Christchurch City Council

Land Information Memorandum

Property address:

25 Tuckers Road

LIM number: H09748009

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

Land Information Memorandum

Christchurch City Council

Application details

Date issued	9 June 2026
Date received	30 May 2026

Property details

Property address	25 Tuckers Road, Northcote, Christchurch
Valuation roll number	22171 25300
Valuation information	Capital Value: $520,000 Land Value: $340,000 Improvements Value: $180,000 *Please note: these values are intended for Rating purposes*
Legal description	Lot 144 DP 17711
Existing owner	44 Properties Limited Matthew Palmer PO Box 29328 RICCARTON CHRISTCHURCH 8440

Council references

Rate account ID	73118923
LIM number	H09748009
Property ID	1104496

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Land Information Memorandum

Document information

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

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

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

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

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

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

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

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

1. Special features and characteristics of the land

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

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

Natural Hazards

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

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

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

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

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

The following statement has been provided by Environment Canterbury:

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

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

(a) Coastal Hazards

- Regional Hazard Information: Shoreline Modelling

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

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(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=b5f859bd18ee4912828cb092bef6c449.

(c) Flooding

- 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.

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- Regional Hazard Information: Site Specific Flood Assessment

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

- Regional Hazard Information: Flood Assessment Request

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

(d) Landslides

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

(e) Subsidence

- Consultant Report Available

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

(f) Tsunamis

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

(g) Volcanic and Geothermal Hazards

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

(h) Wind

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

(i) Any Other Natural Hazards

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

(j) District Plan Natural Hazard Information

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

(k) Building Notices

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

Other Special Features or Characteristics of the Land

- Borelog/Engineer Report Image Available

  Borelog/Engineer Report Image Available

Related Information

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

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2. Private and public stormwater and sewerage drains

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

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

Related Information

- This property is shown to be served by Christchurch City Council Sewer.
- The council plan shows no public stormwater lateral plotted to this site.
- Attached are all drainage plans that Council hold for details of private and public drainage. Not all plans provided are verified by Council, and therefore Council cannot be liable for inaccuracies. Site investigation will be required by owners to determine exact layouts.

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3. Drinking Water Supply

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

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

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

Water supply

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

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4. Rates

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

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

(a) Annual rates

Annual rates to 30/06/2026: $3,281.53

	Instalment Amount	Date Due
Instalment 1	$820.33	15/08/2025
Instalment 2	$820.33	15/11/2025
Instalment 3	$820.33	15/02/2026
Instalment 4	$820.54	15/05/2026

Rates owing as at 09/06/2026: $0.00

(b) Excess Water Rates

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

(c) Final water meter reading required at settlement?

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

To advise of a property settlement, please complete the request for settlement information form at www.ccc.govt.nz/services/rates-and-valuations/solicitors-request.
A settlement statement of accounts will be provided on the expected settlement date advised.

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

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

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

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

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

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

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

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

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

(a) Consents

- BCN/1964/347 Applied: 27/01/1964 Status: Completed
  25A Tuckers Road Northcote
  Permit granted 27/01/1965
  Permit issued 27/01/1965
  RESITE GARAGE- Historical Reference PER65061387
- BCN/1972/3245 Applied: 09/06/1972 Status: Completed
  25A Tuckers Road Northcote
  Permit granted 22/06/1972
  Permit issued 22/06/1972
  GARAGE- Historical Reference PER72060406
- BCN/2000/8382 Applied: 19/10/2000 Status: Cancelled
  25 Tuckers Road Northcote
  Accepted for processing 19/10/2000
  Building consent granted 27/10/2000
  PIM Granted 27/10/2000
  PIM Issued 27/10/2000
  Building consent issued 16/11/2000
  Application cancelled 29/07/2002

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STORMWATER DRAINAGE- Historical Reference ABA10008868

- BCN/2025/2409 Applied: 04/04/2025 Status: Completed
  25 Tuckers Road Northcote
  Exemption from building consent approved 14/04/2025
  EQ Repairs - Re-level / Jack & Pack & Pile Replacement
- BCN/2025/6982 Applied: 03/09/2025 Status: Auditor processing Code Compliance application
  25 Tuckers Road Northcote
  Accepted for processing 08/09/2025
  PIM Granted 10/09/2025
  PIM Issued 10/09/2025
  Building consent granted 07/10/2025
  Building consent issued 09/10/2025
  Construction of 2 attached dwellings

(b) Certificates

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

(c) Notices

(d) Orders

(e) Requisitions

Related Information

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

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6. Certificates issued by a building certifier

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

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

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7. Weathertightness

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

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

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

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8. Land use and conditions

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

There maybe 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

- **Development Constraint Conditions**

  Council records show there is a specific condition on the use of this site: Consent Notice

- **Christchurch International Airport Protection Sfc.**

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

- **Community Housing Redevelopment Mechanism**

  Property or part of property within the Christchurch District Plan Community Housing Redevelopment Mechanism, which is operative.

- **Liquefaction Management Area (LMA)**

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

- **District Plan Zone**

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

(b) Resource consents

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

- RMA/2025/1872 - Land Use Consent
  25 Tuckers Road Northcote
  Establish two older persons housing units and convert an existing unit
  Status: Processing complete
  Applied 19/06/2025
  Granted 28/07/2025

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Decision issued 28/07/2025
Amended decision issued - s133A 08/10/2025

- RMA/2025/3291 - Combined subdivision / land use consent
  25 Tuckers Road Northcote
  Subdivision - Fee Simple - 4 Lots, and land use consent to convert three consented Older Persons Housing Units into three standard unrestricted residential units
  Status: Processing complete
  Applied 16/09/2025
  Granted 30/04/2026
  Decision issued 30/04/2026
  s223 Certificate issued 05/06/2026
  s224 Certificate issued 05/06/2026

- RMA/2025/4267 - Request for encumbrance
  25 Tuckers Road Northcote
  Request for Encumbrance - OPH Units
  Status: Processing complete
  Applied 12/12/2025
  Encumbrance registered 27/02/2026

(c) Resource Consents Natural Hazard Information

Related Information

- Council records show that there is a current/on hold monitoring job in our system. This monitoring is to ensure that the resource consent conditions have been met. For further information you can contact the RMA Compliance Team on 941 8999 or email: rcmon@ccc.govt.nz and reference to resource consent RMA/2025/1872.
- The Council system shows a Development Constraint/Ongoing Condition Consent notice for this property. The consent notice should be registered against the record of title for the property and a search of that title and the consent notice will provide details in respect of the constraint / condition. If a search of the title does not record the consent notice or the consent notice is not clear then we suggest you contact the duty planner by either calling 941 8999 or emailing DutyPlanner@ccc.govt.nz. The Consent notice is as follows:

  The access visibility area (M on DP 629860) must not have any vegetation above 1m in height and/or any fencing/structures greater than 1m in height.

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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

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10. Network utility information

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

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

- **None recorded for this property**

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11. Other information

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

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

(a) Kerbside waste collection

- Your organics are collected Weekly on Thursday. Please leave your organics at the Kerbside by 6:00 a.m.
- Your recycling is collected Fortnightly on the Week 2 collection cycle on a Thursday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Styx Mill EcoDrop.
- Your refuse is collected Fortnightly on the Week 1 collection cycle on a Thursday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Styx Mill EcoDrop.

(b) Other

- **Floor Levels Information**

  Council holds a variety of information on requirements for building or property development. This includes:
  • required minimum finished floor levels, which need to be set to meet the surface water requirements in clause E1.3.2 of the Building Code (where this applies); and
  • the requirements of the Christchurch District Plan (where a property is in the Flood Management Area).
  Where this information has been processed for your property, you can view it online at https://ccc.govt.nz/flooding-and-floor-levels.
  Otherwise, if you are building or developing on this land, you can request a calculation on required finished floor levels for your proposed building by emailing us at floorlevels@ccc.govt.nz.

- **Guest Accommodation**

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

- **Community Board**

  Property located in Papanui-Innes-Central Community Board.

- **Tsunami Evacuation Zone**

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

- **Electoral Ward**

  Property located in Papanui Electoral Ward

- **Listed Land Use Register**

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

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- **Spatial Query Report**

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

Related Information

- The Council has received a third party work completion report/information relating to the building exemption application on this property. It has been placed on the property file. The Council does not accept any liability for the contents, or representations, made within the report/information. The report/information is not included in the Land Information Memorandum (LIM) because the Council has not verify the information/report supplied.

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B1 Ground Report

RICHARDS
CONSULTING | ENGINEERS

Project: 25123

4 April 2025

44 Properties Limited
By email: *denzil.prime@xtra.co.nz*

Attention: Denzil Palmer

25 TUCKERS ROAD, REDWOOD
SHALLOW SITE SOIL INVESTIGATION REPORT

Thank you for engaging Richards Consulting Engineers (RCE) to undertake a site soil investigation at 25 Tuckers Road, Redwood and provide a geotechnical report that describes the shallow geotechnical conditions encountered on the site and provide parameters that can be used to design the building foundations. The work has been done in accordance with our agreement dated 28 February 2025.

1.0 PROPOSED STRUCTURE

The proposed development will include a new two unit two-storey townhouse. We note that the new townhouse is proposed to be founded on a slab on grade.

At the time of this report we have not seen any developed plans for the proposed structure.

2.0 SITE DESCRIPTION

The site has a legal description of Lot 144 DP 17711 and is located in a residential area. The site is flat, rectangular in shape and is currently covered in grass. The west edge of the site is lined with trees/bushes.

2.1 Geology

The geology of the site as shown in the GNS Science (2014) online map (Scale 1:250K) shows that the area comprises of Holocene river deposits which is described as "Modern river floodplain/low-level degradation terrace. Unweathered, variably sorted gravel/sand/silt/clay. Surfaces <2 degree slope."

3.0 SHALLOW SOIL INVESTIGATION

3.1 Site Investigation

The shallow soil investigation was undertake on the 25th March 2025 and consisted of a visual site walkover, a total of five Scala Penetrometers, and two hand augers. Please refer to the attached site plan for the approximate test locations and the attached soil investigation test results. The maximum depth reached was 2.0m with a hand auger, and 4.0m with the Scala Penetrometer. The hand augered boreholes were logged in accordance with the procedures in the New Zealand Geotechnical Society 'Guidelines for the Field Classification and Engineering Description of Soil and Rock for Engineering Purposes' (2005).

