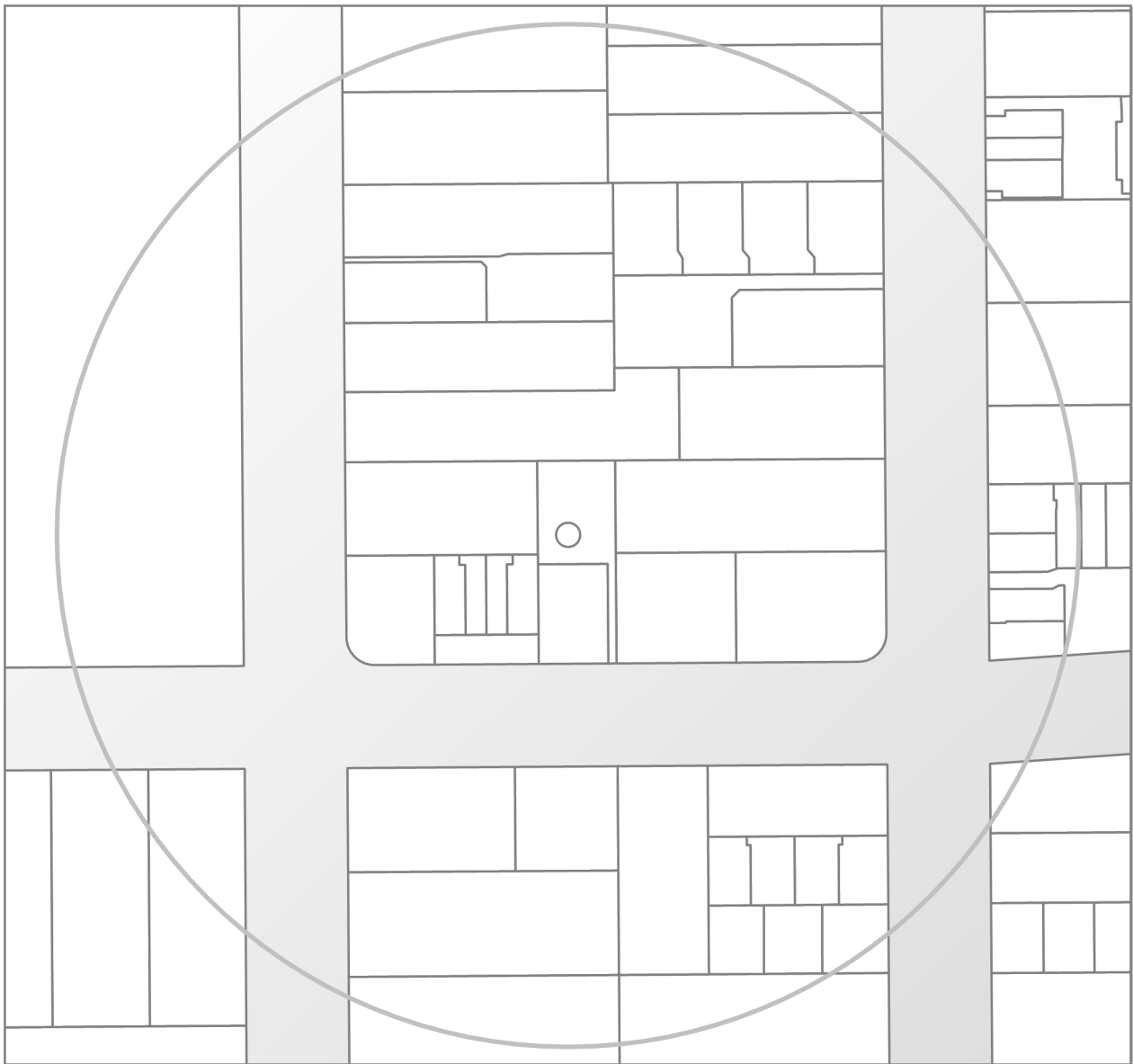


# Land Information Memorandum



Property address:

53B Edward Avenue

LIM number: H09503421

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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](http://www.ccc.govt.nz)

## Application details

**Date issued** 26 February 2026  
**Date received** 16 February 2026

## Property details

**Property address** 53B Edward Avenue, St Albans, Christchurch  
**Valuation roll number** 22302 58800  
**Valuation information** Capital Value: \$1,150,000  
Land Value: \$485,000  
Improvements Value: \$665,000  
*Please note: these values are intended for Rating purposes*  
**Legal description** Lot 2 DP 533168  
**Existing owner** Gary James Todd  
Krystene Lynn Todd  
18 Estuary Crescent  
Fairfield  
Dunedin 9018

## Council references

**Rate account ID** 73190454  
**LIM number** H09503421  
**Property ID** 1184815

## 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.

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

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

## 1. Special features and characteristics of the land

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

☎ For enquiries, please phone (03) 941 8999 or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

### Natural Hazards

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

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

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

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

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

*The following statement has been provided by Environment Canterbury:*

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

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

#### (a) Coastal Hazards

- Regional Hazard Information: Shoreline Modelling

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

## (b) Earthquakes

- Liquefaction Assessment

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

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

Title of report: Christchurch liquefaction vulnerability study

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

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

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

Date of report: July 2020

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

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

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

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

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

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

Date of report: March 2015

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

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

- Regional Liquefaction Information

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

Technical report information:

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

Date: December 2012.

Author: H Brackley (compiler).

Commissioned by: Environment Canterbury.

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

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

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

- Regional Hazard Information: Earthquake fault deformation

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

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

## (c) Flooding

- Historical Flooding Information

Council holds historical flooding information for this address.

Further flooding information may be included in either the property file of this address or on the website <https://ccc.govt.nz/consents-and-licences/property-information-and-lims/land-information-memorandum-lim>.

Relevant items for this property are:

- 1986 Storm Report (July)

Note: Council holds up to date flood modelling information. For more information on Councils modelling please see <https://ccc.govt.nz/flooding-and-floor-levels>

- Mayoral Flood 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. The reports may or may not contain information specific to your property.

Title of report: Mayoral Flood Taskforce Final Report Part A: Key Findings and Recommendations

Purpose of report: Summary of the Mayoral Flood Taskforce key findings, lists of recommendations, and costs and implementation programme

Study area: Christchurch City Council extents

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Services/Stormwater-drainage/Final-Taskforce-Report-Part-A-Key-Findings-and-Recommendations.pdf>

Date of report: August 2014

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

The name of person/entity that prepared the report: P Christensen (compiler)

Title of report: Mayoral Flood Taskforce Final Report Part B: Issues and Options

Purpose of report: Describes the context of recent flooding in Christchurch, the short-term flood defence measures, and the field investigations and community feedback in flood affected areas throughout the city.

Study area: Christchurch City Council extents

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Services/Stormwater-drainage/Final-Taskforce-Report-Part-B-Issues-and-Options.pdf>

Date of report: August 2014

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

The name of person/entity that prepared the report: P Christensen (compiler)

- Flooding

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

- Predicted 1 in 10 Year Flood Extent

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

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

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

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

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- Predicted 1 in 50 Year Flood Extent

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

- Predicted 1 in 200 Year Flood Extent

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

- Regional Hazard Information: Flood Photographs

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

- Regional Hazard Information: Flood Assessment Request

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

## (d) Landslides

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

## (e) Subsidence

- Consultant Report Available

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

## (f) Tsunamis

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

## (g) Volcanic and Geothermal Hazards

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

## (h) Wind

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

## (i) Any Other Natural Hazards

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

## (j) District Plan Natural Hazard Information

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

## (k) Building Notices

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

## Other Special Features or Characteristics of the Land

- Softground

Council records show that site contains Soft Ground. Predominant Ground Material: Peat. Reason for Assessment: Building Consent. Should further buildings be proposed on this site, specific foundation design may be required.

The record is based on data that was compiled until 2013. It is not a geotechnical assessment. The information was derived by Council staff based on shallow borehole logs and scala penetrometer test results provided to Council by external parties to inform a Building Consent application, or from observations made by Council staff during site visits.

## Related Information

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

## 2. Private and public stormwater and sewerage drains

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

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

### Related Information

- This property is shown to be served by Christchurch City Council Sewer and Stormwater.
- Attached are all drainage plans that Council hold for details of private and public drainage. Not all plans provided are verified by Council, and therefore Council cannot be liable for inaccuracies. Site investigation will be required by owners to determine exact layouts.

## 3. Drinking Water Supply

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

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

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

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## 4. Rates

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

☎ For rates enquiries, please phone (03) 941 8999 or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

### (a) Annual rates

Annual rates to 30/06/2026: \$6,709.00

|              | Instalment Amount | Date Due   |
|--------------|-------------------|------------|
| Instalment 1 | \$1,677.17        | 15/08/2025 |
| Instalment 2 | \$1,677.17        | 15/11/2025 |
| Instalment 3 | \$1,677.17        | 15/02/2026 |
| Instalment 4 | \$1,677.49        | 15/05/2026 |

Rates owing as at 26/02/2026: \$1,844.90

### (b) Excess Water Rates

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

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

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

 For building enquiries, please phone (03) 941 8999, email [EPADutyBCO@ccc.govt.nz](mailto:EPADutyBCO@ccc.govt.nz) or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

### (a) Consents

- BCN/1999/3864 Applied: 12/05/1999 Status: Cancelled  
53A Edward Avenue St Albans  
Accepted for processing 12/05/1999  
PIM Granted 27/05/1999  
Application cancelled 26/10/2001  
2 DETACHED DWELLINGS WITH ATTACHED GARAGES- Historical Reference ABA600
- BCN/2000/562 Applied: 02/02/2000 Status: Completed  
53A Edward Avenue St Albans  
Accepted for processing 02/02/2000  
PIM Granted 10/02/2000  
PIM Issued 10/02/2000  
Building consent granted 21/02/2000  
Building consent issued 21/03/2000  
Code Compliance Certificate Granted 08/02/2001  
Code Compliance Certificate Issued 08/02/2001  
DWELLING WITH ATTACHED GARAGE- Historical Reference ABA10001512
- BCN/2017/7268 Applied: 25/08/2017 Status: Completed  
53A Edward Avenue St Albans  
Accepted for processing 28/08/2017  
PIM Granted 06/09/2017  
PIM Issued 06/09/2017  
Building consent granted 27/10/2017

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Building consent issued 10/11/2017

Code Compliance application not accepted 01/11/2018

Code Compliance Certificate Issued 12/12/2018

Construction of two detached dwellings with attached carports

- BCN/2017/7268/A Amendment Applied: 22/11/2017 Status: Completed  
53A Edward Avenue St Albans  
Accepted for processing 22/11/2017  
Building consent granted 14/12/2017  
Building consent issued 14/12/2017  
Amendment 1 - changes to cladding, soffits, door changed to window, removal of entrance porch and steps and addition of steel frame sail over deck
- BCN/2017/7268/B Amendment Applied: 20/06/2018 Status: Completed  
53A Edward Avenue St Albans  
Accepted for processing 20/06/2018  
Building consent granted 12/07/2018  
Building consent issued 12/07/2018  
Amendment 2 - Changes to cladding, internal layout, plumbing+ drainage, flooring and windows

## **(b) Certificates**

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

## **(c) Notices**

## **(d) Orders**

## **(e) Requisitions**

## **Related Information**

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

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## 6. Certificates issued by a building certifier

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

☎ For building enquiries, please phone (03) 941 8999, email [EPADutyBCO@ccc.govt.nz](mailto:EPADutyBCO@ccc.govt.nz) or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

## 7. Weathertightness

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

 For weathertight homes enquiries, please phone (03) 941 8999 or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

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

## 8. Land use and conditions

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

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

☎ For planning queries, please phone (03) 941 8999, email [DutyPlanner@ccc.govt.nz](mailto:DutyPlanner@ccc.govt.nz) or visit [www.ccc.govt.nz](http://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

- **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 a Network 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 Medium density residential zone, which is operative.

- **Flood Management Area**

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

### (b) Resource consents

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

- RMA/2017/1534 - Land Use Consent  
53 Edward Avenue St Albans

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Construct two units  
Status: Processing complete  
Applied 29/06/2017  
Granted 24/08/2017  
Decision issued 24/08/2017  
Within scope amendment accepted 21/12/2017

- RMA/2018/2844 - Combined subdivision / land use consent  
53 Edward Avenue St Albans  
Two Lot Fee Simple Subdivision  
Status: Processing complete  
Applied 22/11/2018  
Granted 18/12/2018  
Decision issued 18/12/2018  
s223 Certificate issued 05/03/2019  
s224 Certificate issued 05/03/2019

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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](http://www.ccc.govt.nz).

Please refer to Section 1 for details

## 10. Network utility information

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

 For network enquiries, please phone (03) 941 8999 or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

- **None recorded for this property**

## 11. Other information

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

☎ For any enquiries, please phone (03) 941 8999 or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

### (a) Kerbside waste collection

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

### (b) Other

#### • Floor Levels Information

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

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

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

Otherwise, if you are building or developing on this land, you can request a calculation on required finished floor levels for your proposed building by emailing us at [floorlevels@ccc.govt.nz](mailto: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 Papanui-Innes-Central Community Board.

#### • Tsunami Evacuation Zone

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

#### • Electoral Ward

Property located in Innes 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](http://www.llur.ecan.govt.nz)

Property address:

53B Edward Avenue

LIM number: H09503421

Page 20

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](http://www.ccc.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.

Date: 31/07/2017

Job Number: GEO-017-071

Gary Todd

Gary Todd Achitecture,  
18 Estuary Cres, Fairfield,  
Dunedin 9018

Email: gary@garytoddarchitecture.co.nz

Dear Gary,

**RE: Shallow Geotechnical Investigation and Review of Existing Deep Investigation – 53 Edwards Ave, Christchurch (Part Lot 25 and 26 DP 2501)**

## 1. SCOPE

RJ Hall and Associates Ltd has been engaged by Gary Todd to undertake a shallow geotechnical site investigation of the aforementioned property and review of the existing deep geotechnical information to determine liquefaction and lateral spread potential at the site and foundation options and general considerations for the proposed construction of two, two storey lightweight dwellings at 53 Edwards Ave, Christchurch.

## 2. SITE DESCRIPTION

The site is located at 53 Edwards Ave, Edgeware and legally described as Part Lot 25 and 26 DP 2501. The general building site is located on flat ground, with a shallow surface drain on the south side of the property. The drain runs west to east between the property and Edwards Ave. The proposed building are to be located on the west side of the lots.

## 3. PUBLISHED INFORMATION

The site has been classified as “Technical Category 3”<sup>1</sup> by the Ministry of Business Innovation and Employment, with significant potential for liquefaction induced settlement in future large earthquakes.

Review of the published Christchurch geological map<sup>2</sup> shows the site is near the boundary of two units, these are described as “Peat swamps now drained” on site (and to the west) and “alluvial sand and silt over bank deposits to the east. The observation of peat during the auger investigation indicates that the site is dominated by the former swampy soils.

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<sup>1</sup> MBIE(2012) Technical Category map layer, available from Canterbury Geotechnical Database.

<sup>2</sup> Brown, L.J. & Weeber, J.H. (1992), Geology of the Christchurch urban area. Scale 1:25000. Institute of Geological and Nuclear Sciences geological map 1. One sheet. Institute of Geological and Nuclear Sciences Limited, Lower Hutt, New Zealand.

Review of the lateral spreading and liquefaction map layers carried out by the EQC show that the site was subject to no observed lateral spreading and but large quantities of sand ejection in the February 2011 earthquake and was typical of subsequent large earthquakes.

Review of the Environment Canterbury Listed Land use Register, shows that the site is not shown to have contamination.

#### 4. SITE TESTING

A shallow site investigation and site walk over was carried out on the 28<sup>th</sup> June 2016, and comprised three hand augers and six DCP tests to a total depth of 3.0 m and 3.3m in depth below existing ground level.

Three Cone Penetration Tests were carried out by Golder Associates Ltd on the 13/06/2013, and this CPT data was accessed from the Canterbury Geotechnical Database.

Approximate locations of the test sites are appended to this report, refer Geotech Site Plan DWG-001.

#### 5. OBSERVATION

At the time of the site investigation the site was clear with large puddles and some ponding water. The site access (bridge), was observed and showed no signs of lateral spreading or crumpling of the ground in the vicinity.

Observation of the fence on the west side of the site showed undulating residual movements from the Canterbury earthquake sequence.

#### 6. RESULTS

Detailed graphic soil logs from the shallow investigation are appended to this report. The summary results of the liquefaction settlement assessment are presented in section 7 (Table 2) and a general soil profile for the site is presented in Table 1.

