

Land Information Memorandum



Property address:
10 Randolph Street

LIM number: H10309010

Page 1

Christchurch City Council
53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984

www.ccc.govt.nz

Application details

Date issued 16 July 2026
Date received 7 July 2026

Property details

Property address 10 Randolph Street, Linwood, Christchurch
Valuation roll number 22451 46101
Valuation information Capital Value: \$400,000
Land Value: \$150,000
Improvements Value: \$250,000
Please note: these values are intended for Rating purposes
Legal description Lot 2 DP 615686
Existing owner Amy Vanessa Anne Stringer
Mitchell William O'Connor
12 Randolph Street
Woolston 8062

Council references

Rate account ID 73218219
LIM number H10309010
Property ID 1209020

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Document information

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

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

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

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

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

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

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

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Page 3

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

1. Special features and characteristics of the land

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

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

Natural Hazards

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

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

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

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

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

The following statement has been provided by Environment Canterbury:

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

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

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LIM number: H10309010

Page 4

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(a) Coastal Hazards

- Coastal Hazard Inundation

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

The rate of sea level rise in this area may also be impacted by vertical land movement (a faster rate where land is moving downwards, and a slower rate where land is moving upwards). To find out how your area might be affected go to https://ccc.govt.nz/assets/Documents/Environment/Coast/Canterbury-VLM-and-Implications-for-Future-SLR-2025_FINAL.pdf or for more information go to <https://ccc.govt.nz/assets/Documents/Environment/Coast/Factsheets/VLM-and-sea-level-rise-factsheet-Sep-2025.pdf>

Title of Report: Coastal Hazard Assessment for Christchurch and Banks Peninsula (2017)

Purpose of report: To assess the extent to which coastal hazards will impact the Christchurch District under various future sea level rise projections

Scope of Report: District-wide

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/Coastal-Hazards/2017-Coastal-Hazards-Report.pdf>

Date of report: October 2017

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

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

Title of Report: Co-seismic and post-seismic rates of vertical land movement in the Canterbury Region and implications for future changes in sea level

Purpose of report: To build on the 2023/24 reports, by providing a district-wide analysis, filling key knowledge gaps and utilising a more recent and robust satellite data set.

Scope of Report: The Christchurch District and the coastal zone of the wider Canterbury region.

Where or how to access the report: (link to report or spatial portal)

Date of report: 16th April 2025

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

The name of person/entity that prepared the report: GNS Science

- Regional Hazard Information: Shoreline Modelling

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

(b) Earthquakes

- Liquefaction Assessment

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

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

Title of report: Christchurch liquefaction vulnerability study

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

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

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

Date of report: July 2020

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

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

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

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

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

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

Date of report: March 2015

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

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

- Regional Liquefaction Information

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

Technical report information:

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

Date: December 2012.

Author: H Brackley (compiler).

Commissioned by: Environment Canterbury.

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

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

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

- Regional Hazard Information: Earthquake fault deformation

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

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

(c) Flooding

- 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.

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

- Predicted 1 in 50 Year Flood Extent

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

- Predicted 1 in 200 Year Flood Extent

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

- Regional Hazard Information: Flood Photographs

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

- Regional Hazard Information: Site Specific Flood Assessment

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

- Regional Hazard Information: Flood Assessment Request

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

(d) Landslides

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

(e) Subsidence

- Consultant Report Available

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

(f) Tsunamis

- Property located in Tsunami Risk Zone

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

Title of Report: Multiple scenario tsunami modelling for Canterbury, GNS Science Consultancy Report 2018/198 November 2019

Purpose of report: Modelled inundation of the southern Pegasus Bay coast and Lyttelton Harbour in multiple local, regional and distant tsunami scenarios.

Scope of Report: Christchurch coast from Purau to Pines/Kairaki Beach

Where or how to access the report: <https://www.ecan.govt.nz/document/download?uri=3752435>

Date of report: November 2019

Name of person/entity that commissioned report: Environment Canterbury

The name of person/entity that prepared the report: GNS Science

Title of Report: Multiple scenario tsunami modelling for northern Pegasus Bay and northern Banks Peninsula Bays, GNS Science Consultancy Report 2020/136 November 2020

Purpose of report: Modelled inundation of northern Banks Peninsula coast in multiple local, regional and distant tsunami scenarios.

Scope of Report: Banks Peninsula from Godley Head to Le Bons Bay

Where or how to access the report: <https://www.ecan.govt.nz/document/download?uri=3996252>

Date of report: November 2020

Name of person/entity that commissioned report: Environment Canterbury

The name of person/entity that prepared the report: GNS Science

Title of Report: Multiple scenario tsunami modelling for the Selwyn Coastline, Kaitorete Barrier and Akaroa Harbour, GNS Science Consultancy Report 2020/47 November 2020

Purpose of report: Modelled inundation of southern Banks Peninsula coast and Kaitorete Barrier in multiple local, regional and distant tsunami scenarios.

Scope of Report: Banks Peninsula and Kaitorete Barrier, from Le Bons Bay to Taumutu

Where or how to access the report: <https://www.ecan.govt.nz/document/download?uri=3996251>

Date of report: November 2020

Name of person/entity that commissioned report: Environment Canterbury

The name of person/entity that prepared the report: GNS Science

Title of Report: Land Drainage Recovery Programme: Tsunami Study

Purpose of report: Modelled inundation of the Christchurch City coast in 500 and 2500 year return period tsunami scenarios.

Scope of Report: Christchurch City from Waimakariri River Mouth to Taylors Mistake

Where or how to access the report: <https://ccc.govt.nz/assets/Documents/Environment/Water/Flooding-Land-Drainage/Tsunami-Study-Final-report-June-19.pdf>

Date of report: February 2018

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

The name of person/entity that prepared the report: NIWA

Title of Report: Tsunami inundation modelling for Lyttelton and Akaroa Harbours NIWA Client Report No: 2018111CH May 2018

Purpose of report: Modelled inundation of Lyttelton and Akaroa Harbours in a 500 year return period tsunami scenario.

Scope of Report: Lyttelton Harbour from Godley Head to Adderley Head and Akaroa Harbour from Timutimu Head to Akaroa Head

Where or how to access the report: <https://ccc.govt.nz/assets/Documents/Consents-and-Licences/property-information-and-lims/Tsunami-inundation-modelling-for-Lyttelton-and-Akaroa-Harbours-1-500-year-event-from-South-America-NIWA.pdf>

Date of report: May 2018

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

The name of person/entity that prepared the report: NIWA

Property address:

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LIM number: H10309010

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(g) Volcanic and Geothermal Hazards

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

(h) Wind

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

(i) Any Other Natural Hazards

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

(j) District Plan Natural Hazard Information

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

(k) Building Notices

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

Other Special Features or Characteristics of the Land

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

Related Information

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

2. Private and public stormwater and sewerage drains

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

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

Related Information

- This property is shown to be served by Christchurch City Council Sewer 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.

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.

Property address:

10 Randolph Street

LIM number: H10309010

Page 12

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4. Rates

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

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

(a) Annual rates

Annual rates to 30/06/2027: \$2,740.96

	Instalment Amount	Date Due
Instalment 1	\$685.19	15/09/2026
Instalment 2	\$685.19	15/12/2026
Instalment 3	\$685.19	15/03/2027
Instalment 4	\$685.39	15/06/2027

Rates owing as at 16/07/2026: \$685.19

(b) Excess water charges

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

(c) Final water meter reading required at settlement?

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

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

Property address:

10 Randolph Street

LIM number: H10309010

Page 13

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

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

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

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

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

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

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

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

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

(a) Consents

- BCN/1994/9082 Applied: 02/11/1994 Status: Completed
12 Randolph Street Linwood
Accepted for processing 02/11/1994
Building consent granted 12/12/1994
Building consent issued 09/01/1995
Code Compliance Certificate Granted 07/01/2000
Code Compliance Certificate Issued 07/01/2000
DWELLING ADDITION & ATTACHED GARAGE- Historical Reference CON94009758
- BCN/2023/8136 Applied: 01/12/2023 Status: Completed
10 Randolph Street Linwood
Accepted for processing 07/12/2023
PIM Granted 18/12/2023
PIM Issued 20/12/2023
Construction of two attached residential units.
- BCN/2024/6753 Applied: 27/08/2024 Status: Completed
10 Randolph Street Linwood
Accepted for processing 02/09/2024
Building consent granted 15/10/2024

Property address:

10 Randolph Street

LIM number: H10309010

Page 14

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www.ccc.govt.nz

Building consent issued 17/10/2024

Code Compliance Certificate Issued 18/08/2025

Construction of 2 attached 'elderly persons' housing unit - Units 2 & 3

(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.

Property address:

10 Randolph Street

LIM number: H10309010

Page 15

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6. Certificates issued by a building certifier

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

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

Property address:

10 Randolph Street

LIM number: H10309010

Page 16

Christchurch City Council

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

7. Weathertightness

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

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

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

Property address:

10 Randolph Street

LIM number: H10309010

Page 17

Christchurch City Council

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

8. Land use and conditions

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

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

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

- **Regional plan or bylaw**

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

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

(ii) Christchurch District Plan

- **Liquefaction Management Area (LMA)**

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

- **District Plan Zone**

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

- **Flood Management Area**

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

- **Fixed Minimum Floor Overlay**

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

(b) Resource consents

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

- **RMA/1994/1514 - Resource consents**

12 Randolph Street Linwood

To erect a dwelling addition less than 3.0m from the road boundary on a corner site - Historical Reference RES950159

Status: Processing complete

Applied 31/01/1994

Granted 08/02/1995

Decision issued 08/02/1995

Property address:

10 Randolph Street

LIM number: H10309010

Page 18

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

- RMA/2024/1845 - Land Use Consent
12 Randolph Street Linwood
Establish two older persons' housing units and convert an existing dwelling into an older persons' housing unit
Status: Processing complete
Applied 24/06/2024
Granted 18/07/2024
Decision issued 19/07/2024
- RMA/2025/288 - Combined subdivision / land use consent
12 Randolph Street Linwood
Subdivision - Fee Simple - 3 Lots with land use
Status: Processing complete
Applied 04/02/2025
Granted 18/03/2025
Decision issued 18/03/2025
s223 Certificate issued 21/07/2025
s224 Certificate issued 21/07/2025

(c) Resource Consents Natural Hazard Information

Property address:

10 Randolph Street

LIM number: H10309010

Page 19

Christchurch City Council

53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984

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9. Other land and building classifications

Section 44A(2)(g) LGOIMA. This is information notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.

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

Please refer to Section 1 for details

10. Network utility information

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

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

- **None recorded for this property**

11. Other information

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

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

(a) Kerbside waste collection

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

(b) Other

• Floor Levels Information

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

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

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

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

• Guest Accommodation

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

• Community Board

Property located in Coastal-Burwood-Linwood Community Board.

• Tsunami Evacuation Zone

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

• Electoral Ward

Property located in Linwood 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

Property address:

10 Randolph Street

LIM number: H10309010

Page 22

Christchurch City Council

53 Hereford Street, PO Box 73015
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- **Spatial Query Report**

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

17 October 2024

Job No: 24-206

Dear Aaron McGuinness – Flow Properties Ltd,

RE: GEOTECHNICAL REVIEW – 12 RANDOLPH STREET, WOOLSTON, CHRISTCHURCH 8062

BACKGROUND

A geotechnical report of 12 Randolph Street, Woolston has been carried by Cephas Rock Structural & Geotechnical Engineers on February 2024 and we proposed a specific engineer design shallow foundation system which is consistent with 'Hybrid TC2/TC3 foundations' of MBIE Technical Guidance (2012).

Richards consulting engineers has carried out a foundation design (dated October 2024) which provide a similar design compare with the Cephas Rock's proposed foundation recommendation.

FOUNDATION DESIGN

The foundation design proposed by Procerto Group Limited comprises the following items:

For the main dwelling foundation:

- Reinforced concrete waffle slab-on-ground with edge beam 300mm wide and internal thickening beam 300 mm wide.
- Engineered fill reinforced with geogrid and geotextile with minimum depth of 800mm.

For the external deck and stairs:

- Typical concrete pads embedded in engineered fill reinforced with geogrid and geotextile with a minimum depth of 800mm.

DISCUSSION

It is noted from Cephas rock geotechnical report that the Geotechnical Ultimate Bearing Capacity (GUBC) of 200kPa generally will be encountered at 0.4 metres below ground level (mbgl).

According to Section 5.3.1 of MBIE 2012, the ground immediately beneath the compacted (reinforced) fill must have a minimum GUBC of 200kPa.

Therefore, it is our opinion that the proposed foundation designed by Procerto Group Limited is in line with the foundation type of TC2 Option 1 (geogrid reinforced gravel raft) with an overlying Option 4 (waffle slab), also termed a Hybrid TC2/TC3 foundation (Table 15.4.6 MBIE 2012).

However, differential settlement should be considered by the structural engineer for the main dwelling and external deck and stairs, due to the differences in foundation system.

CONCLUSION

The foundation designed carried out by Richard Consulting Engineers have been reviewed by us and it align with our proposed geotechnical foundation recommendations as long as the potential differential settlement has been considered in between the main dwelling and external deck & stairs.

Response by,



Jared Yang

Structural & Geotechnical Engineer
BEng(Hons) MCivilEng MEngNZ

Reviewed by,



Joshua Wang

Structural Engineer/ Director
BEng (Hons) CMEngNZ CPEng IntPE(NZ)
Structural Engineer/Director
Cephas Rock Limited

References

Richards Consulting Engineers (2024) Structural Design — 12 Randolph Street, Woolston – Christchurch (Ref: 24069 Rev 4, dated October 2024)

Ministry of Business, Innovation and Employment (MBIE). (2012). Repairing and rebuilding of houses affected by the Canterbury earthquakes – Technical Guidance (Parts A & C). <http://www.dbh.govt.nz/guidance-on-repairs-after-earthquake> Wellington, New Zealand.

Cephas Rock Limited (2024). Geotechnical Report – 12 Randolph Street, Woolston – Christchurch (Ref 24-111, dated February 2024)

Geotechnical Report 12 Randolph Street, Woolston, Christchurch 8062.



24-111
February 2024

EXECUTIVE SUMMARY

Cephas Rock Limited has been engaged to carry out a geotechnical assessment of the proposed new development at 12 Randolph Street, Linwood, Christchurch. The purpose of our assessment was to evaluate the site's surface and subsurface conditions and provide geotechnical recommendations for the proposed new dwelling foundation.

Our geotechnical findings and recommendations are summarised below.

Mapped MBIE Technical Category		TC ₂
Equivalent MBIE Technical Category based on Site Geotechnical Assessment		TC _{2/3}
Performance Category	Land Damage Type	Estimated maximum magnitude from two CPT results
SLS	Settlement	50mm (TC ₂)
ULS	Settlement	140mm (TC ₃)
	Lateral Stretch	0-100mm (TC ₂ Minor)
	Global Lateral Deformation	300-500 (TC ₃ Minor to Moderate)
Proposed foundation re-build options	Please refer Section 6.3 of this report for the new TC _{2/3} foundation recommendations.	
Soil bearing	A Geotechnical Ultimate Bearing Capacity (UBC) of 200kPa may be inferred from 0.4m below ground level for foundation design purposes.	