The following soil strata was identified by the HA1 investigation:

Depth	Strata
0 – 300mm	TOPSOIL
300 – 1400mm	Sandy SILT, brown w/ orange mottles, soft, dry. Firm from 600

1400 – 1600mm	Sandy SILT, light brown w/ orange mottles, firm, moist
1600 – 2000mm	Silty SAND, with trace clay, bluish grey, saturated, soft
2000mm	End of hole – Poor Recovery

The following soil strata was identified by the HA2 investigation:

Depth	**Strata**
0 – 300mm	TOPSOIL
300 – 900mm	Sandy SILT, brown w/ orange mottles, dry, soft
900 – 1100mm	Sandy SILT, Dark brown w/ grey, dry, firm
1100 – 1400mm	Silty SAND, brown, firm, moist
1400 – 1500mm	Sandy SILT w/ trace gravels. Redish brown, firm, moist
1500 – 1850mm	Silty SAND w/ trace clay, grey, saturated, soft
1850mm	End of hole – Poor Recovery

The Scala Penetrometer test found the ultimate bearing capacity of the foundation to 300kPa from a depth of 2.2m bgl and 200kPa from 0.5m bgl. The ground water table was encountered at approximately 1.5m bgl during testing.

3.2 Subsoil Desktop study

An investigation using New Zealand Geotechnical Data base, looking into the bore logs nearby the test site, was carried out to check consistency of the results obtained. A summary of the results of this bore log investigation are given in the following table.

Bore Log	**Distance to Site**	**Depth of soil type**	**Strata description**
HA_178815_232881	20m E	0m – 0.45m	• Firm, fine to coarse sandy SILT, some gravel, some organics, trace clay; dark brown; moist, low plasticity, insensitive. Gravel: rounded, SW greywacke. Organics: rootlets.
		0.45m – 0.8m	• Medium dense, silty fine to coarse SAND, trace fine gravel; brown, mottled orange; moist, non-plastic, insensitive.
		0.8m – 1.6m	• Stiff, SILT, some fine to medium sand, trace clay; brown; moist, low plasticity, insensitive. 1.00m: Firm.
		1.6m – 1.7m	• NO RECOVERY
		1.7m – 1.9m	• Stiff, SILT, some fine to medium sand, trace clay; brown; moist, low plasticity, insensitive.
		1.9m – 2.1m	• NO RECOVERY
		2.1m – 2.2m	• Loose, silty fine to medium SAND, trace clay; bluish grey; wet, low plasticity, quick.
		2.2m – 2.3m	• NO RECOVERY

		2.3m – 3.0m 3.0m	• Loose, silty fine to medium SAND, trace clay; bluish grey; wet, low plasticity, quick. • End of hand auger
HA-178816_232882	15m E	0 – 0.2m 0.2m – 0.5m 0.5m – 1.3m 1.3m – 1.8m 1.8m – 3.0m 3.0m	• Firm, fine to medium sandy SILT, minor organics, trace clay; dark brown; moist, low plasticity, insensitive. Organics: rootlets. [Topsoil] • Firm, fine to medium sandy SILT, trace clay; dark brown; moist, low plasticity, insensitive. • Firm, fine sandy SILT, minor clay; brown, streaked orange; moist, low plasticity, insensitive. • Firm, SILT, some fine to medium sand, trace clay; brown; moist, low plasticity, insensitive. • Medium dense, fine to coarse SAND, some silt, trace clay; bluish grey; wet, low plasticity, quick. • End of hole
Bore Log	**Distance to Site**	**Depth of soil type**	• **Strata description**
HA_178815_232881	20m E	0m – 0.45m 0.45m – 0.8m 0.8m – 1.6m 1.6m – 1.7m 1.7m – 1.9m 1.9m – 2.1m 2.1m – 2.2m 2.2m – 2.3m 2.3m – 3.0m 3.0m	• Firm, fine to coarse sandy SILT, some gravel, some organics, trace clay; dark brown; moist, low plasticity, insensitive. Gravel: rounded, SW greywacke. Organics: rootlets. • Medium dense, silty fine to coarse SAND, trace fine gravel; brown, mottled orange; moist, non-plastic, insensitive. • Stiff, SILT, some fine to medium sand, trace clay; brown; moist, low plasticity, insensitive. 1.00m: Firm. • NO RECOVERY • Stiff, SILT, some fine to medium sand, trace clay; brown; moist, low plasticity, insensitive. • NO RECOVERY • Loose, silty fine to medium SAND, trace clay; bluish grey; wet, low plasticity, quick. • NO RECOVERY • Loose, silty fine to medium SAND, trace clay; bluish grey; wet, low plasticity, quick. • End of hand auger

These results are relatively consistent with the soil strata data obtained during the shallow site soil investigation.

4.0 HAZARDS

4.1 Erosion, Subsidence, Slippage

During our site visit we did not identify any signs of recent movement. Review of historical aerial photos going back to 1965 shows no significant scarps or landslides in the area. As the site is and there is no signs of historical movement we consider the risk of subsidence or slippage is low.

Figure 1: Current Aerial Imagery (Canterbury Maps)

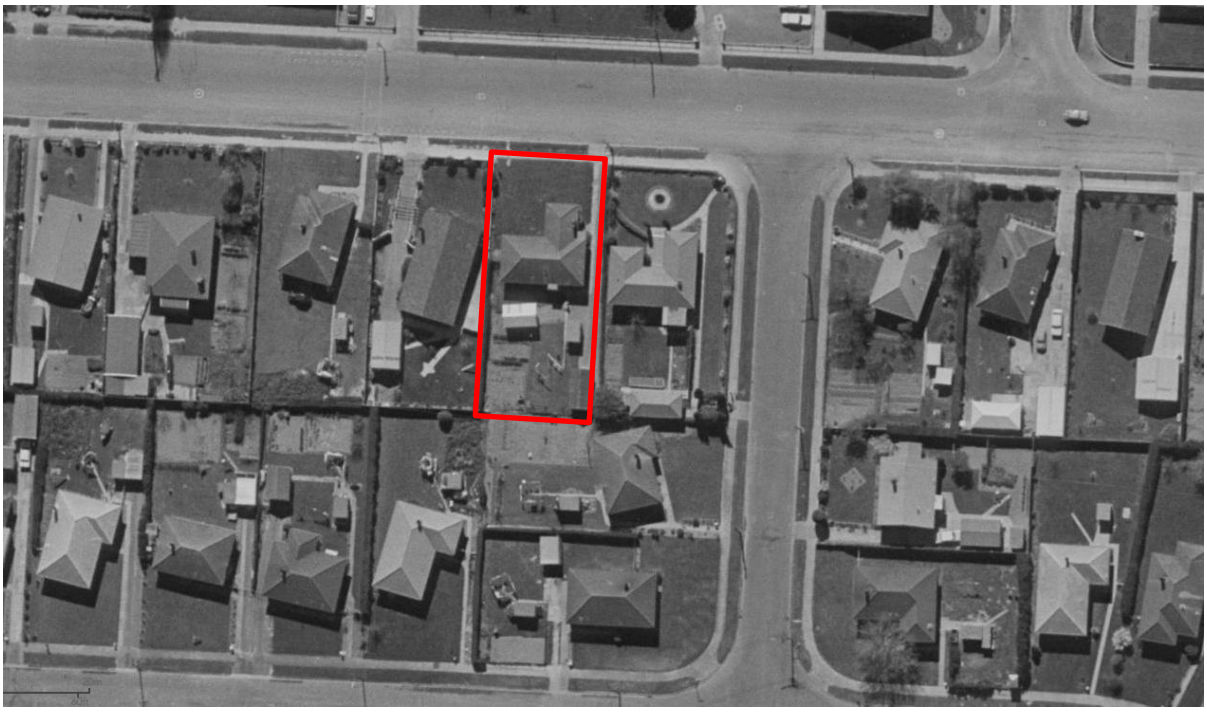


Figure 2: 1970-1974 Aerial Imagery (Canterbury Maps)

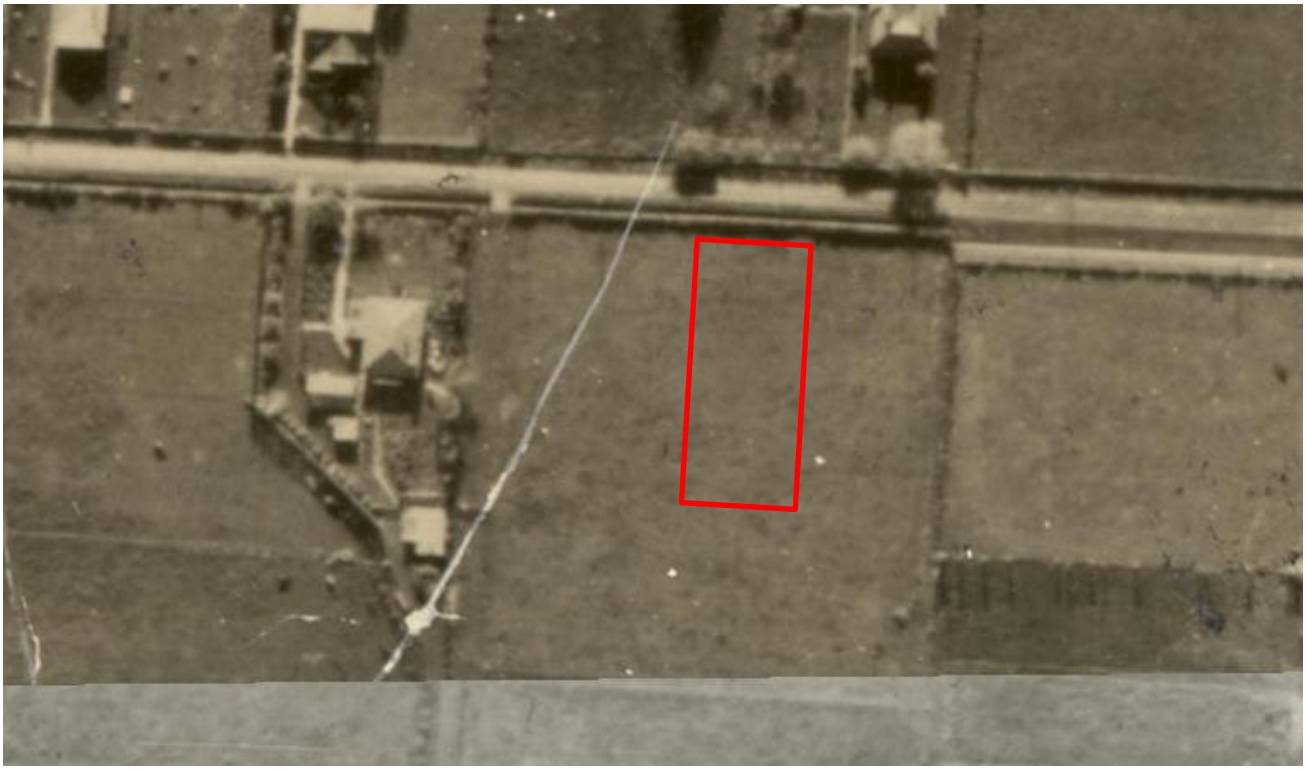


Figure 3: 1965-1969 Aerial Imagery (Canterbury Maps)

4.2 Flooding Hazard

The site is not located within a known Flood Hazard Zone, as indicated by the Flood Hazard Map prepared by Christchurch City Council, as shown in Figure 4 below. Determination of finished floor level does not form part of this report.