The site investigation of shallow near surface deposits soils found to be very soft clay/silts and organics. These swampy deposits were found to depth of 3 to 3.5 m, where loose to medium dense sands were encountered, below 4.0 – 4.5 m these sands became medium dense to dense.

Generally a strong founding layer was located in CPT 02 and CPT 03 (and other background CPTs) at around 4.5 m, however CPT 01 (north west of the site) this layer was less consistent, and could be susceptible to loss of strength during large liquefaction events. It is therefore recommended that a wide ground beam system is used to reduce the potential for settlement in large earthquake events.

The soil conditions found, are generally consistent with bore holes and CPTs found in the area.

**Table 1 General Site Soil Conditions**

| Depth (m)                                                                    | Soil Type               | CPT qc (MPa)  | Relative Density |
|------------------------------------------------------------------------------|-------------------------|---------------|------------------|
| 0.0 – 0.3                                                                    | FILL                    | -             | Very Loose       |
| 0.2 – 0.7                                                                    | Interbedded Clay / Peat | 0.2 – 0.7 MPa | Very soft - Soft |
| 3.0 – 4.5                                                                    | SAND                    | 4 - 10 MPa    | M. Dense         |
| 4.5 +                                                                        | SAND                    | 12 - 17 MPa   | M. Dense - Dense |
| CPT1 (north west), showed Qc 9 – 14 MPa, between 5 – 8 m below ground level. |                         |               |                  |

## 7. LIQUEFACTION AND LATERAL SPREADING

The CPT data was assessed for liquefaction and lateral spreading. Calculations were carried out using CLIQ v.2.0.6.94, and utilised the Boulanger and Idriss (2014) method for liquefaction analysis with ultimate limit state, and serviceability limit state peak ground acceleration (PGA) values as presented in Table 2.

It is noted that ground water level was set at 0.5 m below ground level, and is based on site observation during the shallow site investigation. The estimated liquefaction settlement predictions at the CPT sites varied, with CPT01 at the north end of the site having the largest potential free-field settlements.

The testing showed a non-liquefiable crust of organics and clay this is expected to prevent lateral spreading toward the stream.

**Table 2 Liquefaction and Lateral Spread Summary**

| Depth (m)                                                                                                                                                                          | PGA (g) | Magnitude (Mw) | Settlement (mm) | Lateral Spread (cm) |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------------|-----------------|---------------------|
| SLS1                                                                                                                                                                               | 0.13    | 7.5            | < 20 - 170      | N/A                 |
| SLS2                                                                                                                                                                               | 0.19    | 6.0            | <20 - 178       | N/A                 |
| ULS                                                                                                                                                                                | 0.35    | 7.5            | <35 - 195       | N/A                 |
| *Liquefaction induced lateral spreading unlikely due to non-liquefiable clays and organics in upper layers to depths in excess of, 2 x the free face height of the nearby channel. |         |                |                 |                     |

---

The estimated settlements suggest that site is typical of the TC3 classification, with significant potential for liquefaction induced settlements at the north of the site, and lower levels of potential settlement for the remainder of the site which are more in terms of TC2.

## 8. DISCUSSION

### 8.1. Foundation Bearing

The New Zealand Standard for Timber Framed buildings (NZS3604:2011) and the Building Code verification method B1, defines "*Good Ground*" as soils with a minimum ultimate bearing capacity of 300 kPa, with no organic content and which are non-liquefiable.

The site investigation showed very soft clay and organic deposits within the upper 3.0 m soil column, this was underlain by loose – medium dense sands and typically medium dense to dense sands below 4.5 m, and 5.6 m.

Soft near surface sediments are likely to have problems with long term consolidation and piling could have issues with liquefaction induced settlement, and strength loss.

As the site has a high potential for long term settlements and soft overlying layers then some additional foundation considerations are discussed, these are as follows:

#### **Piled Foundation**

A piled foundation could be used in conjunction with a ground beam system to provide long term support against settlement and reduce the potential settlements in future large earthquake events. It is believed that piled foundation shall be installed at a depth of 4.5 to 5.5 m below ground in medium dense – dense sands. The design should incorporate a large sliding head pile typical of those presented in the MBIE (2012) Guidance (with no pile head restraint). It is estimated from CPT results that the piles would be suitable for reducing long term settlement, and SLS loadings. In the event of ULS earthquake some loss of support of piles on the north west extent of the property may be expected, and therefore it is recommended that a wide concrete footing (interconnected ground beams) are implemented to aid in servicing design loads during large earthquakes. In addition due to the floor level requirements a Type A timber structure is to be implemented on top of the ground beam to aid in levelling if differential settlement were to occur.

It is recommended that the piled foundation be constructed of a 200 – 250 SED piles High Density piles, and account for a lateral displacement of the piles of 50 mm over the liquefied layer (between 3.0 - 4.5 m below ground level), this is based on the MBIE 2012 Guidance on pile design for a liquefied layer of 1.5 m and apportioning the design spread accordingly.

#### **Shallow Foundations**

As the shallow surface deposits are very soft clays and organic, with high ground water, shallow foundations are not recommended due to the potential for long term and short term differential settlement.

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### **Ground Improvements Foundations**

As the site is in an area with liquefiable soils and the very soft silts / clays, ground improvement could be used to provide additional support against settlements. Ground improvement using vibro replacement / stone columns would likely be an option, however discussion with a stone column contractor would be best to determine the suitability of such a method.

Shallow raft ground improvement are unlikely to be feasible without underlying ground improvement (due to near surface organics), this system could be used, however soft clays and organics would need to be replaced, which would require significant excavation, and dewatering, which would likely be cost prohibitive.

## **9. CONCLUSIONS**

RJ Hall and Associates Ltd have been engaged to provide geotechnical testing and advice for the proposed rebuild and 53 Edward Ave, Edgeware, Christchurch. The proposed buildings are to be two lightweight, two storey domestic dwellings. The site is generally flat with a small stream located to the south of the site, the site has high ground water table, and soft organic and clay deposits near surface.

The site investigation showed that there were no suitable near surface bearing layers, and high groundwater made the initially proposed gravel raft unfeasible.

An alternative design is proposed that uses that deep timber piles, with a wide ground beam structure to take earthquake loading if there is a temporary loss of support from liquefaction. The Owner proposes to use a re-levelable Type A (timber floored) structure on top of the ground beam system which in the event of differential settlement may be repaired / releveled. It is believed that this provides the best option for the developed foundation system.

Three CPT tests were carried out at the site, to provide an indication of soil type, bearing capacity and liquefaction and lateral spreading estimates. Liquefaction induced settlements are typical of CERA technical category TC3 ground, with soft near surface soils and potential for differential settlement as a result of liquefaction and lateral spreading. As such it is believed that there is risk of differential settlement due to liquefaction during large scale earthquake events particularly in the north west corner of the site, where a re-levelable structure is recommended.

Regards,



**Cameron Hall**

Chartered Geotechnical Engineer,  
MIPENZ, CPEng, BE (Civil) Hons, Dip (Civil)

| RJ Hall and Associates Ltd<br>92 Williams Street<br>Kaiapoi |      |                                                                                      |             | Test: <b>HA 01 (at DCP6)</b> |               |                              |                       |
|-------------------------------------------------------------|------|--------------------------------------------------------------------------------------|-------------|------------------------------|---------------|------------------------------|-----------------------|
| Project : Proposed Dwelling                                 |      |                                                                                      |             | Sheet: <u>1</u> of <u>3</u>  |               |                              |                       |
| Location : 53 Edward Ave, Christchurch                      |      |                                                                                      |             | Date: 28.07.2017             |               |                              |                       |
| Project Number : GEO-016-54                                 |      |                                                                                      |             | Logged: CH                   |               |                              |                       |
| Depth (m)                                                   | USCS | DESCRIPTION                                                                          | Graphic Log | Water level                  | Moisture Con. | Shear vane (kPa) Peak / Rem. | Consistency / Density |
| 0.0                                                         | Pt   | PEAT trace silt; dark brown, non-plas. Peat amorphous.                               |             | 0.85 m Statl WL              | M             |                              | Vs - S                |
| 0.5                                                         |      |                                                                                      |             |                              |               |                              |                       |
| 1.0                                                         | OL   | Organic fine SAND & SILT; dark brown sat. very soft.                                 |             |                              | S             |                              |                       |
|                                                             | Pt   | PEAT some silt; brown. Very soft, rootlets <1mm.                                     |             |                              |               |                              |                       |
| 1.5                                                         | MH   | Clayey SILT trace organics; light grey. Very soft; organics are rootlets up to 2 mm. |             |                              |               | No recovery                  |                       |
| 2.0                                                         |      |                                                                                      |             |                              |               | No recovery                  |                       |
|                                                             | Pt   | Silty PEAT; dark brown. Very soft, organics rootlets and amorphous, non plastic      |             |                              |               |                              |                       |
| 2.5                                                         | MH   | Clayey SILT trace organics; light grey. Very soft; organics are rootlets up to 2 mm. |             |                              |               |                              |                       |
| 3.0                                                         |      | End of Log 3.0 m target depth                                                        |             |                              |               |                              |                       |
| 3.5                                                         |      |                                                                                      |             |                              |               |                              |                       |
| 4.0                                                         |      |                                                                                      |             |                              |               |                              |                       |
| 4.5                                                         |      |                                                                                      |             |                              |               |                              |                       |
| 5.0                                                         |      |                                                                                      |             |                              |               |                              |                       |

| RJ Hall and Associates Ltd<br>92 Williams Street<br>Kaiapoi |      |                                                                                                                                  |             | Test: <b>HA 02 (at DCP2)</b>            |               |                              |                       |
|-------------------------------------------------------------|------|----------------------------------------------------------------------------------------------------------------------------------|-------------|-----------------------------------------|---------------|------------------------------|-----------------------|
| Project : Proposed Dwelling                                 |      |                                                                                                                                  |             | Sheet: <u>2</u> of <u>3</u>             |               |                              |                       |
| Location : 53 Edward Ave, Christchurch                      |      |                                                                                                                                  |             | Date: 28.07.2017                        |               |                              |                       |
| Project Number : GEO-016-54                                 |      |                                                                                                                                  |             | Logged: CH                              |               |                              |                       |
| Depth (m)                                                   | USCS | DESCRIPTION                                                                                                                      | Graphic Log | Water level                             | Moisture Con. | Shear vane (kPa) Peak / Rem. | Consistency / Density |
| 0.0                                                         | Pt   | PEAT trace silt; dark brown, non-plas. Peat amorphous.                                                                           |             | Initial WL 0.5m, rose to 0.1 m below GL | M             |                              | No Recovery           |
| 0.5                                                         | OH   | Oranic SILT; light grey. Moist firm high plas. Amorphous organics.                                                               |             |                                         | S             |                              |                       |
| 1.0                                                         | Pt   | Silty PEAT; grey brown. Sat, very soft, amorphous peat, non-plastic.                                                             |             |                                         |               |                              |                       |
| 1.5                                                         | ML   | Clayey SILT trace organics; light grey. Very soft, low-med plast., organics are rootlets up to 2 mm.                             |             |                                         |               |                              |                       |
| 2.0                                                         | Pt   | Silty PEAT; dark brown. Soft, organics rootlets and amorphous, non plastic<br>From 1.65 to 2.7 m very little recovery of sample. |             |                                         |               |                              |                       |
| 2.5                                                         |      |                                                                                                                                  |             |                                         |               |                              |                       |
|                                                             | ML   | Clayey SILT trace organics; light grey. Very soft, low-med plast., organics are rootlets up to 2 mm.                             |             |                                         |               |                              |                       |
| 3.0                                                         |      | End of Log 2.9 Target Depth                                                                                                      |             |                                         |               |                              |                       |
| 3.5                                                         |      |                                                                                                                                  |             |                                         |               |                              |                       |
| 4.0                                                         |      |                                                                                                                                  |             |                                         |               |                              |                       |
| 4.5                                                         |      |                                                                                                                                  |             |                                         |               |                              |                       |
| 5.0                                                         |      |                                                                                                                                  |             |                                         |               |                              |                       |

|                                                             |  |                                     |  |  |  |  |  |
|-------------------------------------------------------------|--|-------------------------------------|--|--|--|--|--|
| RJ Hall and Associates Ltd<br>92 Williams Street<br>Kaiapoi |  | Test: <b>HA 03</b>                  |  |  |  |  |  |
| Project : Proposed Dwelling                                 |  | Sheet: <u>  3  </u> of <u>  3  </u> |  |  |  |  |  |
| Location : 53 Edward Ave, Christchurch                      |  | Date: 28.07.2017                    |  |  |  |  |  |
| Project Number : GEO-016-54                                 |  | Logged: CH                          |  |  |  |  |  |

| Depth (m) | USCS | DESCRIPTION                                                                      | Graphic Log | Water level            | Moisture Con. | Shear vane (kPa) Peak / Rem. | Consistency / Density |
|-----------|------|----------------------------------------------------------------------------------|-------------|------------------------|---------------|------------------------------|-----------------------|
| 0.0       | Pt   | PEAT trace silt; dark brown, non-plas. Peat amorphous.                           |             | Final WL 0.4m bel w GL | M             |                              |                       |
| 0.5       | Pt   | PEAT; light brown. Mosit. Soft - firm. Nonplastic, organics woody and amorphous. |             |                        | S             |                              |                       |
| 1.0       | Pt   | PEAT trace silt; dark brown, non-plas. Peat very soft, amorphous, and rootlets.  |             |                        |               |                              |                       |
| 1.5       | ML   | Clayey SILT trace organics. Organics rootlets, low plast.                        |             |                        |               |                              |                       |
| 2.0       | Pt   | PEAT light brown. Soft, spongy fibrous organics. Large log, semidecomposed.      |             |                        |               |                              |                       |
| 2.5       |      | 2.5m Auger Refusal on timber / log.                                              |             |                        |               |                              |                       |
| 3.0       |      |                                                                                  |             |                        |               |                              |                       |
| 3.5       |      |                                                                                  |             |                        |               |                              |                       |
| 4.0       |      |                                                                                  |             |                        |               |                              |                       |
| 4.5       |      |                                                                                  |             |                        |               |                              |                       |
| 5.0       |      |                                                                                  |             |                        |               |                              |                       |

Site 53 Edward Ave  
 Client Gary Todd  
 Test Date 28.06.2017  
 Job Num GEO-017-100

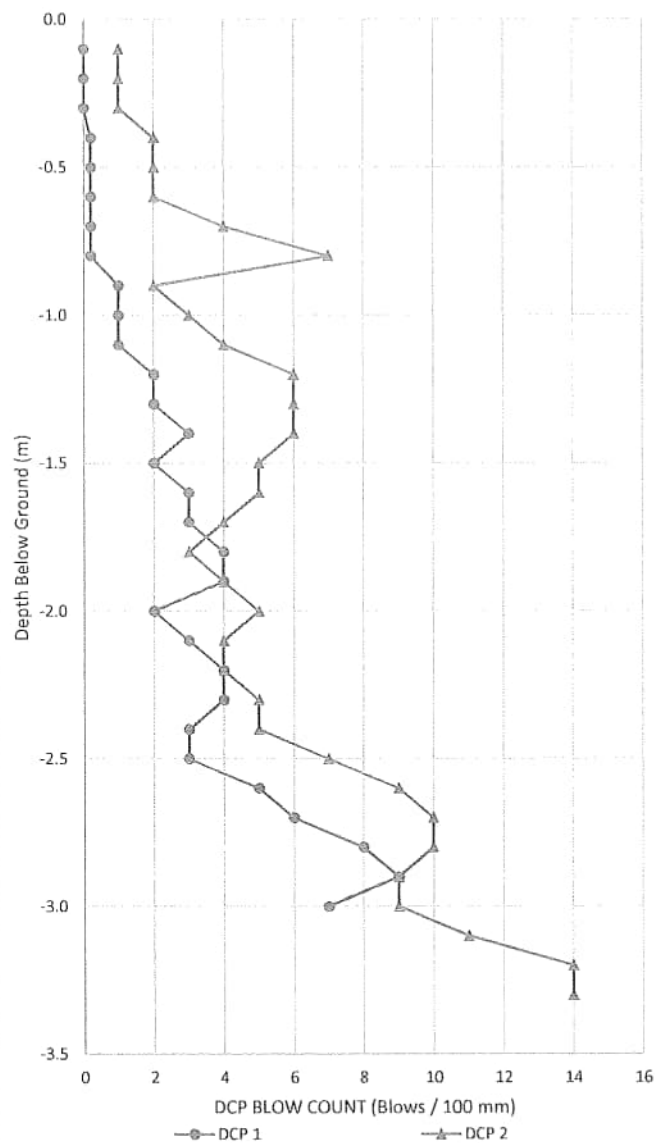
RJ Hall and Associates Limited  
 92 Williams Street  
 Kaiapoi

| Depth (m) | DCP BLOW COUNT<br>(BLOWS/100mm) |       |  |
|-----------|---------------------------------|-------|--|
|           | DCP 1                           | DCP 2 |  |
| -0.1      | 0                               | 1     |  |
| -0.2      | 0                               | 1     |  |
| -0.3      | 0                               | 1     |  |
| -0.4      | 0.2                             | 2     |  |
| -0.5      | 0.2                             | 2     |  |
| -0.6      | 0.2                             | 2     |  |
| -0.7      | 0.2                             | 4     |  |
| -0.8      | 0.2                             | 7     |  |
| -0.9      | 1                               | 2     |  |
| -1.0      | 1                               | 3     |  |
| -1.1      | 1                               | 4     |  |
| -1.2      | 2                               | 6     |  |
| -1.3      | 2                               | 6     |  |
| -1.4      | 3                               | 6     |  |
| -1.5      | 2                               | 5     |  |
| -1.6      | 3                               | 5     |  |
| -1.7      | 3                               | 4     |  |
| -1.8      | 4                               | 3     |  |
| -1.9      | 4                               | 4     |  |
| -2.0      | 2                               | 5     |  |
| -2.1      | 3                               | 4     |  |
| -2.2      | 4                               | 4     |  |
| -2.3      | 4                               | 5     |  |
| -2.4      | 3                               | 5     |  |
| -2.5      | 3                               | 7     |  |
| -2.6      | 5                               | 9     |  |
| -2.7      | 6                               | 10    |  |
| -2.8      | 8                               | 10    |  |
| -2.9      | 9                               | 9     |  |
| -3.0      | 7                               | 9     |  |
| -3.1      |                                 | 11    |  |
| -3.2      |                                 | 14    |  |
| -3.3      |                                 | 14    |  |
| -3.4      |                                 |       |  |
| -3.5      |                                 |       |  |