TABLE OF CONTENTS

1	INTRODUCTION	2
1.1	GENERAL	2
1.2	SCOPE OF WORKS.....	2
1.3	FACTUAL DATA	2
2	EXISTING INFORMATION.....	3
2.1	DESKTOP STUDY.....	3
3	SITE CONDITIONS	4
3.1	SITE DESCRIPTION	4
3.2	SITE GEOLOGY	5
3.3	MBIE LAND ZONING	5
3.4	EARTHQUAKE TEST	5
4	FIELDWORK SUMMARY	6
4.1	GROUND INVESTIGATIONS	6
4.2	GROUND CONDITIONS	7
4.3	SITE WALKOVER.....	7
4.4	GROUNDWATER.....	7
4.5	SITE SUBSOIL CLASS	8
5	DISCUSSION.....	8
5.1	EARTHQUAKE DESIGN SCENARIOS.....	8
5.2	GROUND SURFACE SETTLEMENTS	8
5.3	PREDICTED LATERAL DEFORMATION	9
5.4	GEOTECHNICAL ULTIMATE BEARING CAPACITY	10
6	CONCLUSIONS AND RECOMMENDATIONS	10
6.1	EQUIVALENT SITE-SPECIFIC CATEGORISATION	10
6.2	SITE FORMATION WORKS.....	10
6.3	FOUNDATION REMEDIATION RECOMMENDATIONS.....	10
7	GEOTECHNICAL REVIEW.....	11
8	CONSTRUCTION OBSERVATION	11
9	REFERENCES	12
10	LIMITATIONS	13
11	CLOSURE	14

1 INTRODUCTION

1.1 GENERAL

Cephas Rock Limited has been engaged to carry out a geotechnical assessment of the property at 12 Randolph Street, Woolston, Christchurch. The purpose of our assessment was to evaluate the site's surface and subsurface conditions and provide geotechnical recommendation for the proposed new development.

1.2 SCOPE OF WORKS

An investigation methodology for the property has been specifically developed for the issues present at the site, and the particular constraints the site poses, as outlined below:

- Geotechnical desktop study of the site's publicly available information
- Geotechnical site walkover survey.
- Site-specific ground investigations information (Scala penetrometer tests and hand augers)
- Liquefaction assessment based on available given site-specific ground investigations results.
- Provision of geotechnical characterisation of the site, and advice on foundation options.
- Reporting of investigation findings

1.3 FACTUAL DATA

The factual data provided in this report includes:

- Engineering logs of scala penetrometer (DCP), and hand augers.
- Engineering summary logs of cone penetration test (CPT) results.

2 EXISTING INFORMATION

2.1 DESKTOP STUDY

A desktop review of available geotechnical information has been carried out and is summarised below.

- Christchurch City Council (CCC) Floor Levels

The site is located outside the CCC Flood Management Area (FMA). The minimum finishing floor level requirement (minimum floor level for new building including a 0.4m freeboard allowance) is 11.86 above the Christchurch Drainage Datum. The average (mean) ground level is 11.52 above the Christchurch Drainage Datum.

- EQC Observed Ground Crack Location

The ground crack map indicated that in a 350m radius area from this site location, a number of cracks that are less than 10 mm and one 10mm to 50mm crack are indicated in the ground crack map.

At the same time, some 10mm to 50mm cracks have been identified in a 350m radius during site walkover.

There are no immediate waterways or free water edges have been observed to the site.

EQC Vertical Ground Movement

Cumulative vertical ground movement obtained from EQC map indicated the site's elevation had settled by approximately 200mm to 300mm.

- EQC Horizontal Ground Movement

The local differences obtained from LiDAR observations and tectonic movements from the Canterbury earthquake sequence are approximately 350mm.

3 SITE CONDITIONS

3.1 SITE DESCRIPTION

The site is located in a residential area in Riccarton, Christchurch, which is approximately 2 km southeast of Christchurch central business district (CBD) and has a legal description of "Pt Lot 16 DP 198". The total site area is approximately 545m².

The proposed site is located at the southeast intersection of Matlock Street and Randolph street and is bound by neighbouring properties by its remaining boundaries.

There is an existing dwelling located at the northwestern side of the site and a detached garage located at the southeastern side. The detached garage will be demolished at later stage for the proposed development. The remaining site is mainly covered by gravel walkway and minor vegetation.

According to Christchurch map viewer, the site is near level and have no stormwater or wastewater pipes running across the site.

The site location, Lot boundaries and features mentioned above is shown in Figure 1.



Figure 1. Aerial photograph & site layout.

3.2 SITE GEOLOGY

The geology of the site and surrounding area is detailed on the New Zealand Geology Web Map (Scale 1:250,000). According to the GNS map, the site is underlain by Holocene River Deposits, and it is described as modern river floodplain/low-level degradation tce; Unweathered, variably sorted gravel/sand/silt/clay.

3.3 MBIE LAND ZONING

The site is currently mapped as “Green Zone, Technical Category 2, Yellow” as defined by the Ministry of Business, Innovation and Employment (MBIE) Residential Technical Categories. This indicates that minor to moderate land damage from liquefaction is possible in future large earthquakes.



Figure 2. MBIE Technical Category Maps

3.4 EARTHQUAKE TEST

Conditional Peak Ground Acceleration (PGA) values, developed by Bradley Seismic Ltd and the University of Canterbury, are available on the CGD.

Using the MBIE and Bradley & Hughes (2012) procedures we have found that the site was “sufficiently tested” to the Serviceability Limit State (SLS) level of earthquake demand during February 2011 earthquake event.

Table 1: Scaled Conditional PGA Values for the site

Earthquake Event	Moment Magnitude (Mw)	Conditional Median PGA (g)	Standard Deviation σ	PGA M=7.5 (g)	10th Percentile PGA M=7.5 (g)
4-Sep-10	7.1	0.22	0.325	0.20	0.13
22-Feb-11	6.2	0.57	0.350	0.41	0.26
13-Jun-11	6	0.33	0.375	0.22	0.14
23-Dec-11	5.9	0.24	0.400	0.16	0.09

Considering the geological setting and the terrain at the site and taking into account the level of “test” experienced we can make important deductions about predicted earthquake-induced deformation that may occur in a design earthquake event. An SLS earthquake event is likely to cause less damage to the property than that the maximum previously experienced. However, under Ultimate Limit State (ULS) conditions the nature of land damage is likely to be severe to that already experienced.

4 FIELDWORK SUMMARY

4.1 GROUND INVESTIGATIONS

A shallow ground investigation has been carried out by Cephas Rock on 14th February 2024, comprised of three Dynamic Cone Penetrometers (DCPs) and two Hand Augered bore holes (HAs).

According to New Zealand Geotechnical Database, a deep ground investigation has been carried out by Geotechnics Consultants Ltd on 27/03/2013, comprised one Cone Penetrometer tests, the CPT raw data has been used for our desktop analysis, this CPT test is terminated at depths of 10m. Moreover, another CPT test carried out by Perry Geotech on 5/02/2013 has also been used to assist with our analysis. This CPT test is also terminated at depth of 10m.

The test locations are shown in Figure 3.



Figure 3. Test Location Plan.

4.2 GROUND CONDITIONS

The ground conditions summarised from above investigations have been interpreted from the shallow HA and deep CPT results. The subsurface conditions encountered are generally consistent with the published geological information. The ground conditions were relatively consistent among the test positions and are summarised in Table 2.

Table 2: Ground conditions summary table – inferred from HA logs and CPT Soil Behaviour Type

Description	Depth to bottom of layer (mbgl)
FILL/TOPSOIL (inferred from HA)	0.3
Silt with minor Clay (inferred from HA)	1.1
Clayey SILT (inferred from HA and CPT)	3.5
Sand/Silty Sand	10

4.3 SITE WALKOVER

Cephas Rock Limited visited the site on 14th February 2024, and have observed the following:

- There was an existing single storey dwelling with a detached garage at the section. It is understood that the detached garage will be demolished for the proposed development.
- The existing single storey dwelling has used lightweight plywood and compressed wood products for external cladding and light weight metal sheet for roof cladding.
- Evidence of ground movement was observed through cracking in the concrete footpath around the existing dwelling and around the neighbourhood.
- No obvious evidence of sand boils was observed to the site ground surface during our site walkover.

4.4 GROUNDWATER

The site groundwater level was assessed as follows:

- “EQC Event Specific Groundwater Surface Elevations” indicate that the groundwater table in the site area has been recorded at variable depths generally ranging from 1.0m to 2.0m bgl.
- “GNS Science Median Groundwater Surface Elevations” map indicates that the median long-term groundwater level is approximately 1.0 to 2.0m bgl.
- Groundwater has not been encountered during shallow soil test.

Based on the available groundwater information and taking into account expected seasonal fluctuations in water levels, for liquefaction assessment purposes we have adopted the groundwater level at 1.0m bgl.

4.5 SITE SUBSOIL CLASS

In accordance with NZS1170.5, Section 3.1.3, a site subsoil classification of “Class D – Deep or soft soil sites” may be assumed for this site.

5 DISCUSSION

5.1 EARTHQUAKE DESIGN SCENARIOS

Our liquefaction hazard assessment includes evaluations of earthquake-induced ground deformation for:

- The Serviceability Limit State (SLS₁) Mw 7.5, PGA 0.13 g
- The Serviceability Limit State (SLS₂) Mw 6.0, PGA 0.19 g
- The Ultimate Limit State (ULS) Mw 7.5, PGA 0.35 g

5.2 GROUND SURFACE SETTLEMENTS

Assessment of earthquake-induced ground deformation at the site has been carried out in using “Cliq v.3.0.2.4” software developed by Geologismiki. In accordance with Part C of the MBIE guidance (2012) for the CPT results. The results are presented in Table 3 for the total free-field reconsolidation settlement. A free-field site is where the site has no building present, so not subject to foundation loading, and not subject to lateral spreading.

Table 3: Estimated Total “Free-field” Ground Surface Settlements in the upper 10m at CPT_16261

Earthquake Scenario	Magnitude (M)	Peak Ground Acceleration (PGA, (g))	Estimated Ground Surface Settlements (mm)
SLS ₁	7.5	0.13	50
SLS ₂	6.0	0.19	30
ULS IL ₂	7.5	0.35	140

Table 4: Estimated Total “Free-field” Ground Surface Settlements in the upper 10m at CPT_23146

Earthquake Scenario	Magnitude (M)	Peak Ground Acceleration (PGA, (g))	Estimated Ground Surface Settlements (mm)
SLS ₁	7.5	0.13	20
SLS ₂	6.0	0.19	15
ULS IL ₂	7.5	0.35	100

As per MBIE guidance the differential ground surface settlement is expected to be approximately half the total settlement value listed above.

5.3 PREDICTED LATERAL DEFORMATION

Following the procedure outlined by the MBIE (2012) an assessment of the global lateral movement of the site and lateral stretch across the building footprint has been undertaken as follow.

From EQC horizontal ground movement measurements, the maximum local differences obtained from LiDAR observations and tectonic movements for combination of the 4 September 2010 and 13 June 2011 the Canterbury earthquake events are approximately 350 mm. Hence, the site has been categorised within the major global lateral deformation category.

Based on EQC observed ground crack location, there are minor ground cracks identified in front of the property. In a 350m radius area from this site location, a number of cracks that are less than 10 mm and a small number of 10mm to 50mm crack are indicated in the ground crack map. During the site walkover, there are minor to moderate ground cracks observed around the site. Minor cracks to the perimeter foundation of existing dwellings have also been observed during our site walkover.

The global lateral movement of the site and lateral stretch across the building footprint are categorised based on above assessments and outlined in Table 6.

Table 6: Assessed lateral deformation at the site.

Global lateral movement category of the site (at ULS)	TC ₃ (Minor to Moderate)
Lateral stretch of the ground across the building footprint (at ULS)	TC ₂ (Minor)

5.4 GEOTECHNICAL ULTIMATE BEARING CAPACITY

With reference to the investigation data a geotechnical Ultimate Bearing Capacity (UBC) of 200kPa can be assumed below 0.4 bgl. ~~A geotechnical Ultimate Bearing Capacity (UBC) of 200kPa can be assumed below 0.4 bgl.~~ A strength reduction factor of $\phi = 0.5$ should be applied to the Ultimate Bearing Capacity to obtain the Dependable Bearing Capacity, which should be equal to or greater than the factored Ultimate Foundation Bearing Pressures.



6 CONCLUSIONS AND RECOMMENDATIONS

6.1 EQUIVALENT SITE-SPECIFIC CATEGORISATION

The global lateral movement of the subsoil at the proposed site have been categorised within the limit of TC₃. The liquefaction results have shown that predicted settlements under SLS condition are less than 50mm, but more than 100mm under ultimate limited state.

Other than the global lateral movement, the subsoil at the proposed site was assessed to have minor to moderate land damage potential from future significant earthquake and stands with the limits of TC₂ and therefore the site is considered to “Straddle” the limits of Technical Category 2 (TC₂) and Technical Category 3 (TC₃).

6.2 SITE FORMATION WORKS

Based on our sub-surface findings, it is assumed that the proposed development will comprise some earthworks, involving excavation the topsoil and filling. It is recommended that all earthworks to be undertaken in accordance with NZS 4431:1989, ‘Code of practice for Earth Fill for Residential Development’.

During the site strip, any non-engineered fill, soft organic rich soil, tree root balls or existing old septic tanks should be undercut, removed from site, and the resulting excavations re-instated back to level using engineered fill.

6.3 FOUNDATION REMEDIATION RECOMMENDATIONS

Given the predicted liquefaction settlements under SLS condition are less than 50mm, but more than 100mm under ultimate limited state; and local lateral movements are considered as minor. For the proposed new dwelling foundation for this site, we consider the following foundation type.

A foundation system consistent with the MBIE Guidance ‘Hybrid TC₂/TC₃ foundations’, section 15.4.6 would be appropriate for the site.

An enhanced slab TC₂ foundation Option 2 (300 or 400mm thick) or 4, Section 5.3 Part A of the MBIE Guidance are appropriate, although an option 4(Waffle Slab) type foundation solution is recommended. The foundation should be constructed on a geogrid reinforced gravel raft and founded in the natural in organic soils, generally encountered at a depth of 0.8m where a Geotechnical UBC of 200kPa can be used for design.

7 GEOTECHNICAL REVIEW

As part of detailed design, we recommend that once site-specific development drawings are prepared, that they be submitted to either ourselves, or another Chartered Professional Engineer who is both experienced in the field of soil mechanics and familiar with the contents of this report to ensure that the recommendations given within this report remain valid.

8 CONSTRUCTION OBSERVATION

Specific engineering inspections of building platform preparation and/or foundation construction with certification by Producer Statement, PS₄, are often required by council and outlined in the Building Consent.