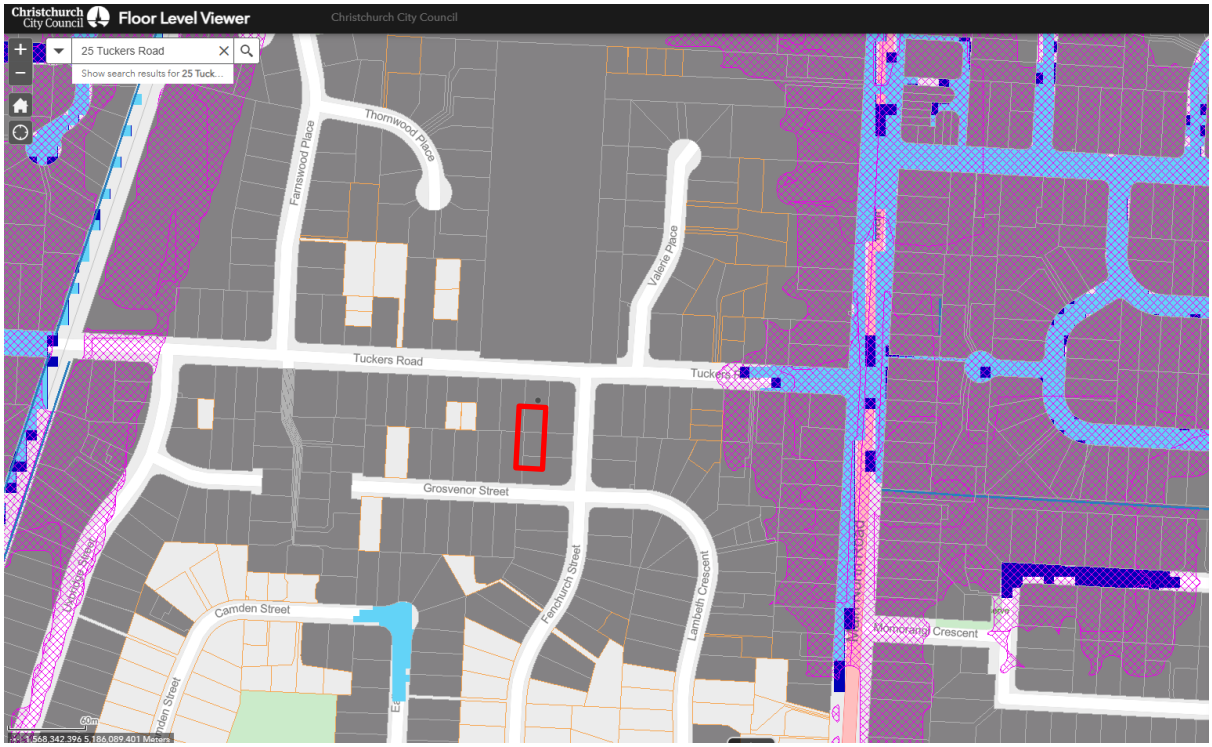


Figure 4: Christchurch City Council Floor Level Map

4.3 Liquefaction

The site is classed as TC2 by MBIE meaning that minor to moderate land damage from liquefaction is possible in future significant earthquakes.

Figure 5: Residential Technical Category Map (MBIE)

5.0 RECOMMENDATIONS

5.1 Foundation depth

All foundations shall be installed to below the top soil layer at a minimum depth of 0.5m bgl where 200 kPa Ultimate geotechnical bearing capacity was encountered. We recommend that foundations being founded on different bearing layers shall be avoided to reduce the likelihood of differential static settlement over the site. Footings shall be placed on the same material and bearing strength.

The site can be considered class D (deep soil site) as defended by NZS1170.5. A geotechnical strength reduction factor, ϕ_{bc}=0.5 shall be used when calculating the design bearing pressure (q_d) for foundation design.

5.2 Foundation Type (Slab)

Due to the potential liquefaction on the site, we recommend constructing an enhanced raft foundation in line with options 1-4 of the MBIE guidance document.

5.3 Fill material

All Fill material used for the development shall consist of imported GAP 65 or AP40. Fill placed under foundations shall be installed in layers no greater than 200mm layers and compacted to 95% of dry density.

6.0 LIMITATIONS

This report has been prepared for 44 Properties Limited. It is expected the Christchurch City Council will refer to this report. Other parties rely on this report at their own risk.

This report does not include the following:

- Assessment against the Resource Management Act
- Contamination assessment
- Detailed Liquefaction assessment
- Detailed slope stability assessment
- Stormwater assessment
- Wastewater assessment
- Foundation design
- Soakpit detailed design

The recommendations in this report are based on our visual site walkover and the scala penetrometer and hand auger results obtained at the time of testing. Assumptions have been made about the continuity of subsoil properties between the test holes; due to the inherent variability of sub-soils this assumption cannot be guaranteed.

Prepared by

Joshua Rodgers
BE(Hons), MEM
RICHARDS CONSULTING ENGINEERS

Approved by

Chris Burrell-Smith
CPEng (Structural)

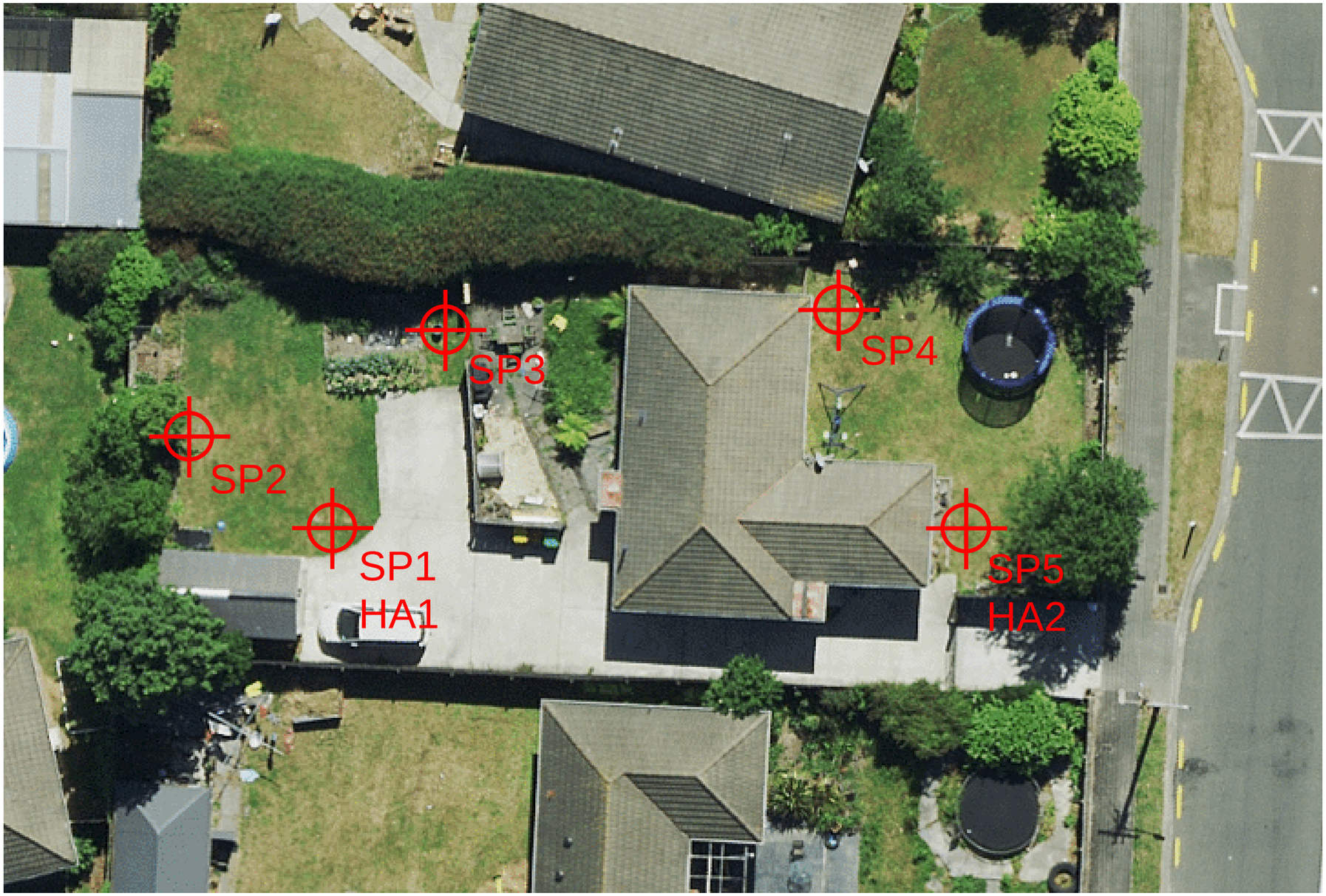
ENCLOSED:

Appendix 1: TEST LOCATION MAP
Appendix 2: SOIL INVESTIGATION RESULTS
Appendix 3: NZ GEOTECHNICAL DATA BASE BORELOGS

RICHARDS CONSULTING | ENGINEERS	Project: 25 Tuckers Road, Redwood	
	Reference: 25123	By: JR
	Date: 28/03/25	Sketch:

Appendix 1:
Test Location Map

N



RICHARDS CONSULTING | ENGINEERS

Christchurch Office: (03) 347 1624
Auckland Office: (09) 3911324
Wellington Office: (04) 974 9094
Queenstown Office: (03) 347 1624

PROJECT TITLE
25 TUCKERS ROAD, REDWOOD

DRAWING TITLE
TEST LOCATION MAP

REV NO.	REVISION	DATE	APPROVED

PROJECT NO.	25123	DESIGNED	
SCALE @ A3	N/A	DRAWN	
REV NO.		SHEET NO.	

