | Pass |
| Supervision: Competent | Pass |
| Work ready: FULL INSPECTION: All areas under this inspection type are ready for inspection and covered under this site report. | Pass |
| Previous inspections completed: Previous inspections undertaken. | Pass |
| Consent changes presented at this inspection. Record: I attended site for an inspection relating to the above consent and spoke with BP176958 Daniel Atkinson - McGuire I have asked "are you aware of any variations from the building consent, as Council need to review/record all changes". | Pass |
| The contact stated 'No' and did not request any minor variation be recorded today. | |
| This section has been recorded with consideration to sections 89 (LBP's) and 369 of the Building Act 2004. | |
| Multi-Unit or Multi-Level: ALL units inspected. | Pass |
| Consented documentation: All stamped consented documentation has been provided for this inspection. | Pass |
| Engineer involvement: | N/A |
| Sediment control: Sediment control has been achieved at this inspection. | Pass |
| FIRE RESISTANT LINING | Pass |
| Location(s): External boundary firewall/s | Pass |
| Lining: 25mm gib barrierline IT wall, then 90mm framing then 3mm fyreline then 13mm braceline | Pass |

GoGet Inspection Outcome Report

Consent No: **20258356**
Owner: **White Sparrow Homes Limited**
Site Address: **16 Kitchener Place Opawa**
Legal Description: **Lot 15 DP 15075**
Work Type: **Alteration to dwellings - Layout change to kitchens - relocate laundries - remove masonry chimneys - part new GIB fire rated intertenancy wall - construct timber decks**
Workgroup: **Area 3 - Residential**

Inspection Type: **205 - Pre Line (Pre Line including Plumbing)**
Inspection Outcome: **Pass**
Inspected By: **Ryan Blackadder**
Inspection Date: **6 January 2026 10:41 am**
Duration: **60 minutes**

| Inspection Element | Status |
|---|---------------|
| PLUMBING | Pass |
| Sanitary plumbing pipework testing: B-084 provided with appropriate sections completed. | Pass |
| Hot & Cold supply pipework testing: B-084 provided with appropriate sections completed. | Pass |
| Hot & cold supply pipework: Pipe Type: Buteline Water isolation valve location: External HWC. | Pass |
| HWC relief drain: External HWC | N/A |

Estimate of construction inspections

| | |
|------------------------|---|
| As at | 10 November 2025 |
| Project number | BCN/2025/8356 |
| Description of consent | Alteration to dwellings - Layout change to kitchens - relocate laundries - remove masonry chimneys - part new GIB fire rated intertenancy wall - construct timber decks |
| Site address | 16 Kitchener Place Opawa, 18 Kitchener Place Opawa Lot 15 DP 15075, Lot 15 DP 15075 |

There are provisions that are endorsed on the building consent in relation to inspection during the carrying out of building work. These provisions must be taken to include the provisions of Section 90, Building Act 2004.

Number of inspections allocated: 6

Inspections are required at the following stages of the building work. Please schedule an inspection providing as much advance notice as possible (minimum 3 working days') using the following inspection types. Be aware that during peak times, there may be delays in inspection availability. Each week we publish inspection timeframes, you can view these here - ccc.govt.nz/processing-inspections-and-code-compliance-timeframes.

Note, depending on the extent of the building work and the order of construction some inspection types may be required on several occasions:

- **Foundations** – inspection before each pour of concrete foundation footings.
- **Pre Cladding** – inspection before wall cladding is installed.
- **Pre Line (Pre Line including Plumbing)** – inspection before enclosure with linings, with cladding systems, insulation and plumbing in place. Note, where construction monitoring is being undertaken by an owner's consultant, these records need to be available onsite for the inspector to review.
- **Drainage** – inspection of wastewater – new GT connections to existing drain
- **Fire Resistant Lining** – inspection of fire rated walls – where chimney is removed
- **Final Inspection** – inspection at completion of all building work. Note, where construction monitoring has been undertaken by an owner's consultant, the inspection records and construction review statements need to be available onsite for the inspector to review.

The fees for the above inspections have been included in the overall building consent fees up to 1 hour per inspection. Where the actual time of an inspection exceeds 1 hour then additional inspection fees will be charged. These additional inspection fees will be based on the fee per inspection and charged in 15 minute increments.

Building Consent Construction Documentation and Advice Notes

| | |
|------------------------|---|
| As at | 10 November 2025 |
| Project number | BCN/2025/8356 |
| Description of consent | Alteration to dwellings - Layout change to kitchens - relocate laundries - remove masonry chimneys - part new GIB fire rated intertenancy wall - construct timber decks |
| Site address | 16 Kitchener Place Opawa, 18 Kitchener Place Opawa Lot 15 DP 15075, Lot 15 DP 15075 |

Construction documentation

Under Sections 90, 94, and 45a the following construction documentation is required to be provided for the Christchurch City Council to be satisfied, on reasonable grounds, to issue the code compliance certificate. These may include third-party inspections and certifications that have provisions that are endorsed on the building consent in relation to inspection during the carrying out of building work, and must be taken to include the provisions of Section 90 of the Building Act 2004.

Energy work certificates

- **Electrical:** Provide an electrical safety certificate.

Structure: inspections

- **Geotechnical construction monitoring:** Provide all records of inspections and checks carried out, and a PS4 from your nominated geotechnical consultant **Subterra Geotechnical Investigation** stating that all the necessary aspects of their design has been incorporated into the building. This includes but is not limited to the following work:
 - Excavation and bearing of foundation footings
- **Construction monitoring:** Provide all records of inspections and checks carried out, and a PS4 from your nominated structural consultant **Moment** stating that all the necessary aspects of their design has been incorporated into the building. This includes but is not limited to the following work:
 - Internal beams and connections
 - Bracing walls

Restricted Building Work

- **Restricted Building Work - Carpentry:** Provide Record(s) of Work on regulated form 6A. Relevant inspections can only be booked when the LBP's name and licence number are provided.
- **Restricted Building Work - Foundation:** Provide Record(s) of Work on regulated form 6A. Relevant inspections can only be booked when the LBP's name and licence number are provided.

Building Consent

Section 51, Building Act 2004

Form 5 – Building (Forms) Regulations 2004

| | | | |
|--------------------------------|---------------|---------------------|------------------|
| Building consent number | BCN/2025/8356 | Date granted | 10 November 2025 |
| | | Date issued | 11 November 2025 |

The building

| | | | |
|--|--|--|---|
| Street address of building | 16 Kitchener Place Opawa, 18 Kitchener Place Opawa | Location of building within site/block number | 16 is to the left of the site, number 18 is to the right of the site. |
| Legal description of land where building is located | Lot 15 DP 15075, Lot 15 DP 15075 | | |
| Building name | | Level/unit number | |

The owner

| | | | |
|--|---|---------------------|--------------|
| Name of owner | White Sparrow Homes Limited | Phone number | |
| Contact person | Dave Luhrs | Landline | |
| Mailing address | 14 Delta Way Woolston Christchurch 8023 | Mobile | 021 153 0843 |
| | | Daytime | |
| Street address/ registered office | 14 Delta Way Woolston Christchurch 8023 | After hours | |
| | | Fax | |
| Email address | dluhrs@gmail.com | Website | |

First point of contact for communications with the building consent authority:

| | | | |
|------------------------|--|----------------------|------------------------------|
| Name | Wilkie & Bruce Registered Architects Limited | Phone | 03 379 7739 |
| Contact person | Hamish Peddie | Mobile | |
| Mailing address | PO Box 25-141 Christchurch 8140 | Fax | |
| | | Email address | hamishp@wilkieandbruce.co.nz |

Building work

The following building work is authorised by this building consent:

Alteration to dwellings - Layout change to kitchens - relocate laundries - remove masonry chimneys - part new GIB fire rated intertenancy wall - construct timber decks

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or any responsibility under any other Act relating to or affecting the building (or proposed building).

CONSTRUCTION MONITORING SUMMARY

Producer Statement 4 (PS4)

| | |
|---------------------|---|
| Project | 16 & 18 Kitchener Place, Opawa, Christchurch |
| Project Number | 220142 |
| Building Consent | BCN/2025/8356 |
| Client | White Sparrow Homes Ltd |
| Architect | Wilkie + Bruce Architects |
| Contractor | Dan Atkinson-McGuire (LBP BP176958) |
| Structural Engineer | W. Phillips CEng, CEng MStructE, IntPE(NZ), CMEngNZ |
| Firm | Structural Design Studio Ltd (trading as Moment) |
| Date | 15 April 2026 |

1. SCOPE OF MONITORING

This statement summarises the structural construction monitoring carried out by Moment for alterations to the two residential units at 16 and 18 Kitchener Place, Opawa, Christchurch. The scope of monitoring covered all structural elements identified in the building consent documentation (BCN/2025/8356), specifically:

- Internal ceiling beams and connections (new SG8 and Hyspan LVL beams to both units)
- Subfloor point load support including pile assessment and floor blocking
- Bracing wall construction and holddown connections
- Ceiling diaphragm blocking and connections at bracing wall top plates
- Chimney breast removal and infill framing

2. SITE VISITS

Two structural site visits were carried out by Wayne Phillips of Moment.

Site Visit 1 — 12 November 2025 (SIR001)

Inspection type: Foundations, subfloor, beam ends and wall infill framing. Key observations and directions:

- Following inspection of the existing subfloor structure, new piles were determined to be not required in either unit. The existing piles were located sufficiently close to the new beam end load points that they could carry the imposed loads directly. Two new rows of joists were directed to be installed alongside existing joists to provide adequate blocking for wall framing load transfer.

Land Information Memorandum



Property address:

16 Kitchener Place

LIM number: H09085122

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Christchurch City Council

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Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984

www.ccc.govt.nz

Application details

Date issued 9 July 2025
Date received 30 June 2025

Property details

Property address 16 Kitchener Place, Opawa, Christchurch
Valuation roll number 22540 52700
Valuation information Capital Value: \$550,000
Land Value: \$360,000
Improvements Value: \$190,000
Please note: these values are intended for Rating purposes
Legal description Lot 15 DP 15075
Existing owner Kainga Ora - Homes and Communities
Private Bag 76913
Manukau City
Manukau 2241

Council references

Rate account ID 73039123
LIM number H09085122
Property ID 1068908

Property address:

16 Kitchener Place

LIM number: H09085122

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Document information

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

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

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

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

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

Property file service

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

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

Property address:

16 Kitchener Place

LIM number: H09085122

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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 44A(2)(a) LGOIMA. This is information known to the Council but not apparent from the district scheme under the Town and Country Planning Act 1977 or a district plan under the Resource Management Act 1991. It identifies each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants.

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

Natural Hazards

(a) Coastal Hazards

- Coastal Hazard Inundation

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

(b) Earthquakes

- Liquefaction Assessment

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

(c) Flooding

- MAYORAL FLOODING TASKFORCE

This property or parts of this property lie within the observed, reported or estimated flood extent of one or more of the flood events between February 2011 and April 2014. For more information please refer to <https://ccc.govt.nz/reports/> or phone council on 941-8999.

(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

- Property located in Tsunami Risk Zone

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

- Tsunami Evacuation Zone

Property address:

16 Kitchener Place

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This property is in the yellow tsunami evacuation zone. It could potentially be flooded only in a large distant source tsunami. Evacuation is not necessary after a long or strong earthquake. Evacuation is only necessary under an official Civil Defence Tsunami Warning to evacuate the yellow zone. Tsunami sirens should prompt turning on the radio or visiting <https://ccc.govt.nz/services/civil-defence>. Stay out of the zone until told it is safe to go back. For more information visit <https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/>

(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.

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 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.

Property address:

16 Kitchener Place

LIM number: H09085122

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3. Drinking Water Supply

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

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

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

Water supply

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

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16 Kitchener Place

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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: \$3,833.85

| | Instalment Amount | Date Due |
|--------------|-------------------|------------|
| Instalment 1 | \$958.40 | 15/08/2025 |
| Instalment 2 | \$958.40 | 15/11/2025 |
| Instalment 3 | \$958.40 | 15/02/2026 |
| Instalment 4 | \$958.65 | 15/05/2026 |

Rates owing as at 09/07/2025: \$958.40

(b) Excess Water Rates

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

(c) Final water meter reading required at settlement?

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

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

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

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

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

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

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

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

(a) Consents

- BCN/1992/11836 Applied: 25/11/1992 Status: Completed
16 Kitchener Place Opawa
Permit granted 25/11/1992
DRAINAGE REPAIRS- Historical Reference PER92008858
- BCN/2012/5194 Applied: 21/08/2012 Status: Completed
16 Kitchener Place Opawa
Accepted for processing 21/08/2012
Building consent granted 23/08/2012
PIM Granted 23/08/2012
PIM Issued 23/08/2012
Building consent issued 24/08/2012
Code Compliance Certificate Granted 21/11/2012
Code Compliance Certificate Issued 21/11/2012
EARTHQUAKE REPAIR - DWELLING ALTERATION - REPLACE FIRE WALL IN ROOF SPACE- Historical Reference ABA10118799

(b) Certificates

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

(c) Notices

- Placards issued under the Civil Defence Emergency Management Act 2002 as a result of the 4 September 2010 and 22 February 2011 earthquakes have now expired (by 12 July 2011 if not before). Some civil defence placards were replaced with dangerous building notices issued under section 124 Building Act 2004, and where this has happened the section 124 notice is separately recorded. Many other buildings, although not issued with a section 124 notice, may require structural work or other repairs before they can be occupied again. It is the building owners responsibility to make sure the building is safe for any occupier or visitor. Detailed structural engineering assessments may still be required to be carried out.
- CDB75040363 01/03/2011 18 Kitchener Place
Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)
- CDB75040268 01/03/2011 16 Kitchener Place

Property address:

16 Kitchener Place

LIM number: H09085122

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Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

(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.

Property address:

16 Kitchener Place

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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.

Property address:

16 Kitchener Place

LIM number: H09085122

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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.

Property address:

16 Kitchener Place

LIM number: H09085122

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8. Land use and conditions

Section 44A(2)(f) LGOIMA. This is information relating to the use to which the land may be put and conditions attached to that use. The planning information provided below is not exhaustive and reference to the Christchurch District Plan and any notified proposed changes to that plan is recommended: <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/>.

There 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).

- **Waterway Provisions for Other Councils**

A resource consent or permit may also be required from the Canterbury Regional Council or other territorial authority, particularly with respect to water bodies managed by those authorities. Please refer to the relevant regional plan and any relevant bylaws, and contact the Christchurch City Council if you are uncertain which authority manages the water body in question.

(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.

- **Qualifying Matter**

Property or part of property within the Low Public Transport Accessibility Area qualifying matter, which has been publicly notified

- **Qualifying Matter**

Property or part of property within the Water body Setback qualifying matter, which has been publicly notified

- **Liquefaction Management Area (LMA)**

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

- **Waterway Provisions**

This property or part of this property is close to at least one waterway. It may be within the setback for an Environmental Asset Waterway. Within that setback, District Plan rules apply to activities including buildings, earthworks, fences and impervious surfacing. Any part of the property within the setback will be affected by those rules. Rules associated with this waterway are operative under the District Plan.

- **District Plan Zone**

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

Property address:

16 Kitchener Place

LIM number: H09085122

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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

- **Flood Management Area**

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

- **Fixed Minimum Floor Overlay**

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

(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.

Property address:

16 Kitchener Place

LIM number: H09085122

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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

Property address:

16 Kitchener Place

LIM number: H09085122

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Christchurch City Council

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10. Network utility information

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

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

- **None recorded for this property**

Property address:

16 Kitchener Place

LIM number: H09085122

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Christchurch City Council

53 Hereford Street, PO Box 73015
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Fax 64 3 941 8984

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11. Other information

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

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

(a) Kerbside waste collection

- Your organics are collected Weekly on 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

Christchurch City Council holds a variety of information relevant to building/property development across the city. This includes minimum finished floor levels that need to be set to meet the surface water requirements in clause E1.3.2 of the building code (where this applies), and the requirements of the Christchurch District Plan (where a property is in the Flood Management Area). Where this information has been processed for your site, it can be viewed at <https://ccc.govt.nz/floorlevelmap/>, otherwise site specific advice can be obtained by emailing floorlevels@ccc.govt.nz

• 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.