We are able to carry out the engineering inspection and provide the PS₄ documentation. Provision should be made for the recommendation of this report to change if the ground condition encountered vary from those expected. Prior notification of at least 24 hours ahead of any site inspection is appreciated.

9 REFERENCES

- Bradley and Hughes (2012) Conditional Peak Ground Accelerations in the Canterbury Earthquakes for Conventional Liquefaction Assessment – Technical Report for the Ministry of Business, Innovation and Employment.
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- Stockwell, M.J. (1977). Determination of allowable bearing pressure under small structures. New Zealand Engineering. 32(6). 132-135.
- Zhang, G.; Robertson, P.K.; Brachman, R.W.I. (2002). Estimating Liquefaction-Induced Ground Settlements from CPT for Level Ground. Canadian Geotechnical Journal, vol. 39, p 1168-1180.

10 LIMITATIONS

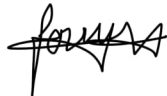
This report has been prepared on behalf of and for the exclusive use of Aaron McGuinness and its relevant building consent authority, and is subject to and issued in accordance with the provisions of the contract between Cephas Rock Limited and Aaron McGuinness. Cephas Rock accepts no liability or responsibility, whatsoever, for or in respect of any use or reliance upon this report by any third party. This report is the copyright of Cephas Rock Limited. Except for the use of Bin Sun and subject to the conditions in the agreement, no part of this publication may be copied without the express permission in writing from Cephas Rock Limited.

Please note that the recommendations provided above are based on a limited number of tests and the nature and continuity of subsoil conditions is inferred. Subsurface ground conditions may vary between any two inspected, tested and sampled locations. Subsurface ground conditions may also change or be modified as a result of anthropogenic events (e.g. construction, failure of subsurface infrastructure, site contamination) and natural events (e.g. flooding, earthquakes, landslides, significant weather events). The geotechnical advice provided in this report is based on data available at the time of reporting, best engineering practice, judgement and experience. Where the actual ground condition deviates from the assumed condition, further geotechnical testing and assessment maybe warranted, which may also include supervision and auditing of site works by a qualified geotechnical engineer.

It is recommended that all other parties seek professional geotechnical advice to satisfy themselves as to its on-going suitability for their intended use.

11 CLOSURE

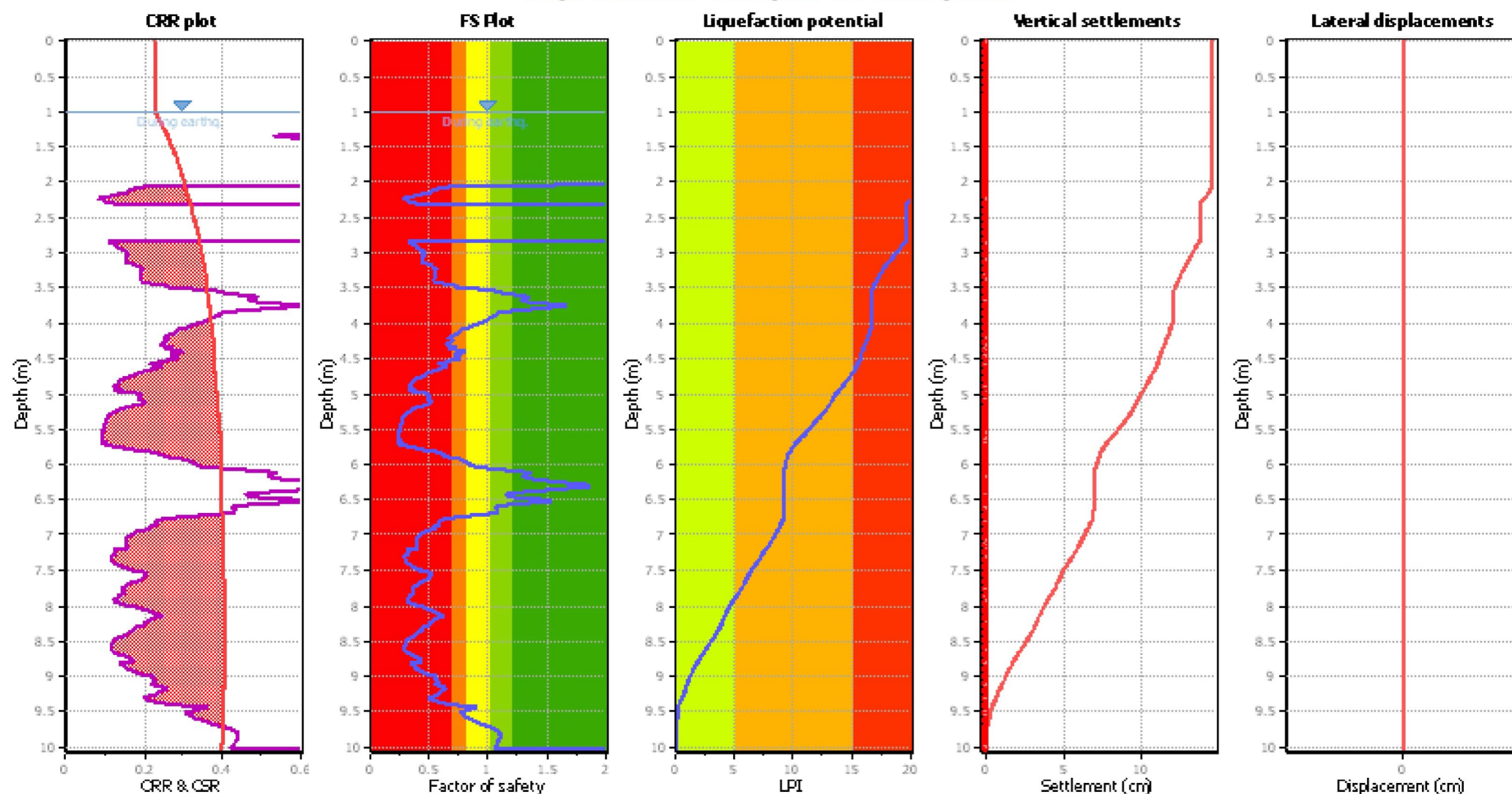
If you have any queries or you require any further clarification on any aspects of this report, please do not hesitate to contact the undersigned.

Action:	Name:	Signed:	Date:
Report Prepared:	Jared Yang BEng(Hons) MEngNZ MCivilEng Geotechnical/Structural Engineer Cephas Rock Limited		15/02/2024
Reviewed:	Ferry Haryono BEng. MEng CMEngNZ CPEng IntPE(NZ) Senior Geotechnical Engineer Cephas Rock Limited		24/02/2024
Approved:	Joshua Wong BEng (Hons) CMEngNZ CPEng IntPE(NZ) Structural Engineer/Director Cephas Rock Limited		26/02/2024

APPENDICES

- a) Investigation logs
- b) CLiq liquefaction analyses summary

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method: NCEER (1998)
 Fines correction method: NCEER (1998)
 Points to test: Based on Ic value
 Earthquake magnitude M_w : 7.50
 Peak ground acceleration: 0.35
 Depth to water table (insitu): 1.00 m

Depth to water table (earthq.): 1.00 m
 Average results interval: 3
 Ic cut-off value: 2.60
 Unit weight calculation: Based on SBT
 Use fill: No
 Fill height: N/A

Fill weight: N/A
 Transition detect applied: No
 K_{α} applied: Yes
 Clay like behavior applied: Sands only
 Limit depth applied: Yes
 Limit depth: 10.00 m

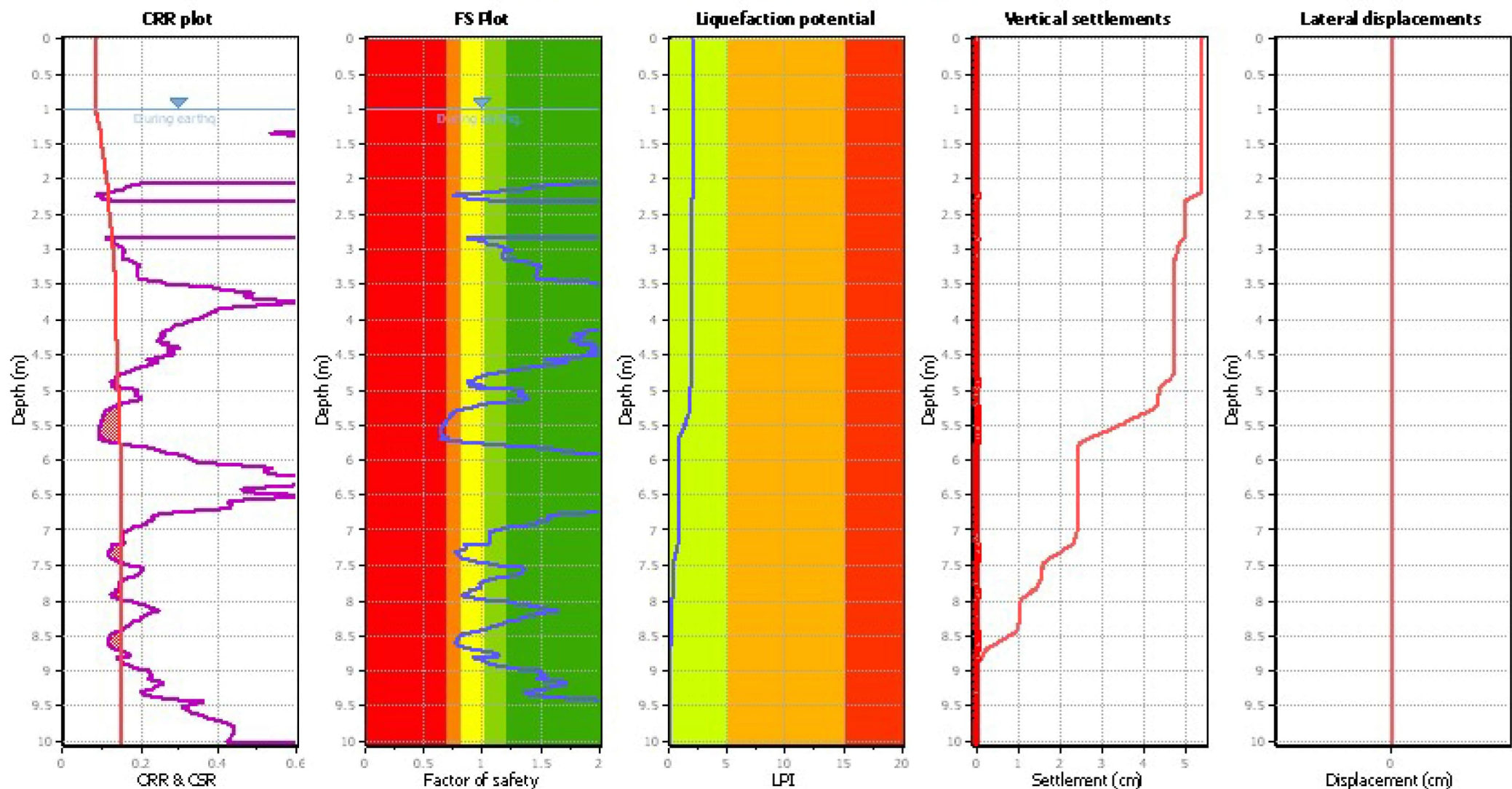
F.S. color scheme

Almost certain it will liquefy
 Very likely to liquefy
 Liquefaction and no liq. are equally likely
 Unlike to liquefy
 Almost certain it will not liquefy

LPI color scheme

Very high risk
 High risk
 Low risk

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method: NCEER (1998)
 Fines correction method: NCEER (1998)
 Points to test: Based on I_c value
 Earthquake magnitude M_w : 7.50
 Peak ground acceleration: 0.13
 Depth to water table (initial): 1.00 m

Depth to water table (earthq.): 1.00 m
 Average results interval: 3
 I_c cut-off value: 2.60
 Unit weight calculation: Based on SBT
 Use fill: No
 Fill height: N/A

Fill weight: N/A
 Transition detect applied: No
 K_{α} applied: Yes
 Clay like behavior applied: Sands only
 Limit depth applied: Yes
 Limit depth: 10.00 m

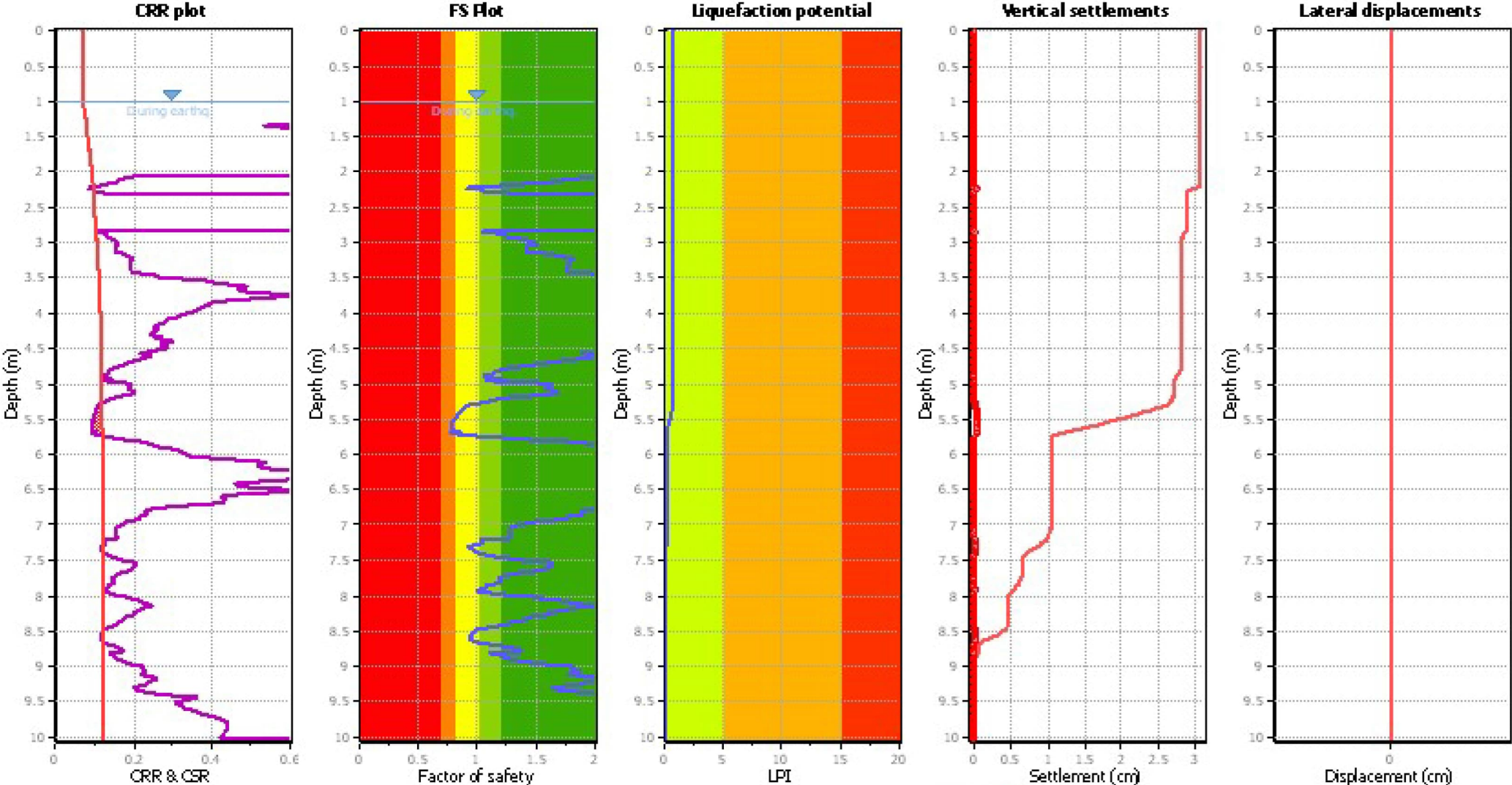
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 Liquefaction and no liq. are equally likely
 Unlike to liquefy
 Almost certain it will not liquefy