Target  
Depth

Target  
Depth

DCP Results

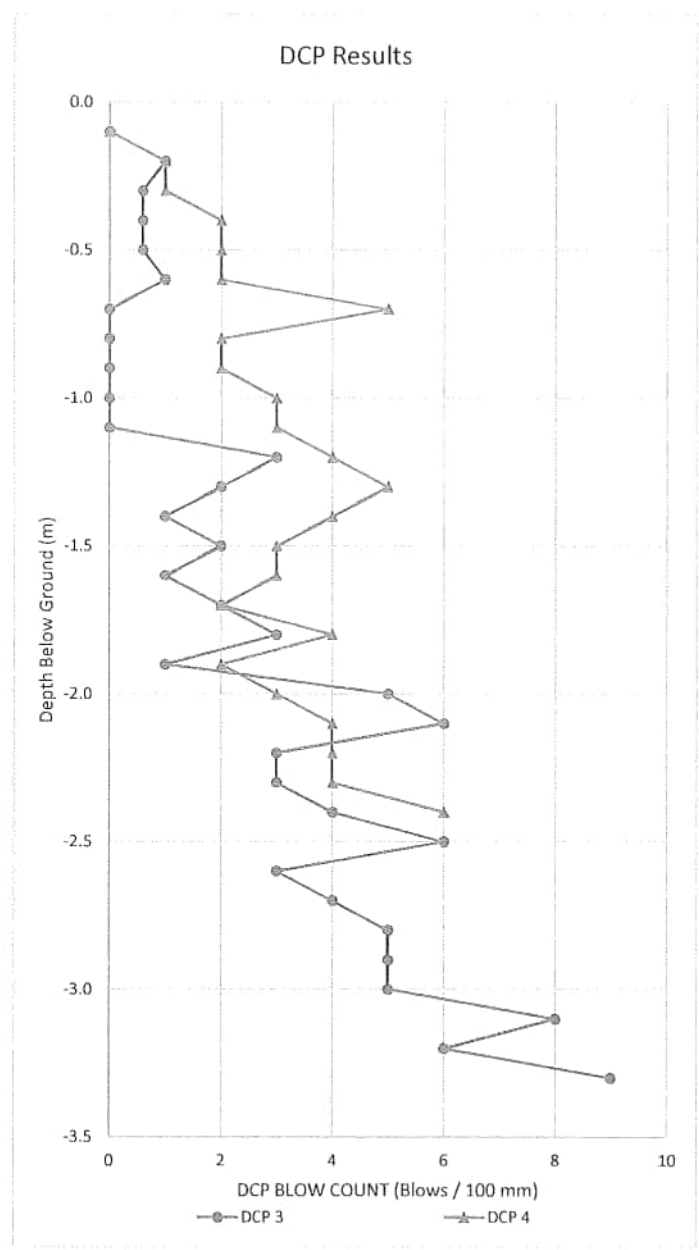


Site 53 Edward Ave  
 Client Gary Todd  
 Test Date 28.06.2017  
 Job Num GEO-017-100

RJ Hall and Associates Limited  
 92 Williams Street  
 Kaiapoi

| Depth (m) | DCP BLOW COUNT<br>(BLOWS/100mm) |       |
|-----------|---------------------------------|-------|
|           | DCP 3                           | DCP 4 |
| -0.1      | 0                               | 0     |
| -0.2      | 1                               | 1     |
| -0.3      | 0.6                             | 1     |
| -0.4      | 0.6                             | 2     |
| -0.5      | 0.6                             | 2     |
| -0.6      | 1                               | 2     |
| -0.7      | 0                               | 5     |
| -0.8      | 0                               | 2     |
| -0.9      | 0                               | 2     |
| -1.0      | 0                               | 3     |
| -1.1      | 0                               | 3     |
| -1.2      | 3                               | 4     |
| -1.3      | 2                               | 5     |
| -1.4      | 1                               | 4     |
| -1.5      | 2                               | 3     |
| -1.6      | 1                               | 3     |
| -1.7      | 2                               | 2     |
| -1.8      | 3                               | 4     |
| -1.9      | 1                               | 2     |
| -2.0      | 5                               | 3     |
| -2.1      | 6                               | 4     |
| -2.2      | 3                               | 4     |
| -2.3      | 3                               | 4     |
| -2.4      | 4                               | 6     |
| -2.5      | 6                               |       |
| -2.6      | 3                               |       |
| -2.7      | 4                               |       |
| -2.8      | 5                               |       |
| -2.9      | 5                               |       |
| -3.0      | 5                               |       |
| -3.1      | 8                               |       |
| -3.2      | 6                               |       |
| -3.3      | 9                               |       |
| -3.4      |                                 |       |
| -3.5      |                                 |       |

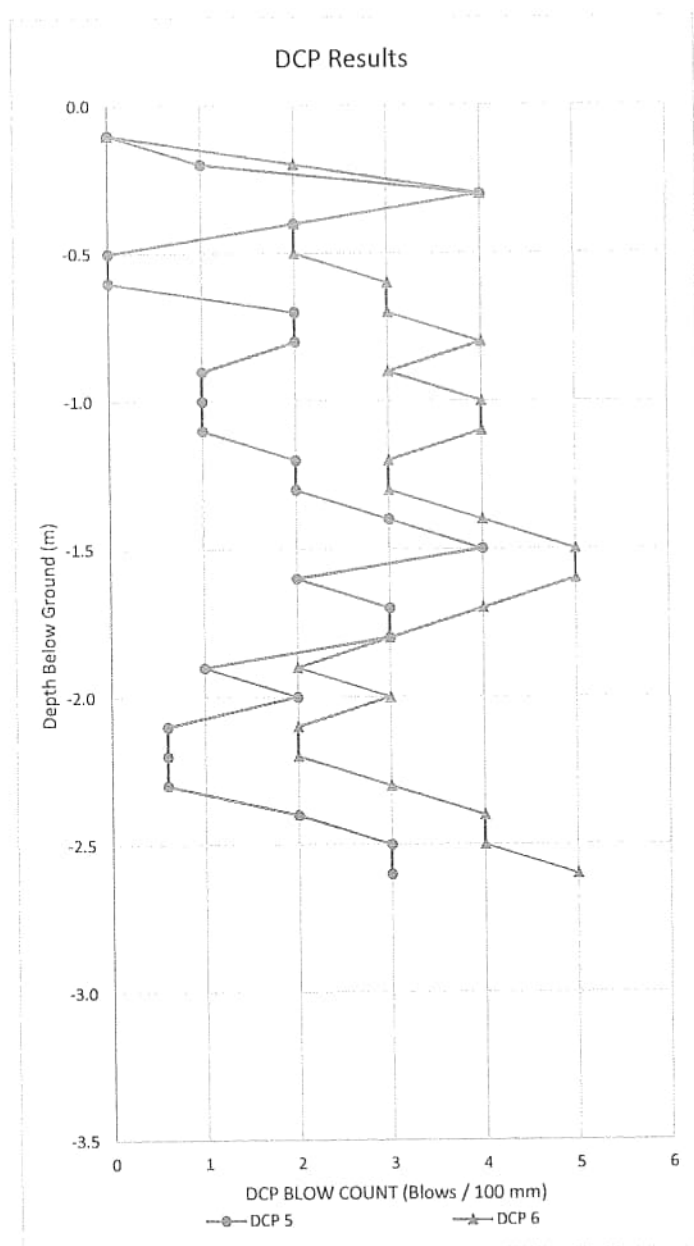
Target Depth      Target Depth



Site 53 Edward Ave  
 Client Gary Todd  
 Test Date 28.06.2017  
 Job Num GEO-017-100

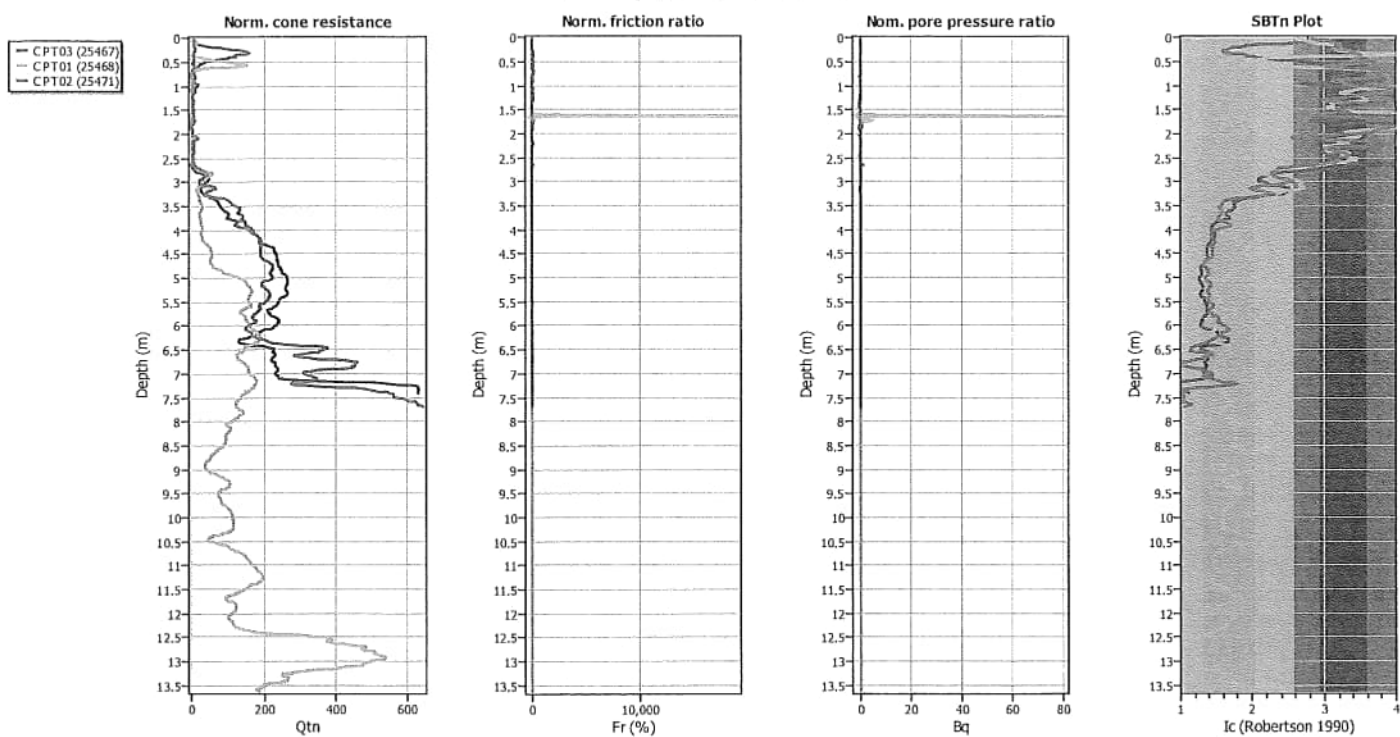
RJ Hall and Associates Limited  
 92 Williams Street  
 Kaiapoi

| Depth (m) | DCP BLOW COUNT<br>(BLOWS/100mm) |                 |  |
|-----------|---------------------------------|-----------------|--|
|           | DCP 5                           | DCP 6           |  |
| -0.1      | 0                               | 0               |  |
| -0.2      | 1                               | 2               |  |
| -0.3      | 4                               | 4               |  |
| -0.4      | 2                               | 2               |  |
| -0.5      | 0                               | 2               |  |
| -0.6      | 0                               | 3               |  |
| -0.7      | 2                               | 3               |  |
| -0.8      | 2                               | 4               |  |
| -0.9      | 1                               | 3               |  |
| -1.0      | 1                               | 4               |  |
| -1.1      | 1                               | 4               |  |
| -1.2      | 2                               | 3               |  |
| -1.3      | 2                               | 3               |  |
| -1.4      | 3                               | 4               |  |
| -1.5      | 4                               | 5               |  |
| -1.6      | 2                               | 5               |  |
| -1.7      | 3                               | 4               |  |
| -1.8      | 3                               | 3               |  |
| -1.9      | 1                               | 2               |  |
| -2.0      | 2                               | 3               |  |
| -2.1      | 0.6                             | 2               |  |
| -2.2      | 0.6                             | 2               |  |
| -2.3      | 0.6                             | 3               |  |
| -2.4      | 2                               | 4               |  |
| -2.5      | 3                               | 4               |  |
| -2.6      | 3                               | 5               |  |
| -2.7      |                                 |                 |  |
| -2.8      |                                 |                 |  |
| -2.9      |                                 |                 |  |
| -3.0      |                                 |                 |  |
| -3.1      |                                 |                 |  |
| -3.2      |                                 |                 |  |
| -3.3      |                                 |                 |  |
| -3.4      |                                 |                 |  |
| -3.5      |                                 |                 |  |
|           | Target<br>Depth                 | Target<br>Depth |  |



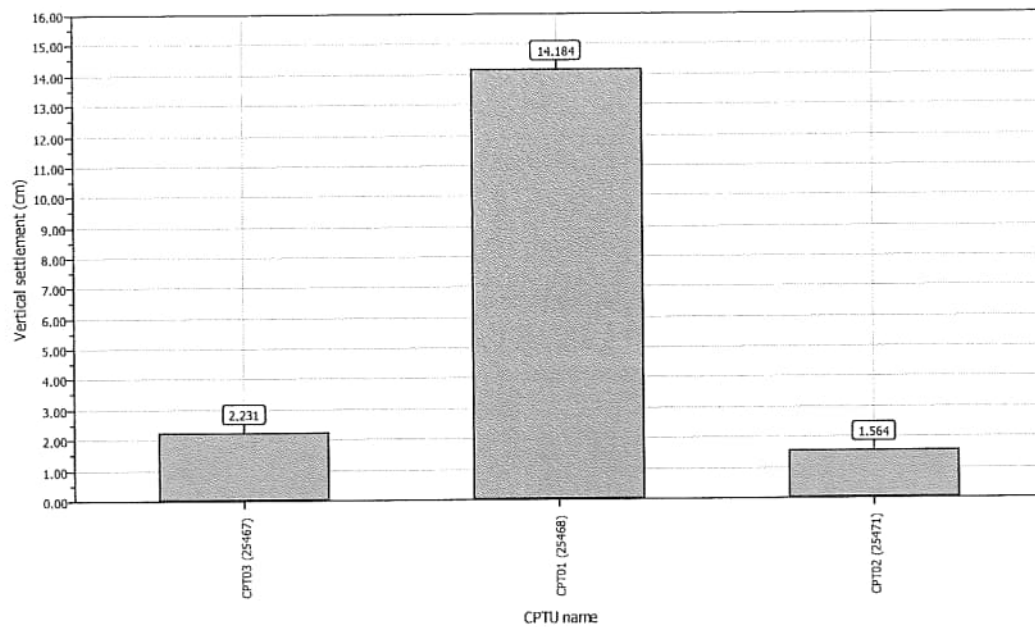
Project:

### Overlay Normalized Plots



Project title :  
Location :

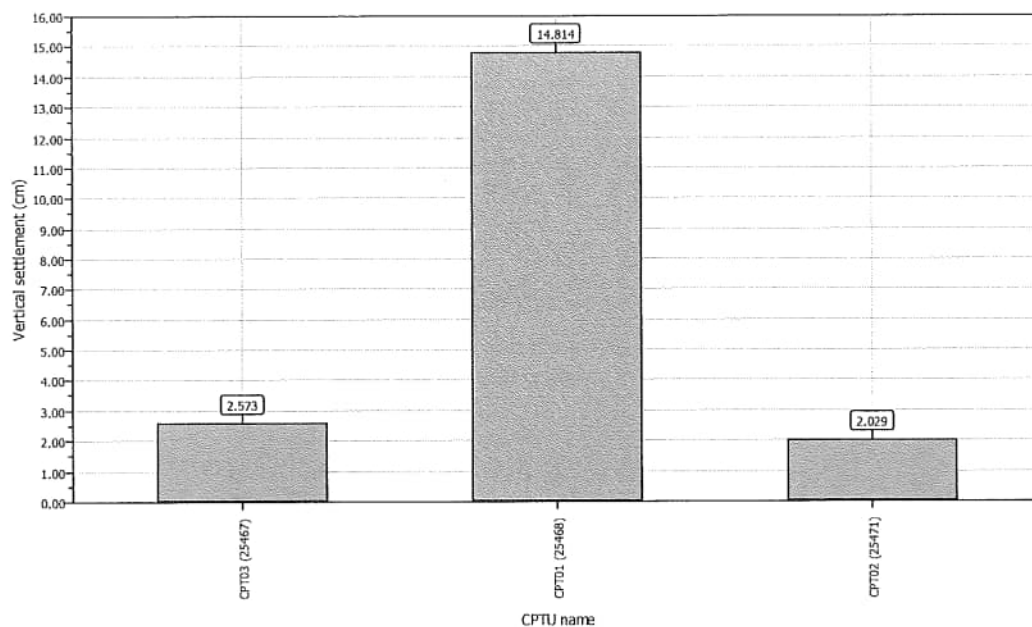
Overall vertical settlements report



Project title :

Location :

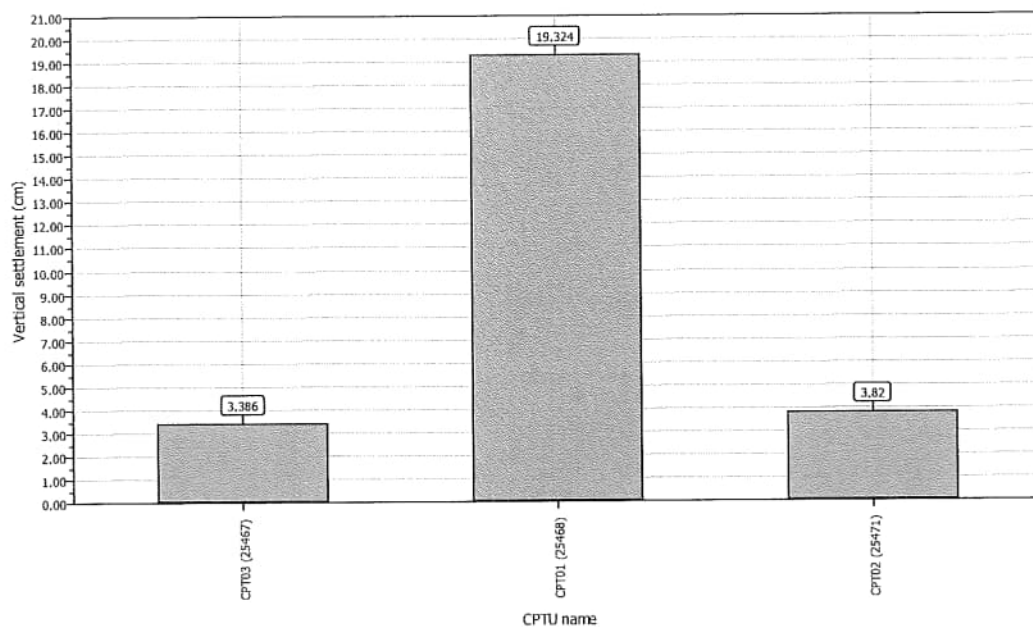
Overall vertical settlements report



Project title :

Location :

### Overall vertical settlements report





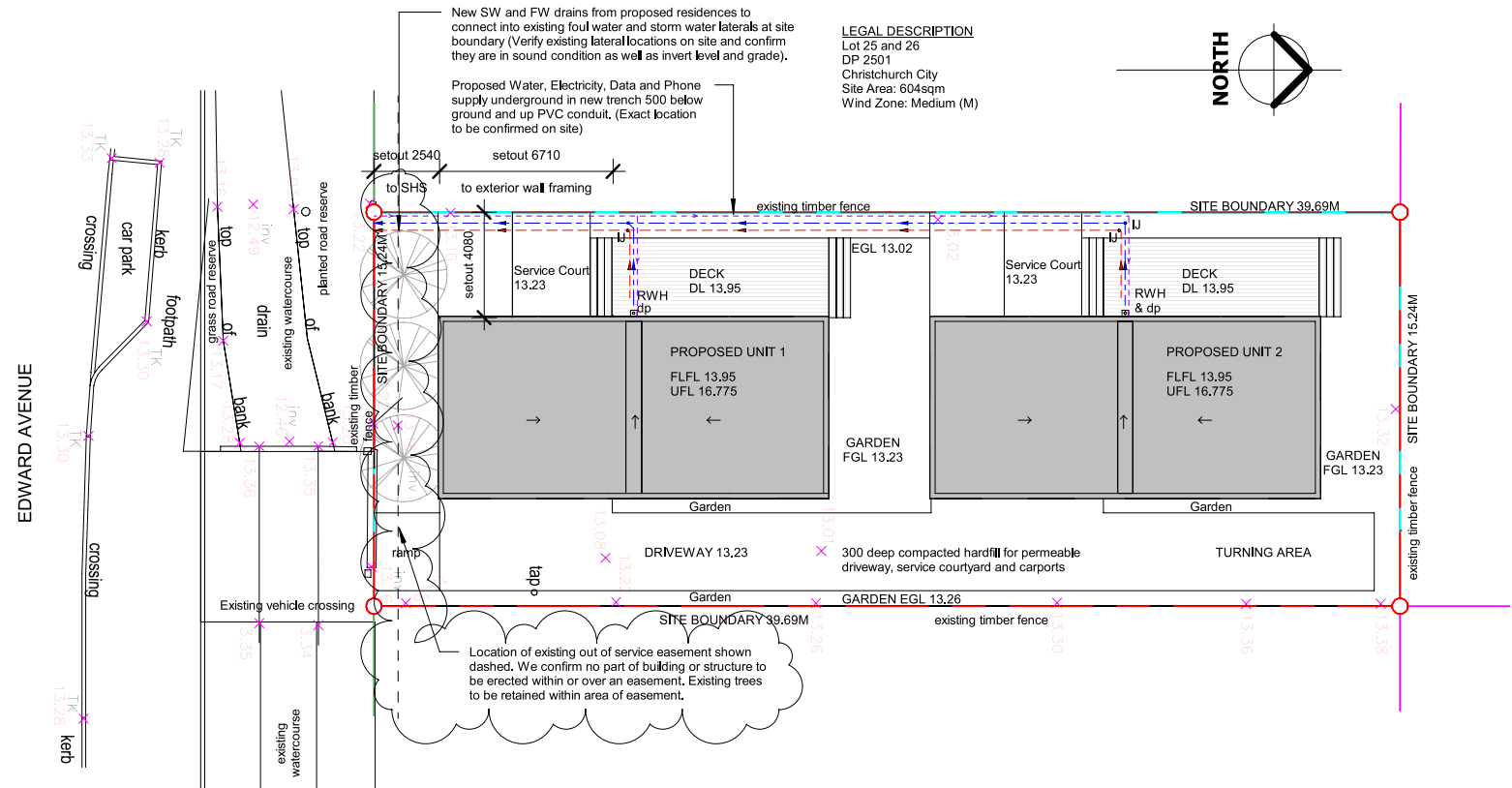
## SHEET LEGEND

### Architectural Drawings

- A01a - Site Plan
- A02 - Foundation Plan
- A03 - Lower Floor Framing Plan
- A04 - Lower Level Plan (2 residential unit setout)
- A05a - Lower Level Plan
- A06a - Lower Services Plan
- A07a - Upper Floor Framing Plan
- A08 - Upper Level Plan (2 residential unit setout)
- A09a - Upper Level Plan
- A10a - Upper Services Plan
- A11 - Roof Framing Plan
- A12 - Roof Plan
- A13 - West and East Elevations
- A14 - North and South Elevations
- A15a - Cross Section A-A
- A16a - Cross Section B-B
- A17a - Cross Section C-C
- A18 - Details
- A19a - Details
- A20a - Details
- A21a - Details / Schematic Layout

### Structural Drawings

- S01 - Foundation Plan
- S02 - Subfloor Bracing Plan
- S03 - Lower Floor Framing Plan
- S04 - Lower Level Bracing Plan
- S05 - Upper Floor Framing Plan
- S06 - Upper Level Bracing Plan
- S07 - Portal Frame Gridline A, B & C
- S08 - Portal Frame Gridline D & M
- S09 - Portal Frame Gridline O & Q
- S10 - Structural Details
- S11 - Structural Details



KEY  
Surface water drain 100mm dia SW  
Foul water drain 100mm dia FW  
Electrical, Water and Data & phone supply

Refer to Foundation Plan, sheet 4 for full drainage layout

Refer to sheet A04 for setout of Unit 2 from Unit 1

## SITE PLAN

1:200

Refer to Resource Consent application RMA/2017/1534 on separate application and adhere to all conditions

Amendment A - 12/06/17  
Add location of existing easement and additional note. Revise sheet legend

## SHEET LEGEND

## Architectural Drawings

- A01g** - Site Plan  
**A02b** - Foundation Plan  
**A03b** - Lower Floor Framing Plan  
**A04e** - Lower Level Plan (2 residential unit setout)  
**A05e** - Lower Level Plan  
**A06e** - Lower Services Plan  
**A07b** - Upper Floor Framing Plan  
**A08b** - Upper Level Plan (2 residential unit setout)  
**A09d** - Upper Level Plan  
**A10d** - Upper Services Plan  
**A11d** - Roof Framing Plan  
**A12b** - Roof Plan  
**A13d** - West and East Elevations  
**A14d** - North and South Elevations  
**A15d** - Cross Section A-A  
**A16c** - Cross Section B-B  
**A17e** - Cross Section C-C  
**A18c** - Details  
**A19d** - Details  
**A20c** - Details  
**A21a** - Details / Schematic Layout  
**A22a** - Kitchen Joinery  
**A23c** - Laundry Joinery  
**A24c** - Bathroom Joinery  
**A25a** - Bedroom Joinery  
**A26a** - Storage Joinery  
**A27c** - Ensuite Joinery  
**A28a** - Roof Plan - Unit 2  
**A29** - Cedar Wall Details

## Structural Drawings

- S01** - Foundation Plan  
**S02** - Subfloor Bracing Plan  
**S03** - Lower Floor Framing Plan  
**S04** - Lower Level Bracing Plan  
**S05** - Upper Floor Framing Plan  
**S06** - Upper Level Bracing Plan  
**S07** - Portal Frame Gridline A, B & C  
**S08** - Portal Frame Gridline D & M  
**S09** - Portal Frame Gridline O & Q  
**S10** - Structural Details  
**S11** - Structural Details

KEY  
Surface water drain 100mm dia SW  
Foul water drain 100mm dia FW  
Electrical, Water and Data & phone supply

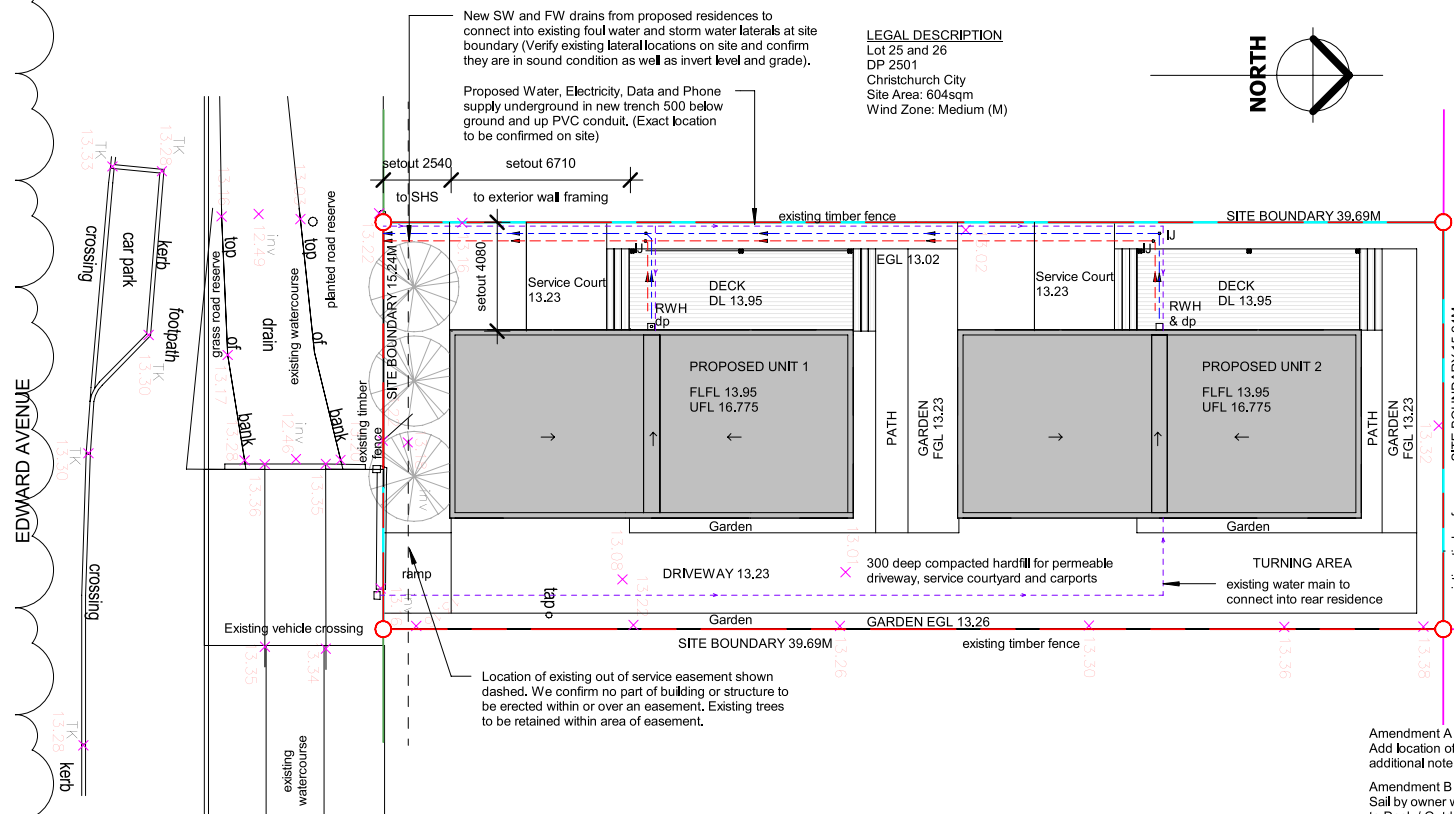
Refer to Foundation Plan, sheet 4 for full drainage layout

Refer to sheet A04 for setout of Unit 2 from Unit 1

Refer to Resource Consent application RMA/2017/1534 on separate application and adhere to all conditions

## SITE PLAN

1:200



**LEGAL DESCRIPTION**  
Lot 25 and 26  
DP 2501  
Christchurch City  
Site Area: 604sqm  
Wind Zone: Medium (M)



Amendment # 2

Amendment A - 12/06/17  
Add location of existing easement and additional note, Revise sheet legend.

Amendment B - 06/11/17  
Sail by owner within steel frame added to Deck / Outdoor area.  
Gravel path added to Garden.