• Electoral Ward

Property located in Heathcote Electoral Ward

• Listed Land Use Register

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

• Spatial Query Report

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

Property address:

16 Kitchener Place

LIM number: H09085122

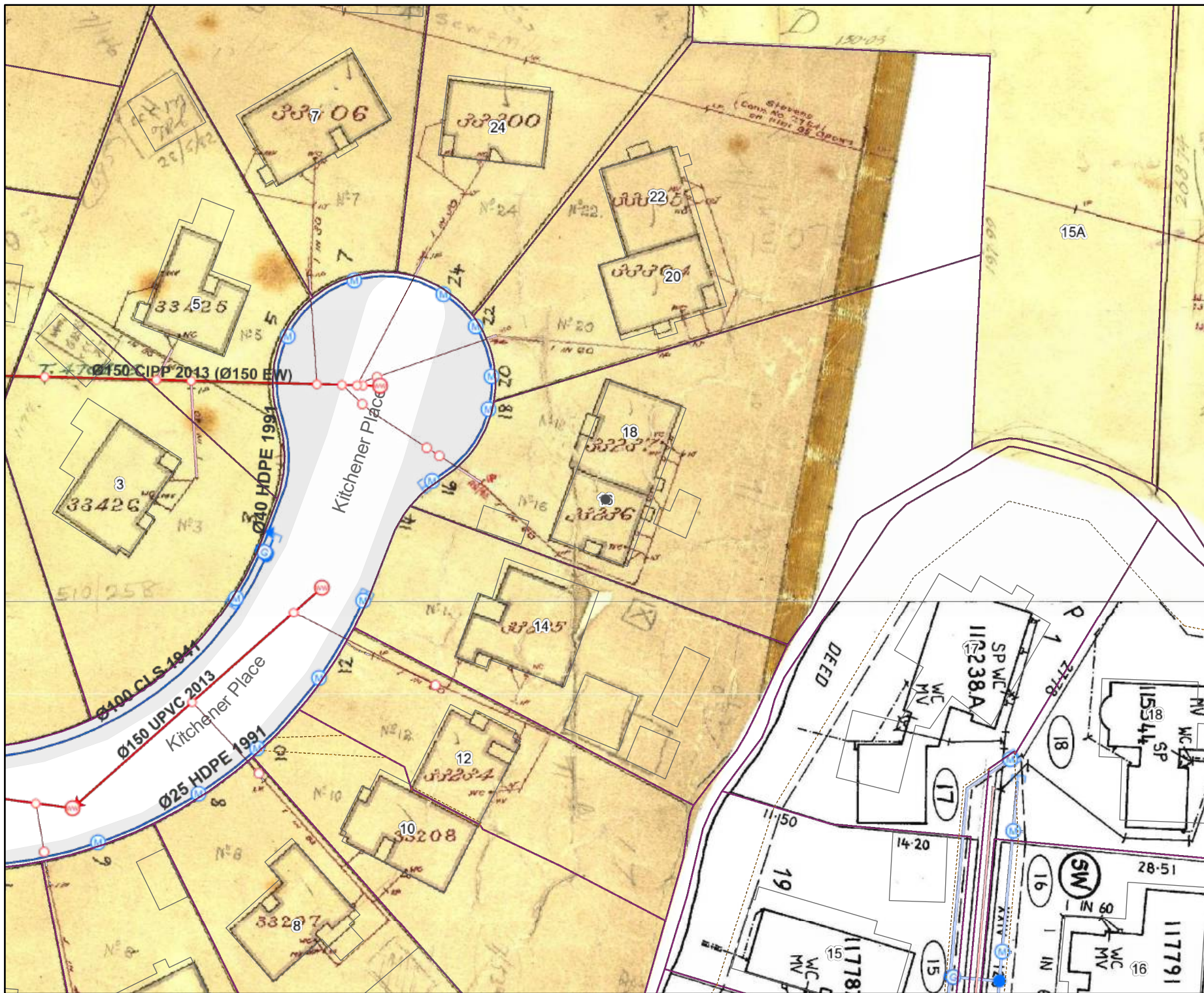
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Christchurch City Council

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Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984

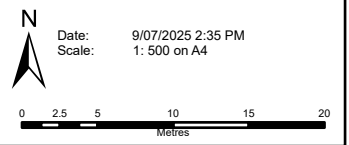
www.ccc.govt.nz

16 Kitchener Place



| | | |
|---|--------------------------|---|
| WwPrivateDrainField | Out of Service | Proposed |
| WwPump | WwLateral (non CCC) | SwLateral (non CCC) |
| WwAccess | In Service | In Service |
| Type | Abandoned | Abandoned |
| Flush Manhole | Removed | Removed |
| Flushing Point | Out of Service | Out of Service |
| Trap | Proposed | WSPump |
| Inspection Point | WwPrivateDrainFieldNot | WwValve |
| Sealed Manhole | SwPump | NormalPosition.Type |
| Standard Manhole | SwFacilityDischargePoint | Air Release |
| Vacuum Storage Manhole | SwAccess | Backflow Prevention |
| Valved Manhole | SwValve | Butterfly |
| Verted Manhole | SwCheck | Gate |
| WwVent | SwDuck Bill | Non Return |
| WwAirGapSeparator | SwFlap | Pressure Activated |
| WwLocalPressureBoundary | SwGate | Sluice |
| WwLocalPressureControl | SwInline Check | Sluice, Normally |
| WwLocalPressureTankSystem | SwSluice | Closed |
| WwOutlet | SwValve | Valve |
| WwPipeRestrict | SwHeadwall | Washdrant |
| WwFitting | SwInlet | Washlet |
| Type | SwOutlet | WwConnection |
| Change | SwFlowRestriction | Fire |
| End Cap | SwGrill | Restrictor |
| Junction | SwType | Toby |
| Eye | SwInlet | Meter |
| Eye (Vertical) | SwOutlet | WwOutlet |
| WwLateralFitting | SwSwirllet | WwPipeRestrict |
| Type | SwSwirllet | WwFieldNote |
| Raised Inspection Point | SwSingle Sump | WwFitting |
| Lateral Fitting | SwDouble Sump | Belows |
| WwVacuumBreather | SwTriple Sump | End Cap |
| WwVacuumChamber | SwInlet | Connector |
| Type | SwPipe End | WwPipeProtection |
| Collector | SwGross Debris Trap | WwPipe |
| Interceptor Tank | SwSilt Trap | NominalDiameter |
| Valve | SwSwOutlet | Diameter is 110mm or smaller |
| Riser | SwSwPipeRestrict | Diameter is greater than 110mm, up to 225mm |
| WwVacuumBreatherPip | SwSwifting | Diameter is greater than 225mm |
| WwPipeFlowDirection | SwChange | Other (non-circular pipes) |
| WwPipeBlockageCount | SwBend | WSPipe (non Potable) |
| NumberOfBlockages | SwJunction | Diameter is greater than 110mm, up to 225mm |
| 2 or less Blockages | SwEnd Cap | Other (non-circular pipes) |
| 3 or more Blockages | SwLateral Fitting | Diameter is greater than 225mm |
| WwPipe | SwSoak Pit | Other (non-circular pipes) |
| NominalDiameter | SwSwLateralFitting | NominalDiameter |
| Diameter is 200mm or smaller | SwSingle Sump | Diameter is 110mm or smaller |
| Diameter is greater than 200mm, up to 450mm | SwDouble Sump | Diameter is greater than 110mm, up to 225mm |
| Diameter is greater than 450mm | SwInspection Point | Diameter is greater than 225mm |
| Other (non-circular pipes) | SwManhole | Other (non-circular pipes) |
| WwPipe (non-gravily) | SwLateral | Other (non-circular pipes) |
| NominalDiameter | SwPipeProtection | WwLateral |
| Diameter is 200mm or smaller | SwSwFacility | WwStructure |
| Diameter is greater than 200mm, up to 450mm | SwWStructure | WwReservoir |
| Diameter is greater than 450mm | SwWStation | WwStation |
| Other (non-circular pipes) | SwWStructure | WwPipe (non CCC) |
| WwPipe | SwWStation | In Service |
| WwStructure | SwWStructure | Abandoned |
| WwStation | SwWStation | Removed |
| WwPumpStationCatchme | SwWStructure | Out of Service |
| WwPipe (non CCC) | SwWStation | Unknown |
| In Service | SwWStructure | WwLateral (non CCC) |
| Abandoned | SwWStation | In Service |
| Removed | SwWStructure | Abandoned |
| Out of Service | SwWStation | Removed |
| | SwWStructure | Proposed |
| | SwWStation | BCConnector |
| | SwWStructure | BCInlet |
| | SwWStation | BCValve |
| | SwWStructure | BGPipe |
| | SwWStation | |

Accuracy not guaranteed. Onsite verification required.
Display of data scale dependant.
Client selected legend.
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16 Kitchener Place Land Use Consents

30
Ford
Road

15
Newbery
Street

1
Kitchener
Place

12
Kitchener
10 Place
Kitchener
Place

18
Tekapo
Place

6
Kitchener
Place

7
Tekapo
Place



**16 Kitchener Place
Subdivision Consents**



Land Use Resource Consents within 100 metres of 16 Kitchener Place

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

1 Kitchener Place

RMA/2000/2612

Application to locate container in front yard - Historical Reference RMA20003369

Withdrawn

Applied 17/10/2000

1 Louisson Place

RMA/1999/1453

Consent to site units 5 to 8 of a comprehensive elderly peoples housing 2m from front boundary. - Historical Reference RES953192

Processing complete

Applied 01/01/1999

Decision issued 19/12/1977

Granted 19/12/1977

RMA/2018/762

Establish Eight Social Housing Units

Processing complete

Applied 29/03/2018

Decision issued 09/08/2018

Granted 09/08/2018

1 Ombersley Terrace

RMA/1969/203

Erect radio studios. - Historical Reference RES953912

Processing complete

Applied 23/09/1969

Decision issued 29/09/1969

Granted 29/09/1969

RMA/1988/909

Consent to extend existing Club rooms. - Historical Reference RES953911

Processing complete

Applied 15/09/1988

Decision issued 16/11/1988

Granted 16/11/1988

RMA/1993/951

Consent to license the operation of a mobile shop in Hansen park - Historical Reference RES9220968

Processing complete

Applied 06/05/1993

Decision issued 07/05/1993

Granted 07/05/1993

RMA/1995/3202

To erect flood lights which exceed the maximum allowable height in an O2 zone - Historical Reference RES960080

Processing complete

Applied 07/11/1995

Decision issued 23/05/1996

Granted 23/05/1996

RMA/1996/298

Application under the Proposed Plan for an extension to the existing clubroom pavilion of 18m²(160m² gross floor area) which exceeds the site cov - Historical Reference RES960337

Processing complete

Applied 13/02/1996

Decision issued 16/09/1996

Granted 16/09/1996

RMA/2008/859

INSTALLATION OF TELECOMMUNICATIONS FACILITIES - Historical Reference RMA92011668

Withdrawn

Applied 28/04/2008

10 Kitchener Place

RMA/2021/3922

Fee simple subdivision - two lots and land use

Processing complete

Applied 23/11/2021

s223 Certificate issued 07/07/2022

s224 Certificate issued 07/07/2022

Decision issued 12/01/2022

Granted 12/01/2022

12 Kitchener Place

RMA/2021/3922

Fee simple subdivision - two lots and land use

Processing complete

Applied 23/11/2021

s223 Certificate issued 07/07/2022

s224 Certificate issued 07/07/2022

Decision issued 12/01/2022

Granted 12/01/2022

15 Newbery Street

RMA/1971/139

To convert an existing 2 storeyed house and premises for wedding receptions and socials functions. residential 1 zone - Historical Reference RES9214897

Processing complete

Applied 26/04/1971

Decision issued 20/07/1971

Granted 20/07/1971

RMA/1980/527

To manufacture smallgoods(meat and fruit pies, sausage rolls, savoury pies cakes and the like) for resale to take-away food bars and other retail outlets - Historical Reference RES9214902

Processing complete

Applied 24/03/1980

Decision issued 15/07/1980

Granted 15/07/1980

18 Tekapo Place

RMA/2006/1732

Application for the alteration to the existing dwelling located on the site for the construction of a new bedroom. - Historical Reference RMA92005801

Processing complete

Applied 25/07/2006

Decision issued 30/08/2006

Granted 30/08/2006

30 Ford Road

RMA/1973/100

Consent to erect a relocatable library building 20 feet from the street boundary where the Ordinances require no building shall be erected within - Historical Reference RES9206172

Processing complete

Applied 17/07/1973

Decision issued 17/07/1973

Declined 17/07/1973

RMA/1973/330

To site the proposed library building 20ft from the street frontage . - Historical Reference RES954250

Processing complete

Applied 19/07/1973

Decision issued 19/07/1973

Granted 19/07/1973

RMA/1993/184

Consent to erect a swimming pool cover that intrudes the recession plane - Historical Reference RES9215061

Processing complete

Applied 20/07/1993

Decision issued 03/08/1993

Granted 03/08/1993

RMA/1995/2478

Application to locate classrooms with reduced setbacks from Newberry street and side yard on south boundary under Proposed City Plan. - Historical Reference RES954637

Processing complete

Applied 14/09/1995

Decision issued 13/10/1995

Granted 13/10/1995

RMA/1997/398

Application to waive the need for an outline Plan. - Historical Reference RES970345

Processing complete

Applied 13/02/1997

Decision issued 04/03/1997

Outline plan accepted 04/03/1997

RMA/1999/3131

Application for waiver of an Outline Plan to alleviate flooding on the site with installation of a new stormwater line. a new sewer line - Historical Reference RES992024

Processing complete

Applied 09/07/1999

Decision issued 02/08/1999

Outline plan accepted 02/08/1999

RMA/2000/1269

Application for a waiver of an outline plan for the erection of a building containing a storeroom and a special needs room. - Historical Reference RMA20001972

Processing complete

Applied 16/05/2000

Decision issued 25/05/2000

Outline plan accepted 25/05/2000

RMA/2003/2627

Application for an outline plan for proposed additions to the existing library and existing teaching resource room - Historical Reference RMA20014959

Processing complete

Applied 06/10/2003

Decision issued 23/10/2003

Outline plan accepted 23/10/2003

RMA/2010/1677

INTERIOR REFURBISHMENT & MINOR ADDITIONS - Historical Reference RMA92017289

Processing complete

Applied 23/11/2010

Decision issued 01/12/2010

Outline plan accepted 01/12/2010

RMA/2012/231

TEMPORARY ACCOMMODATION - Spiritual activities - Historical Reference RMA92019559

Expired

Applied 15/02/2012

Decision issued 16/02/2012

Granted 16/02/2012

RMA/2015/1947

Removal of notable protected tree under healthy and safety grounds - Historical Reference RMA92030240

Processing complete

Applied 17/07/2015

Decision issued 07/08/2015

Granted 07/08/2015

RMA/2023/2861

Retrospective pruning of a scheduled tree T615 English Elm (Ulmus procera) - ID 2774

Processing complete

Applied 01/11/2023

Decision issued 23/11/2023

Granted 23/11/2023

RMA/2023/296

Opawa School Playground

Processing complete

Applied 09/02/2023

Decision issued 24/02/2023

Granted 23/02/2023

6 Kitchener Place

RMA/2000/1065

Application for a retrospective consent for a carport located within 4.5metres of the road boundary. (2.4m proposed). - Historical Reference RMA20001754

Processing complete

Applied 19/04/2000

Decision issued 15/05/2000

Granted 12/05/2000

RMA/2000/2152

Dwelling additions that intrude thr recession plane. - Historical Reference RMA20002893

Processing complete

Applied 24/08/2000

Decision issued 29/08/2000

Granted 29/08/2000

RMA/2005/2011

Retrospective resource consent for works within 7 metre of an environmental asset waterway - Historical Reference RMA20020889

Processing complete

Applied 31/08/2005

Decision issued 16/09/2005

Granted 16/09/2005

7 Tekapo Place

RMA/1989/611

Consent to erect a carport that intrudes the recession plane - Historical Reference RES9213461

Processing complete

Applied 19/04/1989

Decision issued 01/05/1989

Granted 01/05/1989

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

- CPC80 connectors were approved as a compliant substitute for the Handibrac holddown details at bracing wall base connections, subject to the fixing from bottom plate through to joist/bearer/blocking being correctly completed.
- Chimney breast infill to be formed with new timber framing. Fire rating detail to be confirmed with Architect (subsequently resolved as Gib GBTLAB60d Barrierline system).
- Beam seating details confirmed: beams to bear on timber framing with stud support centralised under beam. Facing timber ripped to approximately 120 mm to achieve flush face with existing wall framing.
- Approval to proceed granted.

Site Visit 2 — 21 November 2025 (SIR002)

Inspection type: Pre-line, timber framing. Key observations:

- The additional floor joists directed at SIR001 had been installed correctly.
- Chimney infill and fire rating works were proceeding in accordance with the consent documents.
- Bracing wall end holddown positions confirmed. The stated plan wall length was confirmed as achievable; holddown fixings may be positioned at any point within the end zone of the wall to suit the framing layout.
- Floor structure blocking for point load transfer was confirmed as installed. Photographic evidence from below floor provided by contractor.
- Subfloor ledgers installed to provide support to the roof structure in accordance with the Moment structural details.
- Bracing wall ceiling blocking and connections to the ceiling diaphragm confirmed installed in accordance with the structural details.
- Approval to proceed granted.

3. CHRISTCHURCH CITY COUNCIL INSPECTIONS

The following CCC inspections relevant to structural and fire-rated elements were carried out and passed. These inspection reports are appended.

| Inspection Type | Date | Outcome | Inspector |
|---------------------------------|------------------|---------|-----------------------|
| 253 - Pre Cladding | 19 December 2025 | PASS | Christopher Eady, CCC |
| 205 - Pre Line (incl. Plumbing) | 6 January 2026 | PASS | Ryan Blackadder, CCC |
| 207 - Fire Resistant Lining | 6 January 2026 | PASS | Ryan Blackadder, CCC |

The pre-cladding inspection confirmed framing, SED beam installation, fire wall section installation and plumbing were satisfactory. The pre-line inspection confirmed structural framing, bracing, LVL beams and beam-to-ceiling framing connections. The fire resistant lining inspection confirmed the Gib Barrierline GBTLAB60d system at the chimney infill location and the intertenancy wall lining.