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Very high risk
 High risk
 Low risk

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	NCEER (1998)	Depth to water table (earthq.):	1.00 m	Fill weight:	N/A
Fines correction method:	NCEER (1998)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_{α} applied:	Yes
Earthquake magnitude M_w :	6.00	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.19	Use fill:	No	Limit depth applied:	Yes
Depth to water table (initial):	1.00 m	Fill height:	N/A	Limit depth:	10.00 m

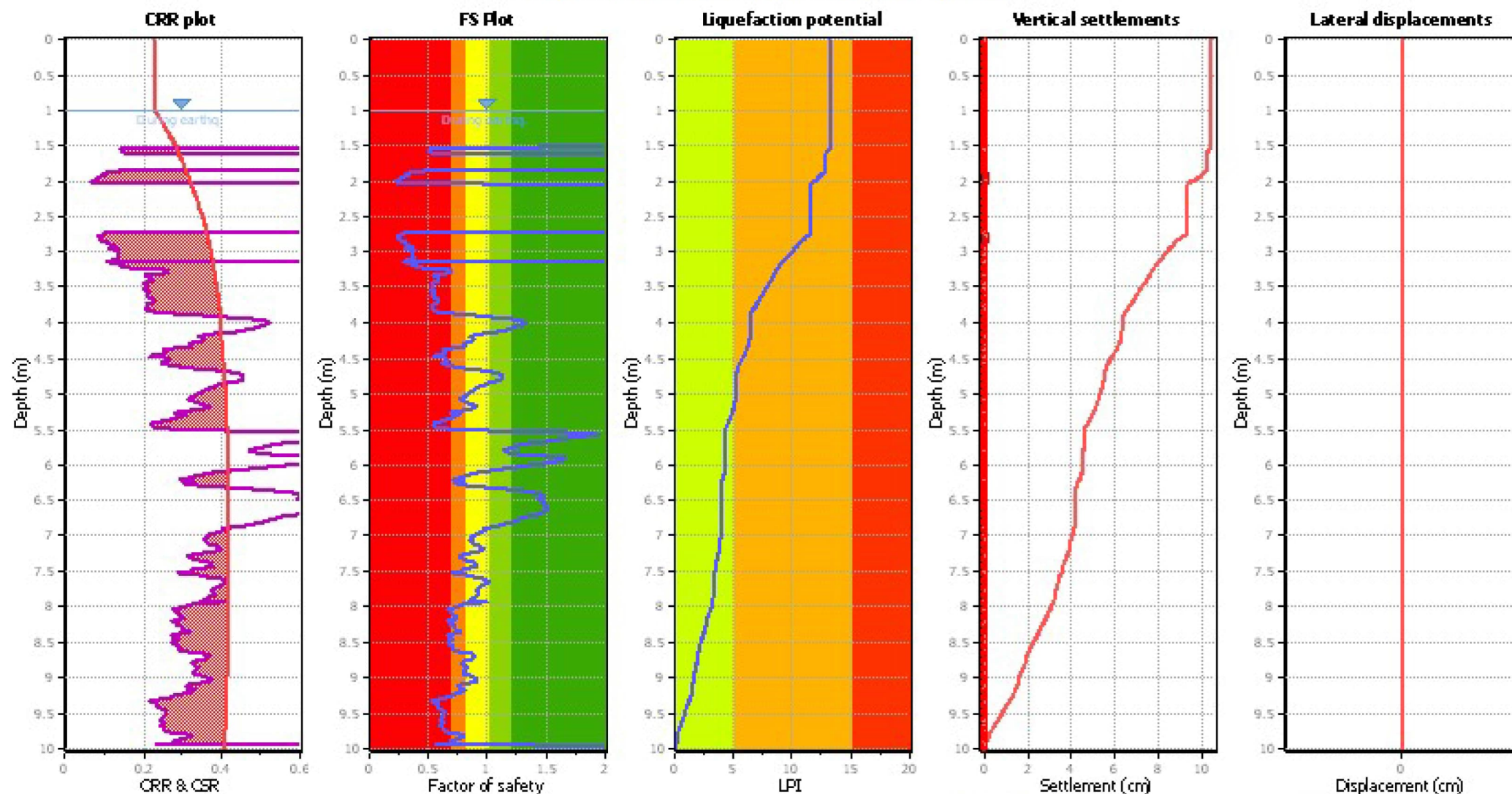
F.S. color scheme

Red	Almost certain it will liquefy
Orange	Very likely to liquefy
Yellow	Liquefaction and no liq. are equally likely
Green	Unlike to liquefy
Dark Green	Almost certain it will not liquefy

LPI color scheme

Red	Very high risk
Orange	High risk
Yellow	Low risk

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	NCEER (1998)	Depth to water table (earthq.):	1.00 m	Fill weight:	N/A
Fines correction method:	NCEER (1998)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_{α} applied:	Yes
Earthquake magnitude M_w :	7.50	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.35	Use fill:	No	Limit depth applied:	Yes
Depth to water table (initia):	1.00 m	Fill height:	N/A	Limit depth:	10.00 m

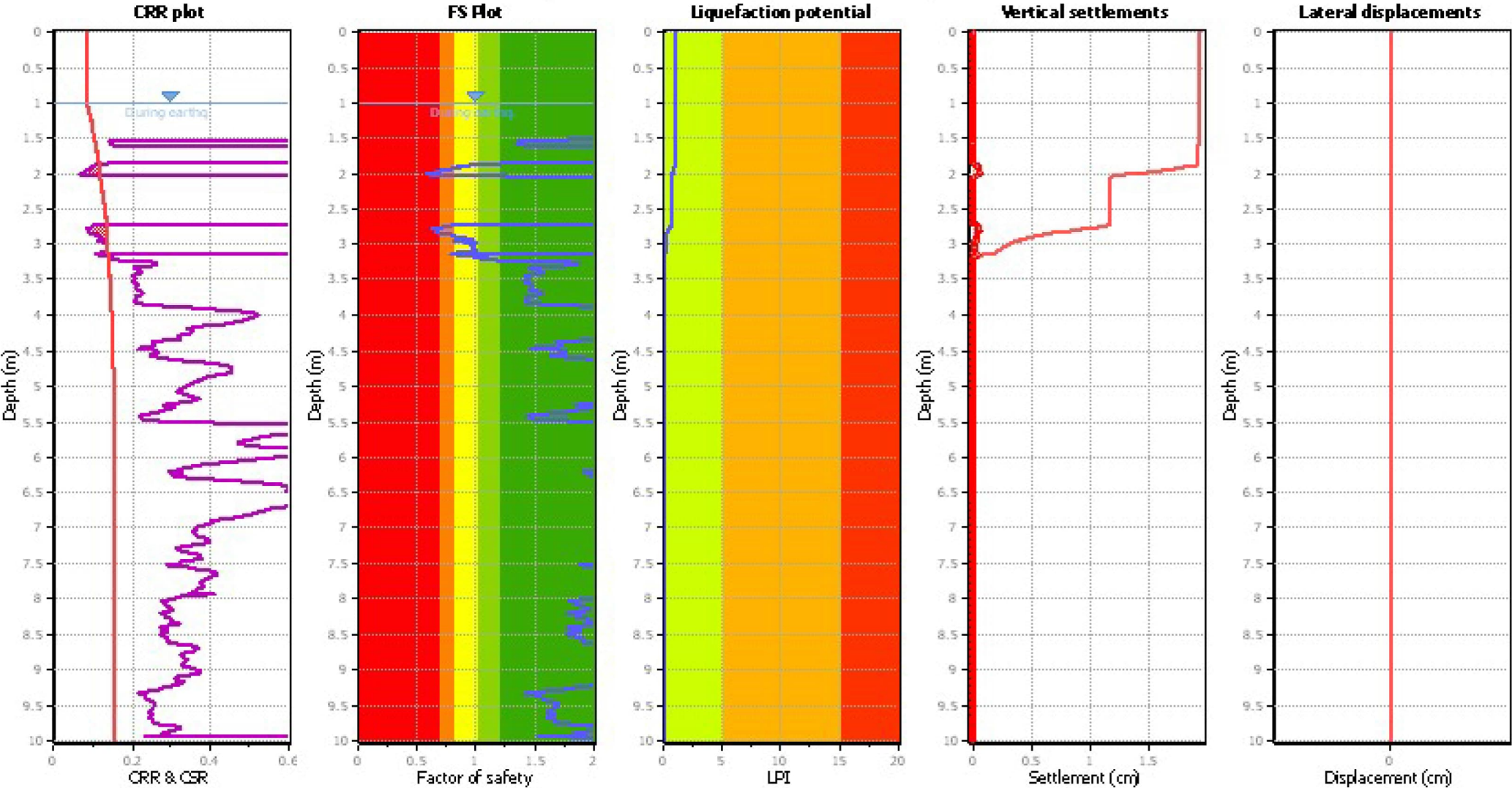
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Yellow	Low risk

Liquefaction analysis overall plots



Input parameters and analysis data

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Fines correction method:	NCEER (1998)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K _u applied:	Yes
Earthquake magnitude M _w :	7.50	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.13	Use fill:	No	Limit depth applied:	Yes
Depth to water table (Initial):	1.00 m	Fill height:	N/A	Limit depth:	10.00 m

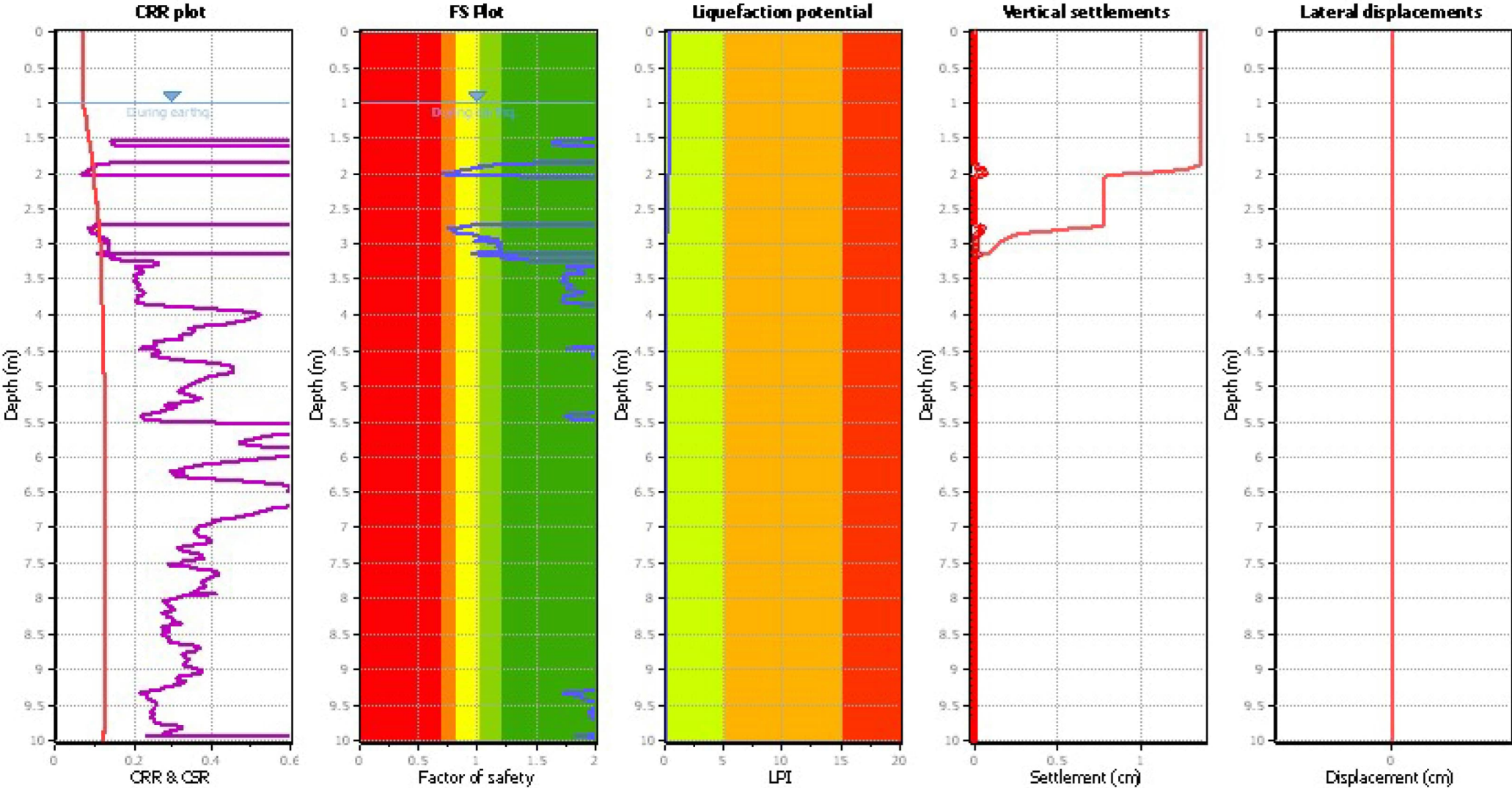
F.S. color scheme

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Liquefaction analysis overall plots