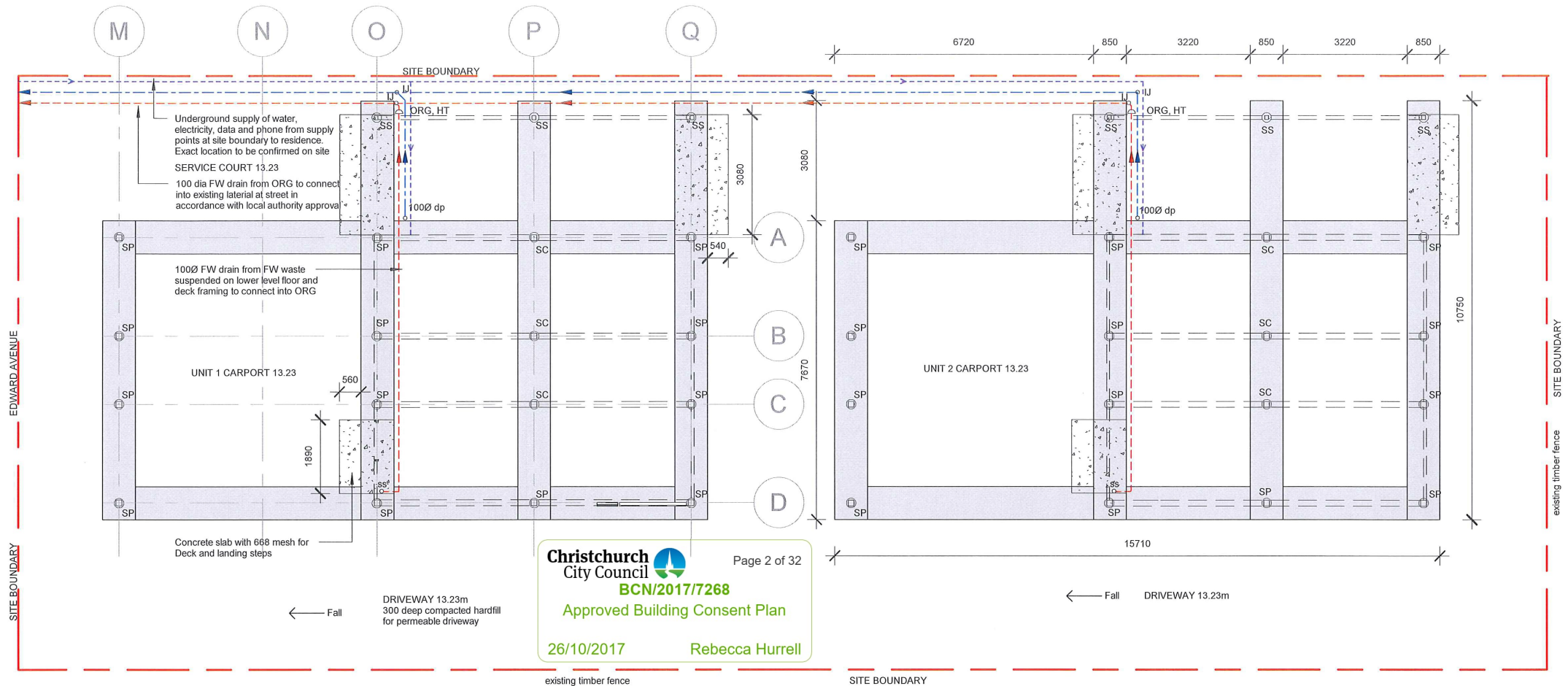
Amendment C - 22/11/17  
Existing water main updated to connect into rear residence.

Amendment D - 03/04/18  
Updated to sheet legend.

Amendment E - 30/04/18  
Sheet legend updated.  
Sheet A28 Roof Plan - Unit 2 added to set.

Amendment F - 30/05/18  
Sheet legend updated.

Amendment G - 17/06/18  
Sheet legend updated.



#### PLUMBING & DRAINAGE

Sanitary Plumbing & Drainage design to NZS/AS1 3500  
Provide expansion joints to waste pipes as required to comply with NZS/AS1 3500. Provide inspection openings at end of wastes to allow access to clean pipes. All fixtures to be vented as per NZS/AS1 3500

DN50mm dia 1:40 Gradient waste

DN100mm dia 1:60 Gradient waste

100mm dia- surface water drain 1:60 Gradient.

100mm dia- Foul drain 1:60 Gradient

All drainage below slab level to be DN 100mm dia 1:60 Gradient

#### KEY

Surface water drain

Foul water drain

100mm dia SW  
100mm dia FW

50Ø Terminal Vent

Overflow relief gully charged with hose tap over

Inspection Junction G13/AS2

Colorsteel Downpipe 100Ø.

Soil stack

Hose tap

Refer to page 07 for upper level foul water drainage arrangement

TV  
ORG

IJ

dp

SS

HT

#### FOUNDATION NOTES

R.L. +720 minimum above finished ground level at all points less otherwise stated.

120mm R3.6 Expol under floor black double layer insulation to span between lower level floor joists

Exposure Zone B: All treated timber pile connection within 600mm of the ground, treated timber pile connection above 600mm from the ground in exposed areas, all subfloor connections in exposed areas and all structural fixings to be type 304 stainless steel as per table 4.1, NZS3604.

All deck framing to be SG8 H3.2 grade

Reinforced concrete footing with 668 mesh to sit on concrete ground beam and cantilever out to edge of steps to support step construction above

#### STRUCTURAL FOUNDATION NOTES

SP - 150SHS9 continuous steel post concealed in lower level wall framing

SC - stub column - 150SHS9 within subfloor space only

SS - stud column - 100SHS5 to support timber deck

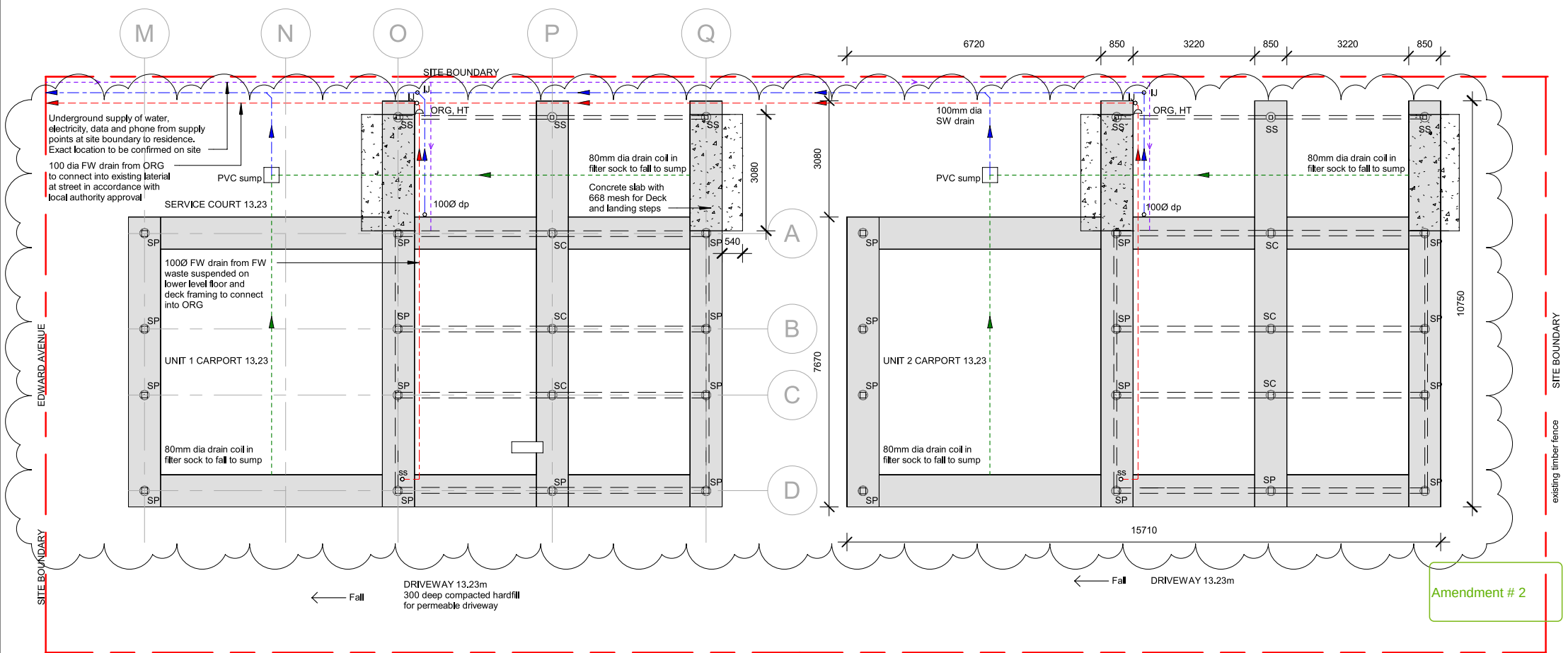
850 wide 25 MPa concrete ground beam over 250 SED piles approx 5m below ground level

Steel beam over shown dashed (Refer to Lower Floor Framing Plan S2)

NOTE: All steel members have been sized and designed by Upright Structural Engineer

## FOUNDATION PLAN

1:100



#### PLUMBING & DRAINAGE

Sanitary Plumbing & Drainage design to NZS/AS1 3500  
Provide expansion joints to waste pipes as required to comply with NZS/AS1 3500. Provide inspection openings at end of wastes to allow access to clean pipes. All fixtures to be vented as per NZS/AS1 3500

DN50mm dia 1:40 Gradient waste

DN100mm dia 1:60 Gradient waste

100mm dia- surface water drain 1:60 Gradient.

100mm dia- Foul drain 1:60 Gradient

All drainage below slab level to be DN 100mm dia 1:60 Gradient

#### KEY

Surface water drain

Foul water drain

Drain coil

Sump

100mm dia

100mm dia

80mm dia

PVC Sump with 100mm dia SW drain

SW

FW

DC

HT

50Ø Terminal Vent

Overflow relief gully charged with hose tap over

Inspection Junction G13/AS2

Colorsteel Downpipe 100Ø.

Soil stack

Hose tap

Refer to page 07 for upper level foul water drainage arrangement

TV

ORG

U

dp

SS

HT

#### FOUNDATION NOTES

R.L. +7.20 minimum above finished ground level at all points less otherwise stated.

120mm R3.6 Expol under floor black double layer insulation to span between lower level floor joists

Exposure Zone B: All treated timber pile connection within 600mm of the ground, treated timber pile connection above 600mm from the ground in exposed areas, all subfloor connections in exposed areas and all structural fixings to be type 304 stainless steel as per table 4.1, NZS3604.

All deck framing to be SG8 H3.2 grade

Reinforced concrete footing with 668 mesh to sit on concrete ground beam and cantilever out to edge of steps to support step construction above

#### STRUCTURAL FOUNDATION NOTES

SP - 150SHS9 continuous steel post concealed in lower level wall framing

SC - stub column - 150SHS9 within subfloor space only

SP1 - steel post - 100SHS5 to support vergola beam



850 wide 25 MPa concrete ground beam over 250 SED piles approx 5m below ground level



Steel beam over shown dashed (Refer to Lower Floor Framing Plan S2)

NOTE: All steel members have been sized and designed by Upright Structural Engineer



Page 2 of 29

BCN/2017/7268

Approved Building Consent  
Document

12/07/2018

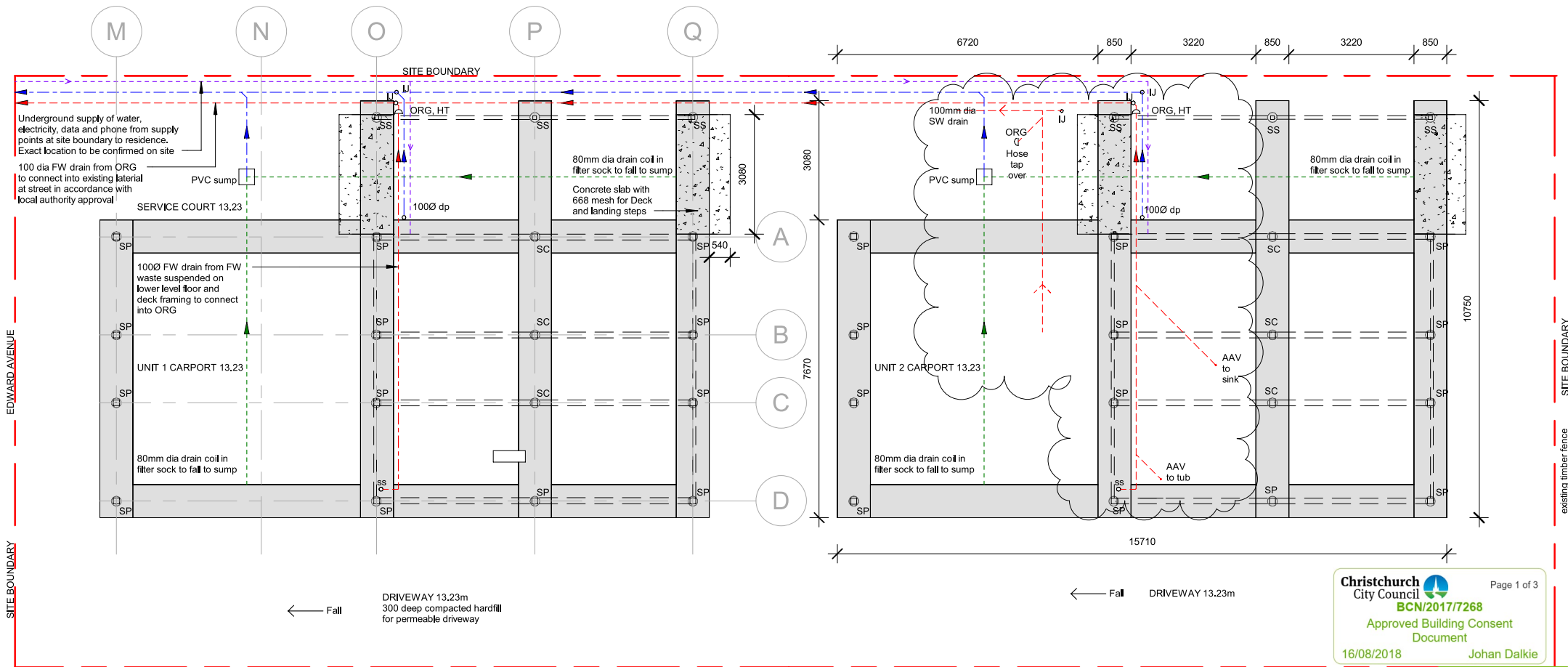
Johan Dalkie

Amendment A - 6/11/17  
Foundation pad for entrance porch removed

Amendment B - 12/06/18  
Drain coil and sump added.  
Plumbing and drainage key updated.

## FOUNDATION PLAN

1:100



Christchurch City Council  
BCN/2017/7268  
Approved Building Consent Document  
16/08/2018  
Johan Dalkie

Page 1 of 3

Minor Variation

#### PLUMBING & DRAINAGE

Sanitary Plumbing design to NZS/AS1 3500  
Provide expansion joints to waste pipes as required to comply with NZS/AS1 3500. Provide inspection openings at end of wastes to allow access to clean pipes. All fixtures to be vented as per NZS/AS1 3500

DN50mm dia 1:40 Gradient waste

DN100mm dia 1:60 Gradient waste

100mm dia- surface water drain 1:100 Gradient.

100mm dia- Foul drain 1:100 Gradient

All drainage below slab level to be DN 100mm dia 1:60 Gradient

#### KEY

Surface water drain

Foul water drain

Drain coil

Sump

100mm dia

100mm dia

80mm dia

PVC Sump with 100mm dia SW drain

SW

FW

DC

50Ø Terminal Vent

Overflow relief gully charged with hose tap over

Inspection Junction G13/AS2

Colorsteel Downpipe 100Ø.

Soil stack

Hose tap

TV

ORG

IJ

dp

SS

HT

Refer to page 07 for upper level foul water drainage arrangement

Drainage to G13/AS2

SS 80mm vent

#### FOUNDATION NOTES

R.L. +720 minimum above finished ground level at all points less otherwise stated.

120mm R3.6 Expol under floor black double layer insulation to span between lower level floor joists

Exposure Zone B: All treated timber pile connection within 600mm of the ground, treated timber pile connection above 600mm from the ground in exposed areas, all subfloor connections in exposed areas and all structural fixings to be type 304 stainless steel as per table 4.1, NZS3604.

All deck framing to be SG8 H3.2 grade

Reinforced concrete footing with 668 mesh to sit on concrete ground beam and cantilever out to edge of steps to support step construction above

#### STRUCTURAL FOUNDATION NOTES

SP - 150SHS9 continuous steel post concealed in lower level wall framing

SC - stub column - 150SHS9 within subfloor space only

SP1 - steel post - 100SHS5 to support vergola beam

850 wide 25 MPa concrete ground beam over 250 SED piles approx 5m below ground level

Steel beam over shown dashed (Refer to Lower Floor Framing Plan S2)

NOTE: All steel members have been sized and designed by Upright Structural Engineer

Amendment A - 6/11/17  
Foundation pad for entrance porch removed

Amendment C - 16/08/18  
Plumbing notes amended

Amendment B - 12/06/18  
Drain coil and sump added.  
Plumbing and drainage key updated.