4. PRODUCER STATEMENT

I, Wayne Phillips, Director of Structural Design Studio Ltd (trading as Moment), being the nominated structural consultant for this project under Building Consent BCN/2025/8356, hereby state:

- Two structural site inspections were carried out at key stages of construction as documented in this summary.

- The structural building work observed during those inspections, including internal ceiling beams and their connections, subfloor point load support, and bracing walls, was constructed in general accordance with the structural design intent and the consent documents prepared by Moment.
- Where site conditions differed from assumptions in the consented drawings (specifically the proximity of existing piles to new beam load points), the design was reviewed on site and appropriate directions were issued to the contractor.
- The CCC pre-cladding and pre-line inspections confirmed satisfactory structural and fire-rated work independently of Moment's monitoring visits.

On the basis of the site inspections undertaken and the CCC inspection records appended, I am satisfied, on reasonable grounds, that the structural aspects of the building work covered by this statement have been carried out in accordance with the building consent.



Signature

Wayne Phillips

Director, Structural Design Studio Ltd (Moment)
CPEng 239990 | CEng MStructE | CMEngNZ

Date: 15 April 2026

A P P E N D I C E S

Appended to this statement: SIR001 (12/11/2025) | SIR002 (21/11/2025) | CCC Site Notice 19 December 2025 | CCC Site Notice 6 January 2026

PRODUCER STATEMENT – PS4 CONSTRUCTION REVIEW



association of
consulting and
engineering



| | | |
|--|---|--------------------|
| Building Code Clause(s): | B1, | Job number: 220142 |
| ISSUED BY: <i>(Construction Monitoring Firm)</i> | Structural Design Studio Ltd (t/a Moment) | |
| TO: <i>(Client)</i> | White Sparrow Homes Ltd | |
| TO BE SUPPLIED TO: <i>(Building Consent Authority)</i> | Christchurch City Council | |
| IN RESPECT OF: <i>(Description of building work)</i> | Alterations to an existing structure | |
| AT: <i>(Address)</i> | 16&18 Kitchener Place, Opawa, Christchurch 8023 | |
| LEGAL DESCRIPTION | Lot 15 DP 15075 | |

We have been engaged by White Sparrow Homes Ltd to provide CM3 level of construction monitoring relating to the Clause(s) named above of the Building Code for the building work which is covered by PS1(s)

- issued by Structural Design Studio Ltd (t/a Moment) and
- which is described in the documents relating to the Building Consent No. BCN/2025/8356 and
- those relating to Building Consent Amendment(s) No. N/A

issued during the course of the works.

We have sighted these Building Consents and the conditions attached to them.

Authorised instructions/variation(s) detailed/listed in the attached Schedule have been issued during the course of the works.

On the basis of these review(s) and information supplied by the contractor during the course of the works and on behalf of Structural Design Studio Ltd (t/a Moment), I believe on reasonable grounds that the building works covered by the above mentioned PS1(s) have been completed in accordance with the relevant requirements of the Building Consent and Building Consent Amendments identified above or in the attached Schedule, with respect to Clause(s) B1, of the Building Code. I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary competence to do so.

I, Wayne Phillips am:

- CPEng number 239990
- and hold the following qualifications: B.E. (Hons)

Structural Design Studio Ltd (t/a Moment) holds a current policy of Professional Indemnity Insurance no less than \$200,000.

✓ Structural Design Studio Ltd (t/a Moment) is a member of ACE New Zealand.

SIGNED BY: Wayne Phillips

(Signature):

Date:

15.04.2026

Job Number: 220142

Job Address: 16&18 Kitchener Place, Opawa, Christchurch 8023

Compilation Date and Time: 15 April 2026 at 10:32 am

ON BEHALF OF: Structural Design Studio Ltd (t/a Moment)

Note: This statement has been prepared solely for Christchurch City Council above and shall not be relied upon by any other person or entity. Any liability in relation to this statement accrues to Structural Design Studio Ltd (t/a Moment) only. As a condition of reliance on this statement, Christchurch City Council accepts that the total maximum amount of liability of any kind arising from this statement and all other statements provided to Christchurch City Council in relation to this building work, whether in tort or otherwise, is limited to the sum of \$200,000.

This form is to accompany **Forms 6 or 8** of the **Building (Forms) Regulations 2004** for the issue of a Code Compliance Certificate

SCHEDULE TO PS 4

Please include an itemised list of all referenced documents, drawings, or other supporting materials in relation to this producer statement below:

- Moment Site Reports 01 & 02
- Builder's PS3

GUIDANCE ON USE OF PRODUCER STATEMENTS

Information on the use of Producer Statements and Construction Monitoring Guidelines can be found on either the [ACE New Zealand](#) or [Engineering New Zealand](#) websites.

Producer statements were first introduced with the Building Act 1991. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects (NZIA), Institution of Professional Engineers New Zealand (now Engineering New Zealand), Association of Consulting and Engineering New Zealand (ACE NZ) in consultation with the Building Officials Institute of New Zealand (BOINZ). The original suite of producer statements has been revised at the date of this form to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with part of the reasonable grounds necessary for the issue of a Building Consent or a Code Compliance Certificate, without necessarily having to duplicate review of design or construction monitoring undertaken by others.

PS1 DESIGN: Intended for use by a suitably qualified independent engineering design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent;

PS2 DESIGN REVIEW: Intended for use by a suitably qualified independent engineering design review professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent;

PS3 CONSTRUCTION: Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2013 or Schedules E1/E2 of NZIA's SCC 20112

PS4 CONSTRUCTION REVIEW: Intended for use by a suitably qualified independent engineering construction monitoring professional who either undertakes or supervises construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate.

This must be accompanied by a statement of completion of building work (Schedule 6).

The following guidelines are provided by ACE New Zealand and Engineering New Zealand to interpret the Producer Statement.

Competence of Engineering Professional

This statement is made by an engineering firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its personnel.

The person signing the Producer Statement on behalf of the engineering firm will have a professional qualification and proven current competence through registration on a national competence-based register such as a Chartered Professional Engineer (CPEng).

Membership of a professional body, such as Engineering New Zealand provides additional assurance of the designer's standing within the profession. If the engineering firm is a member of ACE New Zealand, this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent engineering professional".

Professional Indemnity Insurance

As part of membership requirements, ACE New Zealand requires all member firms to hold Professional Indemnity Insurance to a minimum level.

The PI Insurance minimum stated on the front of this form reflects standard practice for the relationship between the BCA and the engineering firm.

Professional Services during Construction Phase

There are several levels of service that an engineering firm may provide during the construction phase of a project (CM1-CM5 for engineers³).

The BCA is encouraged to require that the service to be provided by the engineering firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

BCAs should ensure that the applicant is aware of any requirement for producer statements for the construction phase of building work at the time the building consent is issued. No design professional should be expected to provide a producer statement unless such a requirement forms part of the Engineering Design Firm's engagement.

Refer Also:

- 1 Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2013
- 2 NZIA Standard Conditions of Contract SCC 2011
- 3 Guideline on the Briefing & Engagement for Consulting Engineering Services (ACE New Zealand/Engineering New Zealand 2004)
- 4 PN01 Guidelines on Producer Statements

www.acenz.org.nz

www.engineeringnz.org



Site Inspection Report

SIR001

| | | | |
|-----------------|--------------------------------------|-------------|-----------------------------|
| Project number | 220142 | Contractor | Dan Atkinson-McGuire |
| Project name | 16/18 Kitchener, Christchurch | Engineer | W Phillips |
| Inspection Date | 21/11/2025 | Total pages | 8 |

| To | Copy | Name | Organisation | Contact details |
|-------------------------------------|-------------------------------------|---------------|---------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Dave Luhrs | White Sparrow | dave.luhrs@ifindproperty.co.nz |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Hamish Peddie | Wilkie Bruce | hamishp@wilkieandbruce.co.nz |

| | |
|------------------------|--|
| Type | Initial inspection - foundations and internal alterations |
| Re-inspection Required | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Structural Element | Foundations / Subfloor / Beam ends / Wall infill |
| Location Plan | <p>LEGEND</p> <ul style="list-style-type: none"> 11 HIT-SHEER PLACE 11 HIT-SHEER PLACE PROPOSED NEW WALLS PROPOSED NEW CEILING BEAMS <p>NEW 2x4x8 SGR BUILT UP POST IN LINE WITH EXISTING WALL POST FINED TO EXISTING BOTTOM PLATE OR NEW STRINGER. PROVIDE NODDING TO MATCH DETAIL LAYOUT. REFER DETAILS FOR SUBFLOOR CONNECTION.</p> <p>NEW 2x4x8 SGR BUILT UP CEILING BEAM</p> <p>NEW 2x4x8 SGR BUILT UP CEILING BEAM</p> <p>NEW 2x4x8 SGR BUILT UP POST IN LINE WITH EXISTING WALL POST FINED TO EXISTING BOTTOM PLATE. PROVIDE NODDING TO MATCH DETAIL LAYOUT. PROVIDE NEW TIMBER PILE UNDER POST TO NEW PAD FOUNDATION. REFER DETAILS. PROVIDE EPC BETWEEN ALL NEW TIMBERS AND CONCRETE INTERFACES.</p> <p>NEW 2x4x8 SGR TIMBER FRAMED WALLS CONSTRUCTED IN ACCORDANCE WITH DETAILS. NEW BLOCKING BETWEEN EXISTING FLOOR JOISTS MAY BE REQUIRED ON SITE WHERE NEW WALLS DO NOT ALIGN WITH EXISTING FLOOR STRUCTURE. REFER DETAILS.</p> <p>NEW TIMBER STUD FRAMING TO INFILL VOID LEFT BY THE REMOVAL OF EXISTING CHIMNEYS, STRAP AND LINE TO MATCH EXISTING FLOOR LEVELS.</p> <p>1. PILE NOT NEEDED</p> <p>2. BEAM 5 IS ON WALL</p> <p>3. INFILL DETAIL</p> <p>PROPOSED FLOOR PLAN</p> |

Structural Inspection

Structural work observed:-

Left unit:

- New pile not required as beam end lands close to existing piles
- This requires 2 new rows of joists aligned with the existing joist, to provide additional blocking to land wall framing on
- Pairs CPC80 to bottom plate, and then bottom plate to joist/bearer is an adequate substitute for handibrac details where required for bracing wall hold downs
- The infill wall for the chimney will be timber framed. Structural detail include. Fire rating detail to be confirmed with Architect.
- Beam to sit on timber framing. Ideally stud support is central on beam, and facing timber is ripped to ~120mm to have a flush face connection with the existing wall framing

Right unit:

- As left unit, new pile not required
- As left unit, CPC80 substitute for handibrac is approved, if connections to bottom plate, then bottom plate to joist/bearer/blocking are followed through
- Beam end supported on bracing wall. 14g 150 long timber screws up through top plate into hyspan beam

Both units:

- Refer to details for bracing within the ceiling. Blocking between ceiling joists to catch a parallel wall. 150 long, 14g screws direct into ceiling joists where wall is perpendicular. Install strapping to make the blocking continuous

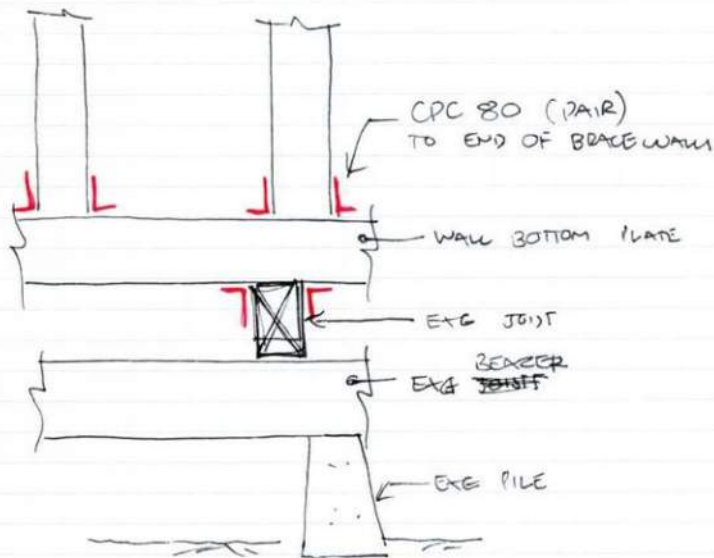
Approval to proceed granted.

Wayne Phillips

Director - Moment

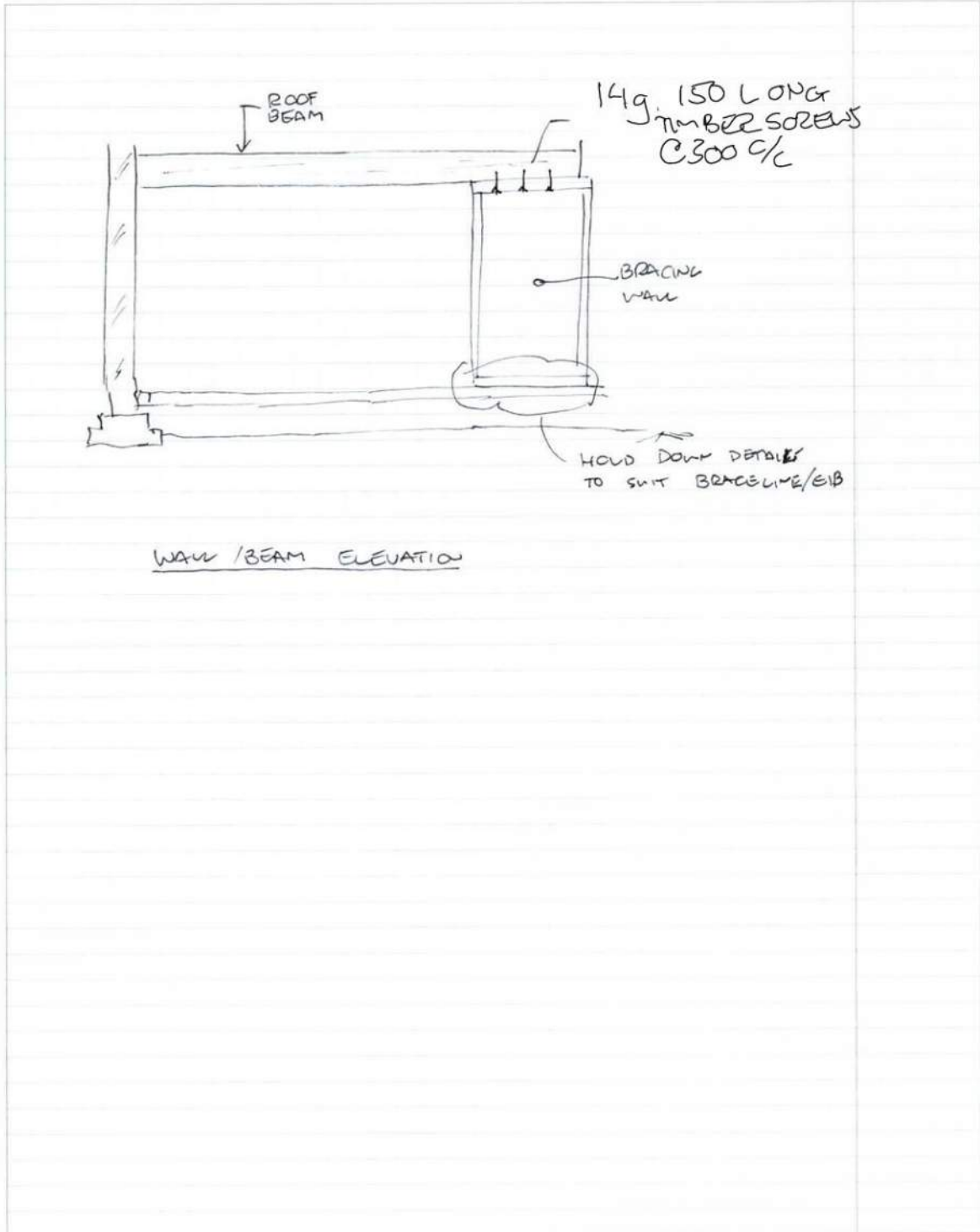
CPEng MEngNZ CEng(UK) MIStructE

| | | | |
|----------------------------------|----------------|----------------|----------|
| Client: | | Date: 26.11.25 | m |
| Project/Job: 16/18 Kitchener - B | Job No: 220142 | | |
| Subject: Site report notes | Sheet: 01 | By: WPL | |