Input parameters and analysis data

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Transition detect, applied: No
 K_{α} applied: Yes
Clay like behavior applied: Sands only
Limit depth applied: Yes
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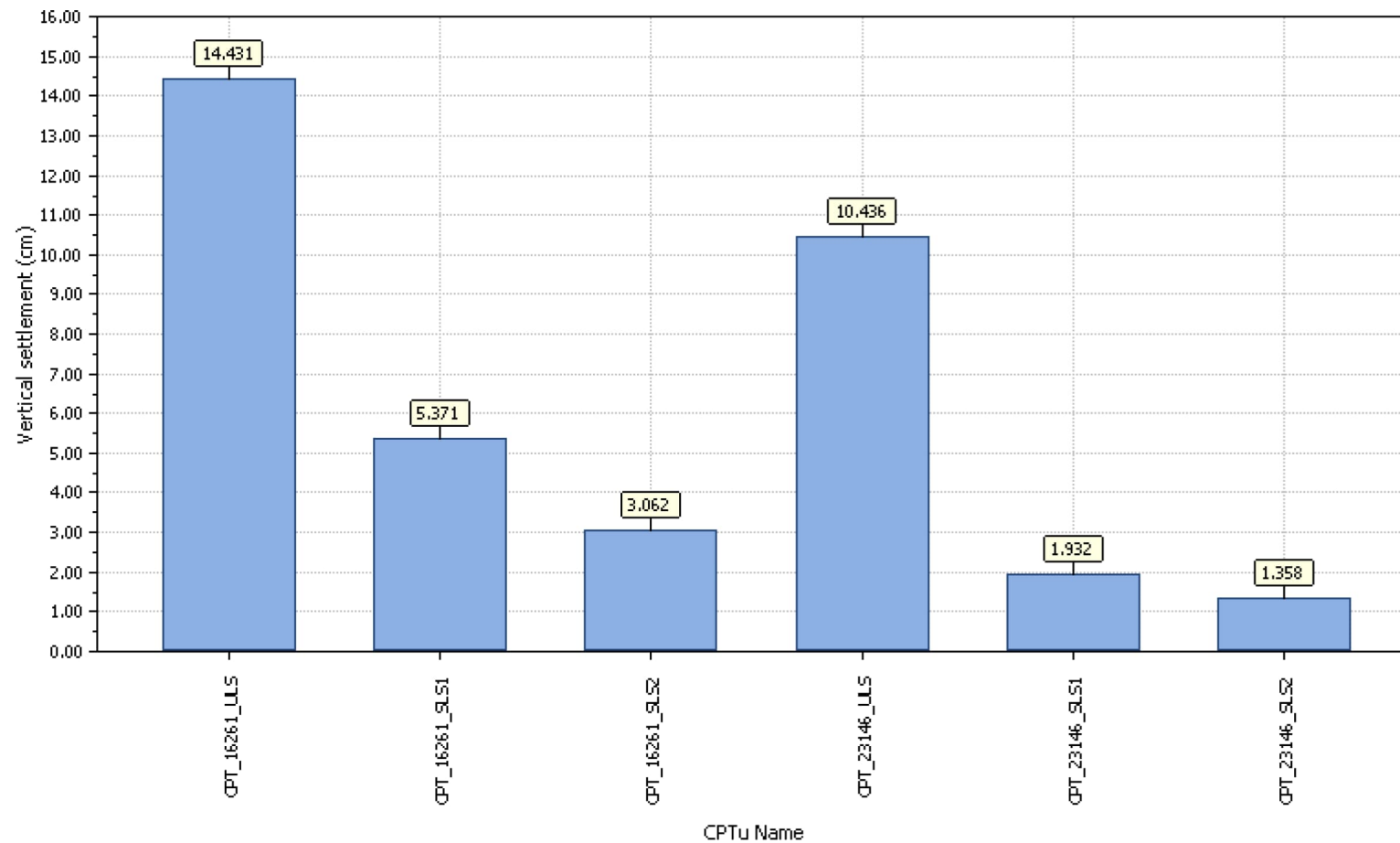
LPI color scheme

Very high risk
High risk
Low risk

Project title : Liquefaction Analysis

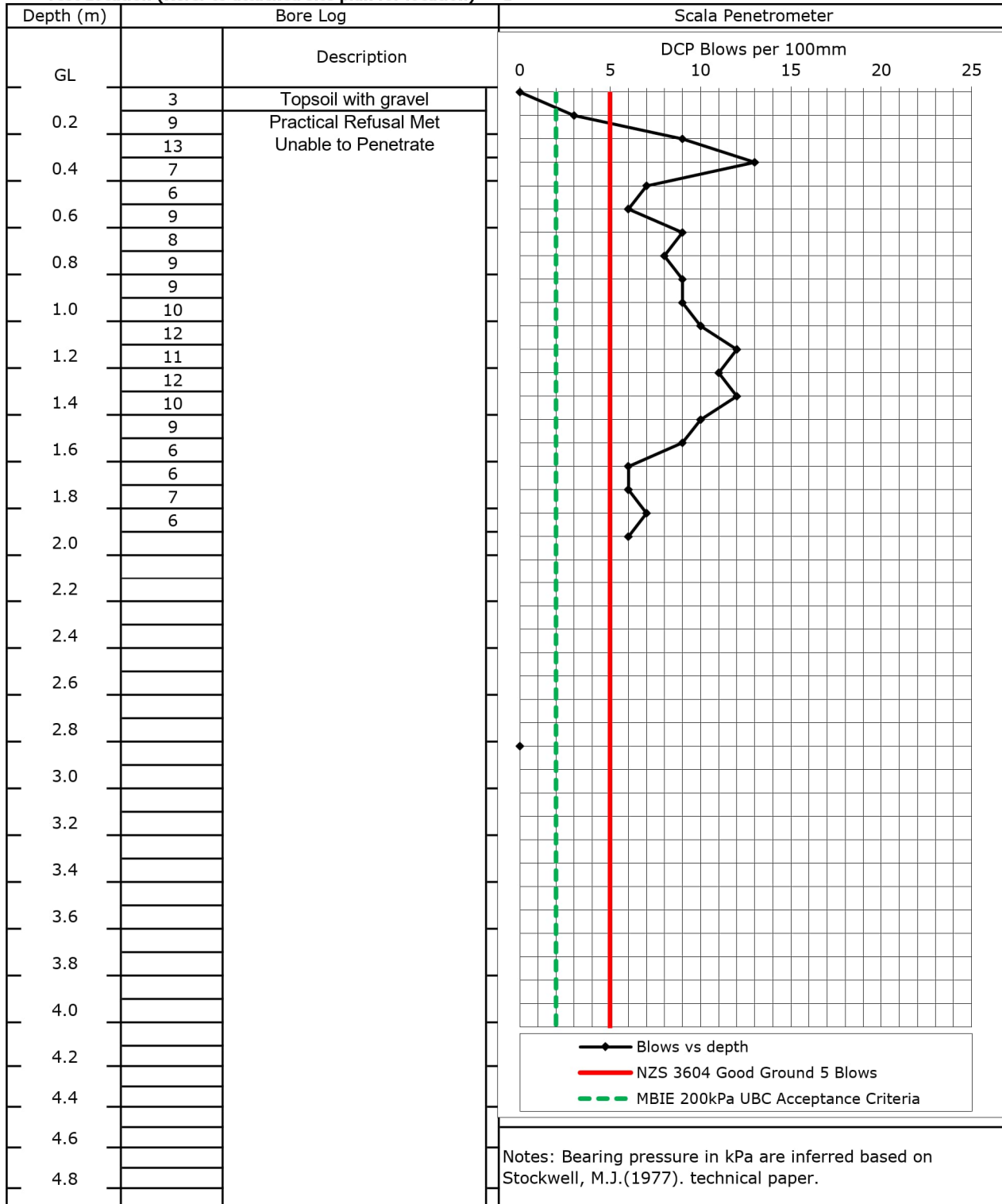
Location : 12 Randolph Street

Overall vertical settlements report



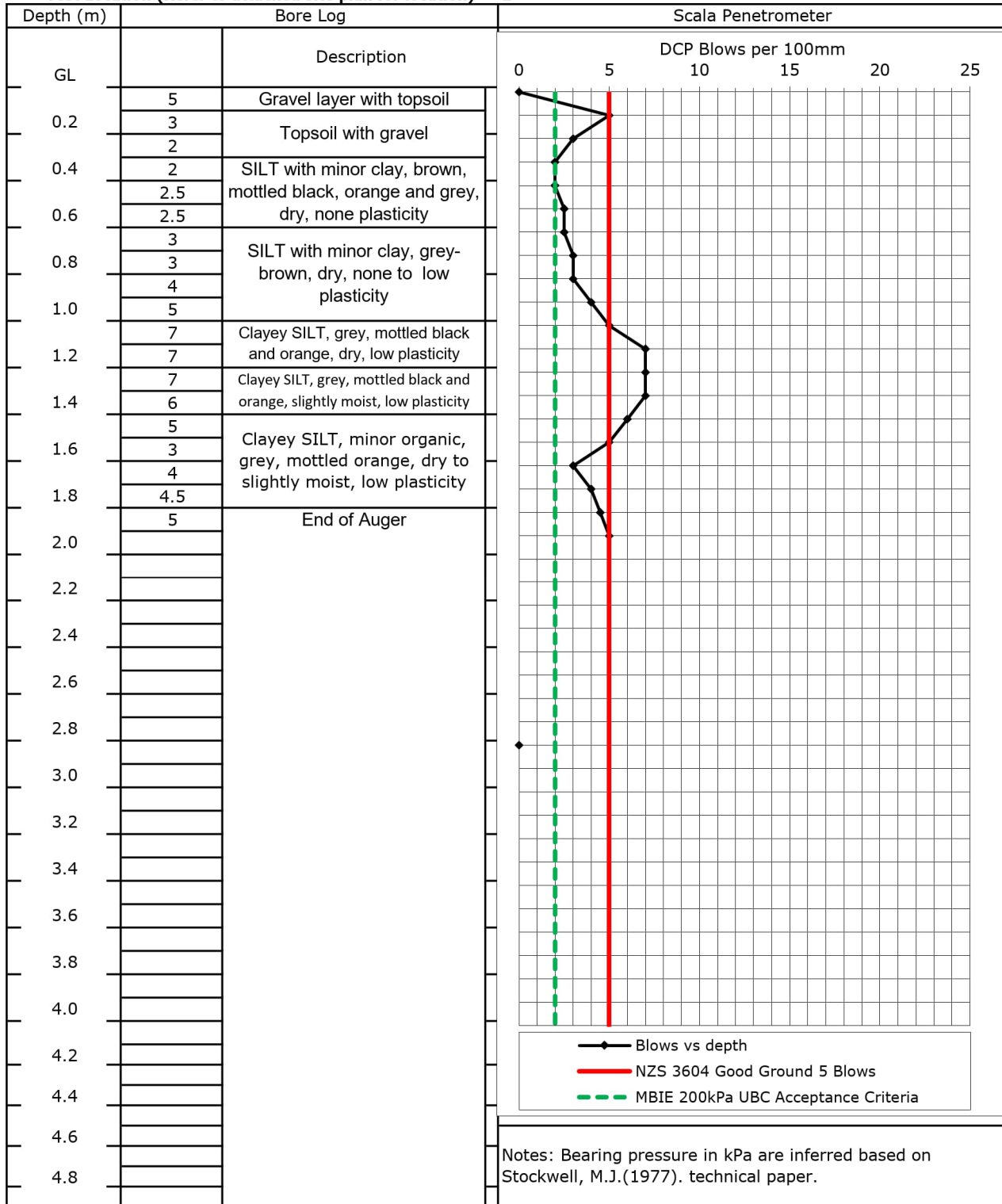
project	12 Randolph Street, Woolston, Christchurch	no.	1
ref	24-111	date	13/02/2024
by	ML	checked	Joshua Wong

Test Location (Refer to attached site plan for location) 1



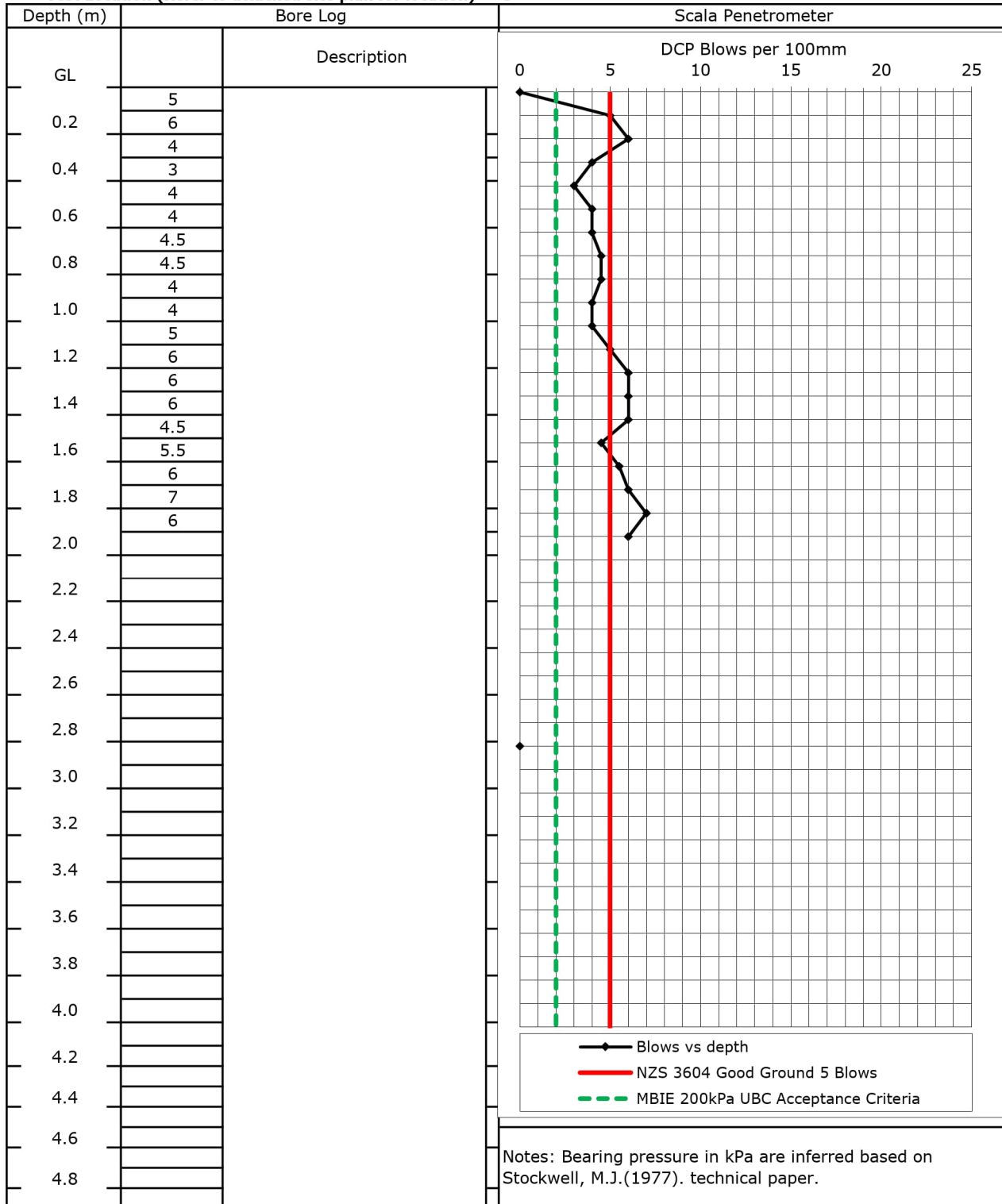
project	12 Randolph Street, Woolston, Christchurch	no.	2
ref	24-111	date	13/02/2024
by	ML	checked	Joshua Wong

Test Location (Refer to attached site plan for location) 2



project	12 Randolph Street, Woolston, Christchurch	no.	3
ref	24-111	date	13/02/2024
by	ML	checked	Joshua Wong

Test Location (Refer to attached site plan for location) 3





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

Reference / Record ID Number: 0007224862RN130

Issuer (Inspector) details:

Name of Inspector: Neil Hay

Registration #: 1254323

Email address: inspections@telpower.co.nz

Telephone: 03 339 4150

Location of installation:

Location details: 10 Randolph Street, Linwood

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

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

Name of Electrical worker(s): Kris Carson

Registration #: E260623

CoC details:

New house

☒ CoC(s) attached

Certifying Electrical Work and RoI details:

What was inspected:

Mains, Main Earth, MEN Link, Polarity, Rotation, RCD

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

ESR2010 sections 59 & 70. AS/NZS 3000:2007 Amendments 1 & 2 - Part 2. AS/NZS 3012:2010

ECP34

What are the results of the inspection:

Line R	MΩ	Load	MΩ	Loop Test	R	V	Ω	A
Line W	400 MΩ	Load	500 MΩ		W	239 V	-19 Ω	1190 A
Line B	MΩ	Load	MΩ		B	V	Ω	A
Line RW	MΩ	Load	MΩ	RCD Test		ms	x5	ms mA
Line RB	MΩ	Load	MΩ			ms	x5	ms mA
Line WB	MΩ	Load	MΩ			ms	x5	ms mA
Earth Resistance	-03		Polarity Correct	✓	Rotation	Clockwise / Anticlockwise	Bond	Ω

High Risk Category:

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

Declaration

I hereby confirm that the work described above has been done in ~~not in~~ accordance with the regulations; and the ~~part installation~~ on which the work has been done is, and will be ~~not be~~, when enlivened, electrically safe.