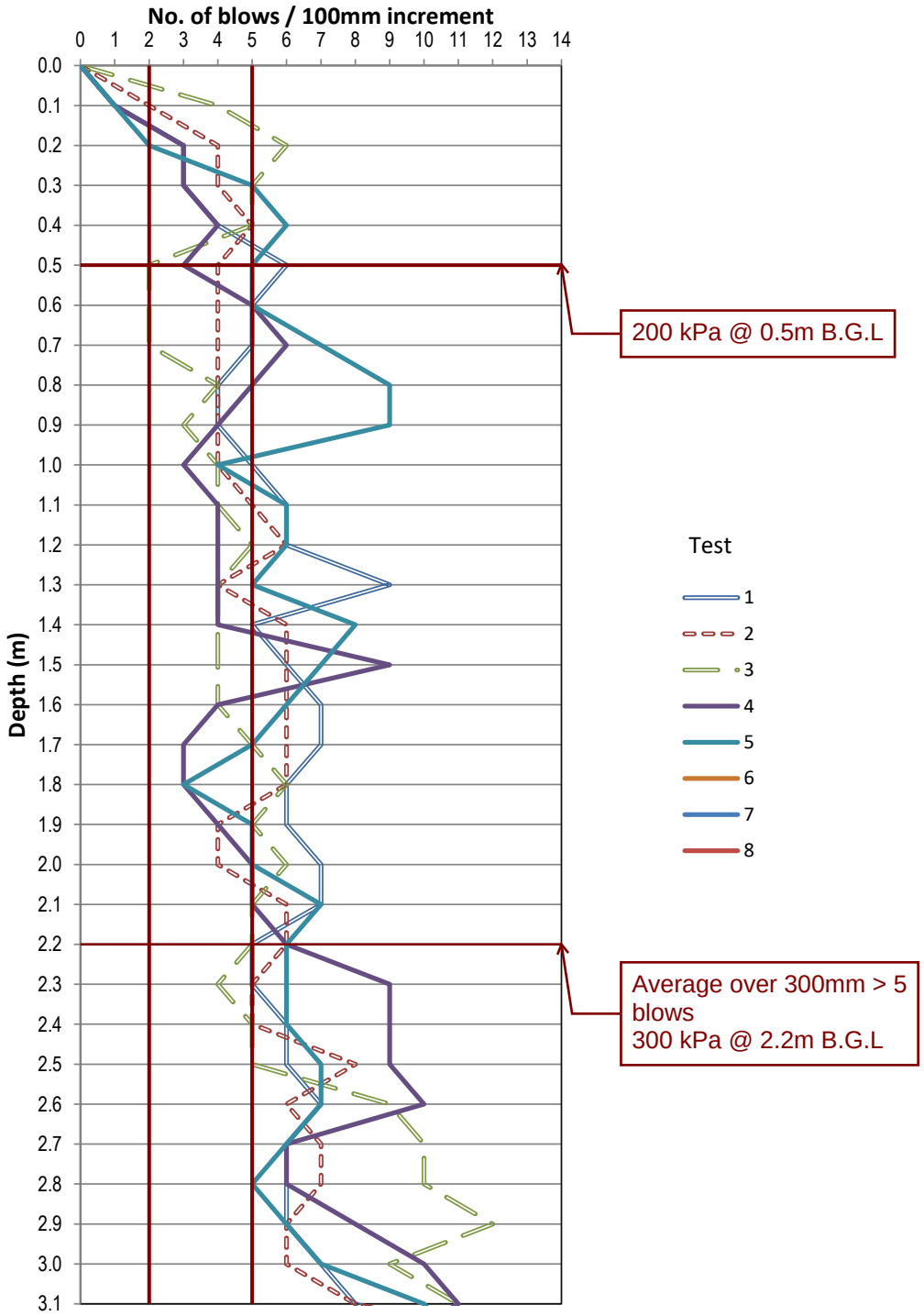
Appendix 2:
Soil Investigation Results

SITE SOILS INVESTIGATION

Project No.:	**25123**
Project:	**House Re-level Design**
Address:	**25 Tuckers Road, Redwood**
Date tested:	25 March 2025

RICHARDS CONSULTING | ENGINEERS

Combined Site Soil Penetrometer Test results



Test method used: NZS 4402:1988 Test 6.5.2

SITE SOILS INVESTIGATION

RICHARDS CONSULTING | ENGINEERS

Project No.: **25123**

Project: **House Re-level Design**

Address: **25 Tuckers Road, Redwood**

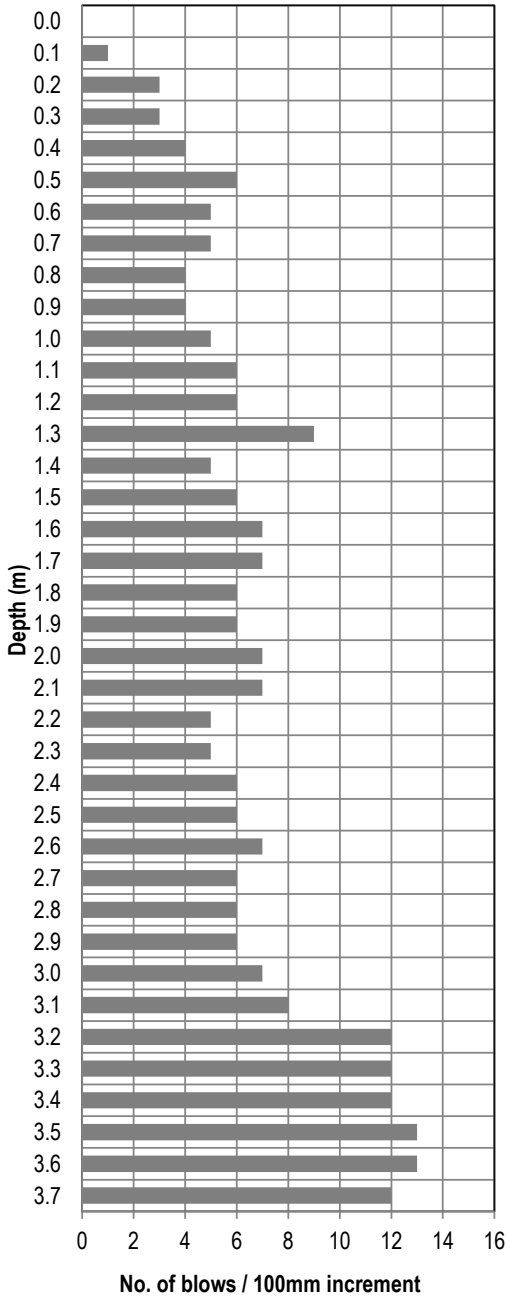
Date tested: 25 March 2025

Test ID: 1

Notes:

Depth below ground level	blows/100mm
0.0	0
0.1	1
0.2	3
0.3	3
0.4	4
0.5	6
0.6	5
0.7	5
0.8	4
0.9	4
1.0	5
1.1	6
1.2	6
1.3	9
1.4	5
1.5	6
1.6	7
1.7	7
1.8	6
1.9	6
2.0	7
2.1	7
2.2	5
2.3	5
2.4	6
2.5	6
2.6	7
2.7	6
2.8	6
2.9	6
3.0	7
3.1	8
3.2	12
3.3	12
3.4	12
3.5	13
3.6	13
3.7	12
3.8	13
3.9	12
4.0	12
4.1	

Scala Penetrometer Results



Soil Description

TOPSOIL

Sandy **SILT**, brown w/ orange mottles, soft, dry.
Firm from 600

Sandy **SILT**, light brown w/ orange mottles, firm, moist

Silty **SAND**, with trace clay, bluish grey, saturated, soft

2.0m E.O.H. - Poor Recovery

Test method used: NZS 4402:1988 Test 6.5.2

SITE SOILS INVESTIGATION

RICHARDS CONSULTING | ENGINEERS

Project No.: **25123**

Project: **House Re-level Design**

Address: **25 Tuckers Road, Redwood**

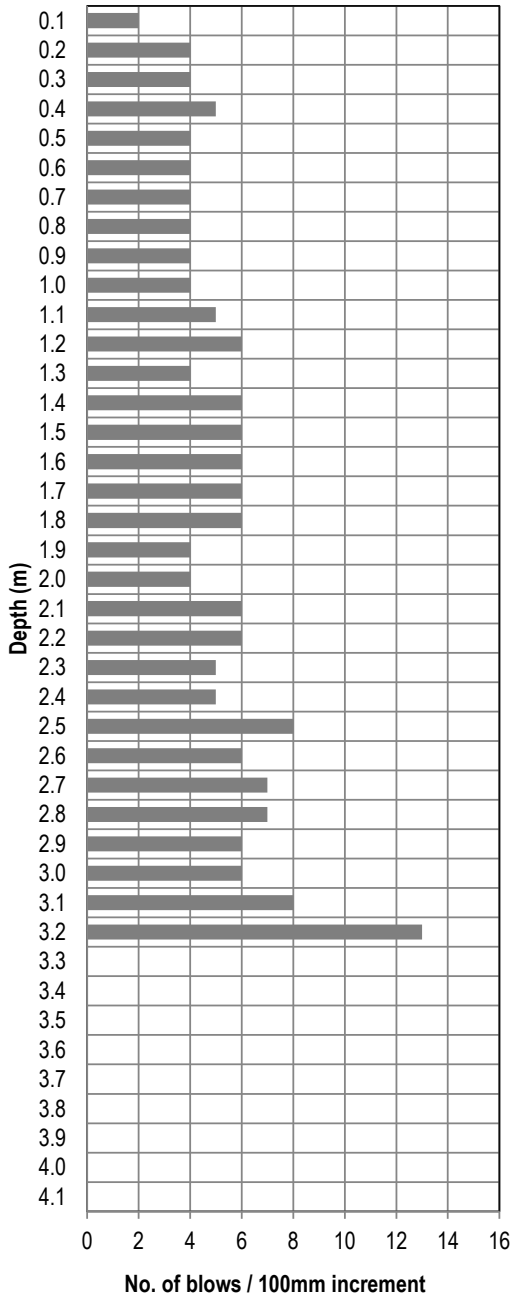
Date tested: 25 March 2025

Test ID: 2

Notes:

Depth below ground level	blows/100mm
0.0	0
0.1	2
0.2	4
0.3	4
0.4	5
0.5	4
0.6	4
0.7	4
0.8	4
0.9	4
1.0	4
1.1	5
1.2	6
1.3	4
1.4	6
1.5	6
1.6	6
1.7	6
1.8	6
1.9	4
2.0	4
2.1	6
2.2	6
2.3	5
2.4	5
2.5	8
2.6	6
2.7	7
2.8	7
2.9	6
3.0	6
3.1	8
3.2	13
3.3	
3.4	
3.5	
3.6	
3.7	
3.8	
3.9	
4.0	
4.1	