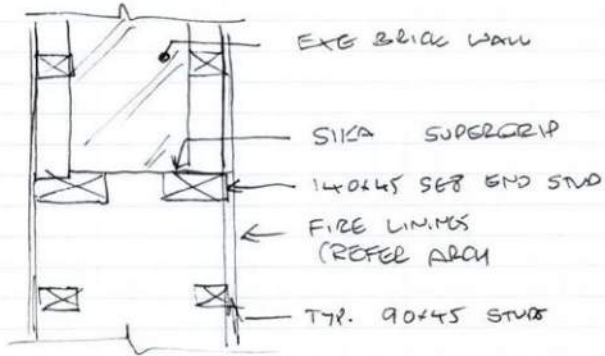


BRACE WALL - END DETAIL

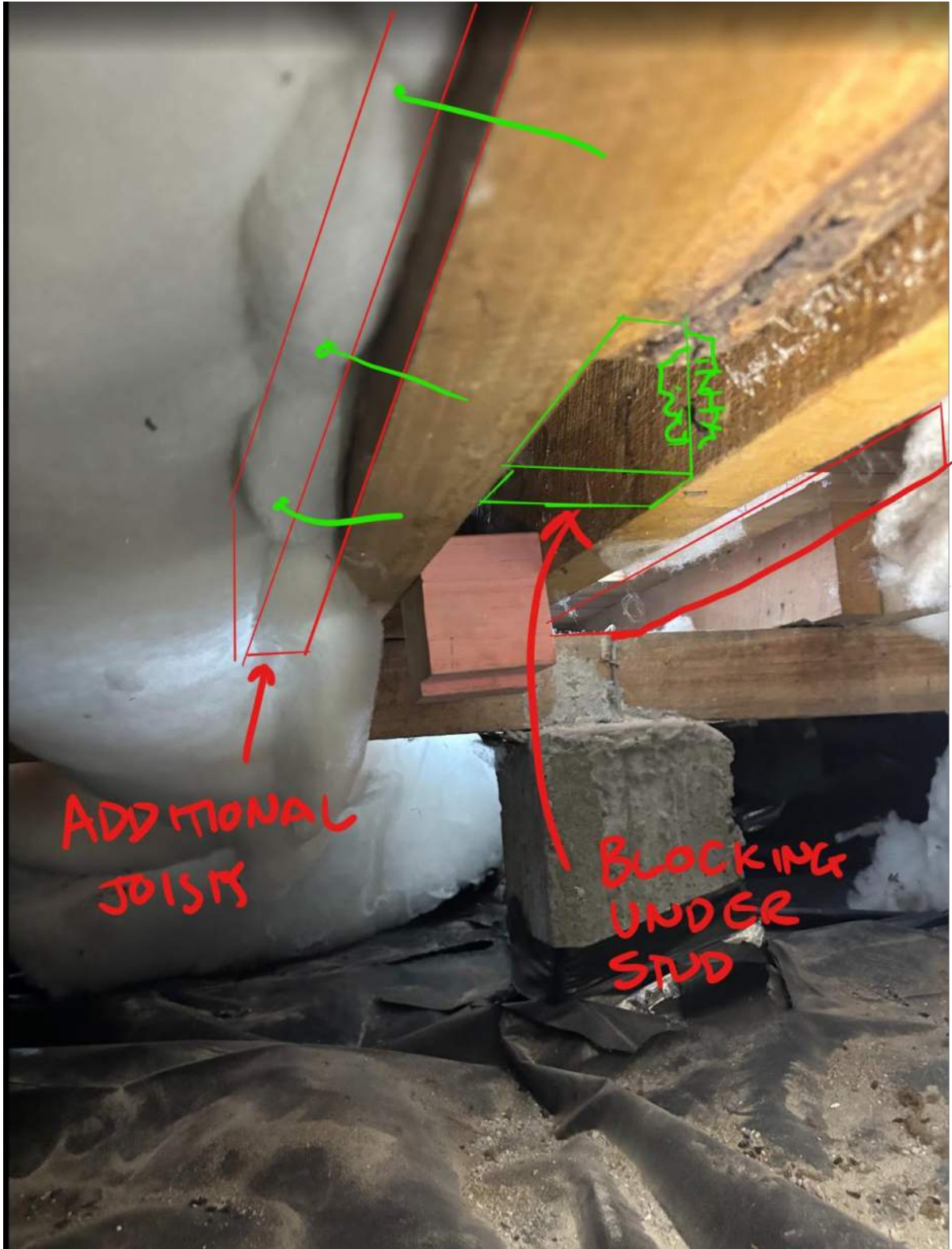
| | | | |
|------------------------------|----------------|----------------|----------|
| Client: | | Date: 26.11.25 | m |
| Project/Job: 16/18 Kitchener | Job No: 220142 | | |
| Subject: Site report notes | Sheet: 02 | By: WA | |



| | | | |
|------------------------------|----------------|----------------|----------|
| Client: | | Date: 26.11.25 | m |
| Project/Job: 16/18 Kitchener | Job No: 220142 | | |
| Subject: site report notes | Sheet: 03 | By: WPL | |



Wall INFILL - PLAN DETAIL





General Items

Inspection Notice

As per Moment's Structural Specification, it is required that at least 48 hours' notice is provided for any site inspection. Failure to provide suitable notice will affect Moment's ability to complete the required inspection. It is also recommended that inspections occur more than 24 hours before concrete is scheduled for pouring as this will allow for enough time to complete any remedial works if required.

The Contractor shall confirm they have completed their own QA assessment of the reinforcing before the Engineer completes their inspection. Failure to provide evidence of internal QA will affect Moment's ability to complete the required inspection.

Concrete cover for foundation beam reinforcement and slab reinforcement

The contractor is to ensure a minimum of 50 mm cover is achieved for foundation beam that is cast against DPM or 75 mm cover for foundation beam that is cast against the ground. For foundation section above ground in exterior environment, a minimum of 35 mm cover is to be achieved. For the concrete slab in interior environment, a minimum of 20 mm cover is required for the slab reinforcement.

Testing of Concrete

Concrete testing is the responsibility of the concrete supplier. Typically a standard mix design will be certified by the supplier to meet the required compressive strength.

The Contractor is to ensure all the above open items are addressed prior to pouring of concrete foundation and are formally closed out in writing.

The Contractor is to ensure the following general items are addressed:

- Clean out formwork to remove all loose and deleterious material (including scrap steel tie wire, reinforcement caps, rubbish, rubble and water).
- Ensure that specified cover (including side face cover) is provided and maintained to all reinforcement during pour.
- Ensure that all the reinforcement is installed in accordance with the structural design intent documentation.
- Ensure DPM is not damaged
- Ensure that all services and non-structural items are co-ordinated.

Explanatory Statement

Moment is engaged to inspect to CM3 which involves random sampling of important works to check for compliance with the construction documentation. As such, Moment is not required to inspect every item and the Contractor is to ensure their own quality assurance checks are undertaken.

All works shall be undertaken in accordance with the Construction documentation and all relevant New Zealand Standards.



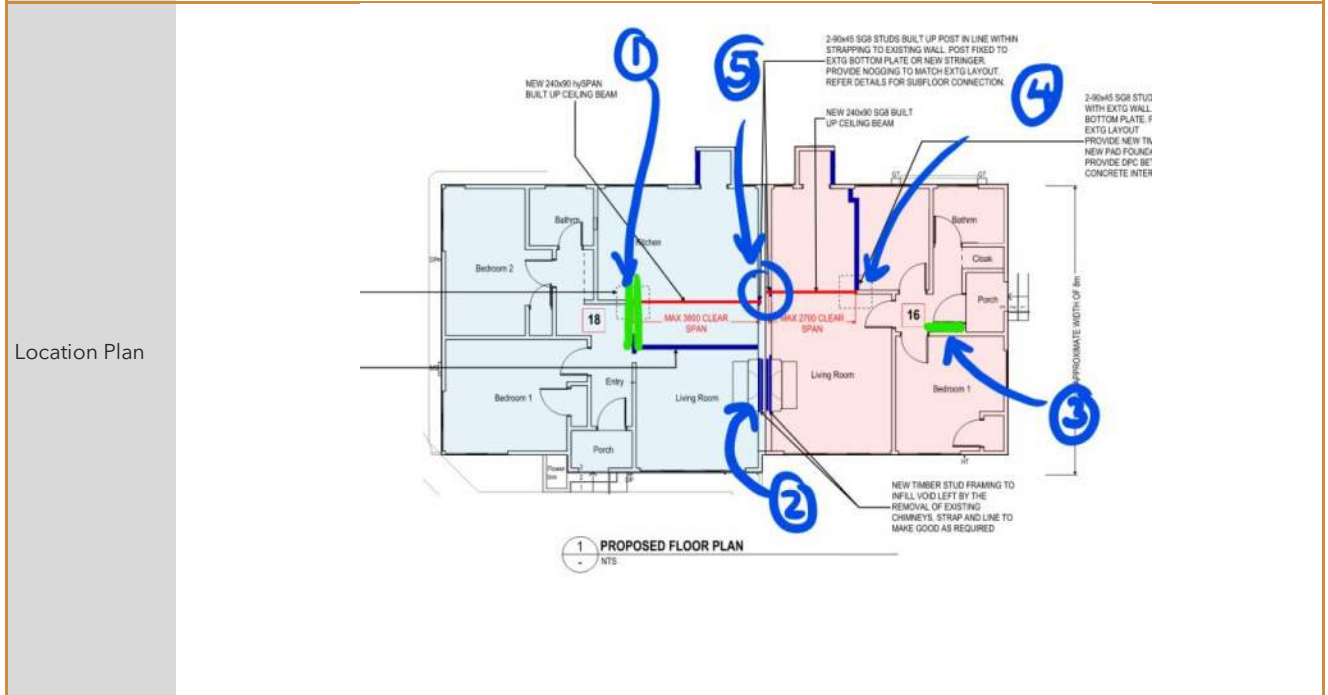
Site Inspection Report

SIR002

| | | | |
|-----------------|--------------------------------------|-------------|-----------------------------|
| Project number | 220142 | Contractor | Dan Atkinson-McGuire |
| Project name | 16/18 Kitchener, Christchurch | Engineer | W Phillips |
| Inspection Date | 21/11/2025 | Total pages | 7 |

| To | Copy | Name | Organisation | Contact details |
|-------------------------------------|-------------------------------------|--------------------|---------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Dave Luhrs | White Sparrow | dave.luhrs@findproperty.co.nz |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Hamish Peddie | Wilkie Bruce | hamishp@wilkieandbruce.co.nz |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Dan Atkinson-McGui | Wilkie Bruce | hamishp@wilkieandbruce.co.nz |

| | |
|------------------------|--|
| Type | Preline inspection - timber framing |
| Re-inspection Required | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Structural Element | Floor blocking for point loads, bracing wall holddowns, support ledger, chimney infill |



Structural Inspection

Structural work observed:-

- 1) In previous inspection, Moment directed that two new joists be installed, to strengthen the existing floor structure. This work had been carried out.
- 2) The chimney infill and fire rating works are proceeding as directed
- 3) The wall shown in the sketch above can be lined up to the return wall. As long as the length stated on the plan is achieved, the end of the fixings/nailing/hold downs can be located at an position in from the end of the wall
- 4) The floor structure is strengthened with additional blocking, the contractor has provided photos from below the floor over this work
- 5) Ledgers have been installed below the floor to provide support to the roof. This is in accordance with the Moment details
- 6) Not shown on the plan above, the bracing walls have blocking and connections to the ceiling diaphragm as shown in the structural details

Approval to proceed granted.

Wayne Phillips

Director - Moment

CPEng MEngNZ CEng(UK) MIStructE

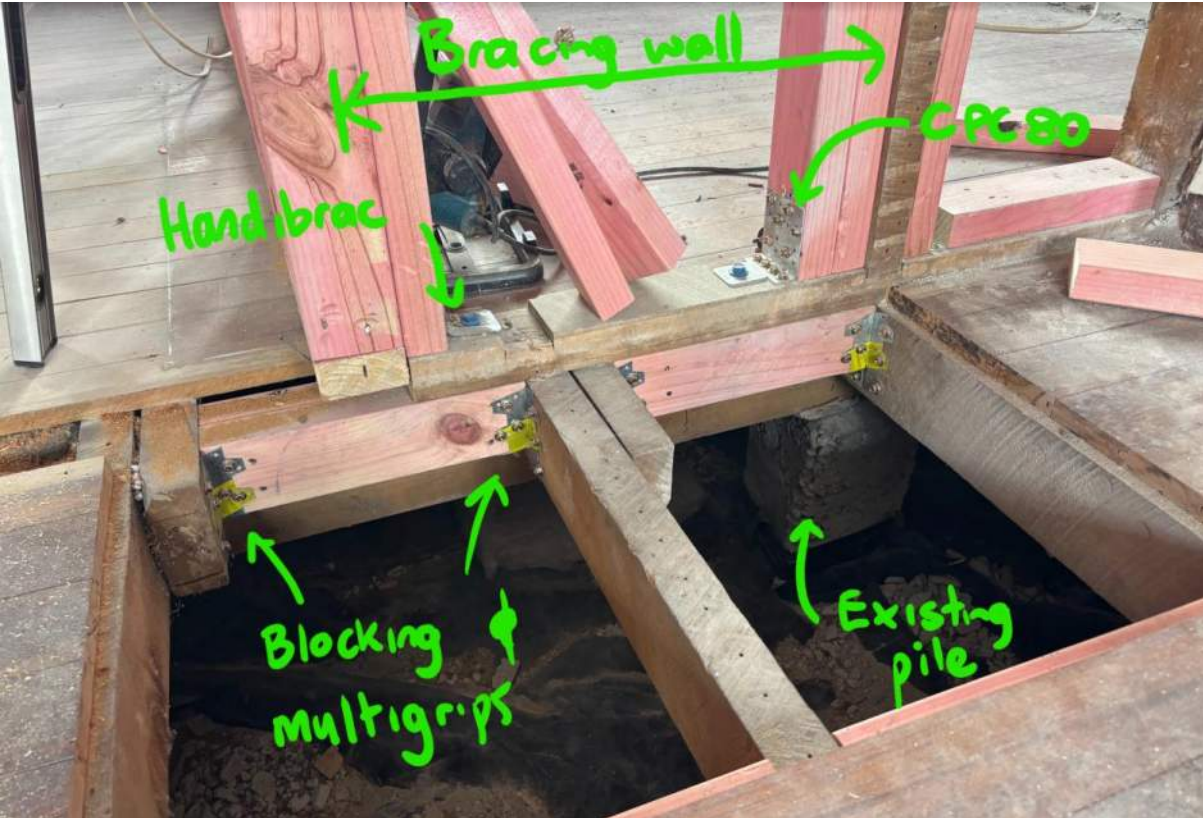


Photo 1: floor blocking and bracing wall end hold downs



Photo 2: wider view



Photo 3: blocking between ceiling joists at top of bracing wall



Photo 4: view of ledger support and connection to existing intertenancy wall



Photo 5: view of connection of blocking in subfloor



Photo 6: contractor supplied photo of subfloor blocking



Photo 7: view of bracing wall - connection up into timber blocking via pairs of bugle screws



Photo 8: view of chimney infill and FR linings



Photo 9: view of bracing wall - blocking required at top, to give space for nail fixings

General Items

Inspection Notice

As per Moment's Structural Specification, it is required that at least 48 hours' notice is provided for any site inspection. Failure to provide suitable notice will affect Moment's ability to complete the required inspection. It is also recommended that inspections occur more than 24 hours before concrete is scheduled for pouring as this will allow for enough time to complete any remedial works if required.

The Contractor shall confirm they have completed their own QA assessment of the reinforcing before the Engineer completes their inspection. Failure to provide evidence of internal QA will affect Moment's ability to complete the required inspection.

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The Contractor is to ensure the following general items are addressed:

- Clean out formwork to remove all loose and deleterious material (including scrap steel tie wire, reinforcement caps, rubbish, rubble and water).
- Ensure that specified cover (including side face cover) is provided and maintained to all reinforcement during pour.
- Ensure that all the reinforcement is installed in accordance with the structural design intent documentation.
- Ensure DPM is not damaged
- Ensure that all services and non-structural items are co-ordinated.

Explanatory Statement

Moment is engaged to inspect to CM3 which involves random sampling of important works to check for compliance with the construction documentation. As such, Moment is not required to inspect every item and the Contractor is to ensure their own quality assurance checks are undertaken.

All works shall be undertaken in accordance with the Construction documentation and all relevant New Zealand Standards.

Producer statement construction (PS3)

All sections of this PS3 must be completed

Tick applicable Contractor for:

- Building
- Emergency Lighting
- Cladding
- Escalator
- Waterproof Membranes
- Drainlayer
- Fire Alarm
- Lift
- Mechanical (HVAC)
- Solar Heating
- Other (specify):

Author name:

Daniel Atkinson-McGuire

Author company:

AMG Residential Limited

Site address:

16/18 Kitchener place, Opawa

Description of building work:

Alteration and installation of structural element Gib interframe and Gib bracing in accordance of consented plans and engineers designs

Owners Details:

Dave Luchs t64 21 153 0863

Scope of work covered by statement:

installation of new internal walls Gib bracing, inter-frame systems

System/Product used (if applicable):

Gib bracing system GLAB system

I (constructor):

Dave Ian Atkinson-McGuire have been engaged by Wayne Phillips/Dave Luchs (applicant, designer, main contractor etc) part all to construct:

As specified in the attached particulars of Building Consent Number:

BCN/2025/8356

and its attached conditions

I am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that Building Consent and complies with the NZ Building Code.

NZBC clauses:
(select as applicable)

- B1
- B2
- C1
- C2
- C3
- C4
- C5
- C6
- D1
- D2
- E1
- E2
- H1
- E3
- F1
- F2
- F3
- F4
- F5
- F6
- F7
- F8
- G1
- G2
- G3
- G4
- G5
- G6
- G7
- G8
- G9
- G10
- G11
- G12
- G13
- G14
- G15

I understand that this Producer Statement, if accepted, may be relied on by the Council for the purpose of establishing compliance with the Building Consent.