(Note: Strike out or delete the inapplicable words highlighted in red above.)

Signature:

Neil Hay

Date:

20-5-2025



ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE / CERTIFICATE ID No.: 0007224862RN130

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

Location Details:

10 Randolph Street, Linwood

Contact Details:

(Name and address)

Delta

Name of Electrical worker:

Neil Hay

Registration/Practising licence number:

1254323

Phone & email:

03 339 4150 inspections@telpower.co.nz

Company:

Telpower Canterbury Ltd – Inspections Division

Certificate of Compliance

Type of work:

☐ Addition

☐ Alteration

☐ New Work

The prescribed electrical work is:

☐ Low Risk

☒ General

☐ High Risk (Specify):

Means of compliance:

☐ Part 1 of AS/NZS 3000

☒ Part 2 of AS/NZS 3000

Additional Standards or electrical code of practice were required:

☒ No ☐ Yes (specify):

Date or range of dates that prescribed electrical work undertaken:

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

☒ Yes ☐ No

Specify type of supply system:

MEN

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

☐ Yes

☐ No

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

☐ All ☒ Parts (Specify)

Metering

The work relies on manufacturers instructions:

☐ Yes

☒ No

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

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

Identify:

Link:

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

☐ Yes

☒ No

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

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

Identify:

Link:

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

☐ Yes

☒ No

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

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

Identify:

Link:

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

☐ No

☒ Yes

Description of Work:

This COC / ESC covers the installation of the revenue metering and connection from network supply to main switch.

Test Results (provide values)

Polarity (Independent earth):	☒
Insulation resistance:	Ohms
Earth Continuity:	Ohms
Bonding:	Ohms
Fault Loop impedance:	Ohms
Other (specify):	

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

Certifier's signature:

Neil Hay

Date:

20-5-25

Electrical Safety Certificate

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

Certifier's name:

Neil Hay

Registration/Practising licence number:

1254323

Certifier's signature:

Neil Hay

Certificate Issue Date:

20-5-25

Connection Date:

20-5-25

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

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

Compliance and Electrical Safety Certificate



Reference/Certificate ID No: 10 RAN

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

Location Details:

10 RANDOLPH ST

Contact Details:
(Name and address)

Aaron McGuinness azzamcg@hotmail.com

Name of
Electrical worker:

Kris Carson

Registration/Practising
licence number:

E260623

Organisation/company:

Allectrical Limited

Phone and email:

0224663349

Kris.allectrical@gmail.com

Name of person(s)
supervised

CoC

Type of work:

☐ Additions

☐ Alterations

☒ New work

The prescribed electrical work is:

☐ Low risk

☐ General

☐ High risk (Specify):

Reference Standards:

☐ Part 1 of AS/NZS 3000

☐ Part 2 of AS/NZS 3000

☐ Additional Standards:

AS/NZS 3012 - 2010

Description of Work: (including date/s of work and type of supply system)

- Mains from Switchboard to boundary box.
- Prepare to fit off as per plan & Owners instruction

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

- ☐ Has been installed in accordance with a certified design¹
- ☒ Has an earthing system that is correctly rated (where applicable)
- ☒ Contains fittings that are safe to connect to a power supply
- ☐ Relies on a supplier Declaration of Conformity¹
- ☒ Relies on a manufacturer's instructions¹
- ☒ Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
- ☒ Is safe to connect

Electronic/Other reference:

Redpaths.co.nz

Certifier's signature:

[Signature]

Test Results:

Polarity
(independent earth):

/

Insulation resistance:

/

Earth continuity:

/

Bonding:

/

Other (specify):

Date:

18/5/2025

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

ESC

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

Certifier's
name:

Kris Carson

Registration/Practising
licence number:

E260623

Certifier's
signature:

[Signature]

Certificate
Issue Date:

18/5/2025

Connection
Date:

18/5/2025

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

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

10 Randolph Street

- | | | |
|-----------------------------|----------------------------|-------------------------|
| • WwPrivateDrainFieldNo | --- Out of Service | --- Proposed |
| • WwPump | --- WwLateral (non CCC) | --- WwLateral (non CCC) |
| WwAccess | --- In Service | --- In Service |
| Type | --- Abandoned | --- Abandoned |
| • Flush Manhole | --- Removed | --- Removed |
| • Flushing Point | --- Out of Service | --- Out of Service |
| • Trap | --- Proposed | --- Proposed |
| • Inspection Point | • SwPrivateDrainFieldNot | • SwValve |
| • Sealed Manhole | • SwPump | • NormalPosition,Type |
| • Standard Manhole | • SwFacilityDischargePoint | • Air Release |
| • Manhole | • SwAccess | • Backflow Prevention |
| • Vented Manhole | • SwValve | • Butterfly |
| • WwValve | Type | • Gate |
| • WwVent | • Check | • Non Return |
| • WwAirGapSeparator | • Duck Bill | • Pressure Activated |
| • WwLocalPressureBoundary | • Flap | • Sluice |
| • WwLocalPressureControlPa | • Gate | • Sluice, Normally |
| • WwLocalPressureControlPa | • Inline Check | • Closed |
| • WwLocalPressureTankSystem | • Sluice | • Valve |
| • WwOutfall | • Valve | • Washdrant |
| • WwPipeRestrict | • SwHeadwall | • Washlet |
| • WwFitting | Type | • WsConnection |
| Type | • Change | • Fire |
| • End Cap | • Outlet | • Restrictor |
| • Junction | • SwGrill | • Toby |
| WwEye | Type | • Meter |
| Type | • Inlet | • WsOutlet |
| • Eye | • Outlet | • WsPipeRestrict |
| • Eye (Vertical) | • SwInlet | • WsFieldNote |
| WwLateralFitting | Type | • WsFitting |
| Type | • Single Sump | Type |
| • Raised Inspection | • Double Sump | • Below |
| • Point | • Triple Sump | • End Cap |
| • WwVacuumBreather | • Inlet | • Connector |
| WwVacuumChamber | • Pipe End | • WsPipeProtection |
| Type | • Gross Debris Trap | • WsPipe |
| • Collector | • Silt Trap | NominalDiameter |
| • Interceptor Tank | • SwOutlet | Diameter is 110mm |
| • Valve | • SwPipeRestrict | or smaller |
| • Riser | • SwFitting | Diameter is greater |
| • WwVacuumBreatherPip | Type | than 110mm, up to |
| • WwPipeFlowDirection | • Change | 225mm |
| WwPipeBlockageCount | • Bend | Diameter is greater |
| NumberOfBlockages | • Junction | than 225mm |
| • 2 or less Blockages | • End Cap | Other (non-circular |
| • 3 or more Blockages | • SwEye | pipes) |
| WwPipe | • SwPipeFlowDirection | WwPipe (non Potable) |
| NominalDiameter | • SwLateralFitting | NominalDiameter |
| Diameter is 200mm | Type | Diameter is 110mm |
| or smaller | • Single Sump | or smaller |
| Diameter is greater | • Double Sump | Diameter is greater |
| than 200mm, up to | • Inspection Point | than 110mm, up to |
| 450mm | • Manhole | 225mm |
| Diameter is greater | • Lateral Fitting | Diameter is greater |
| than 450mm | • Soak Pit | than 225mm |
| Other (non-circular | • SwPipe | Other (non-circular |
| pipes) | NominalDiameter | pipes) |
| Diameter is 200mm | • WsStructure | WwLateral |
| or smaller | • WsReservoir | --- In Service |
| Diameter is greater | • WsStation | --- Abandoned |
| than 200mm, up to | • WwPipe (non CCC) | --- Removed |
| 450mm | • In Service | --- Out of Service |
| Diameter is greater | • Abandoned | --- Unknown |
| than 450mm | • Removed | WwLateral (non CCC) |
| Other (non-circular | • Proposed | --- In Service |
| pipes) | • WwLateral | --- Abandoned |
| WwLateral | • SwPipeProtection | --- Removed |
| WwPipeProtection | • SwFacility | --- Out of Service |
| WwFlushTank | • SwStructure | --- Proposed |
| WwStation | • SwStation | • BCGConnector |
| WwRainGarden | • WwRainGarden | • BGCap |
| WwPumpStationCatchme | • WwPumpStationCatchme | • BGVValve |
| WwPipe (non CCC) | • In Service | • BGPipe |
| • In Service | • Abandoned | |
| • Removed | • Out of Service | |

Christchurch City Council

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

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

Copyright © 2026 Reproduction prohibited.

N

Date: 16/07/2026 8:21 AM

Scale: 1: 500 on A4

0

2.5

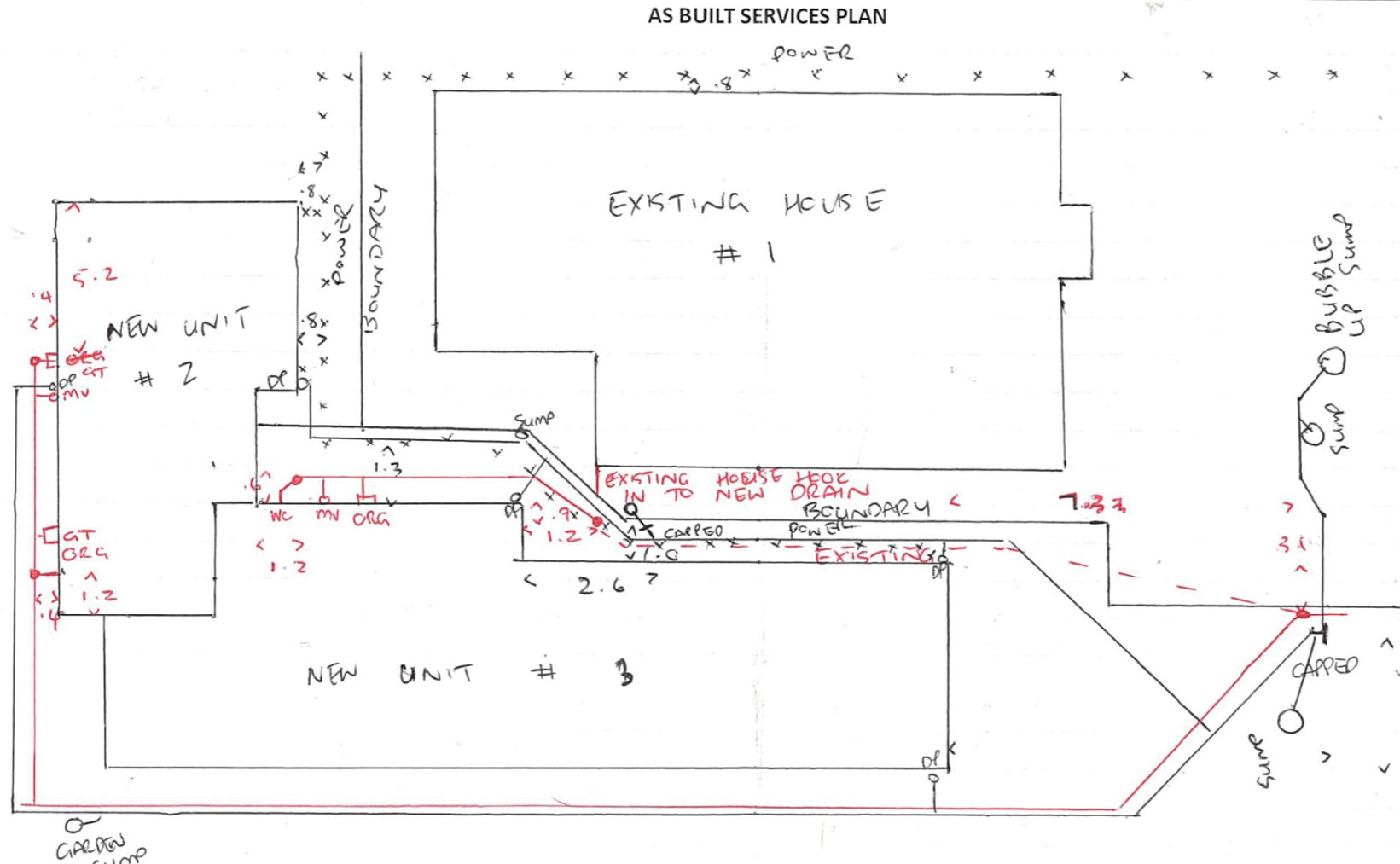
5

10

15

20

Metres

Client Name: Aaron Mc GuinnessAddress: Units 2 & 3, 12 Randolph Street, WoolstonDate: 13.5.2025 Building Consent No: 2024/6753Gradient: Sewer 1:100 Stormwater 1:100