## FOUNDATION PLAN

1:100

GARY TODD ARCHITECTURE

Ph: 03 488 4394 Cell: 027 279 9306  
gary@garytoddarchitecture.co.nz  
18 Estuary Crescent, Dunedin  
43 Lagoon Avenue, Wanaka  
www.garytoddarchitecture.co.nz



NZIA PRACTICE

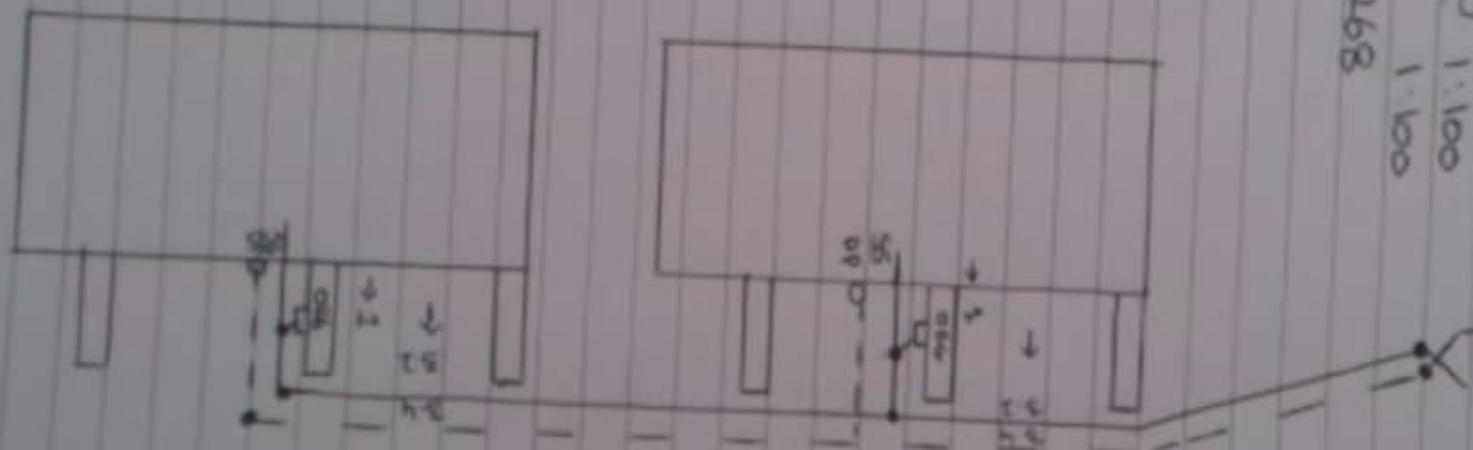
TODD RESIDENCES - 53 EDWARD AVENUE - CHRISTCHURCH

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Page A02c

Project: 1091  
Date: 16/05/2017  
Drawn: GTA

27-3-18  
53 Edward Ave  
Edgeware  
D & B Drainage  
Sewer grade 1:100  
Stormwater 1:100  
BCN 2017/7268  
Reg 24836  
R tapp





**Head Office**  
PO Box 992, Dunedin 9054  
Phone 03-4551105  
Fax 03-4556119 ☒

**Invercargill Branch**  
PO Box 1115, Invercargill 9840  
Phone 03-2147738  
Fax 03-2147741 ☐

**Queenstown Branch**  
PO Box 912, Queenstown 9348  
Phone 03-4429641  
Fax 03-4429781 ☐



## Certificate of Compliance & Electrical Safety

This form is used by licenced electrical workers to certify that low voltage installations that comply with Part 1 or Part 2 of AS/NZS 3000 are safe to connect to the specified system of electrical supply.

Job Number/Name: CH8138

### Customer Details

Location of Installation: Unit 2/53 Edward Ave, St Albans, Christchurch  
Customer Name: Courtney Todd  
Postal Address: Unit 2/53 Edward Ave, St Albans, Christchurch  
Phone / Email: courtneyjaynetodd@gmail.com

### Electrical Worker(s) Details

Electrical Worker Name: Brent Morgan Registration Number E5779  
Name(s) of person(s) being supervised Manu Chadha

### Work Details

Type of Work: ☐ Additions ☐ Alterations ☒ New Work  
The prescribed electrical work is: ☐ Low Risk ☐ General ☒ High Risk  
Reference standards AS/NZS 3000: ☐ Part 1 ☒ Part 2  
System of supply: ☒ 230/400V MEN ☐ Other (specify) \_\_\_\_\_  
Additional Standards: (specify) \_\_\_\_\_

Description of Work: Install 1x16mm Neutral Screen underground main from Orion connection box to meterbox  
DB location at top of stairs. Install all subcircuit wiring to 35 No's. lighting points, 32 No's. socket outlets, 1 No.  
Oven, 1 No. Hob, 1 No. dual element HWC, 1 No. supply to Heat Pump (Installed by Others), 3 No's. Exhaust Fans,  
2 No's. Heated Towel Rails, 2 Sets of Undertile Heating (1 Per Bathroom), fit outlets, fixtures and appliances as  
necessary, test and live  
N.B. A solar energy system was installed in this dwelling by others.

I certify that the completed prescribed electrical work to which this certificate applies has been done lawfully and safely, and the information in the certificate is correct in that the installation ☒ or part ☐ of the installation;

- ☐ Has been installed in accordance with a certified design<sup>1</sup>
- ☒ Has a correctly rated earthing system
- ☒ Contains fittings which are safe to connect to a power supply
- ☐ Relies on a supplier Declaration of Conformity<sup>1</sup>
- ☐ Relies on a manufacturers instruction<sup>1</sup>
- ☒ Has been tested in accordance with Electrical (safety) Regulations 2010
- ☒ Is safe to connect

Electronic Reference \_\_\_\_\_

| Test Results                 |          |
|------------------------------|----------|
| Polarity (independent earth) | Checked  |
| Insulation Resistance        | >999mohm |
| Earth Continuity             | Checked  |
| Bonding                      | Checked  |
| Fault Loop Impedance         | 0.26 ohm |
| Other (specify)              |          |

Date Work Completed 15 / 10 / 2018 Electrical Worker Signature

<sup>1</sup> Attach or reference. If it's impractical to attach a copy of a particular manufacturer's instruction, or of any certified design, or supplier declaration of conformity, provide a reference to where the documents can be found, in readily accessible format, by electronic means.

### Electrical Safety Certificate

I certify that the installation ☒ or part ☐ installation to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use, and I am satisfied the work has not adversely affected any other parts of the installation.

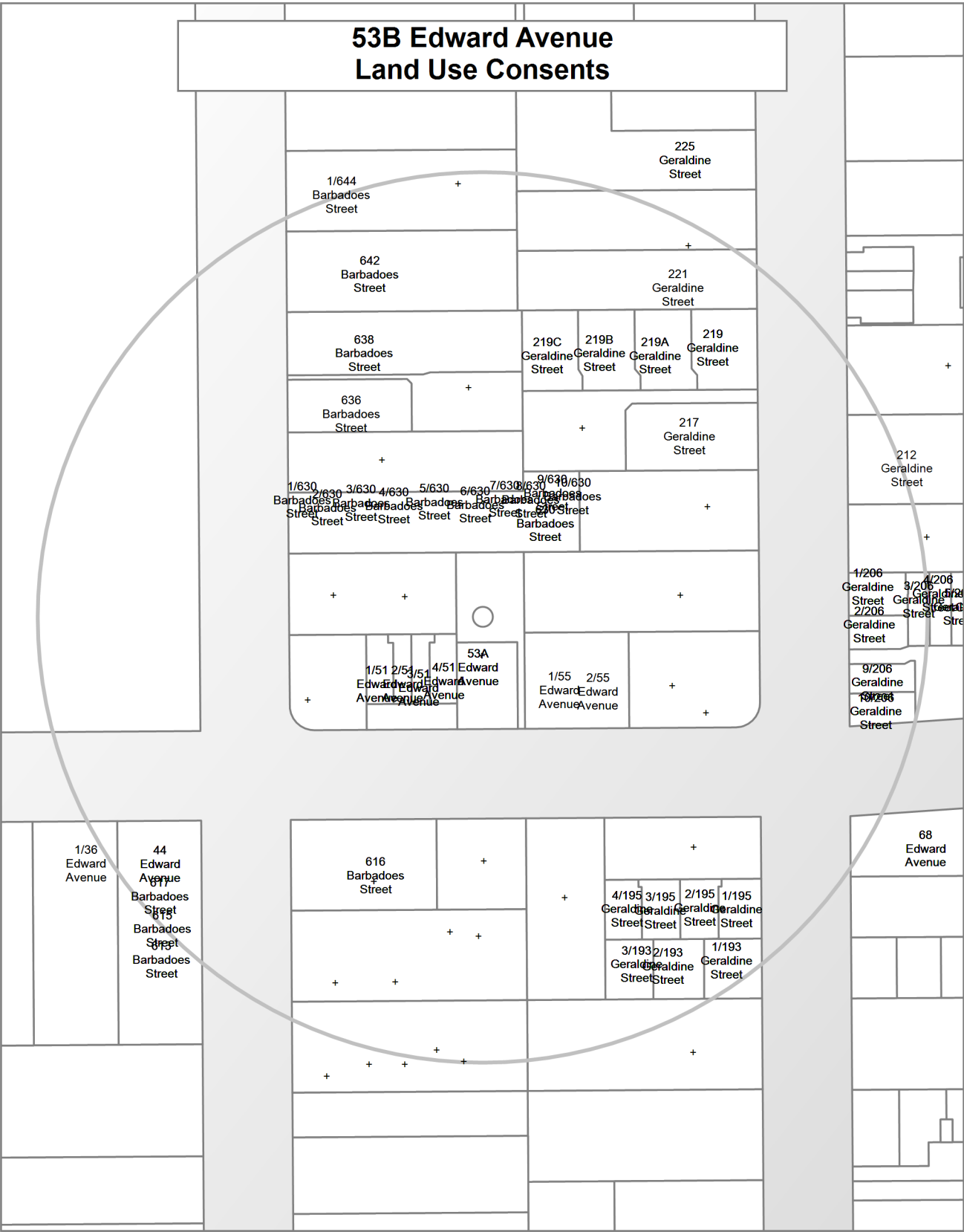
Name Brent Morgan

Registration/Licence Number E5779

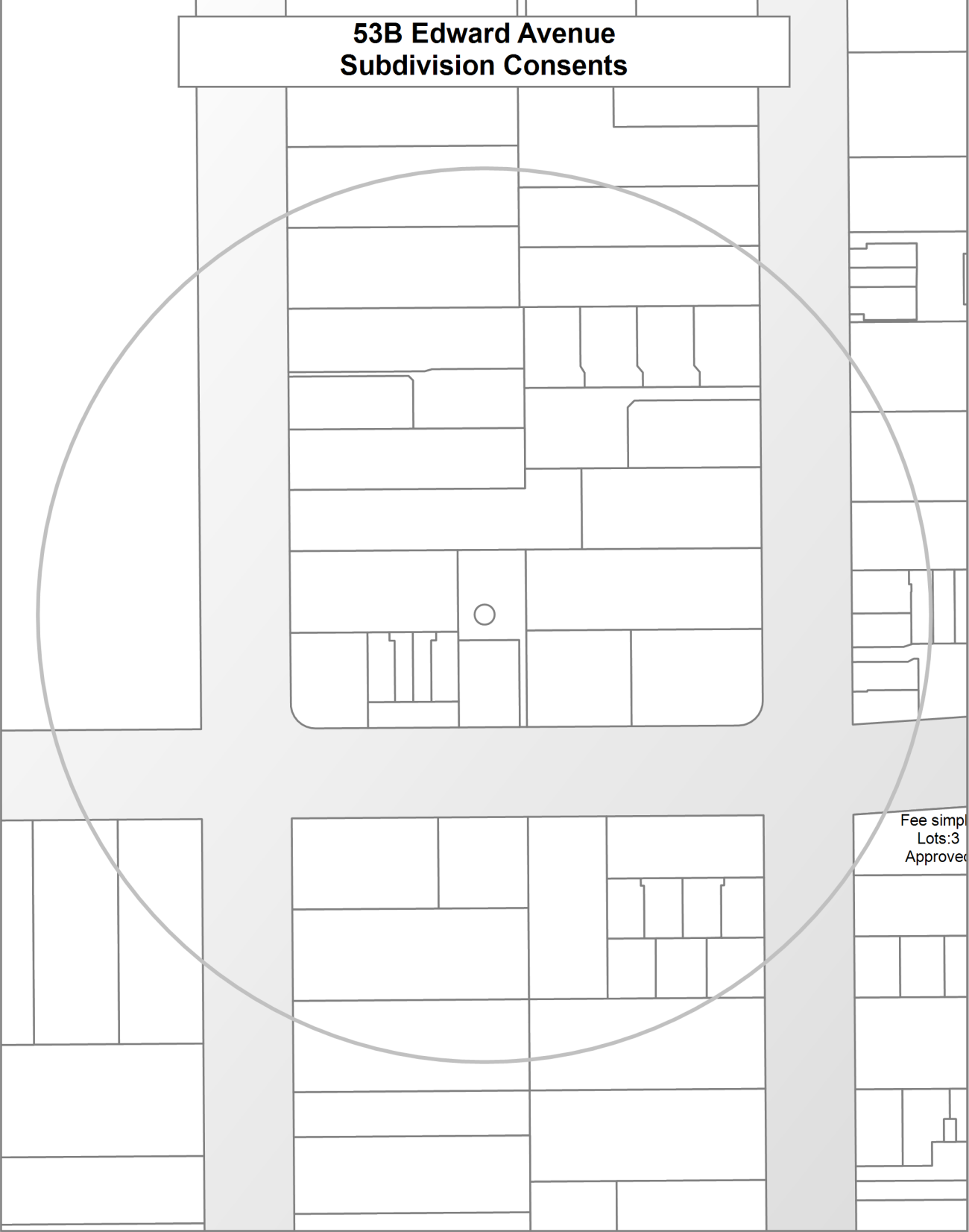
Signature

Date Issued 15 / 10 / 2018

53B Edward Avenue  
Land Use Consents



**53B Edward Avenue  
Subdivision Consents**



Fee simple  
Lots: 3  
Approved

## Land Use Resource Consents within 100 metres of 53B Edward Avenue

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

---

### 1/193 Geraldine Street

RMA/2023/1471

Proposed multi-unit development of 3 two-storey units

Processing complete

Applied 09/06/2023

Decision issued 20/10/2023

Granted 20/10/2023

RMA/2023/2684

Minimum Floor Level Certificate

Processing complete

Applied 13/10/2023

Certificate issued 16/10/2023

RMA/2023/2977

Subdivision - Fee Simple - 3 Lots with land use

Processing complete

Applied 15/11/2023

s223 Certificate issued 17/04/2024

s224 Certificate issued 17/04/2024

Decision issued 20/12/2023

Granted 20/12/2023

### 1/195 Geraldine Street

RMA/2023/2147

Construct a multi-unit development consisting of 4 dwellings

Processing complete

Applied 21/08/2023

Decision issued 15/12/2023

Granted 15/12/2023

RMA/2023/2264

Minimum Floor Level Certificate

Processing complete

Applied 31/08/2023

Certificate issued 01/09/2023

RMA/2024/453

Subdivision - Fee Simple - Four Lots and associated land use

Processing complete

Applied 26/02/2024

s223 Certificate issued 19/06/2024

s224 Certificate issued 19/06/2024

Decision issued 26/03/2024

Granted 26/03/2024

## **1/206 Geraldine Street**

RMA/2020/2685

Reapplied under 2021 DC Policy - Proposed multi unit residential complex consisting of 12 units

Surrendered

Applied 19/11/2020

Decision issued 03/06/2021

Granted 03/06/2021

RMA/2021/1437

Minimum floor level certificate

Processing complete

Applied 19/05/2021

Certificate issued 24/05/2021

RMA/2022/2510

Reapplied under 2021 DC Policy - Proposed multi unit residential complex consisting of 12 units