Registration No:

Or N/A

BP176958

Qualifications/Experience:

Qualified Carpenter

Address:

Postcode: 8082

16 Dudley Road, Lyttelton

Phone:

Fax:

Mobile:

Email:

0277740148

dan@AMG-Residential.co.nz

Signature:

Date:

13/04/2026

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Conditions of consent

This building consent is subject to the following conditions:

Under section 90 of the Building Act 2004, agents authorised by the Council (acting as a building consent authority) are entitled, at all times during normal working hours or while building work is being done, to inspect:

- land on which building work is being or is proposed to be carried out; and
- building work that has been or is being carried out on or off that building site; and
- any building.

Compliance schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

- Estimate of construction inspections (by Christchurch City Council)
- Building consent construction documentation (including third party certification) and advice notes
- Approved plans
- Approved supporting documents



Cate McPherson

Building Control Officer
03 941 7009

On behalf of: Christchurch City Council

Date: 10 November 2025

Test reports and/or “as-builts”

- **Water reticulation - pipework testing:** Provide completed form B-084.
- **Foulwater and stormwater drains layouts:** Provide as-laid drainage plan at time of drainage inspection.

Advice notes

Please read and follow the advice notes listed below. Failure to do so may create difficulties in obtaining a code compliance certificate.

- All building work must be carried out in accordance with the approved building consent documents. A full and current copy of the stamped documents must remain on site for reference at all times. This may include approved documents in digital format presented on an electronic device provided they are easily readable. For example documents presented on a smart phone screen would not be considered easily readable.
- A building consent lapses and is of no effect if the building work to which it relates does not commence within 12 months after the date of issue of the building consent. A building consent authority may allow a further period if an extension of time to start work is requested.
- An owner must apply for a code compliance certificate as soon as practicable after all building work to be carried out under a building consent is completed. If after two years there has been no application for a code compliance certificate, under Section 93(2)(b), a building consent authority, must decide whether it can issue a code compliance certificate. Council may need to carry out a building inspection to assist with this decision or extend its time to make this decision. At this time we will also invoice any accrued fees associated with the building work.
- If you wish to make changes to your building consent, you must apply for an amendment or a minor variation. An amendment or a minor variation must be granted before the building work is carried out. Refer to www.ccc.govt.nz/consents-and-licences/building-consents/building-consent/change-your-building-consent.
- **Prevention of dust and debris:** An adequate supply of water shall be available at all times to enable the site and truck loads to be dampened down to prevent dust and debris being deposited on the footpath, roadway and adjoining properties. The footpath and roadway are to be kept clean using methods that minimise sediment from entering the stormwater system and waterways.
- **Further works may be discovered:** Further works may be discovered during the construction phase of this consent. This could be established from on-site investigations by the owner’s consultant or from previously unknown damage being uncovered. These works are likely to be considered additional to or vary from those approved in the building consent. A minor variation or an amendment to the building consent must be applied for and granted prior to the commencement of the additional works.
- **Site Safety:** Ensure all appropriate site safety measures are provided throughout the contract works to comply with NZ Building Code Clause F5 and all Occupational Safety and Health requirements.

Notes

- A copy of the approved plans must be kept on site.
- **To book an inspection:**
 - Phone: **03 941 8222**; or
 - Online: ccc.govt.nz/bookinspectionPlease book your inspections as early as is possible to ensure that an inspector is available.
- **To change or cancel your inspection:**
 - Phone: **03 941 8222**Cancellations must be made by 4pm the working day prior to your inspection taking place. The Council charges for cancellations made on the day for when the inspection is scheduled to take place.
- Additional inspections may be necessary, depending on the nature of the building work and the manner of construction, or as a result of non-complying or incomplete work. All additional inspections are charged at the rate applicable at the time (see link below) and are invoiced separately. Unused inspections will be refunded.
- Please also refer to our [Guide to Building Inspections](#), which outlines what construction documentation is required at an inspection (as per the Building Consent Construction Documentation & Advice Notes supplied with the issued building consent document). The guide also outlines the minimum requirements for each inspection type, however it is not an exhaustive list of the requirements.
- Council may carry out an inspection approximately 24 months after your building consent was granted. The Building Act requires us to make a decision at this time whether to issue a code compliance certificate. The purpose of this inspection is to assess the building work to assist us in making a decision whether to issue a code compliance certificate.
- Audit inspections may also be carried out to ensure that relevant inspections by the owner's consultants have been carried out, and that a record of these inspections is kept on site.
- Further information on inspections is available on our website at ccc.govt.nz/inspections.
- You can submit construction documents via email to codecompliance@ccc.govt.nz.

Destructive investigations may be required if work is covered in prior to the Council's inspections taking place.

Building Consenting Unit Construction Statement – Water supply system & above ground sanitary plumbing pipework test

Send this Statement to:
Inspections Team, Building Consenting Unit, Christchurch City Council, PO Box 73013, Christchurch 8154, or email to: codecompliance@ccc.govt.nz

TO: Christchurch City Council Building Consent Authority

Issued by: (name of certifying plumber, holding a current licence)

Adam Pearson

Respect of Building Consent Number: At: (project address)

Made By: (building consent applicant)

In relation to: (description of work)

laundry, kitchen, hotwater cylinder and system water prep pipe

Water supply system

I have been engaged to undertake the plumbing work on the above approved building consent. I hereby certify that the work complies with the building consent and the NZ Building Code, and I have undertaken a pressure test for water tightness in accordance with:

- NZBC G12/AS1 7.5.1 (a)(b): By pressurising the pipework to 1500 kpa for a period of not less than 15 minutes for the hot and cold water supply and checking to see that there are no leaks. **GR**
 - NZBC G12/AS1 7.5.2, NZS 7643 section 8: By pressurising the upvc, pipework to 1.5 times the maximum working pressure for a period of not less than 15 minutes and checking that there are no leaks. **GR**
 - NZBC G12/AS1 7.5.3, NZS 3500:1:2018: By pressurising the pipework to 1500 kpa for a period of not less than 30 minutes and checking to see that there are no leaks. **GR**
 - By working pressure (only acceptable for solid liquid fuel heater wet back connections and solar hot water systems pipework) for a period of not less than 15 minutes and checking that there are no leaks.
- For sanitary fixtures used for personal hygiene, I confirm that the anti-scaid device has been set so as to not exceed:
- 45°C for early childhood centres, schools, old people's homes, institutions for people with psychiatric or physical disabilities, hospitals. (G12/AS1 6.14.1(a)); **GR**
 - 50°C for all other buildings. (G12/AS1 6.14.1(b))
- For hot water supply systems, I confirm the required measures to prevent the growth of Legionella bacteria:
- Hot water supply system has been tested and set in accordance with G12/AS1 6.14.3; **GR**
 - Auxiliary heating system (solar/heat pump) have been installed and tested in accordance with G12/AS2 3.5.1 (a), (b) or (c); **GR**

NA (Hot water cylinder is not in g)

B-084

Taken at 10:41 AM on Tuesday 6/01/2026

- Chlorine disinfection, UV sterilization or high temperature system as consented to circulating systems.
- And I believe on reasonable grounds that the pipework has passed that test.
- All work complies with the NZBC
- Building is connected to a site specific allocated water meter
- Water meter serial number is:

Above ground sanitary plumbing pipework

- Not applicable as the building work does not include above ground sanitary plumbing pipework
- All above ground sanitary plumbing pipework has been tested to verify that the system is watertight
- By a water test in accordance with either clause 7.3 of AS/NZS 2032 or clause 15.2 of AS/NZS 3500.2
- By an air test carried out in accordance with either clause 15.3 of AS/NZS 3500.2 or paragraph 8.3 of E1/MM1
- By a vacuum test in accordance with clause 15.4 of AS/NZS 3500.2

Certifying Plumber's Details

Name: Adam Pearson

Registration number: 24302

Qualification: Certifying Plumber

Address: 23 Cambridge St, Hornby

Phone numbers:

0274591412

home

fax

Email: pearsonplumbing25@gmail.com

I hereby state that the work described in this consent application has been carried out by me or my employee and that the employee holds:

- A current licence under part 2, subpart 1 of the Plumbers Gasfitters and Drainlayers Act 2006; or
- Is an exempt licensee under Section 13 of the Plumbers Gasfitters and Drainlayers Act 2006 and the work done by that licensee is carried out in accordance with a limited certificate issued by the Board to the licensee under section 14 of that Act.

I also undertake that the Christchurch City Council in accepting this construction statement may be relying on it to issue the consent under the Resource Management Act 1991.

Signature of Certifying Plumber:

Date: 2/12/2025

B-084

Taken at 10:41 AM on Tuesday 6/01/2026

| | |
|---|------|
| Fixings: | Pass |
| 57mm gib grabbers 300mm crs all areas, perimeter and middle of sheets. | |
| Penetrations: | N/A |
| Fire separation complete: | Pass |