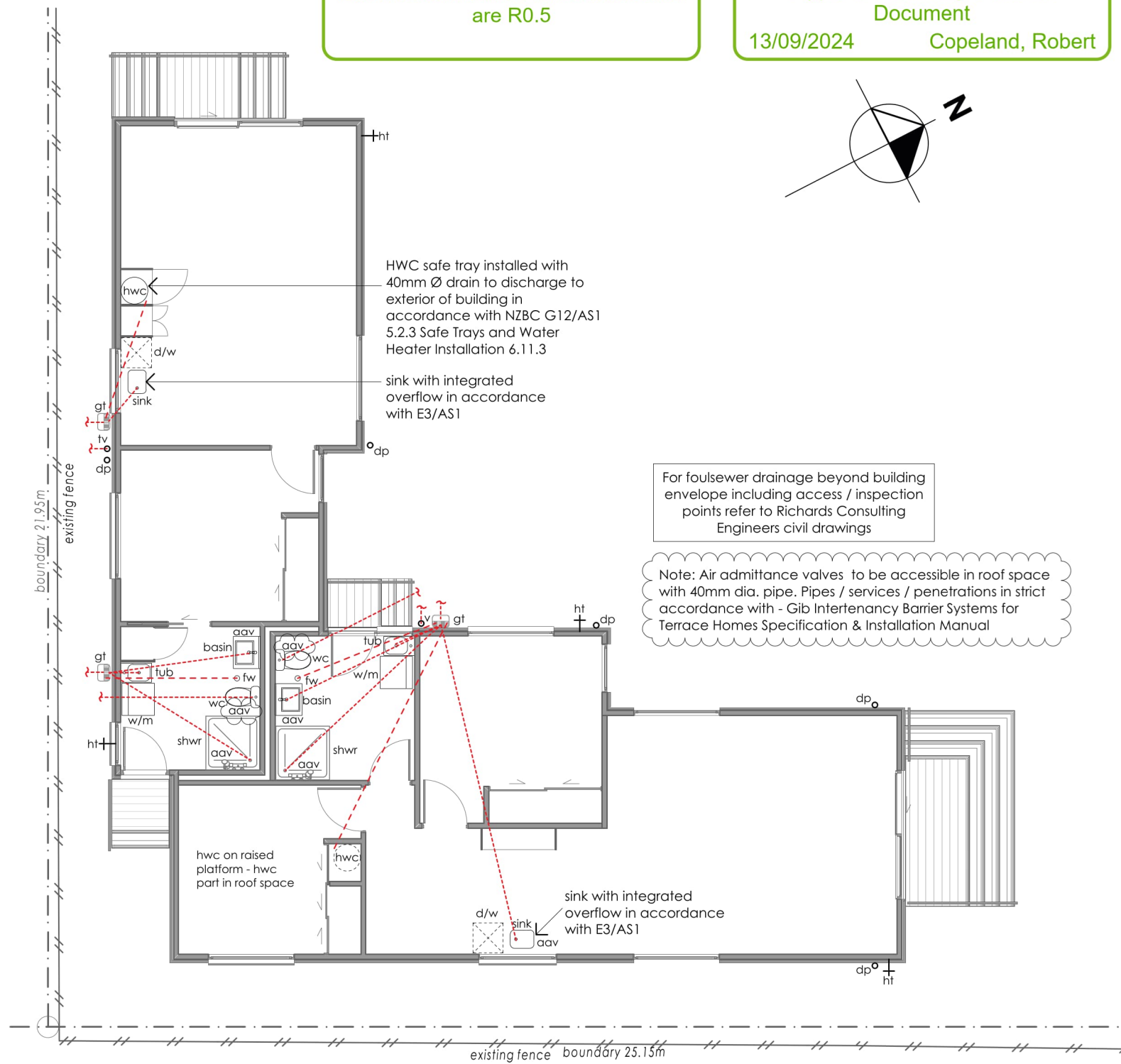
Drainlayer: _____ Registration #: _____

Certifying Drainlayer: B. J. J. J. Registration #: 32269

Soak Hole Dimensions: 1. _____ L _____ W _____ D 2. _____ L _____ W _____ D 3. _____ L _____ W _____ D 4. _____ L _____ W _____ D

CCC Advice Note
INSPECTOR - H1 -
Insulation in ceilings are to be notched
round bottom chords and the windows
are R0.5

Christchurch
City Council
BCN/2024/6753
Approved Building Consent
Document
13/09/2024 Copeland, Robert



Plumbing & Drainage Plan
1:100

note

Sewer, stormwater, water laterals, power and existing services to be confirmed on site prior to work

All fittings and fixtures are to be installed in strict accordance with the manufacturers instructions.

For drainage beyond building envelope refer to Richards Consulting Engineers Civil Drawings and Specifications

Contractor to confirm all levels / drain falls / gradients

Drainage in strict accordance with NZBC G13/AS1 & G13/AS2

Soil fixtures connected to a vented drain where the branch and the vented drain are at a gradient less than 1:60 require venting by an open vent or an air admittance valve, 40mm minimum diameter sized in accordance with NZBC G13/AS1

Terminal vent to terminate above roof level - refer also NZBC G13 AS/1 Fig.12 - restricted location for the termination of vent pipes

Penetrations through Fire Rated Walls refer to:
- Gib Intertenancy Barrier Systems for Terrace Homes Specification & Installation Manual
- Resene Construction Systems - Fire Rated Systems Specification and Installation Manual

Individual fixture discharge pipes over 3.5m in length require an air admittance valve - refer to NZBC G13/AS1 table 5 Venting Requirements

Wall hung basins & vanities - waste pipes to be concealed in wall

Basins, sinks and tubs with integrated overflow drain

Aquaseal lagging with pre-formed pipe insulation complete with bends and fittings with fixing tape to NZBC G13/AS1

Dux Secure 20mm and 15mm water supply pipes

Non return valve to be fitted to slide shower where hose mounting allows shower rose to reach floor level

Pre-formed pipe sections complete with bends and fittings, with fixing tape to the manufacturers requirements and to NZBC G12/AS1 and NZBC H1/AS1

Provide pipe supports, type and spacing in strict accordance with the manufacturer / suppliers requirements to suit the pipe size, pipe material, fluid temperature etc.

Aquaseal / flexible seal or sleeve where pipe pass through foundations - refer to civil and structural drawings

HWC with control valves, supply & install heat tempering valve in accordance with NZBC G12/AS1: 6.14 Safe Water Temperatures - max. hot water at taps and sanitary fixtures 55°C

Ensure HWC safe tray installed with 40mm Ø drain to discharge to exterior of building in accordance with NZBC G12/AS1 5.2.3 Safe Trays and Water Heater Installation 6.11.3 - Drain to discharge to open air in a safe location within the property boundary (over gully trap)
- be fitted with a means to prevent the entry of birds and vermin

HWC supply and install seismic restraints in accordance with: NZBC G12/AS1 6.11.4 Structural Support & Fig 14.

See schedule of owner supplied items for make and model of plumbing fittings and fixtures.

Owner to confirm all positions of fittings and fixtures prior to installation

Legend

- o dp downpipe
- gt gully trap
- ht hose tap (C/W vacuum breaker) owner to confirm tap location
- tv terminal drain vent 80 dia min
- v branch drain vent 50 dia min
- fw floor waste
- aav air admittance valve

waste size and gradients

- shower waste
40 min dia - 1 in 40 min gradient
- sink waste
50 min dia - 1 in 40 min gradient
- tub waste
50 min dia - 1 in 40 min gradient
- vanity waste
40 min dia - 1 in 40 min gradient
- wc discharge pipe
100 dia - 1 in 60 min gradient - vented in accordance with G13/AS1 table 5
- Floor waste (only purpose to prevent accidental overflows)
40 min dia. - in accordance with NZBC G13/AS1 3.4 Floor Outlets
- have a removable grating flush with floor
- have no water trap
- discharge to open air in a safe location within the property boundary (over gully trap)
- be fitted with a means to prevent the entry of birds and vermin

These drawings to be read in conjunction with:
Budget Setouts - Site Survey Plan
Richards Consulting Engineers
- Structural Drawings & Specifications
- Civil Drawings and Specifications



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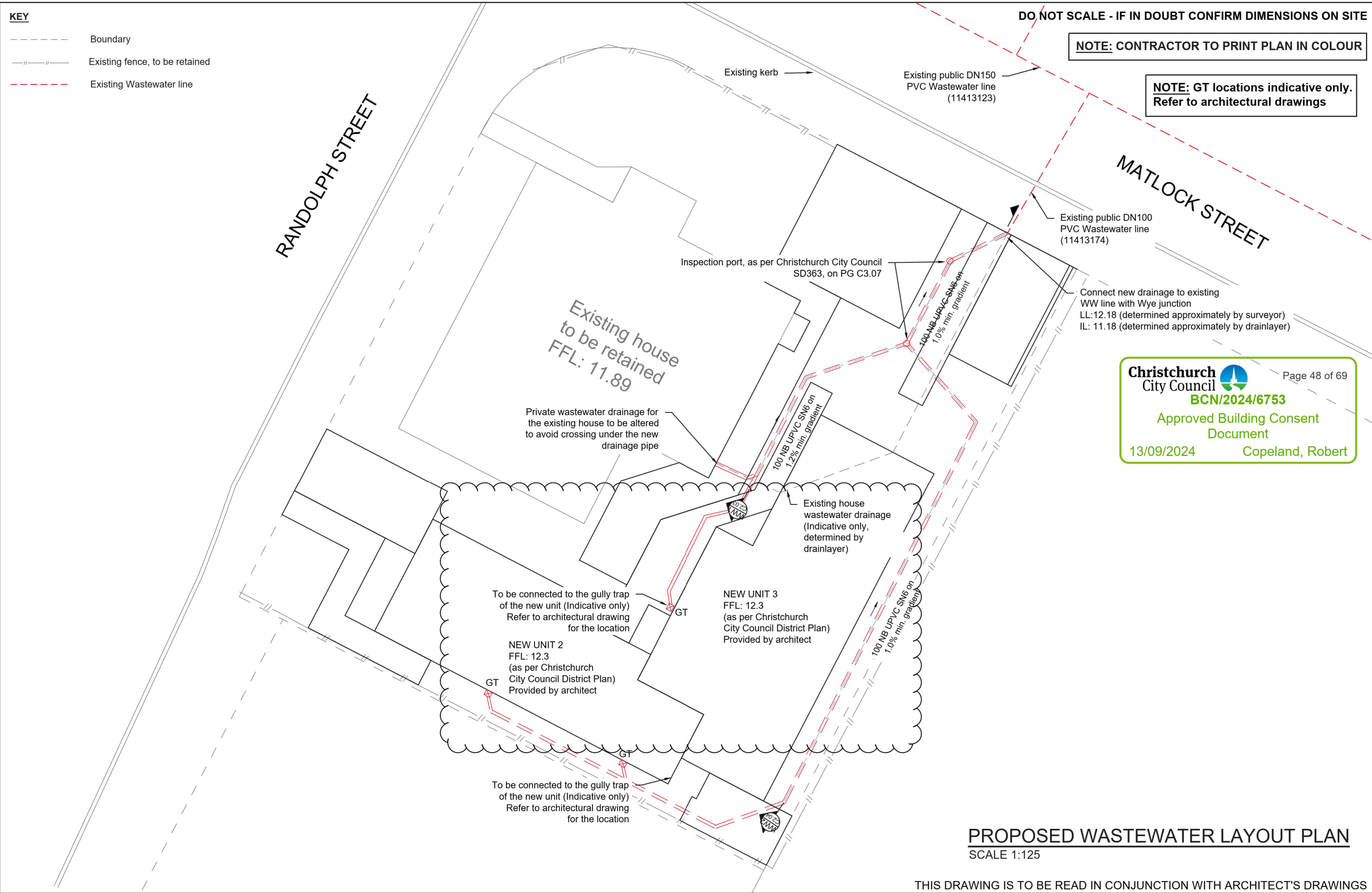
Date: 14/10/2024

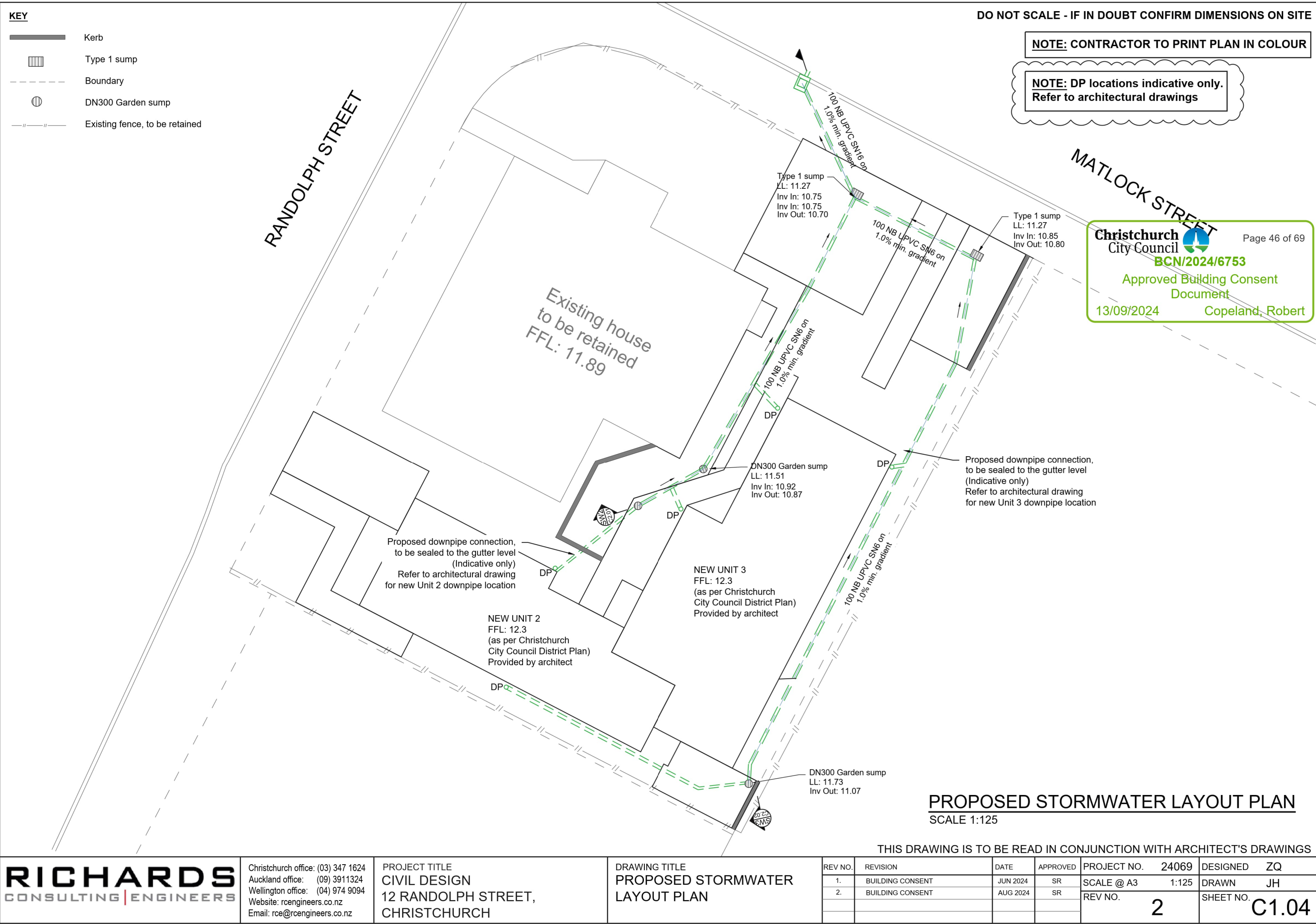
Status: Sheet No

BC
a - air admittance valves

9a
of 19

New Residential Units
12 Randolph Street, Woolston, Christchurch





RICHARDS CONSULTINGENGINEERS	Christchurch office: (03) 347 1624 Auckland office: (09) 3911324 Wellington office: (04) 974 9094 Website: rcengineers.co.nz Email: rce@rcengineers.co.nz	PROJECT TITLE CIVIL DESIGN 12 RANDOLPH STREET, CHRISTCHURCH	DRAWING TITLE PROPOSED STORMWATER LAYOUT PLAN	REV NO.	REVISION	DATE	APPROVED	PROJECT NO.	24069	DESIGNED	ZQ
				1.	BUILDING CONSENT	JUN 2024	SR	SCALE @ A3	1:125	DRAWN	JH
				2.	BUILDING CONSENT	AUG 2024	SR	REV NO.	2	SHEET NO.	C1.04