Processing complete

Applied 04/08/2022

Decision issued 16/08/2022

Granted 16/08/2022

RMA/2022/2612

Subdivision - Fee Simple - Twelve lots with Land Use

Processing complete

Applied 12/08/2022

s223 Certificate issued 16/05/2023

s224 Certificate issued 16/05/2023

Decision issued 11/10/2022

Granted 11/10/2022

Within scope amendment accepted 20/04/2023

Within scope amendment accepted 15/02/2023

Within scope amendment decision issued 20/04/2023

Within scope amendment decision issued 15/02/2023

### **1/36 Edward Avenue**

RMA/1972/261

Dispensation to permit 4 flats in two sections. front Lot has a reduced yard to 10ft 4in instead of 15ft,adequate side yards 15` or 16`4``. rear Lot requested to 15ft and 9ft on other yards being 10ft. - Historical Reference RES955123

Processing complete

Applied 21/03/1972

Decision issued 21/03/1972

Granted 21/03/1972

### **1/51 Edward Avenue**

RMA/2022/38

Minimum Floor Level Certificate

Processing complete

Applied 12/01/2022

Certificate issued 12/01/2022

RMA/2023/1755

To construct four (4) attached two-storey residential units

Processing complete

Applied 07/07/2023

Decision issued 29/08/2023

Granted 29/08/2023

RMA/2023/1899

Minimum floor level certificate

Processing complete

Applied 24/07/2023

Certificate issued 25/07/2023

RMA/2023/3087

Subdivision - Fee simple - Four lots and associated land use

Processing complete

Applied 28/11/2023

s223 Certificate issued 04/06/2024

s224 Certificate issued 11/07/2024

Certificate issued 17/07/2024

Decision issued 25/01/2024

Granted 25/01/2024

RMA/2024/1876

Surrender of easement 213583.1 - RMA/2023/3087

Processing complete

Applied 25/06/2024

Certificate issued 17/07/2024

## **1/55 Edward Avenue**

RMA/2015/1894

Two units with attached garages - Historical Reference RMA92030183

Processing complete

Applied 14/07/2015

Decision issued 31/07/2015

Granted 31/07/2015

## **1/630 Barbadoes Street**

RMA/2024/157

Construct ten residential units & associated earthworks

Processing complete

Applied 26/01/2024

Decision issued 04/03/2024

Granted 04/03/2024

Within scope amendment accepted 15/08/2024

Within scope amendment decision issued 15/08/2024

### **1/644 Barbadoes Street**

RMA/1985/699

Consent to erect 3 units on a site zoned R1, containing a square of a minimum dimension of less than 20m - Historical Reference RES9213304

Processing complete

Applied 29/05/1985

Decision issued 07/08/1985

Declined 07/08/1985

### **10/206 Geraldine Street**

RMA/2020/2685

Reapplied under 2021 DC Policy - Proposed multi unit residential complex consisting of 12 units

Surrendered

Applied 19/11/2020

Decision issued 03/06/2021

Granted 03/06/2021

RMA/2021/1437

Minimum floor level certificate

Processing complete

Applied 19/05/2021

Certificate issued 24/05/2021

RMA/2022/2510

Reapplied under 2021 DC Policy - Proposed multi unit residential complex consisting of 12 units

Processing complete

Applied 04/08/2022

Decision issued 16/08/2022

Granted 16/08/2022

RMA/2022/2612

Subdivision - Fee Simple - Twelve lots with Land Use

Processing complete

Applied 12/08/2022

s223 Certificate issued 16/05/2023

s224 Certificate issued 16/05/2023

Decision issued 11/10/2022

Granted 11/10/2022

Within scope amendment accepted 20/04/2023

Within scope amendment accepted 15/02/2023

Within scope amendment decision issued 20/04/2023

Within scope amendment decision issued 15/02/2023

### **10/630 Barbadoes Street**

RMA/2024/157

Construct ten residential units & associated earthworks

Processing complete

Applied 26/01/2024

Decision issued 04/03/2024

Granted 04/03/2024

Within scope amendment accepted 15/08/2024

Within scope amendment decision issued 15/08/2024

### **11/206 Geraldine Street**

RMA/2020/2685

Reapplied under 2021 DC Policy - Proposed multi unit residential complex consisting of 12 units

Surrendered

Applied 19/11/2020

Decision issued 03/06/2021

Granted 03/06/2021

RMA/2021/1437

Minimum floor level certificate

Processing complete

Applied 19/05/2021

Certificate issued 24/05/2021

RMA/2022/2510

Reapplied under 2021 DC Policy - Proposed multi unit residential complex consisting of 12 units

Processing complete

Applied 04/08/2022

Decision issued 16/08/2022

Granted 16/08/2022

RMA/2022/2612

Subdivision - Fee Simple - Twelve lots with Land Use

Processing complete

Applied 12/08/2022

s223 Certificate issued 16/05/2023

s224 Certificate issued 16/05/2023

Decision issued 11/10/2022

Granted 11/10/2022

Within scope amendment accepted 20/04/2023

Within scope amendment accepted 15/02/2023

Within scope amendment decision issued 20/04/2023

Within scope amendment decision issued 15/02/2023

## **12/206 Geraldine Street**

RMA/2020/2685

Reapplied under 2021 DC Policy - Proposed multi unit residential complex consisting of 12 units

Surrendered

Applied 19/11/2020

Decision issued 03/06/2021

Granted 03/06/2021

RMA/2021/1437

Minimum floor level certificate

Processing complete

Applied 19/05/2021

Certificate issued 24/05/2021

RMA/2022/2510

Reapplied under 2021 DC Policy - Proposed multi unit residential complex consisting of 12 units

Processing complete

Applied 04/08/2022

Decision issued 16/08/2022

Granted 16/08/2022

RMA/2022/2612

Subdivision - Fee Simple - Twelve lots with Land Use

Processing complete

Applied 12/08/2022

s223 Certificate issued 16/05/2023

s224 Certificate issued 16/05/2023

Decision issued 11/10/2022

Granted 11/10/2022

Within scope amendment accepted 20/04/2023

Within scope amendment accepted 15/02/2023

Within scope amendment decision issued 20/04/2023

Within scope amendment decision issued 15/02/2023

## **2/193 Geraldine Street**

RMA/2023/1471

Proposed multi-unit development of 3 two-storey units

Processing complete

Applied 09/06/2023

Decision issued 20/10/2023

Granted 20/10/2023

RMA/2023/2684

Minimum Floor Level Certificate

Processing complete

Applied 13/10/2023

Certificate issued 16/10/2023

RMA/2023/2977

Subdivision - Fee Simple - 3 Lots with land use

Processing complete

Applied 15/11/2023

s223 Certificate issued 17/04/2024

s224 Certificate issued 17/04/2024

Decision issued 20/12/2023

Granted 20/12/2023

## **2/195 Geraldine Street**

RMA/2023/2147

Construct a multi-unit development consisting of 4 dwellings

Processing complete

Applied 21/08/2023

Decision issued 15/12/2023

Granted 15/12/2023

RMA/2023/2264

Minimum Floor Level Certificate

Processing complete

Applied 31/08/2023

Certificate issued 01/09/2023

RMA/2024/453

Subdivision - Fee Simple - Four Lots and associated land use

Processing complete

Applied 26/02/2024

s223 Certificate issued 19/06/2024

s224 Certificate issued 19/06/2024

Decision issued 26/03/2024

Granted 26/03/2024

## **2/206 Geraldine Street**

RMA/2020/2685

Reapplied under 2021 DC Policy - Proposed multi unit residential complex consisting of 12 units

Surrendered

Applied 19/11/2020

Decision issued 03/06/2021

Granted 03/06/2021

RMA/2021/1437

Minimum floor level certificate

Processing complete

Applied 19/05/2021

Certificate issued 24/05/2021

RMA/2022/2510

Reapplied under 2021 DC Policy - Proposed multi unit residential complex consisting of 12 units

Processing complete

Applied 04/08/2022

Decision issued 16/08/2022

Granted 16/08/2022

RMA/2022/2612

Subdivision - Fee Simple - Twelve lots with Land Use

Processing complete

Applied 12/08/2022

s223 Certificate issued 16/05/2023

s224 Certificate issued 16/05/2023

Decision issued 11/10/2022

Granted 11/10/2022

Within scope amendment accepted 20/04/2023

Within scope amendment accepted 15/02/2023

Within scope amendment decision issued 20/04/2023

Within scope amendment decision issued 15/02/2023

## **2/51 Edward Avenue**

RMA/2022/38

Minimum Floor Level Certificate

Processing complete

Applied 12/01/2022

Certificate issued 12/01/2022

RMA/2023/1755

To construct four (4) attached two-storey residential units

Processing complete

Applied 07/07/2023

Decision issued 29/08/2023

Granted 29/08/2023

RMA/2023/1899

Minimum floor level certificate

Processing complete

Applied 24/07/2023

Certificate issued 25/07/2023

RMA/2023/3087

Subdivision - Fee simple - Four lots and associated land use

Processing complete

Applied 28/11/2023

s223 Certificate issued 04/06/2024

s224 Certificate issued 11/07/2024

Certificate issued 17/07/2024

Decision issued 25/01/2024

Granted 25/01/2024

RMA/2024/1876

Surrender of easement 213583.1 - RMA/2023/3087

Processing complete

Applied 25/06/2024

Certificate issued 17/07/2024

## **2/55 Edward Avenue**

RMA/2015/1894

Two units with attached garages - Historical Reference RMA92030183

Processing complete

Applied 14/07/2015

Decision issued 31/07/2015

Granted 31/07/2015

## **2/630 Barbadoes Street**

RMA/2024/157

Construct ten residential units & associated earthworks

Processing complete

Applied 26/01/2024

Decision issued 04/03/2024

Granted 04/03/2024

Within scope amendment accepted 15/08/2024

Within scope amendment decision issued 15/08/2024

## **212 Geraldine Street**

RMA/1999/4337

To erect a conservatory on Flat 2 and exceeds site coverage and reduce the outdoor living space. - Historical Reference RMA1210

Withdrawn

Applied 04/11/1999

## **217 Geraldine Street**

RMA/1999/2333

A two Lot subdivision which does not meet site coverage, Lot size or access width requirements under the Transitional City Plan. - Historical Reference RES991026

Processing complete

Applied 14/04/1999

Decision issued 16/04/1999

Granted 16/04/1999

## **219 Geraldine Street**

RMA/2019/2883

Construct four dwellings with garages

Processing complete

Applied 09/12/2019

Decision issued 02/03/2020

Granted 02/03/2020

RMA/2019/2887

Minimum floor level certificate

Processing complete

Applied 09/12/2019

Certificate issued 16/12/2019

RMA/2020/1063

Convert multi-unit residential complex into four principal residential units

Processing complete

Applied 27/05/2020

s223 Certificate issued 21/12/2020

s224 Certificate issued 02/02/2021

Decision issued 10/07/2020

Granted 10/07/2020

### **219A Geraldine Street**

RMA/2019/2883

Construct four dwellings with garages

Processing complete

Applied 09/12/2019

Decision issued 02/03/2020

Granted 02/03/2020

RMA/2019/2887

Mimumum floor level certificate

Processing complete

Applied 09/12/2019

Certificate issued 16/12/2019

RMA/2020/1063

Convert multi-unit residential complex into four principal residential units

Processing complete

Applied 27/05/2020

s223 Certificate issued 21/12/2020

s224 Certificate issued 02/02/2021

Decision issued 10/07/2020

Granted 10/07/2020

### **219B Geraldine Street**

RMA/2019/2883

Construct four dwellings with garages

Processing complete

Applied 09/12/2019

Decision issued 02/03/2020

Granted 02/03/2020

RMA/2019/2887

Minimum floor level certificate

Processing complete

Applied 09/12/2019

Certificate issued 16/12/2019

RMA/2020/1063

Convert multi-unit residential complex into four principal residential units

Processing complete

Applied 27/05/2020

s223 Certificate issued 21/12/2020

s224 Certificate issued 02/02/2021

Decision issued 10/07/2020

Granted 10/07/2020

## **219C Geraldine Street**

RMA/2019/2883

Construct four dwellings with garages

Processing complete

Applied 09/12/2019

Decision issued 02/03/2020

Granted 02/03/2020

RMA/2019/2887

Minimum floor level certificate

Processing complete

Applied 09/12/2019

Certificate issued 16/12/2019

RMA/2020/1063

Convert multi-unit residential complex into four principal residential units

Processing complete

Applied 27/05/2020

s223 Certificate issued 21/12/2020

s224 Certificate issued 02/02/2021

Decision issued 10/07/2020

Granted 10/07/2020

## **221 Geraldine Street**

RMA/1998/1869

Alterations to dwelling which intrude the recession plane, living room window within 3m (2.1m proposed), extensions within 1.8m of internal boundary. - Historical Reference RES982138

Processing complete

Applied 07/08/1998

Decision issued 01/01/1999

Granted 01/01/1999

## **225 Geraldine Street**

RMA/1980/570

Erect a carport attached to existing garage making a total accessory building area of 85.96m<sup>2</sup> - Historical Reference RES9216625

Processing complete

Applied 14/01/1980

Decision issued 29/01/1980

Granted 29/01/1980

RMA/1987/796

Consent to retain an accessory building after subdivision as the resultant section will have accessory buildings in excess of 85m<sup>2</sup> by 36m<sup>2</sup>, total 121m<sup>2</sup>. Neighbours consent - Historical Reference RES9216622

Processing complete

Applied 26/05/1987

Decision issued 23/06/1987

Granted 23/06/1987

RMA/1990/787

Erect a games room/ sleepout. total proposed accessory building area is 133.68m<sup>2</sup> in lieu of permitted 85m<sup>2</sup>. Excess 48.68m<sup>2</sup>. Neighbours consent - Historical Reference RES9216621

Processing complete

Applied 25/07/1990

Decision issued 03/08/1990

Granted 03/08/1990

## **25 Edward Avenue**

RMA/2003/1741

New pergola adjacent to the existing toilet block where site coverage exceeds 1% and area covered by any single building exceeds 100m2. - Historical Reference RMA20014043

Processing complete

Applied 08/07/2003

Decision issued 16/07/2003

Granted 15/07/2003

RMA/2012/901

TEMPORARY ACCOMMODATION - PUBLIC CHANGING ROOM FACILITY - Historical Reference RMA92020265

Processing complete

Applied 20/06/2012

Decision issued 22/06/2012

Granted 22/06/2012

RMA/2017/1899

Earthworks for the upgrade of St Albans park - to improve surface quality, irrigation and drainage.

Processing complete

Applied 11/08/2017

Decision issued 25/09/2017

Granted 25/09/2017

RMA/2017/2255

Demolish and Rebuild Changing Rooms and Public Toilets

Processing complete

Applied 15/09/2017

Certificate issued 02/11/2017

RMA/2021/369

Filling and excavation for upgrade of skateparks

Processing complete

Applied 18/02/2021

Decision issued 09/04/2021

Granted 09/04/2021

### **3/193 Geraldine Street**

RMA/2023/1471

Proposed multi-unit development of 3 two-storey units

Processing complete

Applied 09/06/2023

Decision issued 20/10/2023

Granted 20/10/2023

RMA/2023/2684

Minimum Floor Level Certificate

Processing complete

Applied 13/10/2023

Certificate issued 16/10/2023

RMA/2023/2977

Subdivision - Fee Simple - 3 Lots with land use

Processing complete

Applied 15/11/2023

s223 Certificate issued 17/04/2024

s224 Certificate issued 17/04/2024

Decision issued 20/12/2023

Granted 20/12/2023

### **3/195 Geraldine Street**

RMA/2023/2147

Construct a multi-unit development consisting of 4 dwellings

Processing complete

Applied 21/08/2023

Decision issued 15/12/2023

Granted 15/12/2023

RMA/2023/2264

Minimum Floor Level Certificate

Processing complete

Applied 31/08/2023

Certificate issued 01/09/2023

RMA/2024/453

Subdivision - Fee Simple - Four Lots and associated land use

Processing complete

Applied 26/02/2024

s223 Certificate issued 19/06/2024

s224 Certificate issued 19/06/2024

Decision issued 26/03/2024

Granted 26/03/2024

### **3/206 Geraldine Street**

RMA/2020/2685

Reapplied under 2021 DC Policy - Proposed multi unit residential complex consisting of 12 units

Surrendered

Applied 19/11/2020

Decision issued 03/06/2021

Granted 03/06/2021

RMA/2021/1437

Minimum floor level certificate

Processing complete

Applied 19/05/2021

Certificate issued 24/05/2021

RMA/2022/2510

Reapplied under 2021 DC Policy - Proposed multi unit residential complex consisting of 12 units