Scala Penetrometer Results



Soil Description

Test method used: NZS 4402:1988 Test 6.5.2

SITE SOILS INVESTIGATION

Project No.: **25123**

Project: **House Re-level Design**

Address: **25 Tuckers Road, Redwood**

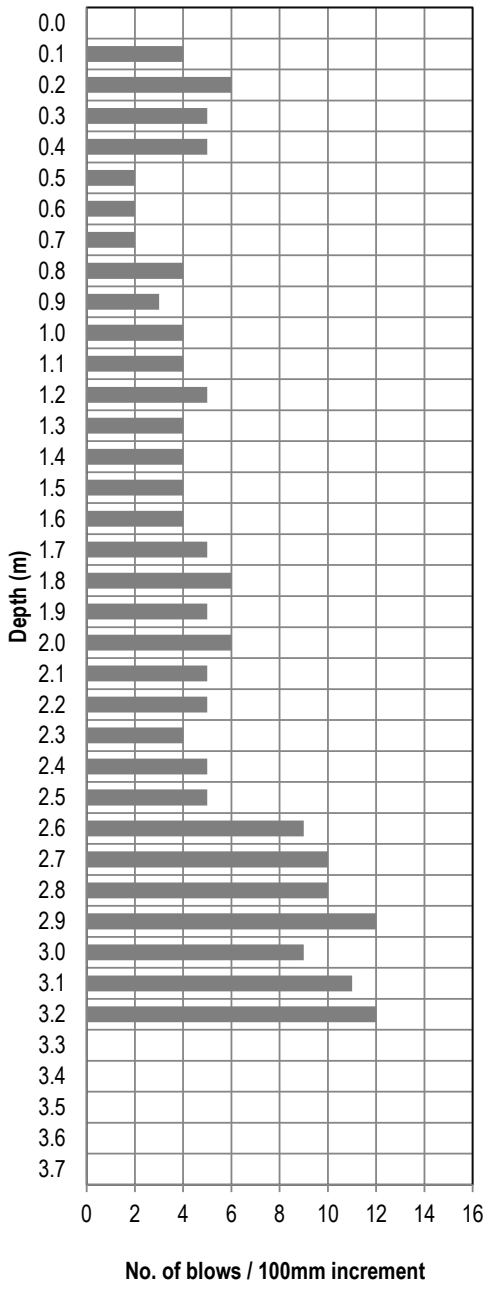
RICHARDS CONSULTING | ENGINEERS

Date tested: 25 March 2025 | Test ID: 3

Notes:

Depth below ground level	blows/100mm
0.0	0
0.1	4
0.2	6
0.3	5
0.4	5
0.5	2
0.6	2
0.7	2
0.8	4
0.9	3
1.0	4
1.1	4
1.2	5
1.3	4
1.4	4
1.5	4
1.6	4
1.7	5
1.8	6
1.9	5
2.0	6
2.1	5
2.2	5
2.3	4
2.4	5
2.5	5
2.6	9
2.7	10
2.8	10
2.9	12
3.0	9
3.1	11
3.2	12
3.3	
3.4	
3.5	
3.6	
3.7	
3.8	
3.9	
4.0	
4.1	

Scala Penetrometer Results



Soil Description

Test method used: NZS 4402:1988 Test 6.5.2

SITE SOILS INVESTIGATION

RICHARDS CONSULTING | ENGINEERS

Project No.: **25123**

Project: **House Re-level Design**

Address: **25 Tuckers Road, Redwood**

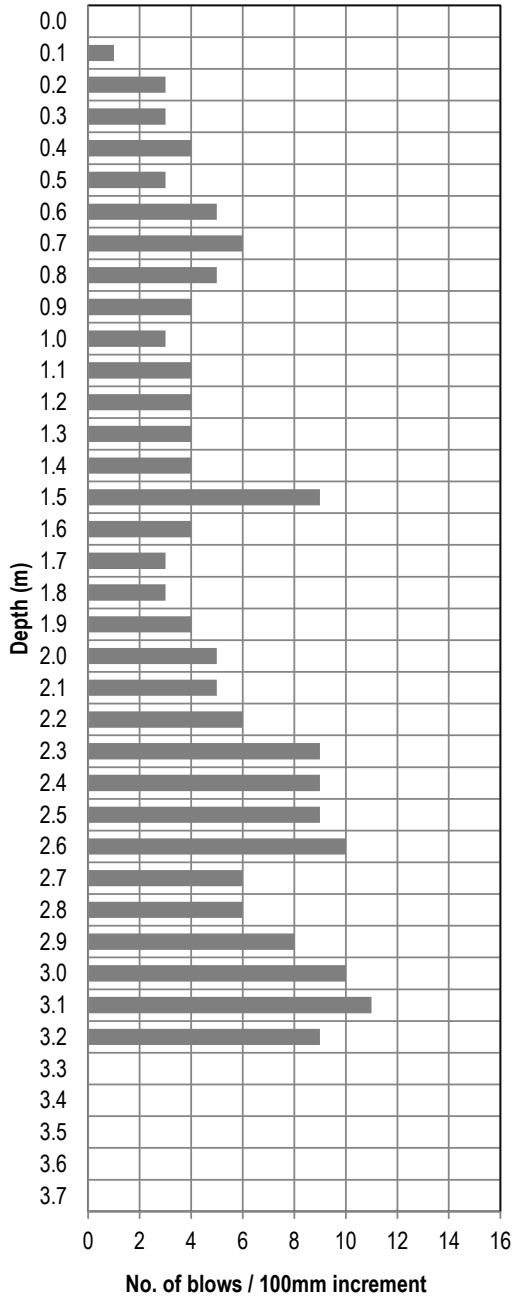
Date tested: 25 March 2025

Test ID: 4

Notes:

Depth below ground level	blows/100mm
0.0	0
0.1	1
0.2	3
0.3	3
0.4	4
0.5	3
0.6	5
0.7	6
0.8	5
0.9	4
1.0	3
1.1	4
1.2	4
1.3	4
1.4	4
1.5	9
1.6	4
1.7	3
1.8	3
1.9	4
2.0	5
2.1	5
2.2	6
2.3	9
2.4	9
2.5	9
2.6	10
2.7	6
2.8	6
2.9	8
3.0	10
3.1	11
3.2	9
3.3	
3.4	
3.5	
3.6	
3.7	
3.8	
3.9	
4.0	
4.1	

Scala Penetrometer Results



Soil Description

Test method used: NZS 4402:1988 Test 6.5.2

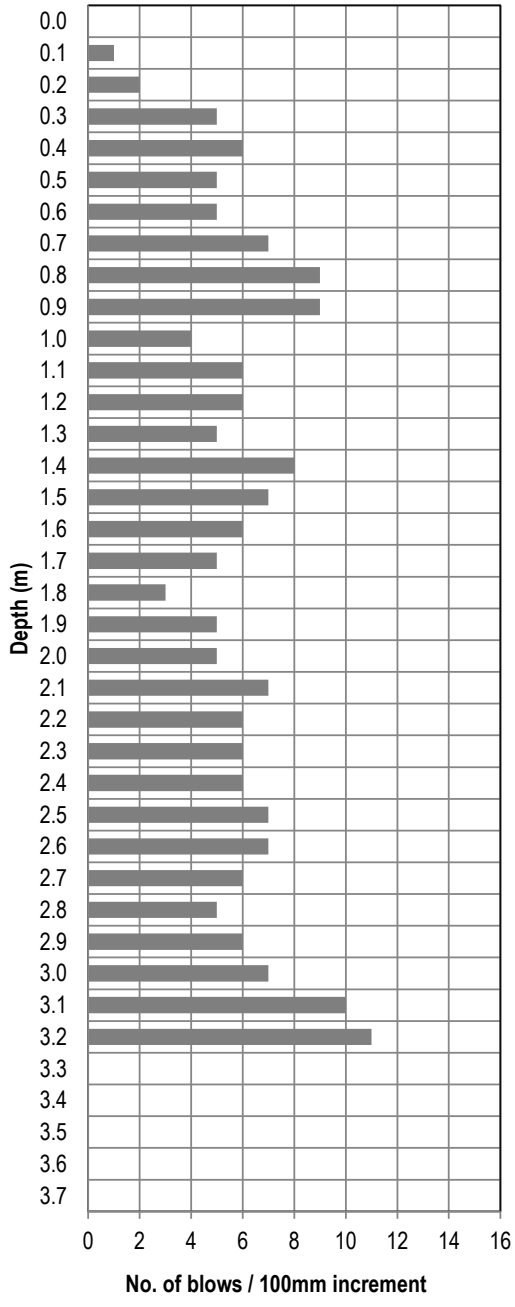
SITE SOILS INVESTIGATION

RICHARDS CONSULTING | ENGINEERS

Project No.:	**25123**
Project:	**House Re-level Design**
Address:	**25 Tuckers Road, Redwood**
Date tested:	25 March 2025
Test ID:	5
Notes:	

Depth below ground level	blows/100mm
0.0	0
0.1	1
0.2	2
0.3	5
0.4	6
0.5	5
0.6	5
0.7	7
0.8	9
0.9	9
1.0	4
1.1	6
1.2	6
1.3	5
1.4	8
1.5	7
1.6	6
1.7	5
1.8	3
1.9	5
2.0	5
2.1	7
2.2	6
2.3	6
2.4	6
2.5	7
2.6	7
2.7	6
2.8	5
2.9	6
3.0	7
3.1	10
3.2	11
3.3	
3.4	
3.5	
3.6	
3.7	
3.8	
3.9	
4.0	
4.1	

Scala Penetrometer Results



Soil Description

TOPSOIL

Sandy **SILT**, brown w/ orange mottles, dry, soft

Sandy **SILT**, Dark brown w/ grey, dry, soft

Silty **SAND**, brown, soft, moist

Sandy **SILT** w/ trace gravels. Redish brown, soft, moist

Silty **SAND** w/ trace clay, grey, saturated, soft

E.O.H. = 1.85m - Poor Recovery

Test method used: NZS 4402:1988 Test 6.5.2

Appendix 3:
NZ GEOTECHNICAL DATA BASE BORELOGS

LOG KEY SHEET

SOIL AND ROCK DESCRIPTIONS

Soil and Rock Descriptions are in general accordance with the NZ Geotechnical Society (NZGS), 2005.
Hand-held Vane Shear Strength measurements are in general accordance with the NZGS, 2001.