IT walls

Taken at 10:50 AM on Tuesday 6/01/2026



IT walls

Taken at 10:50 AM on Tuesday 6/01/2026

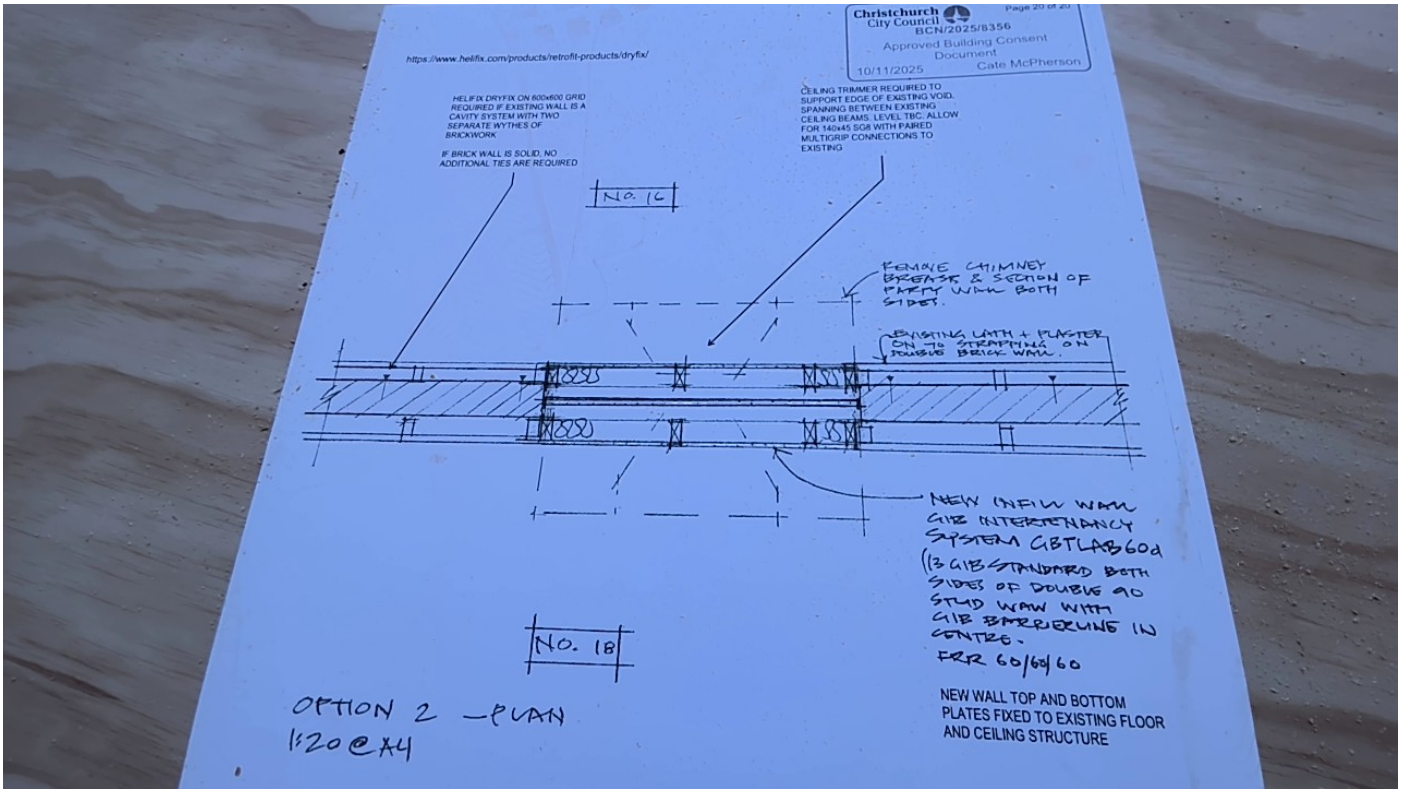


GS1

Taken at 10:51 AM on Tuesday 6/01/2026



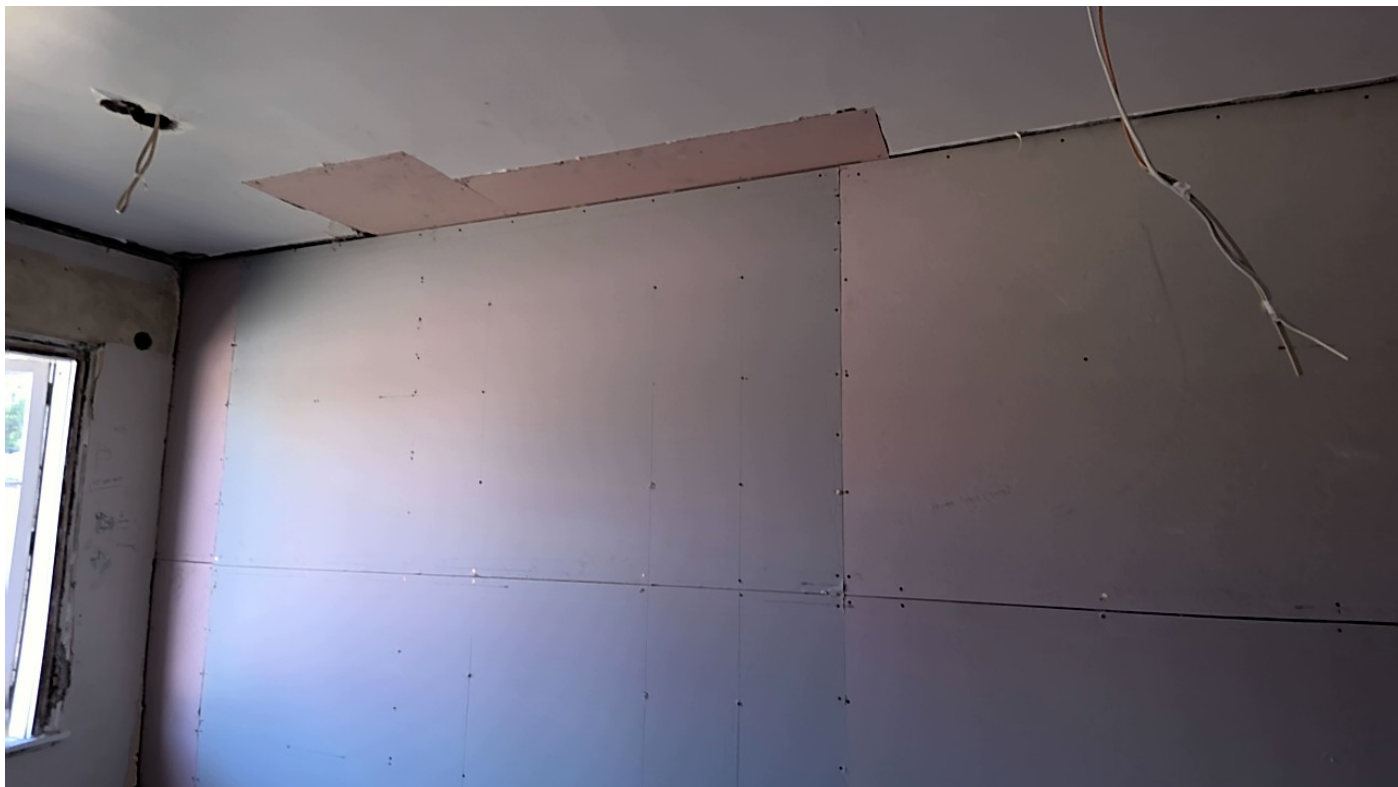
Taken at 10:51 AM on Tuesday 6/01/2026



Taken at 10:51 AM on Tuesday 6/01/2026



BL1 left and GS1 right
Taken at 10:53 AM on Tuesday 6/01/2026



South IT wall

Taken at 10:53 AM on Tuesday 6/01/2026

FLASHINGS

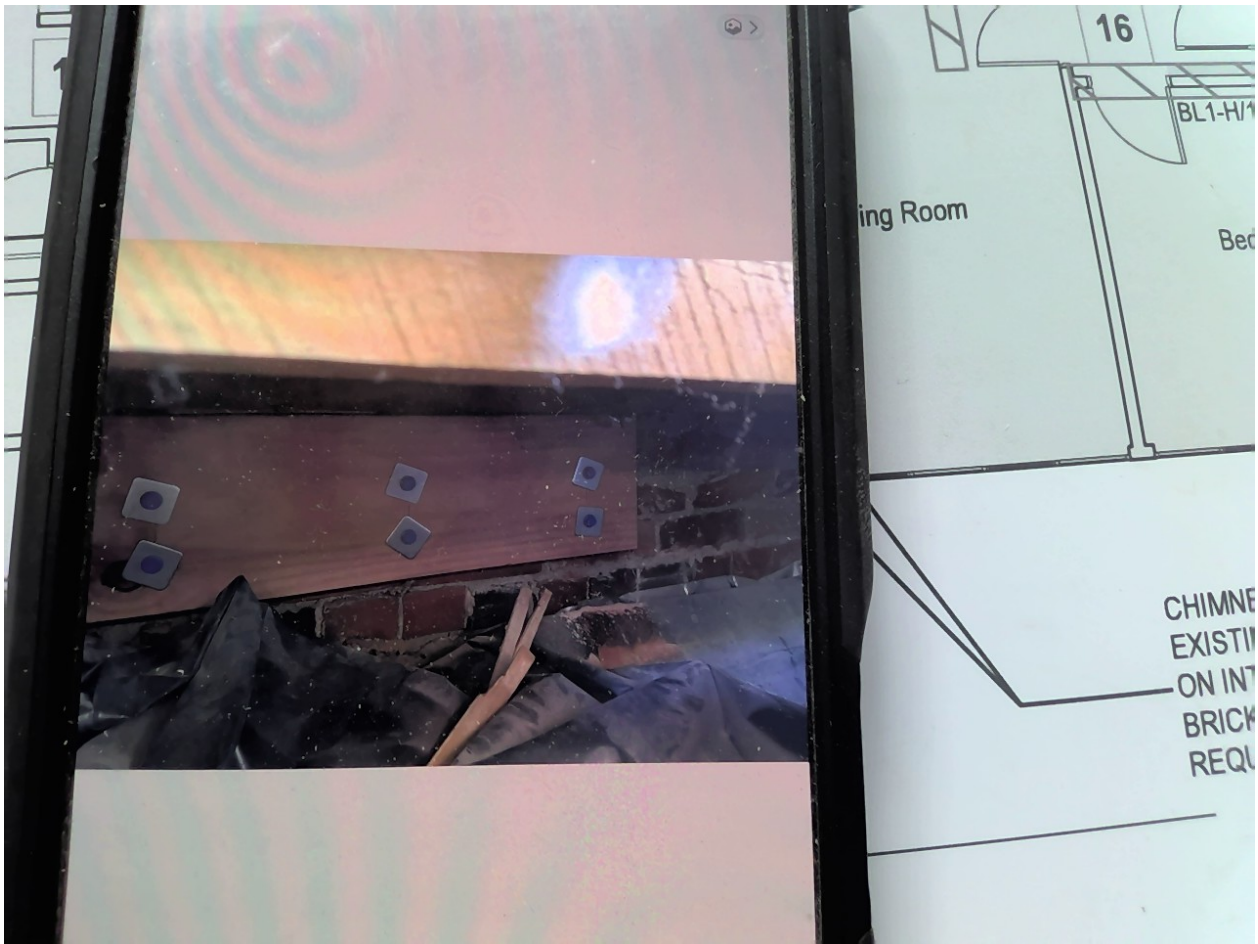
N/A

Licensed Building Practitioners

Carpentry 1

BP176958 Daniel.

Required



SED point load , strengthening
Taken at 12:39 PM on Friday 19/12/2025



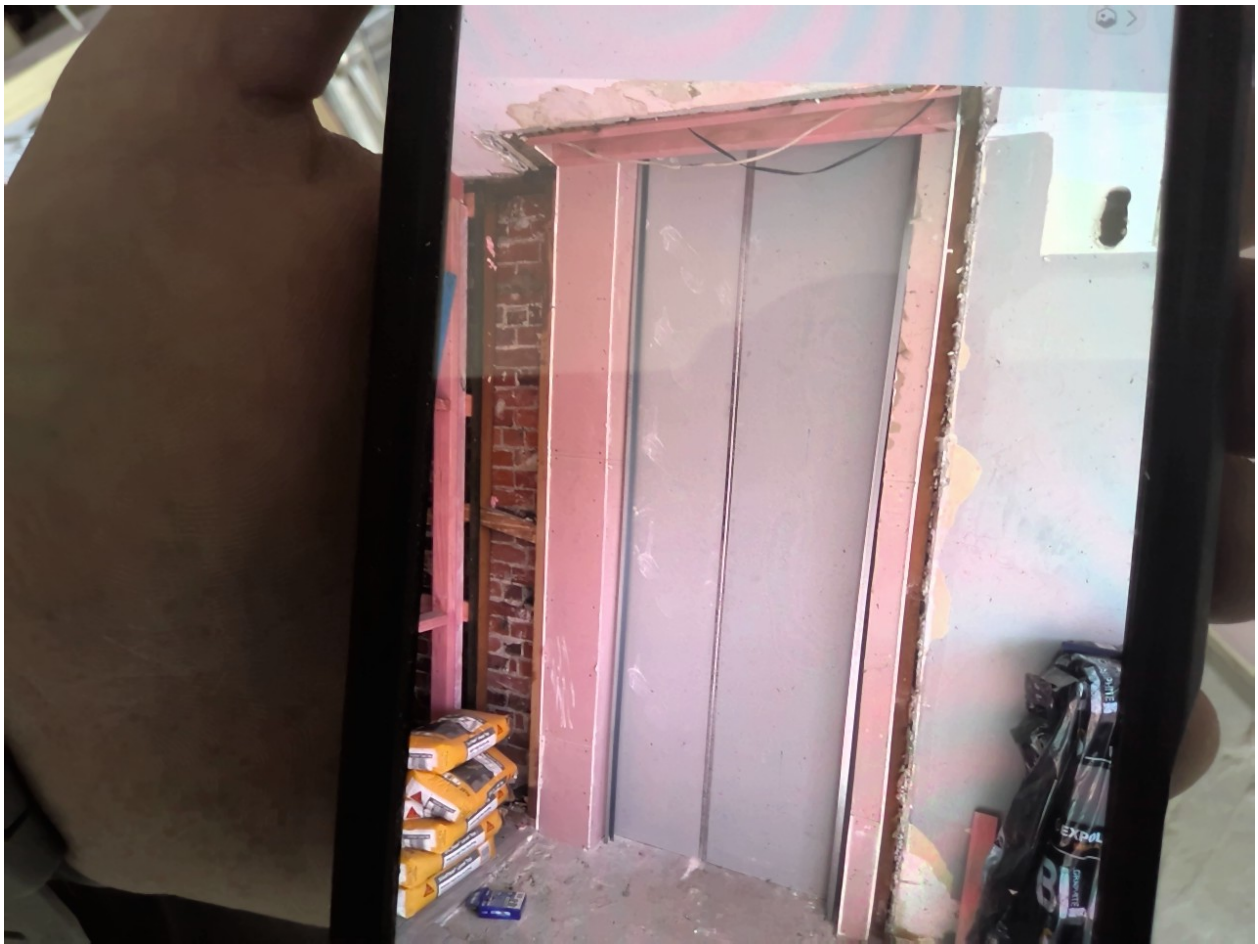
New installed sed LVL
Taken at 12:42 PM on Friday 19/12/2025



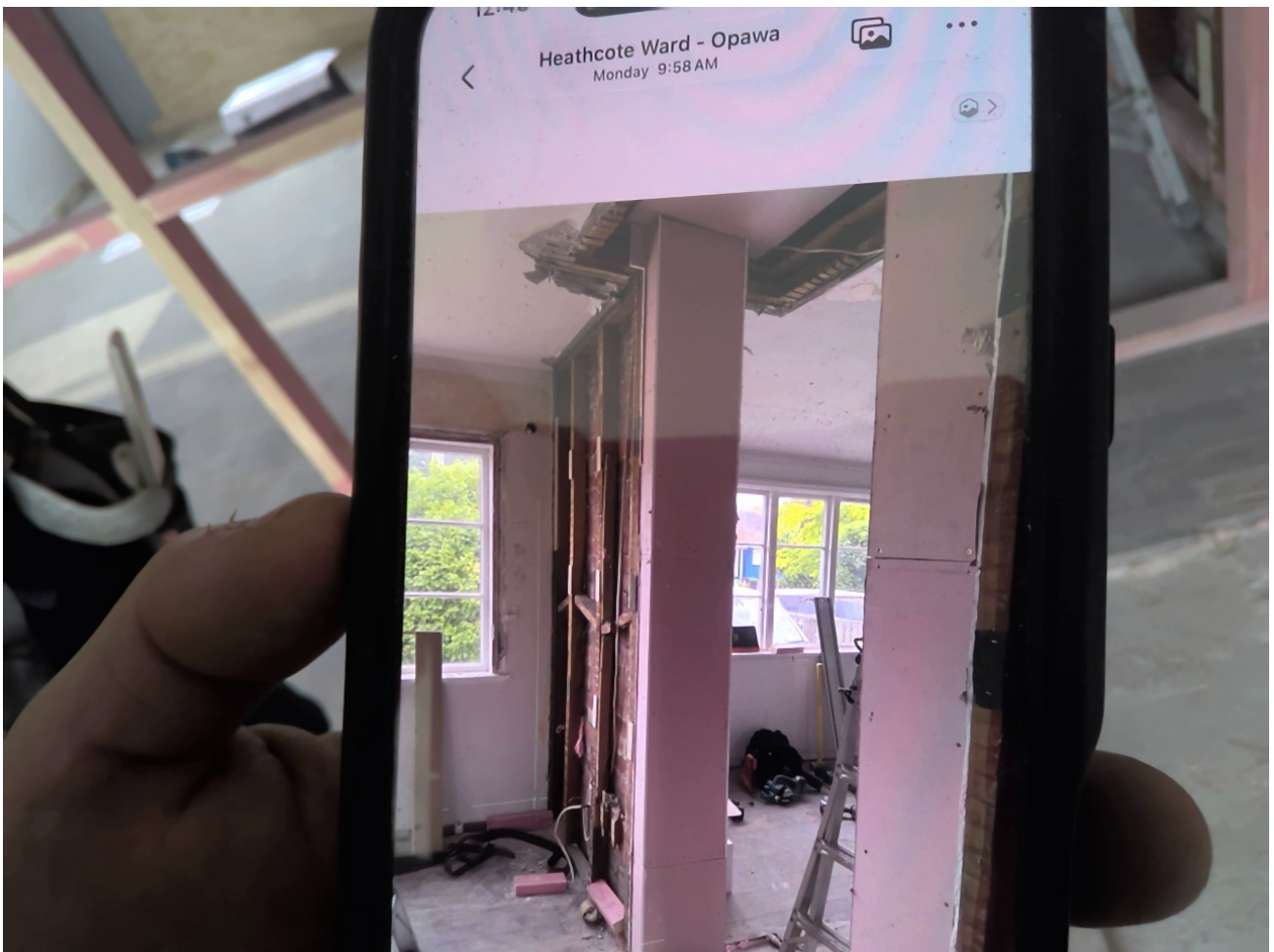
Existing FFR layers in ceiling space , on top of old brick fire wall
Taken at 12:43 PM on Friday 19/12/2025



GIB GBTLAB60 d 13mm sound layer
Taken at 12:47 PM on Friday 19/12/2025



Chimney fill in GIB GBTLAB60 d
Taken at 12:47 PM on Friday 19/12/2025



Taken at 12:48 PM on Friday 19/12/2025



Chimney fill in, GIB
Taken at 12:49 PM on Friday 19/12/2025



Chimney fill in GIB GBTLAB60 d
Taken at 12:51 PM on Friday 19/12/2025



Plumbing , minor adjustments
Taken at 12:51 PM on Friday 19/12/2025



No exterior wall insulation specified , recommend insulation
Taken at 12:52 PM on Friday 19/12/2025

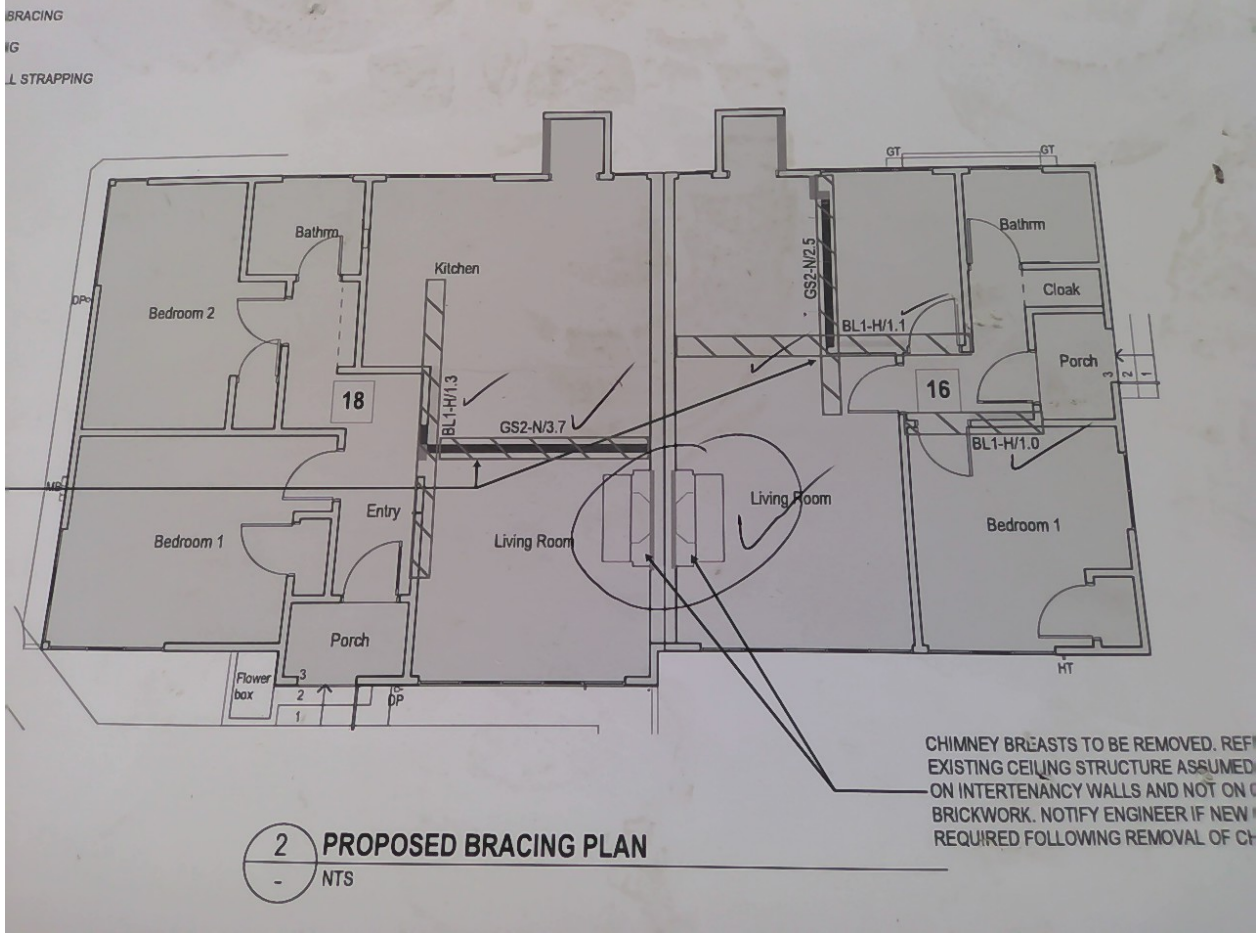


Taken at 12:53 PM on Friday 19/12/2025



BL

Taken at 12:53 PM on Friday 19/12/2025



Brace & beam check off
Taken at 12:55 PM on Friday 19/12/2025



Existing ceiling pads 280 mm deep
Taken at 12:56 PM on Friday 19/12/2025



SUBTERRA
Geotechnical Investigation

Geotechnical Report for Proposed Additions

16-18 Kitchener Place, Opawa

Prepared for Dave Luhrs

Report version A released 25/09/2025

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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 Dave Luhrs on 17/09/2025 to undertake a geotechnical investigation and report for the property at 16-18 Kitchener Place, Opawa (Lot 15 DP 15075), henceforth referred to as 'the site'.

1.2 PROPOSED DEVELOPMENT

It is proposed to develop the properties by constructing minor alterations and additions to the existing duplex dwelling. It is understood that two additional pad/pile footings are proposed within the footprint of the existing dwelling.

A preliminary concept plan provided by the client forms Appendix A.

1.3 OBJECTIVE

The objective of this report is to describe ground conditions at the site and advise on foundation options for the proposed dwelling alterations and additions based on the geotechnical constraints.

1.4 SCOPE OF WORKS

Subterra's investigation comprised the following scope of works:

- A brief desktop study to review geological mapping and geotechnical hazard resources available online.
- A site walkover along with photographic record.
- A shallow intrusive investigation comprising hand auger boreholes and Scala Penetrometer tests.
- A qualitative liquefaction assessment.
- Provision of an interpretive report summarising the above and providing geotechnical parameters for design of the proposed foundation elements.

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

This report is considered suitable to support a Building Consent application for the proposed internal additions to the existing dwelling, following a review of the finalised plans.

2 SITE DESCRIPTION

2.1 SITE LOCATION

The site is irregular in shape and extends east from Kitchener Place and covering a total area of approximately 1,214m² (Figure 1).