10 Randolph Street Land Use Consents



**10 Randolph Street
Subdivision Consents**



Land Use Resource Consents within 100 metres of 10 Randolph Street

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

1/33 Matlock Street

RMA/1991/348

Erect 3 townhouses on a site in the R1 zone. - Historical Reference RES9206097

Processing complete

Applied 27/06/1991

Decision issued 25/07/1991

Granted 25/07/1991

1/429 Ferry Road

RMA/1968/109

Re sale of motor vehicles zone Res a. - Historical Reference RES9217617

Processing complete

Applied 19/06/1968

Decision issued 18/07/1968

Declined 18/07/1968

RMA/1984/883

To open a motor vehicle sales yard in Res 1 zone. - Historical Reference RES9217618

Processing complete

Applied 06/08/1984

Decision issued 18/10/1984

Declined 18/10/1984

RMA/1988/761

To erect two sets of 3 unit apartments total of six apartments on Res/1 zone. - Historical Reference RES9217620

Processing complete

Applied 13/10/1988

Decision issued 23/11/1988

Granted 23/11/1988

1/6 Randolph Street

RMA/1985/480

To erect 2 apartments on a site less than 650m² - Historical Reference RES9208803

Processing complete

Applied 21/02/1985

Decision issued 14/03/1985

Granted 14/03/1985

1/9 Matlock Street

RMA/2024/2906

Application for a multi-unit residential complex comprising of five dwellings in three buildings

Processing complete

Applied 08/10/2024

Decision issued 03/12/2024

Granted 03/12/2024

RMA/2025/189

Subdivision - Fee simple - Five lots with associated land use

Processing complete

Applied 24/01/2025

s223 Certificate issued 10/10/2025

s224 Certificate issued 10/10/2025

Decision issued 28/02/2025

Granted 27/02/2025

10 Matlock Street

RMA/2004/1704

Application to erect a garage within the 5.5m setback from the right of way - Historical Reference RMA20017324

Processing complete

Applied 02/07/2004

Decision issued 04/08/2004

Granted 04/08/2004

12 Randolph Street

RMA/1994/1514

To erect a dwelling addition less than 3.0m from the road boundary on a corner site - Historical Reference RES950159

Processing complete

Applied 31/01/1994

Decision issued 08/02/1995

Granted 08/02/1995

RMA/2024/1845

Establish two older persons' housing units and convert an existing dwelling into an older persons' housing unit

Processing complete

Applied 24/06/2024

Decision issued 19/07/2024

Granted 18/07/2024

RMA/2025/288

Subdivision - Fee Simple - 3 Lots with land use

Processing complete

Applied 04/02/2025

s223 Certificate issued 21/07/2025

s224 Certificate issued 21/07/2025

Decision issued 18/03/2025

Granted 18/03/2025

13 Matlock Street

RMA/1987/268

Construct dwelling expansions sited 4.31m from proposed street frontage which intrudes approx. 200mm into 4.5m setback - Historical Reference RES9206106

Processing complete

Applied 07/05/1987

Decision issued 13/05/1987

Granted 13/05/1987

RMA/1999/3547

2 Lot subdivision with various non compliances - Historical Reference RES992564

Processing complete

Applied 03/09/1999

Decision issued 08/09/1999

Granted 08/09/1999

14 Matlock Street

RMA/1999/1530

To use the above site for the storage of customers boats - Historical Reference RES960117

Processing complete

Applied 01/01/1999

Decision issued 13/07/1993

Granted 13/07/1993

15 Matlock Street

RMA/1999/3547

2 Lot subdivision with various non compliances - Historical Reference RES992564

Processing complete

Applied 03/09/1999

Decision issued 08/09/1999

Granted 08/09/1999

18 Matlock Street

RMA/1994/1514

To erect a dwelling addition less than 3.0m from the road boundary on a corner site - Historical Reference RES950159

Processing complete

Applied 31/01/1994

Decision issued 08/02/1995

Granted 08/02/1995

RMA/2024/1845

Establish two older persons' housing units and convert an existing dwelling into an older persons' housing unit

Processing complete

Applied 24/06/2024

Decision issued 19/07/2024

Granted 18/07/2024

RMA/2025/288

Subdivision - Fee Simple - 3 Lots with land use

Processing complete

Applied 04/02/2025

s223 Certificate issued 21/07/2025

s224 Certificate issued 21/07/2025

Decision issued 18/03/2025

Granted 18/03/2025

19 Randolph Street

RMA/1998/1390

To erect a second dwelling and attached garage which fails to comply with the 6m separation from the existing dwelling and the garage is 3.15m from the - Historical Reference RES981572

Processing complete

Applied 16/06/1998

Decision issued 17/06/1998

Granted 17/06/1998

RMA/1998/3835

Non-Complying two Lot fee-Simple Subdivision. - Historical Reference RMA646

Processing complete

Applied 03/04/1998

RMA/1998/3895

Discretionary Subdivision Activity - Historical Reference RMA684

Processing complete

Applied 28/05/1998

2/22 Matlock Street

RMA/1984/1085

To erect 6 units on a Residential 1 site - Historical Reference RES955288

Processing complete

Applied 27/08/1984

Decision issued 01/01/1999

Granted 01/01/1999

Granted 01/01/1999

Decision issued 01/01/1999

2/23 Matlock Street

RMA/1990/295

Office and study 9m2 to be erected where maximum of all outbuildings is not to exceed 8m2 - Historical Reference RES9206104

Processing complete

Applied 03/05/1990

Decision issued 24/05/1990

Granted 24/05/1990

RMA/2010/1197

Garage - Historical Reference RMA92016776

Processing complete

Applied 09/08/2010

Decision issued 25/08/2010

Granted 25/08/2010

2/33 Matlock Street

RMA/1991/348

Erect 3 townhouses on a site in the R1 zone. - Historical Reference RES9206097

Processing complete

Applied 27/06/1991

Decision issued 25/07/1991

Granted 25/07/1991

2/9 Matlock Street

RMA/2024/2906

Application for a multi-unit residential complex comprising of five dwellings in three buildings

Processing complete

Applied 08/10/2024

Decision issued 03/12/2024

Granted 03/12/2024

RMA/2025/189

Subdivision - Fee simple - Five lots with associated land use

Processing complete

Applied 24/01/2025

s223 Certificate issued 10/10/2025

s224 Certificate issued 10/10/2025

Decision issued 28/02/2025

Granted 27/02/2025

21 Randolph Street

RMA/1998/3835

Non-Complying two Lot fee-Simple Subdivision. - Historical Reference RMA646

Processing complete

Applied 03/04/1998

RMA/1998/3895

Discretionary Subdivision Activity - Historical Reference RMA684

Processing complete

Applied 28/05/1998

23 Randolph Street

RMA/2013/2242

Two Dwellings with attached garage - Historical Reference RMA92023959

Processing complete

Applied 29/10/2013

Decision issued 11/12/2013

Granted 11/12/2013

23A Randolph Street

RMA/2013/2242

Two Dwellings with attached garage - Historical Reference RMA92023959

Processing complete

Applied 29/10/2013

Decision issued 11/12/2013

Granted 11/12/2013

3/33 Matlock Street

RMA/1991/348

Erect 3 townhouses on a site in the R1 zone. - Historical Reference RES9206097

Processing complete

Applied 27/06/1991

Decision issued 25/07/1991

Granted 25/07/1991

34A Matlock Street

RMA/2015/604

Dwelling with attached garage - Historical Reference RMA92028828

Processing complete

Applied 09/03/2015

Decision issued 10/06/2015

Granted 10/06/2015

390 Ferry Road

RMA/1983/672

To erect freestanding sign, exceeding permitted size and height ex 5m² in area and 6m in height actual 7.4m² height of 7.595m but a sign of comp - Historical Reference RES9217516

Processing complete

Applied 18/11/1983

Decision issued 23/11/1983

Declined 23/11/1983

RMA/1999/1854

To erect an industrial development which fails to comply with carparking, loading area, landscaping, access width and storage unit F is loc - Historical Reference RES990419

Processing complete

Applied 16/02/1999

Decision issued 02/08/1999

Granted 02/08/1999

RMA/2022/1811

To construct a multi-unit residential complex consisting of eight units

Withdrawn

Applied 31/05/2022

394 Ferry Road

RMA/1990/967

To erect free standing painted mural on roof of Bronskis too. a billboard painted 2.4 x 4.8m skysign. - Historical Reference RES9221493

Processing complete

Applied 19/11/1990

Decision issued 14/03/1991

Granted 14/03/1991

397 Ferry Road

RMA/1992/661

To erect a warehouse within the 3m setback from the residential zone boundary. - Historical Reference RES9217528

Processing complete

Applied 26/08/1992

Decision issued 01/09/1992

Granted 01/09/1992

RMA/1993/1232

To operate a spray painting and car repair business in Association with a car sales yard in the Commercial Service zone
- Historical Reference RES960119

Processing complete

Applied 05/03/1993

Decision issued 05/03/1993

Granted 05/03/1993

4 Randolph Street

RMA/2017/1010

Erect an archgola

Processing complete

Applied 08/05/2017

Decision issued 23/05/2017

Granted 19/05/2017

401 Ferry Road

RMA/1974/378

Reduced rear yard for car sales, adjoining residential zone to z1` - Historical Reference RES955207

Processing complete

Applied 11/01/1974

Decision issued 11/01/1974

Granted 11/01/1974

RMA/1995/342

To erect a boat workshop and storage area which intrudes through the recession plane on the north boundary and does not meet the 3 metre setback requirem - Historical Reference RES950611

Processing complete

Applied 05/04/1995

Decision issued 03/05/1995

Granted 03/05/1995

RMA/2005/1523

Additions to building up to road boundary to waive the 6.0m setback - Historical Reference RMA20020387

Processing complete

Applied 05/07/2005

Decision issued 09/09/2005

Granted 08/09/2005

407 Ferry Road

RMA/1967/129

To establish engine reconditioning business in commercial B zone. - Historical Reference RES9217539

Processing complete

Applied 27/07/1967

Decision issued 06/09/1967

Granted 06/09/1967

411 Ferry Road

RMA/1984/880

To erect three free standing units. - Historical Reference RES9217543

Processing complete

Applied 27/08/1984

Decision issued 31/10/1984

Granted 31/10/1984

417 Ferry Road

RMA/1968/108

To erect a shell sign above the canopy. - Historical Reference RES9217548

Processing complete

Applied 07/11/1968

Decision issued 11/12/1968

Granted 11/12/1968

RMA/1983/673

To operate new car rental services. Licence from the premises. to operate 4 motor vehicles, one Utility vehicle and one mini bus. - Historical Reference RES9217549

Processing complete

Applied 01/02/1983

Decision issued 01/01/1999

Granted 01/01/1999

RMA/1983/674

Ext of S-Station&garage at 417-419 Ferry Rd onto adjoining prop 421-423. Extension of goods that may be sold from property (Motor accessories, foodstuffs, include) - Historical Reference RES9217550

Processing complete

Applied 19/10/1983

Decision issued 01/03/1984

Granted 01/03/1984

RMA/1984/882

To install LPG tank of nominal 3.5 tonne capacity (7499L) associated pipework and an automotive retail dispenser to sell and dispense L.P.G. zone R/1. - Historical Reference RES9217551

Processing complete

Applied 12/07/1984

Decision issued 05/12/1984

Granted 05/12/1984

RMA/1986/908

To establish car sales area at the service Station Res 1 zone. - Historical Reference RES9217553

Processing complete

Applied 12/06/1986

Decision issued 21/08/1986

Granted 21/08/1986

RMA/1995/461

1. erect a free standing sign 7 M High and 13.65 M sq in area; 2. exceed the total area of signs permitted (3.1m sq) by 14 M sq. - Historical Reference RES950742

Processing complete

Applied 28/04/1995

Decision issued 16/05/1995

Granted 16/05/1995

RMA/1999/1032

For approval to add 3.0m² monolith sign. - Historical Reference RES9217555

Processing complete

Applied 01/01/1999

Decision issued 24/05/1988

Granted 24/05/1988

RMA/2010/480

Scanned - Replace underground storage tanks & other activities - Historical Reference RMA92015985

Processing complete

Applied 07/04/2010

Decision issued 12/05/2010

Granted 12/05/2010

RMA/2010/751

Within scope - Historical Reference RMA92016281

Processing complete

Applied 24/05/2010

Decision issued 21/06/2010

Granted 21/06/2010

RMA/2011/1733

REPLACEMENT OF THE FERRY ROAD "SHELL" BRANDED SERVICE STATION SIGNAGE WITH NEW IMAGERY AND BRAND ELEMENTS OF THE NEW "Z-ENERGY" BRANDING - Historical Reference RMA92019314

Processing complete

Applied 16/12/2011

Decision issued 21/02/2012

Granted 21/02/2012

RMA/2014/67

Redevelopment of Service Station - Historical Reference RMA92024663

Processing complete

Applied 16/01/2014

Decision issued 11/03/2014

Granted 11/03/2014

RMA/2015/597

Within Scope amendment to RMA92024663 - Historical Reference RMA92028821

Processing complete

Applied 06/03/2015

Decision issued 17/03/2015

Granted 17/03/2015

7 Randolph Street

RMA/1984/438

To erect a garage 3m from the front boundary - Historical Reference RES9208805

Processing complete

Applied 13/09/1984

Decision issued 09/10/1984

Granted 09/10/1984

RMA/1999/793

Consent to erect a garage 3m from the front boundary - Historical Reference RES9212754

Processing complete

Applied 01/01/1999

Decision issued 09/10/1984

Granted 09/10/1984

9 Randolph Street

RMA/1999/627

To convert a dwelling into two self contained flats - Historical Reference RES9208806

Processing complete

Applied 01/01/1999

Decision issued 06/04/1967

Granted 06/04/1967

RMA/2001/2496

Boat storage on a living zoned site. - Historical Reference RMA20008411

Processing complete

Applied 10/10/2001

Decision issued 06/09/2002

Granted 06/09/2002

RMA/2002/2798

Alter existing vehicle access onto Randolph Street. - Historical Reference RMA20011843

Processing complete

Applied 05/11/2002

Decision issued 28/08/2003

Declined 28/08/2003

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