Processing complete

Applied 04/08/2022

Decision issued 16/08/2022

Granted 16/08/2022

RMA/2022/2612

Subdivision - Fee Simple - Twelve lots with Land Use

Processing complete

Applied 12/08/2022

s223 Certificate issued 16/05/2023

s224 Certificate issued 16/05/2023

Decision issued 11/10/2022

Granted 11/10/2022

Within scope amendment accepted 20/04/2023

Within scope amendment accepted 15/02/2023

Within scope amendment decision issued 20/04/2023

Within scope amendment decision issued 15/02/2023

### **3/51 Edward Avenue**

RMA/2022/38

Minimum Floor Level Certificate

Processing complete

Applied 12/01/2022

Certificate issued 12/01/2022

RMA/2023/1755

To construct four (4) attached two-storey residential units

Processing complete

Applied 07/07/2023

Decision issued 29/08/2023

Granted 29/08/2023

RMA/2023/1899

Minimum floor level certificate

Processing complete

Applied 24/07/2023

Certificate issued 25/07/2023

RMA/2023/3087

Subdivision - Fee simple - Four lots and associated land use

Processing complete

Applied 28/11/2023

s223 Certificate issued 04/06/2024

s224 Certificate issued 11/07/2024

Certificate issued 17/07/2024

Decision issued 25/01/2024

Granted 25/01/2024

RMA/2024/1876

Surrender of easement 213583.1 - RMA/2023/3087

Processing complete

Applied 25/06/2024

Certificate issued 17/07/2024

### **3/630 Barbadoes Street**

RMA/2024/157

Construct ten residential units & associated earthworks

Processing complete

Applied 26/01/2024

Decision issued 04/03/2024

Granted 04/03/2024

Within scope amendment accepted 15/08/2024

Within scope amendment decision issued 15/08/2024

### **4/195 Geraldine Street**

RMA/2023/2147

Construct a multi-unit development consisting of 4 dwellings

Processing complete

Applied 21/08/2023

Decision issued 15/12/2023

Granted 15/12/2023

RMA/2023/2264

Minimum Floor Level Certificate

Processing complete

Applied 31/08/2023

Certificate issued 01/09/2023

RMA/2024/453

Subdivision - Fee Simple - Four Lots and associated land use

Processing complete

Applied 26/02/2024

s223 Certificate issued 19/06/2024

s224 Certificate issued 19/06/2024

Decision issued 26/03/2024

Granted 26/03/2024

#### **4/206 Geraldine Street**

RMA/2020/2685

Reapplied under 2021 DC Policy - Proposed multi unit residential complex consisting of 12 units

Surrendered

Applied 19/11/2020

Decision issued 03/06/2021

Granted 03/06/2021

RMA/2021/1437

Minimum floor level certificate

Processing complete

Applied 19/05/2021

Certificate issued 24/05/2021

RMA/2022/2510

Reapplied under 2021 DC Policy - Proposed multi unit residential complex consisting of 12 units

Processing complete

Applied 04/08/2022

Decision issued 16/08/2022

Granted 16/08/2022

RMA/2022/2612

Subdivision - Fee Simple - Twelve lots with Land Use

Processing complete

Applied 12/08/2022

s223 Certificate issued 16/05/2023

s224 Certificate issued 16/05/2023

Decision issued 11/10/2022

Granted 11/10/2022

Within scope amendment accepted 20/04/2023

Within scope amendment accepted 15/02/2023

Within scope amendment decision issued 20/04/2023

Within scope amendment decision issued 15/02/2023

## **4/51 Edward Avenue**

RMA/2022/38

Minimum Floor Level Certificate

Processing complete

Applied 12/01/2022

Certificate issued 12/01/2022

RMA/2023/1755

To construct four (4) attached two-storey residential units

Processing complete

Applied 07/07/2023

Decision issued 29/08/2023

Granted 29/08/2023

RMA/2023/1899

Minimum floor level certificate

Processing complete

Applied 24/07/2023

Certificate issued 25/07/2023

RMA/2023/3087

Subdivision - Fee simple - Four lots and associated land use

Processing complete

Applied 28/11/2023

s223 Certificate issued 04/06/2024

s224 Certificate issued 11/07/2024

Certificate issued 17/07/2024

Decision issued 25/01/2024

Granted 25/01/2024

RMA/2024/1876

Surrender of easement 213583.1 - RMA/2023/3087

Processing complete

Applied 25/06/2024

Certificate issued 17/07/2024

## **4/630 Barbadoes Street**

RMA/2024/157

Construct ten residential units & associated earthworks

Processing complete

Applied 26/01/2024

Decision issued 04/03/2024

Granted 04/03/2024

Within scope amendment accepted 15/08/2024

Within scope amendment decision issued 15/08/2024

## **44 Edward Avenue**

RMA/1985/826

Consent to convert an existing carport into a garage/ for 44 edward ave - Historical Reference RES9215480

Processing complete

Applied 14/02/1985

Decision issued 25/02/1985

Granted 25/02/1985

RMA/2016/1908

Five residential units with detached garages

Withdrawn

Applied 13/07/2016

RMA/2016/2043

Replacement of a multi-unit residential complex consisting of 5 residential units with 2 detached garages and 3 detached carports. - Replaces RMA/2016/1908

Processing complete

Applied 27/07/2016

Decision issued 05/09/2016

Granted 05/09/2016

Within scope amendment accepted 29/01/2018

Within scope amendment decision issued 29/01/2018

## **5/206 Geraldine Street**

RMA/2020/2685

Reapplied under 2021 DC Policy - Proposed multi unit residential complex consisting of 12 units

Surrendered

Applied 19/11/2020

Decision issued 03/06/2021

Granted 03/06/2021

RMA/2021/1437

Minimum floor level certificate

Processing complete

Applied 19/05/2021

Certificate issued 24/05/2021

RMA/2022/2510

Reapplied under 2021 DC Policy - Proposed multi unit residential complex consisting of 12 units

Processing complete

Applied 04/08/2022

Decision issued 16/08/2022

Granted 16/08/2022

RMA/2022/2612

Subdivision - Fee Simple - Twelve lots with Land Use

Processing complete

Applied 12/08/2022

Within scope amendment accepted 20/04/2023

Within scope amendment accepted 15/02/2023

Within scope amendment decision issued 20/04/2023

Within scope amendment decision issued 15/02/2023

s223 Certificate issued 16/05/2023

s224 Certificate issued 16/05/2023

Decision issued 11/10/2022

Granted 11/10/2022

## **5/630 Barbadoes Street**

RMA/2024/157

Construct ten residential units & associated earthworks

Processing complete

Applied 26/01/2024

Decision issued 04/03/2024

Granted 04/03/2024

Within scope amendment accepted 15/08/2024

Within scope amendment decision issued 15/08/2024

## **53A Edward Avenue**

RMA/2017/1534

Construct two units

Processing complete

Applied 29/06/2017

Decision issued 24/08/2017

Granted 24/08/2017

Within scope amendment decision issued 21/12/2017

Within scope amendment accepted 21/12/2017

Within scope amendment accepted 21/12/2017

Within scope amendment decision issued 21/12/2017

Granted 24/08/2017

Decision issued 24/08/2017

RMA/2018/2844

Two Lot Fee Simple Subdivision

Processing complete

Applied 22/11/2018

s223 Certificate issued 05/03/2019

s224 Certificate issued 05/03/2019

Granted 18/12/2018

Decision issued 18/12/2018

Decision issued 18/12/2018

Granted 18/12/2018

s224 Certificate issued 05/03/2019

s223 Certificate issued 05/03/2019

## **6/206 Geraldine Street**

RMA/2020/2685

Reapplied under 2021 DC Policy - Proposed multi unit residential complex consisting of 12 units

Surrendered

Applied 19/11/2020

Decision issued 03/06/2021

Granted 03/06/2021

RMA/2021/1437

Minimum floor level certificate

Processing complete

Applied 19/05/2021

Certificate issued 24/05/2021

RMA/2022/2510

Reapplied under 2021 DC Policy - Proposed multi unit residential complex consisting of 12 units

Processing complete

Applied 04/08/2022

Decision issued 16/08/2022

Granted 16/08/2022

RMA/2022/2612

Subdivision - Fee Simple - Twelve lots with Land Use

Processing complete

Applied 12/08/2022

s223 Certificate issued 16/05/2023

s224 Certificate issued 16/05/2023

Decision issued 11/10/2022

Granted 11/10/2022

Within scope amendment accepted 20/04/2023

Within scope amendment accepted 15/02/2023

Within scope amendment decision issued 20/04/2023

Within scope amendment decision issued 15/02/2023

### **6/630 Barbadoes Street**

RMA/2024/157

Construct ten residential units & associated earthworks

Processing complete

Applied 26/01/2024

Decision issued 04/03/2024

Granted 04/03/2024

Within scope amendment accepted 15/08/2024

Within scope amendment decision issued 15/08/2024

### **613 Barbadoes Street**

RMA/2016/1908

Five residential units with detached garages

Withdrawn

Applied 13/07/2016

RMA/2016/2043

Replacement of a multi-unit residential complex consisting of 5 residential units with 2 detached garages and 3 detached carports. - Replaces RMA/2016/1908

Processing complete

Applied 27/07/2016

Decision issued 05/09/2016

Granted 05/09/2016

Within scope amendment accepted 29/01/2018

Within scope amendment decision issued 29/01/2018

### **615 Barbadoes Street**

RMA/2016/1908

Five residential units with detached garages

Withdrawn

Applied 13/07/2016

RMA/2016/2043

Replacement of a multi-unit residential complex consisting of 5 residential units with 2 detached garages and 3 detached carports. - Replaces RMA/2016/1908

Processing complete

Applied 27/07/2016

Decision issued 05/09/2016

Granted 05/09/2016

Within scope amendment accepted 29/01/2018

Within scope amendment decision issued 29/01/2018

### **616 Barbadoes Street**

RMA/2007/2260

Extension to dwelling - Historical Reference RMA92009568

Processing complete

Applied 15/08/2007

Granted 14/11/2007

Decision issued 15/11/2007

Decision issued 15/11/2007

Granted 14/11/2007

### **617 Barbadoes Street**

RMA/2016/1908

Five residential units with detached garages

Withdrawn

Applied 13/07/2016

RMA/2016/2043

Replacement of a multi-unit residential complex consisting of 5 residential units with 2 detached garages and 3 detached carports. - Replaces RMA/2016/1908

Processing complete

Applied 27/07/2016

Decision issued 05/09/2016

Granted 05/09/2016

Within scope amendment accepted 29/01/2018

Within scope amendment decision issued 29/01/2018

### **630 Barbadoes Street**

RMA/2024/157

Construct ten residential units & associated earthworks

Processing complete

Applied 26/01/2024

Decision issued 04/03/2024

Granted 04/03/2024

Within scope amendment accepted 15/08/2024

Within scope amendment decision issued 15/08/2024

RMA/2024/3348

Combined subdivision / land use consent - Fee simple - Ten (10) lots with land use

Processing complete

Applied 18/11/2024

s223 Certificate issued 05/11/2025

s224 Certificate issued 16/12/2025

Decision issued 23/01/2025

Granted 22/01/2025

### **636 Barbadoes Street**

RMA/2000/2569

To erect a dwelling on Lot 3 that does not comply with internal boundary setbacks - Historical Reference RMA20003324

Processing complete

Applied 11/10/2000

Decision issued 24/01/2001

Granted 16/01/2001

### **638 Barbadoes Street**

RMA/2001/1856

To erect a new dwelling at the rear of an existing site, with various non compliances - Historical Reference RMA20007754

Processing complete

Applied 03/08/2001

Decision issued 02/10/2001

Granted 01/10/2001

RMA/2004/1544

Additions and alterations converting two dwellings into one with various non compliances. - Historical Reference RMA20017159

Processing complete

Applied 17/06/2004

Decision issued 14/07/2004

Granted 12/07/2004

## **642 Barbadoes Street**

RMA/1995/159

3 townhouses on site without a 20m square. - Historical Reference RES950357

Processing complete

Applied 09/03/1995

Decision issued 23/06/1995

Declined 23/06/1995

RMA/2014/3438

Relocate two dwellings - Historical Reference RMA92028150

Processing complete

Applied 19/12/2014

Decision issued 12/03/2015

Granted 12/03/2015

## **68 Edward Avenue**

RMA/2017/2539

To construct three new two level townhouses with attached garages

Not accepted for processing

Applied 17/10/2017

Not accepted for processing 09/11/2017

RMA/2017/2802

Multi-unit residential development consisting of three two storey attached units

Processing complete

Applied 10/11/2017

Decision issued 11/12/2017

Granted 11/12/2017

RMA/2017/3003

Minimum Floor Level Certificate

Processing complete

Applied 29/11/2017

Certificate issued 01/12/2017

RMA/2019/151

Three Lot Fee Simple Subdivision and Associated Land Use Consent for a Dwelling on each Allotment

s223 Certificate issued

Applied 28/01/2019

s223 Certificate issued 05/03/2024

Decision issued 04/03/2019

Granted 04/03/2019

## **7/206 Geraldine Street**

RMA/2020/2685

Reapplied under 2021 DC Policy - Proposed multi unit residential complex consisting of 12 units

Surrendered

Applied 19/11/2020

Decision issued 03/06/2021

Granted 03/06/2021

RMA/2021/1437

Minimum floor level certificate

Processing complete

Applied 19/05/2021

Certificate issued 24/05/2021

RMA/2022/2510

Reapplied under 2021 DC Policy - Proposed multi unit residential complex consisting of 12 units

Processing complete

Applied 04/08/2022

Decision issued 16/08/2022

Granted 16/08/2022

RMA/2022/2612

Subdivision - Fee Simple - Twelve lots with Land Use

Processing complete

Applied 12/08/2022

s223 Certificate issued 16/05/2023

s224 Certificate issued 16/05/2023

Decision issued 11/10/2022

Granted 11/10/2022

Within scope amendment accepted 20/04/2023

Within scope amendment accepted 15/02/2023  
Within scope amendment decision issued 20/04/2023  
Within scope amendment decision issued 15/02/2023

### **7/630 Barbadoes Street**

RMA/2024/157  
Construct ten residential units & associated earthworks  
Processing complete  
Applied 26/01/2024  
Within scope amendment decision issued 15/08/2024  
Decision issued 04/03/2024  
Granted 04/03/2024  
Within scope amendment accepted 15/08/2024

### **8/206 Geraldine Street**

RMA/2020/2685  
Reapplied under 2021 DC Policy - Proposed multi unit residential complex consisting of 12 units  
Surrendered  
Applied 19/11/2020  
Decision issued 03/06/2021  
Granted 03/06/2021

RMA/2021/1437  
Minimum floor level certificate  
Processing complete  
Applied 19/05/2021  
Certificate issued 24/05/2021

RMA/2022/2510  
Reapplied under 2021 DC Policy - Proposed multi unit residential complex consisting of 12 units  
Processing complete  
Applied 04/08/2022  
Decision issued 16/08/2022  
Granted 16/08/2022

RMA/2022/2612

Subdivision - Fee Simple - Twelve lots with Land Use

Processing complete

Applied 12/08/2022

s223 Certificate issued 16/05/2023

s224 Certificate issued 16/05/2023

Decision issued 11/10/2022

Granted 11/10/2022

Within scope amendment accepted 20/04/2023

Within scope amendment accepted 15/02/2023

Within scope amendment decision issued 20/04/2023

Within scope amendment decision issued 15/02/2023

### **8/630 Barbadoes Street**

RMA/2024/157

Construct ten residential units & associated earthworks

Processing complete

Applied 26/01/2024

Decision issued 04/03/2024

Granted 04/03/2024

Within scope amendment accepted 15/08/2024

Within scope amendment decision issued 15/08/2024

### **9/206 Geraldine Street**

RMA/2020/2685

Reapplied under 2021 DC Policy - Proposed multi unit residential complex consisting of 12 units

Surrendered

Applied 19/11/2020

Granted 03/06/2021

Decision issued 03/06/2021

RMA/2021/1437

Minimum floor level certificate

Processing complete

Applied 19/05/2021

Certificate issued 24/05/2021

RMA/2022/2510

Reapplied under 2021 DC Policy - Proposed multi unit residential complex consisting of 12 units

Processing complete

Applied 04/08/2022

Decision issued 16/08/2022

Granted 16/08/2022

RMA/2022/2612

Subdivision - Fee Simple - Twelve lots with Land Use

Processing complete

Applied 12/08/2022

Within scope amendment accepted 20/04/2023

Within scope amendment accepted 15/02/2023

Within scope amendment decision issued 20/04/2023

Within scope amendment decision issued 15/02/2023

s223 Certificate issued 16/05/2023

s224 Certificate issued 16/05/2023

Decision issued 11/10/2022

Granted 11/10/2022

## **9/630 Barbadoes Street**

RMA/2024/157

Construct ten residential units & associated earthworks

Processing complete

Applied 26/01/2024

Decision issued 04/03/2024

Granted 04/03/2024

Within scope amendment accepted 15/08/2024

Within scope amendment decision issued 15/08/2024

## **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