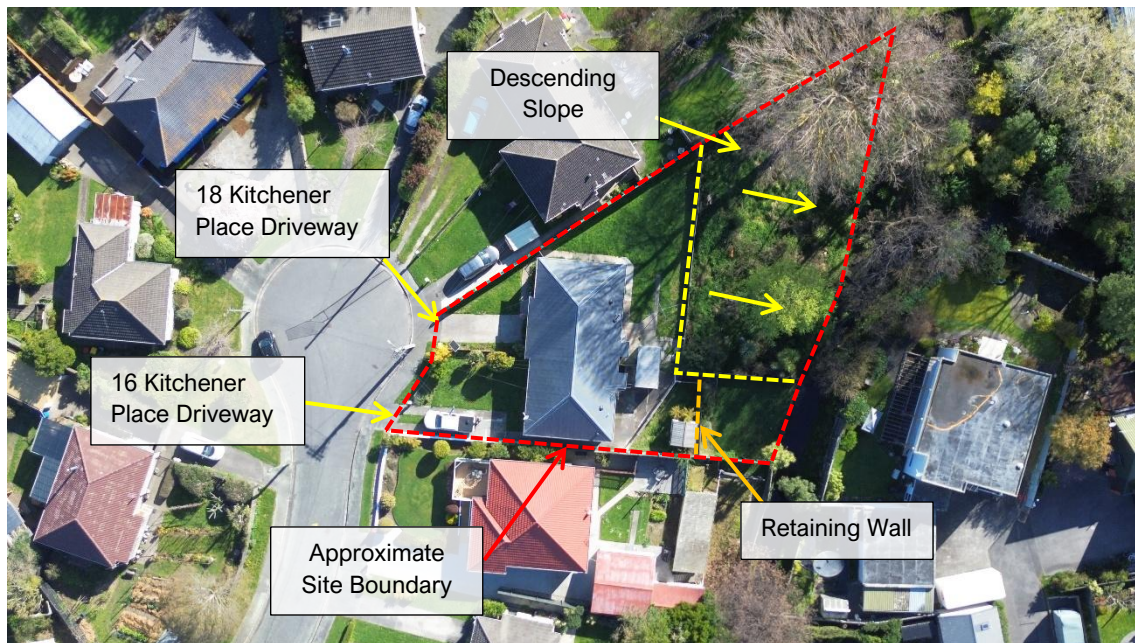


Figure 1: Site Aerial Photograph (taken from 120m altitude using Subterra's drone)

2.2 SITE WALKOVER

The western half of the site is level ground and contains a single dwelling which has been converted into a duplex building. A few small trees and vegetation are present towards the western boundary (Figure 2, Figure 3).

A garage is present on the eastern side of the duplex which has been partitioned and can be accessed by each property (Figure 4). A garden shed is located on the southeastern side of 16 Kitchener Place.

A slope is located on the eastern half of the property which descends to the east. Trees have been planted along the slope at 18 Kitchener Place; no signs of erosion or slips were observed here either. At 16 Kitchener Place, the slope has been cut back and retained to create a relatively flat area.

Jackson's Creek runs in a northeast to southwest direction beyond the east boundary.

No ground damage was evident at the time of Subterra's visit (22/09/2025).

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



Figure 2: View of 16 Kitchener Place from the entrance looking southeast



Figure 3: View of 18 Kitchener Place from the entrance looking southeast



Figure 4: View of the site from the middle of the southern boundary looking northeast



Figure 5: View of the site from the centre of the property looking southwest



Figure 6: View of the site from the middle of the northern boundary looking southwest



Figure 7: View of the site from centre of the property looking north

3 DESK-BASED INFORMATION

3.1 GEOLOGICAL MAPPING

According to the GNS Geological Unit QMap¹, the site is underlain by Holocene (<14,000-year-old) river deposits, comprising '*Unweathered, variably sorted gravel/sand/silt/clay.*'

3.2 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 Database² (NZGD).

| Hole Reference | Location from site | Depth begl | Summary |
|----------------|---------------------------|------------|---|
| RC_13286 | ~45m SW 8 Kitchener Pl | 19.95m | Topsoil to 0.5m Interbedded sand and silt to 18.9m Gravel to 19.05 Silt to at least 19.95m |
| HA_48642 | ~55m E 17 Tekapo Pl | 3.7m | Topsoil to 0.5m Sandy Silt to at least 3.70m |

Table 1: Nearby Geological Investigation Summary

3.3 GROUND WATER DATA

NZGD borehole RC_13286 summarised in Table 1 above records groundwater level at 1.95m below ground level.

3.4 SITE SUBSOIL CLASSIFICATION

Based on the geological mapping, the previous geological investigation data, and our experience in the area, Subterra considers that a seismic site subsoil classification 'Class D – Deep or soft soil sites', as defined in NZS:1170.5 is appropriate.

3.5 QUALITATIVE LIQUEFACTION ASSESSMENT

3.5.1 Christchurch Liquefaction Vulnerability Map

The Canterbury Maps Liquefaction Vulnerability Map³ shows the site as being within an area where liquefaction damage is possible (High Liquefaction Vulnerability).

¹ Institute of Geological and Nuclear Sciences. (2024). *Geology QMap*. Retrieved September 2025 from <https://data.gns.cri.nz/geology/>

² Earthquake Commission. (2020). *New Zealand Geotechnical Database*. Retrieved September 2025 from <https://www.nzgd.org.nz/>

³ Canterbury Maps. (2021). *Christchurch Liquefaction Viewer*. Retrieved September 2025 from <https://apps.canterburymaps.govt.nz/ChristchurchLiquefactionViewer/>

3.5.2 Christchurch Liquefaction Lab Study

The Canterbury Maps Liquefaction Lab shows that the site is in an area with a high likelihood of severe liquefaction damage. Using the modelling tool on the Liquefaction Lab site, under seismic shaking of 0.2g and 0.6g with magnitude 6 earthquake (M6) (assuming 2019 groundwater levels) the site is shown to have:

- 96% likelihood to have “*none to minor damage*” with 3% to have “*minor to moderate damage*” and 1% to have “*moderate to severe damage*” under M6 0.2g (equivalent to SLS design level), which implies a land performance consistent with TC1 land category under an SLS design event.
- 15% likelihood to have “*none to minor damage*” with 32% to have “*minor to moderate damage*” and 53% to have “*moderate to severe damage*” under M6 0.6g (>ULS design level). This implies a land performance is likely to be consistent with TC3 land category under a ULS design event.

4 SITE INVESTIGATION

4.1 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 for the scope of this project.

4.2 SHALLOW HAND TESTING

Subterra visited the site on 22/09/2025 and carried out two hand auger boreholes with Scala Penetrometer testing. The results of Subterra's shallow investigation are attached on the Hand Auger Log Sheet which forms Appendix B.

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



Figure 8: Approximate Test Locations

4.3 SUMMARY OF SUBSOIL CONDITIONS

Subterra's site investigation indicated the following generalised soil profile beneath the tested area of the site:

| Depth to base of unit (m begl) | Ground Description | Density / Consistency |
|--------------------------------|---------------------------------------|-----------------------|
| 0.4 to 0.6 | TOPSOIL - Organic silt with some sand | - |
| 1.6 to 2.0 | SILT with trace sand | Firm to stiff |
| >2.3 | SAND, variable silt | Loose to medium dense |

Table 2: Generalised Ground Description

The hand auger refused due to saturated sand causing hole collapse at 2.3m begl.

4.4 GROUNDWATER

Groundwater inflow was encountered at a depth of 2.2m begl in both test holes.

5 GEOTECHNICAL PROPERTIES

5.1 STATIC GEOTECHNICAL ULTIMATE BEARING CAPACITY (GUBC)

5.1.1 Scala Penetrometer

The Scala Penetrometer results have been analysed using the correlation between blow count and bearing capacity by Stockwell⁴.

The blow count of the Scala Penetrometer indicated the following index Geotechnical Ultimate Bearing Capacities (GUBC's):

| | SC101 | SC102 |
|-----------------|-------|-------|
| Depth to 150kPa | 0.5 | 0.6 |
| Depth to 200kPa | 0.9 | 0.6 |

Table 3: GUBC Depth Summary

Note that the topsoil depth beneath the dwelling footprint could vary from what was recorded in our test holes around the perimeter of the dwelling. As such, the available GUBC and depth to bearing stratum should be confirmed at the construction monitoring stage.

5.2 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 and the low blow count of the Scala Penetrometer.

⁴ Stockwell, M. (1977). Determination of allowable bearing pressure under small structures. *New Zealand Engineering*. V32 I6.

6 RECOMMENDATIONS

6.1 LIQUEFACTION DISCUSSION

While the site is classified as TC3, the proposed additions for the dwelling are to be located internally and only minimal in scale. As such, the seismic performance of the existing dwelling will not be worsened, only extended.

It is therefore our recommendation that any new foundations for the proposed additions are to match the type and embedment depth of the existing foundations as closely as is practical, rather than adhering to the MBIE TC3 foundation specifications.

The purpose of this recommendation is to reduce the likelihood of differential performance occurring between the existing and additional foundation elements.

6.2 FOUNDATION RECOMMENDATIONS

Based on the ground assessment, the following foundation types are considered appropriate to the ground conditions.

6.2.1 Concrete Pad or Pile Footings

The additional foundation elements will require specific engineering design (SED) for a reduced GUBC of 150kPa, which was encountered below the topsoil at depths of 0.5m and 0.6m begl.

A GUBC of 100kPa is considered too low to use for design as the soils would be prone to settlement under SLS and static loading.

The embedment depth and bearing capacity will require confirmation at the construction monitoring stage by a suitably experienced geotechnical professional familiar with the contents of this report, as the depth of topsoil could vary beneath the dwelling from what was encountered in our test holes around the perimeter.

If softer soils are encountered, the footing should be over-excavated and remediated with compacted gravel in accordance with NZS 4431 to achieve the design bearing capacity.

6.3 GENERAL

If gravel hardfill is required, it should be compacted in accordance with NZS 4431:2022 "*Engineered fill construction for lightweight structures*". Validation testing of the compacted gravel should be undertaken and signed off by a suitably experienced Geotechnical Engineer.

Advice from a geotechnical engineer should be sought if ground conditions different to those encountered in the intrusive investigation are observed during foundation construction works.

6.4 CONSTRUCTION MONITORING

The subgrade should be inspected by a suitably experienced geotechnical engineer familiar with the contents of this report to recommend any measure that may be necessary during the earthworks.

Should ground conditions which differ to those described in this report be encountered during the subgrade inspection, any soft, organic, fill, or otherwise unsuitable materials must be excavated and replaced with well-graded, compacted gravel.

Subterra would be pleased to carry out the inspection(s) and consider that this project would benefit from continuity. In any event, should the ground conditions differ from that inferred within this report, Subterra should be notified immediately so that we may review our assumptions and confirm that the design remains valid or provide alternative suitable solution.

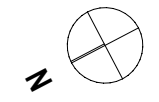
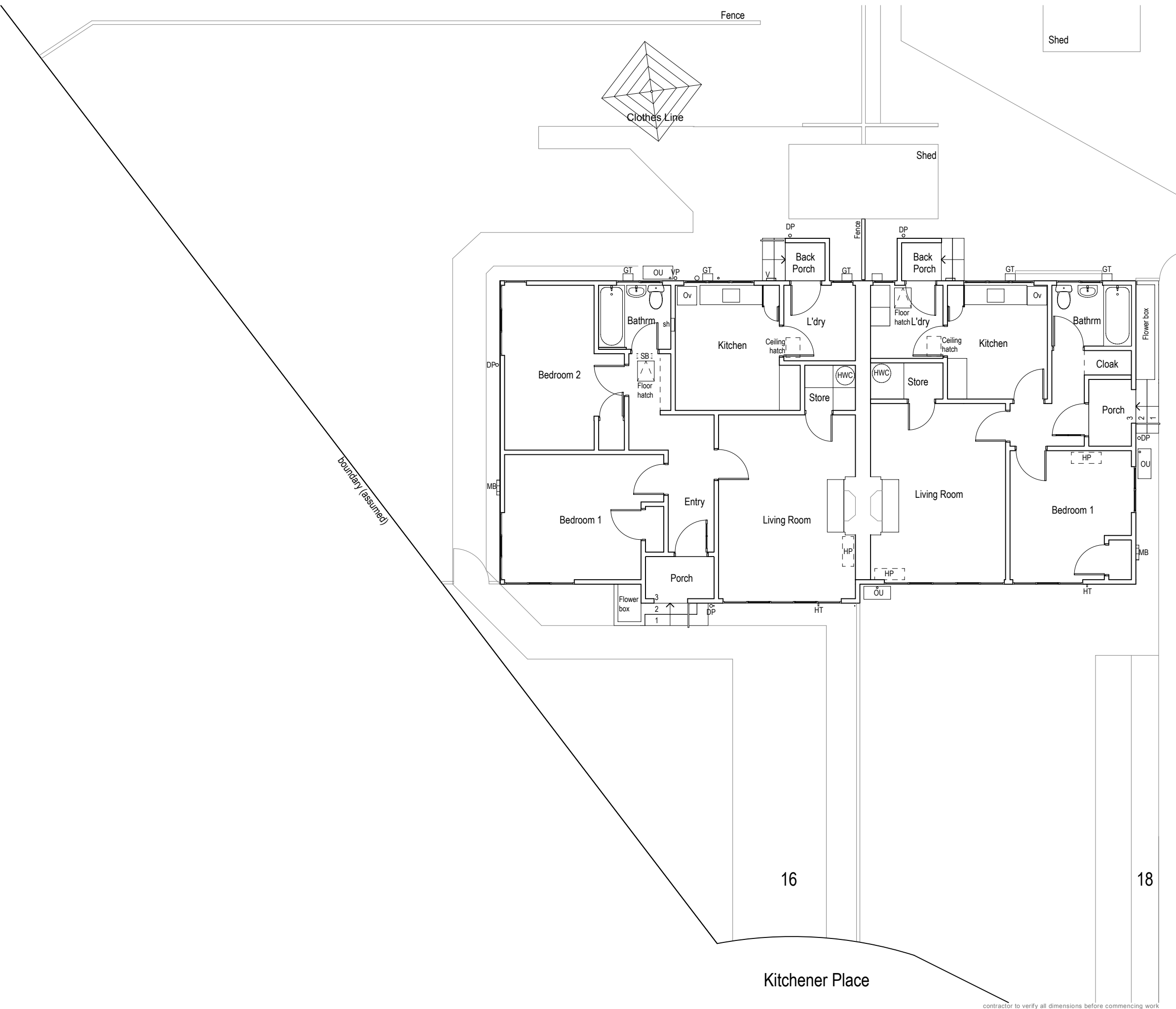
A Building Consent must be obtained prior to building work commencing on site. Subterra will not inspect unconsented building work.

7 REFERENCES

- Canterbury Maps. (2021). *Christchurch Liquefaction Viewer*. Retrieved from <https://apps.canterburymaps.govt.nz/ChristchurchLiquefactionViewer/>
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- Stockwell, M. (1977). Determination of allowable bearing pressure under small structures. *New Zealand Engineering*. V32 I6.