METHOD

BH	Machine Borehole
CPT	Cone Penetration Test
DCP	Dynamic Cone Penetration
HA	Hand Auger
SPT	Standard Penetration Test
IVAN	In-situ Vane Test
MA	Machine Auger
OB	Open Barrel
SNC	Sonic Core Drilling
TP	Test Pit/Trench
TT	Triple Tube
PT	Thin-walled Open Drive Tube
VE	Vacuum Excavation
W	Wash Boring

WEATHERING

CW	Completely Weathered
HW	Highly Weathered
MW	Moderately Weathered
SW	Slightly Weathered
UW	Unweathered

SAMPLES

B	Bulk Disturbed Sample
C	Core Sample
D	Small Disturbed Sample
PT	Thin-wall Open Drive (Push) Tube Sample

WATER

Groundwater Level (GWL)

IN-SITU TESTS

Shear Vane

Su	In-situ peak undrained shear strength and remoulded undrained shear strength
UTP	Unable to Penetrate
CB	Pilcon-type vane tested in Core Barrel
DH	Pilcon-type vane tested in-situ (downhole)
GV	Geonor vane, tested in-situ
IcV	Icone vane, tested in-situ

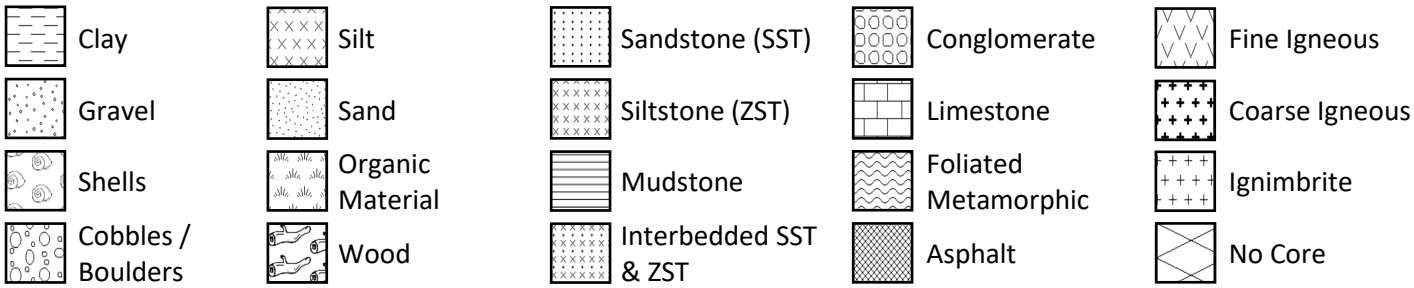
Standard Penetration Test (SPT)

N	SPTn Sampler (Split-spoon)
N_C	SPTn Solid Cone
HB	SPT Hammer Bouncing

TERMINOLOGY

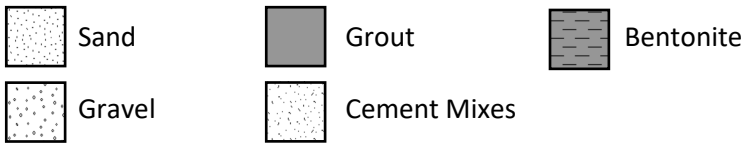
RL	Relative Ground Level
RQD	Rock Quality Designation

GRAPHIC LOG (1 or a combination of the following)



MONITORING INSTALLATION

Backfill Material



Standpipe

ORGANIC SOILS

Von Post Degree of Humidification

H1	Completely unconverted and mud-free peat, when pressed gives clear water and plant structure is visible.
H2	Partially unconverted and mud-free peat, when pressed gives almost clear water and plant structure is visible.
H3	Very slightly decomposed or very slightly muddy peat, when pressed gives marked muddy water, no peat substance passes through the fingers and plant structure is less visible.
H4	Slightly decomposed or slightly muddy peat, when pressed gives muddy water and plant structure is less visible.
H5	Moderately decomposed or very muddy peat with growth structure evident but slightly obliterated.
H6	Moderately decomposed or very muddy peat with indistinct growth structure.
H7	Fairly well decomposed or very muddy peat but the growth structure can just be seen.
H8	Well decomposed or very muddy peat with very indistinct growth structure.
H9	Practically decomposed or mud-like peat in which almost no growth structure is evident.
H10	Completely decomposed or mud peat where no growth structure can be seen, entire substance passes through the fingers when pressed.

NZGD ID: 178815

Hand Auger Log

Hand Auger ID: AR108796-GE-HA-001

Sheet 1 of 1

Project:	Project Velocity - 53 Fenchurch St & 23 Tuckers Rd	**Project Number:**	3160491/AR109796
Site Location:	53 Fenchurch Street & 23 Tuckers Road	**Client:**	Kainga Ora
Location:	North of Tuckers site, in front of house.	**Coordinate System:**	NZTM2000
		Northing:	5185820.0
		Easting:	1568767.0
		Vertical Datum:	NZVD 2016
		Ground level (mRL):	11.00
		Location Method:	hhGPS

Groundwater (m)	In Situ Tests: Su (kPa)	In Situ Tests: Scala blows/50mm	Samples	Depth (m)	RL (m)	Graphic Log	Soil/ Rock Description	Geological Unit
		0 0 1 2 3 2 2 2 2 2 2 3 3 2 3 2 4 4 5 2 1 1 1 1 1 1 1 1 1 1 2 1 0 2 2 1 2 3 3 1 1 0 1 1 1 1 1 1 1 1 1 1 2 1 2 2 2 1 1 2 1 1 3 3 2 3 4 4 4 3 3 2 3 2 5 5 5		0.0	11.00		Firm, fine to coarse sandy SILT, some gravel, some organics, trace clay; dark brown; moist, low plasticity, insensitive. Gravel: rounded, SW greywacke. Organics: rootlets.	Fill
				0.5	10.5		Medium dense, silty fine to coarse SAND, trace fine gravel; brown, mottled orange; moist, non plastic, insensitive.	Springston Formation
				1.0	10.0		Stiff, SILT, some fine to medium sand, trace clay; brown; moist, low plasticity, insensitive. *1.00m: Firm.*	
▼				1.5	9.5		No recovery.	
							Stiff, SILT, some fine to medium sand, trace clay; brown; moist, low plasticity, insensitive.	Springston Formation
				2.0	9.0		No recovery.	
							Loose, silty fine to medium SAND, trace clay; bluish grey; wet, low plasticity, quick.	Springston Formation
							No recovery.	
				2.5	8.5		Loose, silty fine to medium SAND, trace clay; bluish grey; wet, low plasticity, quick. *2.60m: Medium dense.*	
				3.0	8.0		3.00m - End of hand auger	
				3.5	7.5			
				4.0	7.0			
				4.5	6.5			

Date Started:	25/05/2022	**Vane ID:**	N/A	**Comments:**
Logged By:	KM	**Vane Width:**	N/A	Terminated at target depth.
Diameter:	50mm	**Vane Type:**	N/A	Groundwater measured upon completion.

For Explanation of Symbols and Abbreviations See Key Sheet

NZGD ID: 178815

Project Velocity - 23 Tuckers Road / 53 Fenchurch Street

Depth: 0.00 m to 3.00 m

LOG KEY SHEET

SOIL AND ROCK DESCRIPTIONS

Soil and Rock Descriptions are in general accordance with the NZ Geotechnical Society (NZGS), 2005.
Hand-held Vane Shear Strength measurements are in general accordance with the NZGS, 2001.

METHOD

BH	Machine Borehole
CPT	Cone Penetration Test
DCP	Dynamic Cone Penetration
HA	Hand Auger
SPT	Standard Penetration Test
IVAN	In-situ Vane Test
MA	Machine Auger
OB	Open Barrel
SNC	Sonic Core Drilling
TP	Test Pit/Trench
TT	Triple Tube
PT	Thin-walled Open Drive Tube
VE	Vacuum Excavation
W	Wash Boring

WEATHERING

CW	Completely Weathered
HW	Highly Weathered
MW	Moderately Weathered
SW	Slightly Weathered
UW	Unweathered

SAMPLES

B	Bulk Disturbed Sample
C	Core Sample
D	Small Disturbed Sample
PT	Thin-wall Open Drive (Push) Tube Sample

WATER

Groundwater Level (GWL)

IN-SITU TESTS

Shear Vane

Su	In-situ peak undrained shear strength and remoulded undrained shear strength
UTP	Unable to Penetrate
CB	Pilcon-type vane tested in Core Barrel
DH	Pilcon-type vane tested in-situ (downhole)
GV	Geonor vane, tested in-situ
IcV	Icone vane, tested in-situ

Standard Penetration Test (SPT)

N	SPTn Sampler (Split-spoon)
N_C	SPTn Solid Cone
HB	SPT Hammer Bouncing

TERMINOLOGY

RL	Relative Ground Level
RQD	Rock Quality Designation

GRAPHIC LOG (1 or a combination of the following)

Clay, Silt, Sandstone (SST), Conglomerate, Fine Igneous
Gravel, Sand, Siltstone (ZST), Limestone, Coarse Igneous
Shells, Organic Material, Mudstone, Foliated Metamorphic, Ignimbrite
Cobbles / Boulders, Wood, Interbedded SST & ZST, Asphalt, No Core

MONITORING INSTALLATION

Backfill Material

Sand, Grout, Bentonite
Gravel, Cement Mixes

Standpipe

Plain, Slotted, Vibrating Wire

ORGANIC SOILS

Von Post Degree of Humidification

H1	Completely unconverted and mud-free peat, when pressed gives clear water and plant structure is visible.
H2	Partially unconverted and mud-free peat, when pressed gives almost clear water and plant structure is visible.
H3	Very slightly decomposed or very slightly muddy peat, when pressed gives marked muddy water, no peat substance passes through the fingers and plant structure is less visible.
H4	Slightly decomposed or slightly muddy peat, when pressed gives muddy water and plant structure is less visible.
H5	Moderately decomposed or very muddy peat with growth structure evident but slightly obliterated.
H6	Moderately decomposed or very muddy peat with indistinct growth structure.
H7	Fairly well decomposed or very muddy peat but the growth structure can just be seen.
H8	Well decomposed or very muddy peat with very indistinct growth structure.
H9	Practically decomposed or mud-like peat in which almost no growth structure is evident.
H10	Completely decomposed or mud peat where no growth structure can be seen, entire substance passes through the fingers when pressed.