APPENDIX A

CONCEPT PLAN



- Legend**
- SB Switch board
 - SH Shelf
 - HP Heat Pump
 - OU Out Door Unit
 - DP Down Pipe
 - GT Gully Trap
 - Ov Oven
 - VP Vent Pipe

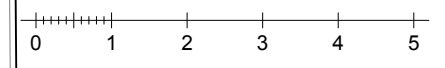
16 and 18 Kitchener Place
Units Alterations

Floor Plan - Existing

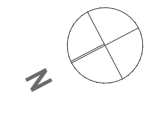
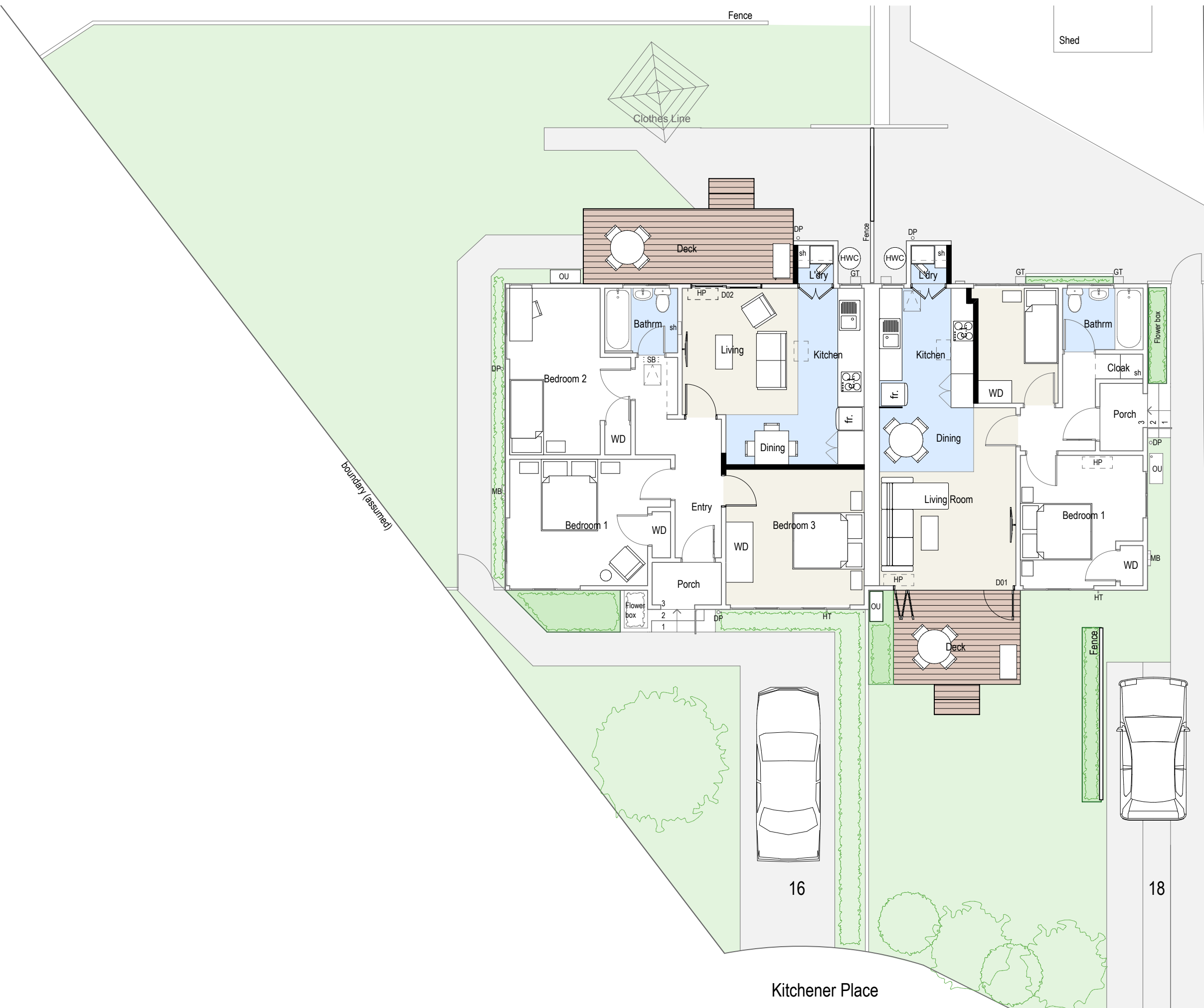
WILKIE + BRUCE
ARCHITECTS
Telephone 03 379 7739 156 Armagh St Christchurch
info@wilkieandbruce.co.nz PO Box 25-141 New Zealand

| | | |
|--------------|------------|-------------|
| 01 | 12/09/2025 | Preliminary |
| issue | date | amendment |
| design: HP | | |
| date: Sep 25 | | |
| drawn: | | |
| scale: 1:100 | @A3 | |
| file: 5620 | | rev: 01 |

A1.1



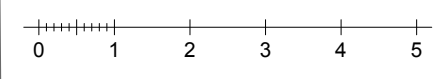
contractor to verify all dimensions before commencing work



- Legend**
- SB Switch board
 - SH Shelf
 - HP Heat Pump
 - OU Out Door Unit
 - DP Down Pipe
 - GT Gully Trap
 - OV Oven
 - VP Vent Pipe

boundary (assumed)

boundary (assumed)



contractor to verify all dimensions before commencing work

16 and 18 Kitchener Place
Units Alterations

Floor Plan - Proposed

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info@wilkieandbruce.co.nz PO Box 25-141 New Zealand

| | | |
|--------------|------------|-------------|
| 01 | 12/09/2025 | Preliminary |
| issue | date | amendment |
| design: HP | | |
| date: Sep 25 | | |
| drawn: | | |
| scale: 1:100 | @A3 | |
| file: 5620 | | rev: 01 |

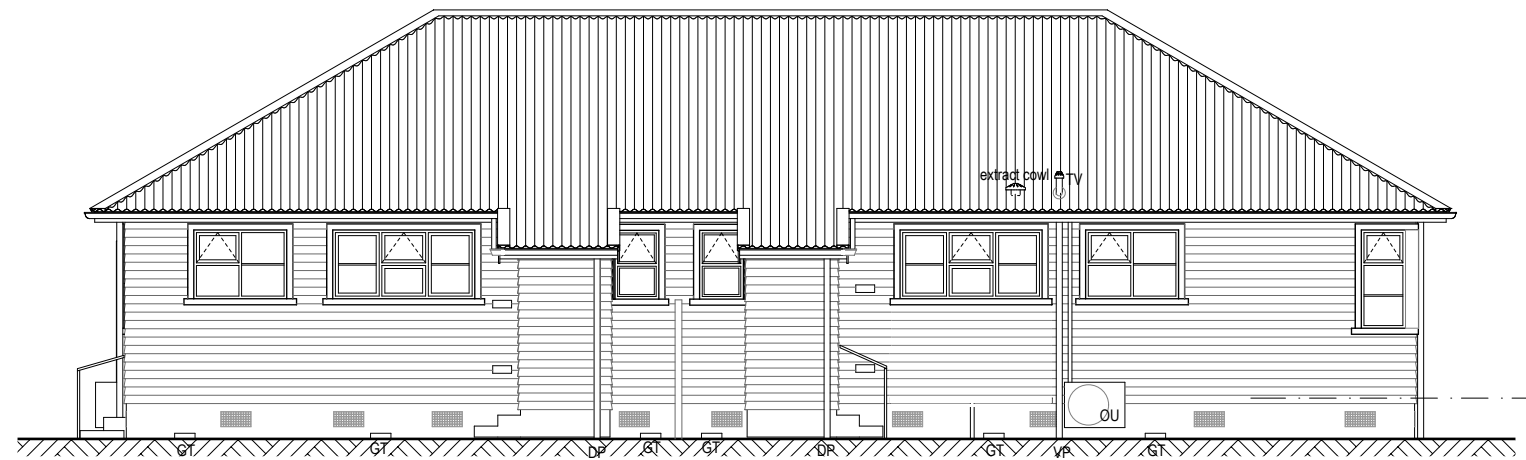
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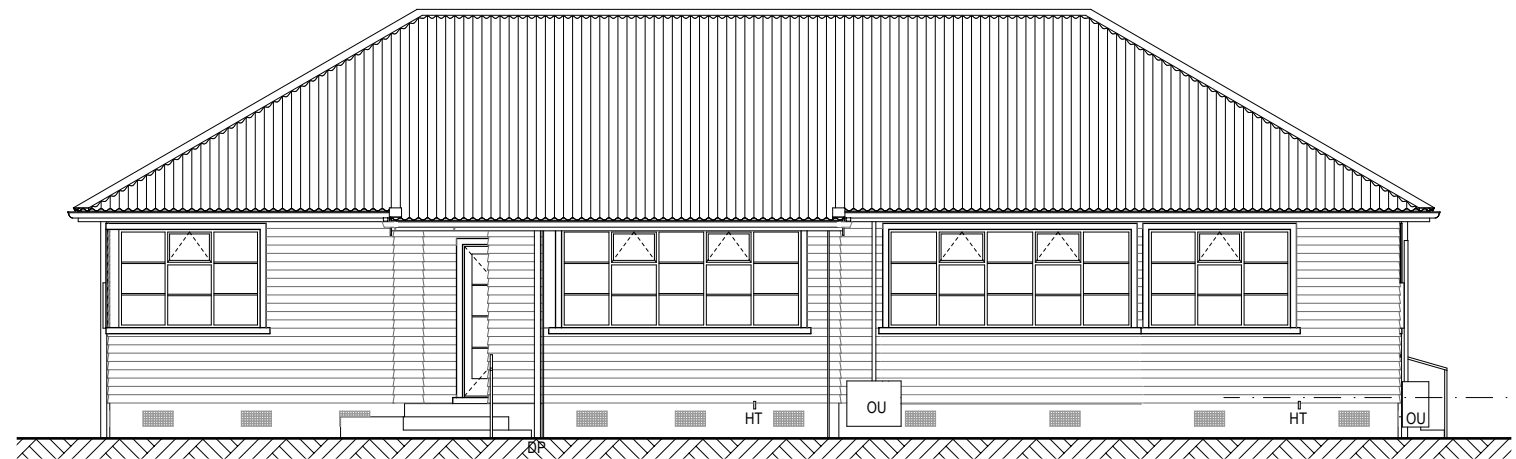
1
- North Elevation
1:100



3
- South Elevation
1:100



2
- East Elevation
1:100



4
- West Elevation
1:100



contractor to verify all dimensions before commencing work

16 and 18 Kitchener Place
Units Alterations

Elevation - Existing

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| | | |
|--------------|------------|-------------|
| 01 | 12/09/2025 | Preliminary |
| issue | date | amendment |
| design: HP | | |
| date: Sep 25 | | |
| drawn: | | |
| scale: 1:100 | @A3 | A2.1 |
| file: 5620 | | rev: 01 |



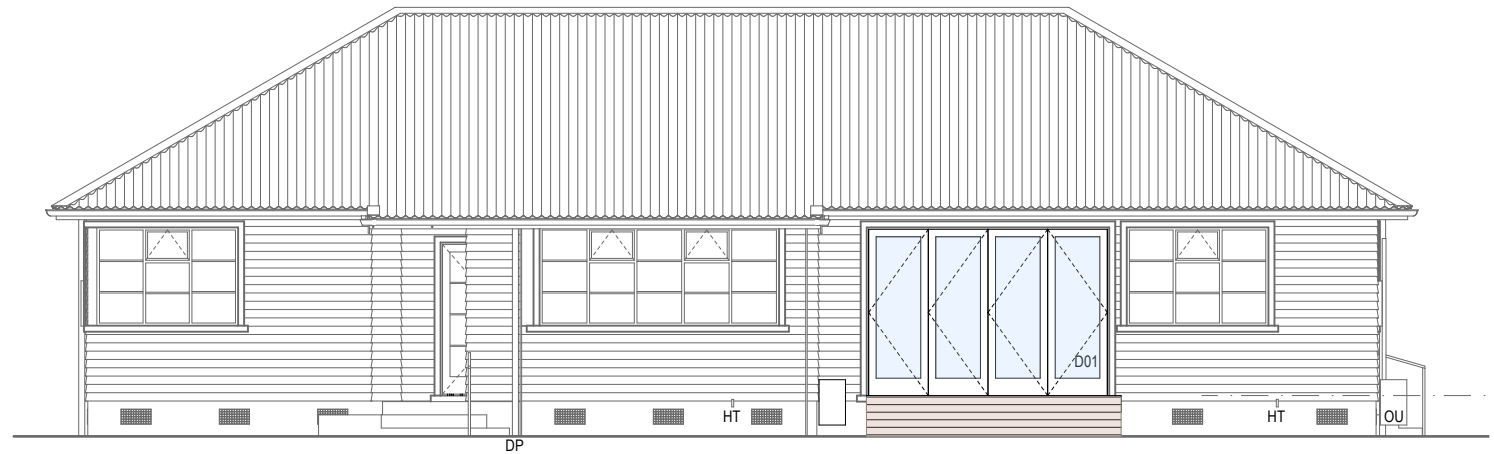
4 North Elevation - Proposed
1:100



2 South Elevation - Proposed
1:100



3 East Elevation - Proposed
1:100



1 West Elevation - Proposed
1:100

16 and 18 Kitchener Place
Units Alterations

contractor to verify all dimensions before commencing work

Elevations - Proposed



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| issue | date | amendment |
|---------|------------|-------------|
| 01 | 12/09/2025 | Preliminary |
| design: | HP | |
| date: | Sep 25 | |
| drawn: | | |
| scale: | 1:100 | @A3 |
| file: | 5620 | rev: 01 |

A2.2

APPENDIX B

HAND AUGER LOG SHEETS

CLIENT: Dave Luhrs

PROJECT: Geotechnical Investigation

LOCATION: 16-18 Kitchener Place, Opawa





INVESTIGATION LOG

HOLE NO.:
HASC101

CLIENT: Dave Luhrs
PROJECT: Geotechnical Investigation

JOB NO.:
2025-0681

SITE LOCATION: 16-18 Kitchener Place, Opawa

START DATE: 22/09/2025

CO-ORDINATES:

ELEVATION: Ground

END DATE: 22/09/2025

CONTRACTOR:

RIG:

DRILLER:

LOGGED BY: BD

| MATERIAL DESCRIPTION <small>(See Classification & Symbology sheet for details)</small> | SAMPLES | DEPTH (m) | LEGEND | SCALA PENETROMETER <small>(Blows / 100mm)</small> | | | | | | | | | | | HAND SHEAR VANE <small>(Uncorrected)</small> | WATER | |
|---|---------|-----------|--------|--|---|---|---|----|----|----|----|----|--|--|---|-------|--|
| | | | | 2 | 4 | 6 | 8 | 10 | 12 | 14 | 16 | 18 | | | | | |
| TOPSOIL - dark brown, organic silt with trace fine sand, moist. | | 0.0 - 0.2 | TS | 1 | | | | | | | | | | | | | |
| | | 0.2 - 0.4 | TS | 2 | | | | | | | | | | | | | |
| | | 0.4 - 0.6 | TS | 2 | | | | | | | | | | | | | |
| Firm, light greyish brown mottled orangish brown, SILT with trace fine sand and trace clay, no plasticity, moist. | | 0.6 - 0.8 | X | 1 | | | | | | | | | | | | | |
| | | 0.8 - 1.0 | X | 1 | | | | | | | | | | | | | |
| Becomes mottled grey. | | 1.0 - 1.2 | X | 2 | | | | | | | | | | | | | |
| | | 1.2 - 1.4 | X | 2 | | | | | | | | | | | | | |
| Becomes minor fine to medium sand and moist to wet. | | 1.4 - 1.6 | X | 2 | | | | | | | | | | | | | |
| | | 1.6 - 1.8 | X | 3 | | | | | | | | | | | | | |
| Becomes wet. | | 1.8 - 2.0 | X | 2 | | | | | | | | | | | | | |
| Loose to medium dense, brownish grey mottled orangish brown, silty fine to coarse SAND, wet to saturated. | | 2.0 - 2.2 | S | 2 | | | | | | | | | | | | | |
| | | 2.2 - 2.4 | S | 2 | | | | | | | | | | | | | |
| Becomes some silt. | | 2.4 - 2.6 | S | 3 | | | | | | | | | | | | | |
| | | 2.6 - 2.8 | S | 3 | | | | | | | | | | | | | |
| Becomes saturated. | | 2.8 - 3.0 | S | 2 | | | | | | | | | | | | | |
| End of borehole - Unable to retrieve sample due to saturated sand. EOH: 2.90m | | 3.0 - 3.2 | S | 3 | | | | | | | | | | | | | |
| | | 3.2 - 3.4 | S | 4 | | | | | | | | | | | | | |
| | | 3.4 - 3.6 | S | 3 | | | | | | | | | | | | | |
| | | 3.6 - 3.8 | S | 3 | | | | | | | | | | | | | |
| | | 3.8 - 4.0 | S | 4 | | | | | | | | | | | | | |
| | | 4.0 - 4.2 | S | 4 | | | | | | | | | | | | | |
| | | 4.2 - 4.4 | S | 5 | | | | | | | | | | | | | |

↑ Saturated soils encountered from 2.2m begl



INVESTIGATION LOG

HOLE NO.:
HASC102

CLIENT: Dave Luhrs
PROJECT: Geotechnical Investigation

JOB NO.:
2025-0681

SITE LOCATION: 16-18 Kitchener Place, Opawa

START DATE: 22/09/2025

CO-ORDINATES:

ELEVATION: Ground

END DATE: 22/09/2025

CONTRACTOR:

RIG:

DRILLER:

LOGGED BY: BD

| MATERIAL DESCRIPTION (See Classification & Symbology sheet for details) | SAMPLES | DEPTH (m) | LEGEND | SCALA PENETROMETER (Blows / 100mm) | | | | | | | | | | | HAND SHEAR VANE (Uncorrected) | WATER | | |
|--|---------|-----------|--------|---------------------------------------|---|---|---|----|----|----|----|----|--|--|----------------------------------|-------|--|--|
| | | | | 2 | 4 | 6 | 8 | 10 | 12 | 14 | 16 | 18 | | | | | | |
| TOPSOIL - dark brown, organic silt with trace fine sand, moist. | | 0.0 - 0.6 | TS | 1 | | | | | | | | | | | | | | |
| Firm to stiff, light greyish brown mottled orangish brown, SILT with trace fine sand and trace clay, no plasticity, moist. | | 0.6 - 1.2 | TS | 2 | | | | | | | | | | | | | | |
| Becomes minor fine to medium sand, moist to wet. | | 1.2 - 1.6 | TS | 4 | | | | | | | | | | | | | | |
| Becomes wet. | | 1.6 - 2.0 | TS | 3 | | | | | | | | | | | | | | |
| Loose to medium dense, brownish grey mottled orangish brown, silty fine to coarse SAND, wet to saturated. | | 2.0 - 2.2 | TS | 4 | | | | | | | | | | | | | | |
| Becomes saturated. | | 2.2 - 2.4 | TS | 5 | | | | | | | | | | | | | | |
| End of borehole - Unable to retrieve sample due to saturated sand. EOH: 2.90m | | 2.4 - 2.9 | TS | 5 | | | | | | | | | | | | | | |
| | | 2.9 - 3.0 | TS | 4 | | | | | | | | | | | | | | |
| | | 3.0 - 3.1 | TS | 5 | | | | | | | | | | | | | | |
| | | 3.1 - 3.2 | TS | 5 | | | | | | | | | | | | | | |
| | | 3.2 - 3.3 | TS | 7 | | | | | | | | | | | | | | |

← Saturated soils encountered from 2.2m begl