NZGD ID: 178816

Hand Auger Log

Hand Auger ID: AR108796-GE-HA-002

Sheet 1 of 1

Project:	Project Velocity - 53 Fenchurch St & 23 Tuckers Rd	**Project Number:**	3160491/AR109796
Site Location:	53 Fenchurch Street & 23 Tuckers Road	**Client:**	Kainga Ora
Location:	West of Tuckers site, at the back of house.	**Coordinate System:**	NZTM2000
		Northing:	5185805.0
		Easting:	1568760.0
		Vertical Datum:	NZVD 2016
		Ground level (mRL):	10.90
		Location Method:	hhGPS

Groundwater (m)	In Situ Tests: Su (kPa)	In Situ Tests: Scala blows/50mm	Samples	Depth (m)	RL (m)	Graphic Log	Soil/ Rock Description	Geological Unit
		0 0 1 1 1 1 1 1 0 1 0 1 1 2 1 2 1 0 1 0 1 0 1 1 1 1 1 1 2 2 1 1 2 1 1 1 2 1 1 0 1 1 1 1 2 2 2 2 2 1 2 1 1 2 1 1 1 3 2 4 3 4 4 4 4 3 4 3 2 4 4 4 3 3 2 3 4 3 5		0.0	10.90		Firm, fine to medium sandy SILT, minor organics, trace clay; dark brown; moist, low plasticity, insensitive. Organics: rootlets. [Topsoil]	Fill
				0.5	10.5		Firm, fine to medium sandy SILT, trace clay; dark brown; moist, low plasticity, insensitive.	
				1.0	10.0		Firm, fine sandy SILT, minor clay; brown, streaked orange; moist, low plasticity, insensitive.	Springston Formation
▼				1.5	9.5		Firm, SILT, some fine to medium sand, trace clay; brown; moist, low plasticity, insensitive.	
				2.0	9.0		Medium dense, fine to coarse SAND, some silt, trace clay; bluish grey; wet, low plasticity, quick.	
				2.5	8.5			
				3.0	8.0		3.00m - End of hand auger	
				3.5	7.5			
				4.0	7.0			
				4.5	6.5			
					6.0			

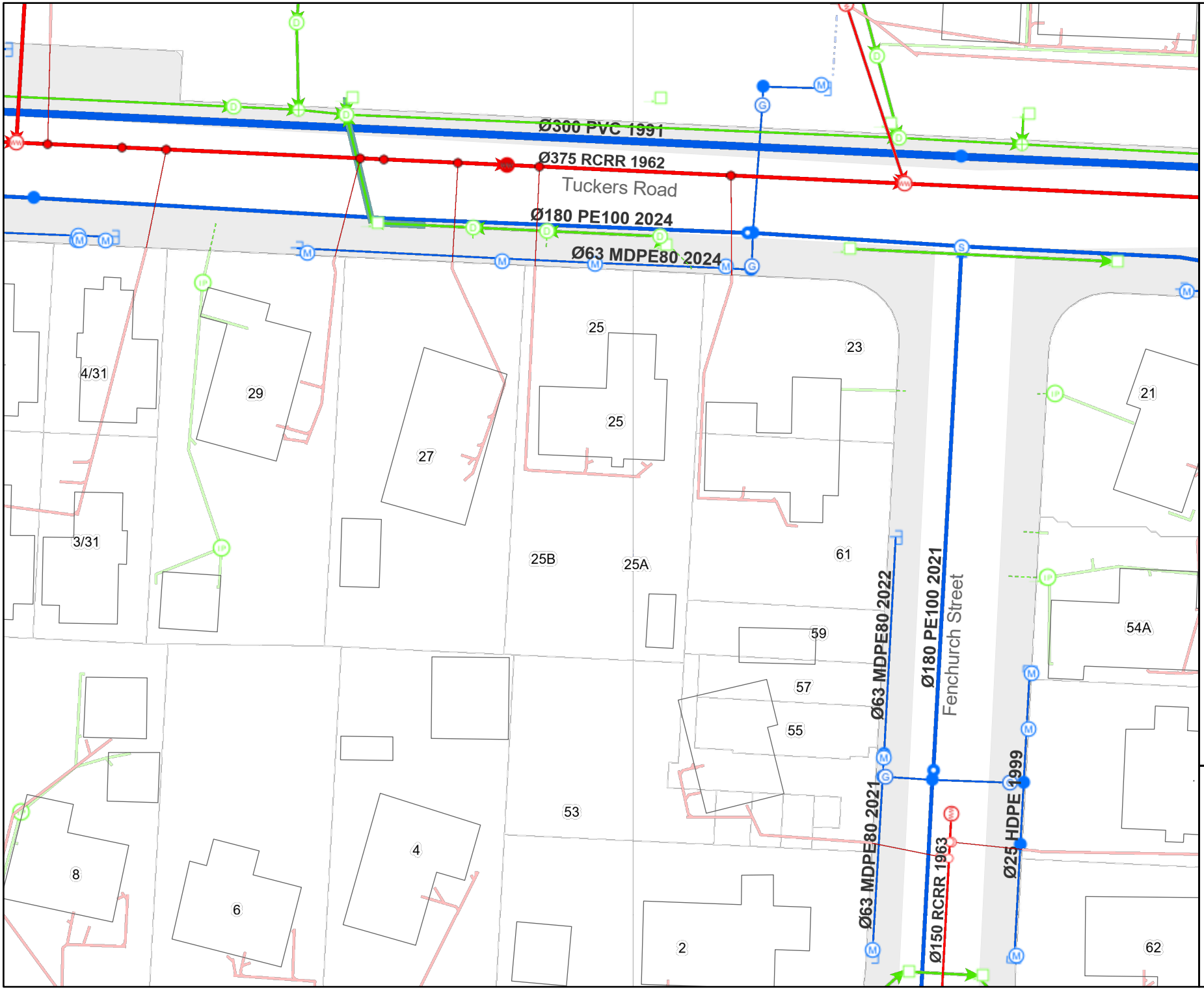
Date Started:	25/05/2022	**Vane ID:**	N/A	**Comments:**	
Logged By:	KM	**Vane Width:**	N/A	Terminated at target depth.	
Diameter:	50mm	**Vane Type:**	N/A	Groundwater measured upon completion.	

For Explanation of Symbols and Abbreviations See Key Sheet

NZGD ID: 178816

Project Velocity - 23 Tuckers Road / 53 Fenchurch Street

Depth: 0.00 m to 3.00 m



ArcGIS Web Map

Buildings
StreetAddress
WwAccess
Standard Manhole
Vented Manhole
WwEye
Eye
Eye
Eye (Vertical)
WwLateralFitting
Lateral Fitting
WwPipeFlowDirection
WwPipe
NominalDiameter
Diameter is 200mm or smaller
Diameter is greater than 200mm, up to 450mm
WwLateral
WwPipe (non CCC)
In Service
WwLateral (non CCC)
In Service
SwAccess
SwInlet
Single Sump
SwFitting
Junction
SwPipeFlowDirection
SwLateralFitting
Single Sump
Inspection Point
SwPipe
NominalDiameter
Diameter is 450mm or smaller
SwLateral
SwPipeProtection
SwPipe (non CCC)
In Service
SwLateral (non CCC)
In Service
WsValve
Gate
Sluice
WsHydrant
WsConnection
Meter
WsPipeRestraint
WsFitting
End Cap
Connector
Connector
Connector
Connector
Connector
WsPipe
NominalDiameter
Diameter is 110mm or smaller
Diameter is greater than 110mm, up to 225mm
Diameter is greater than 225mm
WsLateral
WsLateral (non CCC)
In Service
Abandoned
RatingUnit

Christchurch City Council

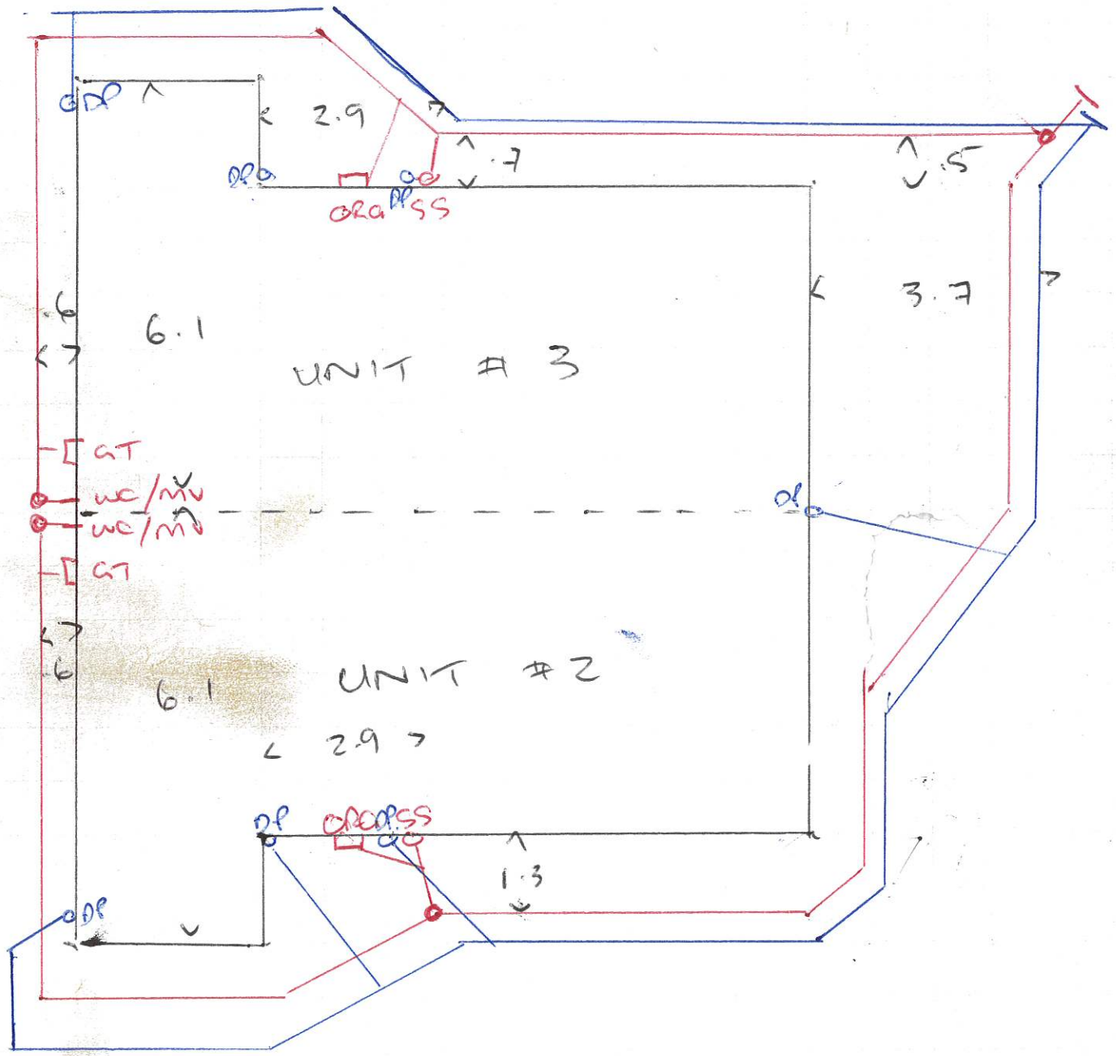
ph: 03 941 8999 web: ccc.govt.nz

N

Date: 9/06/2026 6:05 AM
Scale: 1: 500 on A4

0 0.0025 0.005 0.01 0.015 0.02
km

AS BUILT SERVICES PLAN



Client Name: DENZIL PALMER

Address: 25 TUCKERS RD

Date: 16.11.25 Building Consent No: 2025/6982

Gradient: Sewer 1:100 Stormwater 1:100

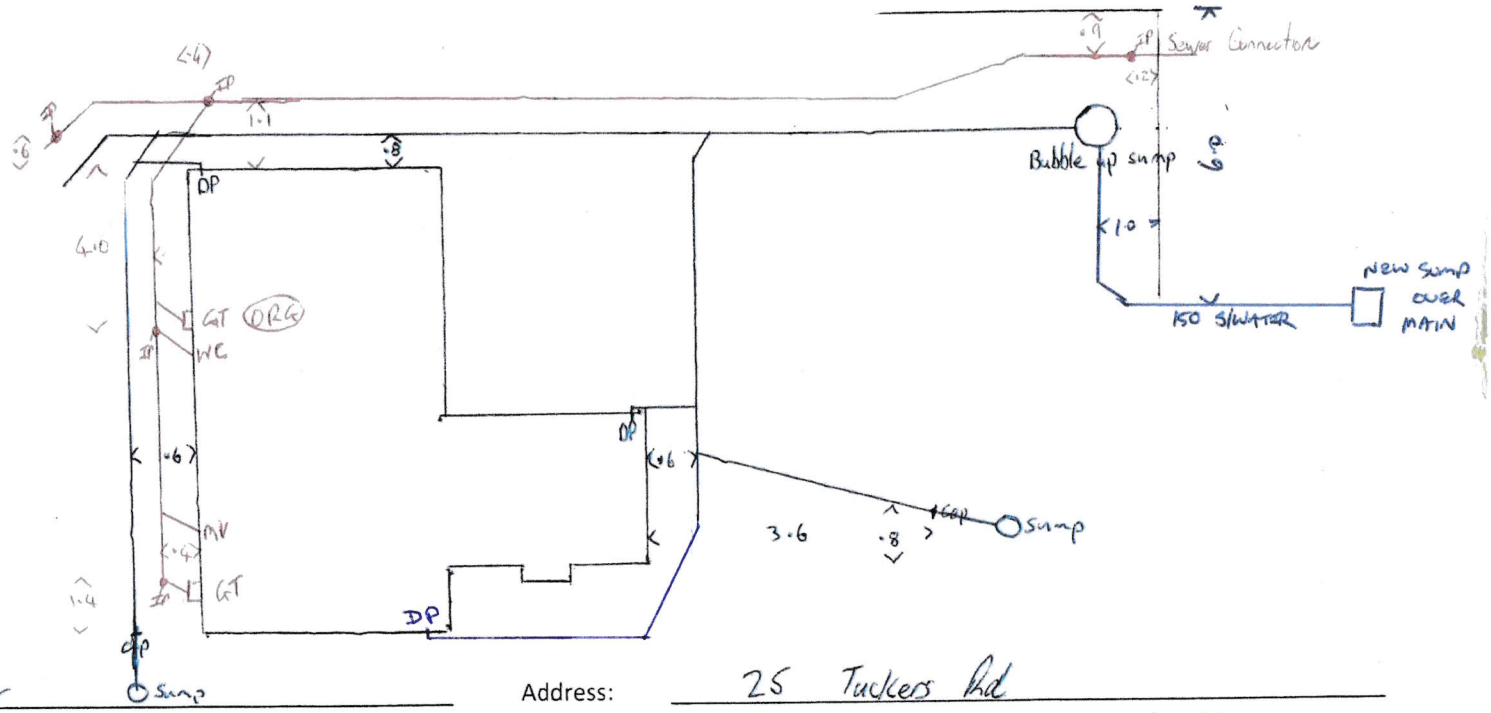
Drainlayer: _____ Registration #: _____

Certifying Drainlayer: JOAN BIRCHFIELD Registration #: 32269

Soak Hole Dimensions: 1. _____L _____W _____D 2. _____L _____W _____D 3. _____L _____W _____D 4. _____L _____W _____D

Peter Hansen DRAINAGE LTD.

AS BUILT SERVICES PLAN



Client Name: Denzil Palmer

Address: 25 Tuckers Rd

Date: 17.2.26 Building Consent No: 2025/6982

Gradient: Sewer 1:100 Stormwater 1:100

Drainlayer: _____ Registration #: _____

Certifying Drainlayer: René Paviett Registration #: 26217

Soak Hole Dimensions: 1. _____L _____W _____D 2. _____L _____W _____D 3. _____L _____W _____D 4. _____L _____W _____D

Peter Hansen DRAINAGE LTD

RECORD OF INSPECTION (RoI) OF HIGH-RISK PRESCRIBED ELECTRICAL WORK

PURSUANT TO THE ELECTRICAL (SAFETY) REGULATIONS 2010

Reference / Record ID Number: 0007234458RN0B4

Issuer (Inspector) details:

Name of Inspector:	Nick Graham	Registration #:	#REF! 126926
Email address:	inspections@telpower.co.nz	Telephone:	03 339 4150

Location of installation:

Location details: Unit 1, 25 Tuckers Road Northcote Christchurch

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 #: E 260623

CoC details: 2647 ☑CoC(s) attached

Certifying Electrical Work and RoI details:

What was inspected: New Connection. Supply. Phase 1600mA.
Mains, Main Earth, MEN Link, Polarity, ~~Rotation, RCD~~ 25mm² Cu MEN Link

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	>100 MΩ	Load	MΩ	Loop Test	R	2.10 V	0.2	Ω	>100	A
Line W	MΩ	Load	MΩ		W	V		Ω		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 0.02 Ω — Polarity Correct ✓ — Rotation — Clockwise / Anticlockwise — Bond — Ω

6mm² MEC + rest Electrode

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: [signature] Date: 10-6-26

ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE / CERTIFICATE ID No.: 0007234458RN0B4

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:	Unit 1, 25 Tuckers Road Northcote Christchurch
Contact Details: (Name and address)	
Name of Electrical worker:	Nick Graham
Registration/Practising licence number:	#REF! 262925
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 230 VAC

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: [signature] **Date:** 10-9-26

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: Nick Graham **Registration/Practising licence number:** #REF! 262925

Certifier's signature: [signature] **Certificate Issue Date:** 10-9-26 **Connection Date:** 10-9-26

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

Redpaths

Reference/Certificate ID No: 25AT

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: 25A Tuckers Rd

Contact Details: (Name and address) Denzil Palmer 8 Rata St

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: Shiako

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
- Prewire & 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 design[1]

◯ 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 Conformity[1]

◯ Relies on a manufacturer's instructions[1]

◯ Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010

◯ Is safe to connect

Test Results:	
Polarity (independent earth):	✓
Insulation resistance:	✓
Earth continuity:	✓
Bonding:	✓
Other (specify):	

Electronic/Other reference: Redpaths.co.nz

Certifier's signature:

Date: 9/4/2026

[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:

Certificate Issue Date: 9/4/2026

Connection Date: 9/4/2026

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.

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

Reference / Record ID Number: 0007234457RNF6A

Issuer (Inspector) details:

Name of Inspector: Nick Graham
Registration #: #REF! 126925
Email address: inspections@telpower.co.nz
Telephone: 03 339 4150

Location of installation:

Location details: Unit 2, 25 Tuckers Road Northcote Christchurch
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 #: E260693

CoC details: 2637
☑CoC(s) attached

Certifying Electrical Work and RoI details:

What was inspected: New Connection - Sub-Board 160amp.
Mains, Main Earth, MEN Link, Polarity, ~~Rotation, RCD~~ 35mm² / 16mm. Cu tails

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	>20 MΩ	Load	M Ω	Loop Test	R	241 V	0.2	Ω	500	A
Line W	MΩ	Load	MΩ		W	V		Ω		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 0.01 Ω Polarity Correct ✓ Rotation Clockwise / Anticlockwise Bond Ω
Earth & MEN + Test Electrode

High Risk Category:

☐ Not to AS/NZS 3000 Part 2 – 6A(2)(a)(i)
☐ High voltage installation – 6A(2)(a)(ii)
☐ Mains parallel generation – 6A(2)(a)(iii)
☐ Photovoltaic system – 6A(2)(a)(iv)
☐ Hazardous area – 6A(2)(a)(v)
☐ Animal stunning or meat conditioning 6A(2)(c)
☐ Electrical medical area – 6A(2)(a)(vi)
☑ Mains work – 6A(2)(b)
☐ 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:
Date: 10-4-26

ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE / CERTIFICATE ID No.: 0007234457RNF6A

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:	Unit 2, 25 Tuckers Road Northcote
Contact Details: (Name and address)	De Ha festhaven.
Name of Electrical worker:	Nick Graham
Registration/Practising licence number:	#REF! 126224
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: 10-4-26

Contains fittings that are safe to connect to a power supply? ☑ Yes ☐ No

Specify type of supply system: MEN 230 VAC

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: [signature] **Date:** 10-4-26

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: Nick Graham **Registration/Practising licence number:** #REF! 126224

Certifier's signature: [signature] **Certificate Issue Date:** 10-4-26 **Connection Date:** 10-4-26

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

Redpaths

Reference/Certificate ID No: 25BT

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: 25B Tuckers Rd

Contact Details: (Name and address) Denzil Palmer 8 Rata St

Name of Electrical worker: Kris Carson

Registration/Practising licence number: E260623

Organisation/company: ACelectrical Limited

Phone and email: 0224663349 kris.allectrical@gmail.com

Name of person(s) supervised Shiako

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 boundry box
- Prewire & 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 design[1]

✓ 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 Conformity[1]

✓ Relies on a manufacturer's instructions[1]

◯ 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:

Test Results:	
Polarity (independent earth):	✓
Insulation resistance:	✓
Earth continuity:	✓
Bonding:	✓
Other (specify):	

Date: 9/4/2026

[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:

Certificate Issue Date: 9/4/2026

Connection Date: 9/4/2026

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.


25 Tuckers Road
Land Use Consents
1/5 Valerie Place
26 Tuckers Road
22 Tuckers Road
37 Tuckers Road
1/31 Tuckers Road
4/31 Tuckers Road
2/31 Tuckers Road
3/31 Tuckers Road
23 Tuckers Road
61 Fenchurch Street
59 Fenchurch Street
57 Fenchurch Street
55 Fenchurch Street
53 Fenchurch Street
4 Grosvenor Street
21 Tuckers Road
19 Tuckers Road
17 Tuckers Road
52 Fenchurch Street
58C Lambeth Crescent
1/7 Grosvenor Street
1/5 Grosvenor Street
2/7 Grosvenor Street
3/7 Grosvenor Street
2/5 Grosvenor Street
46 Fenchurch Street


25 Tuckers Road
Subdivision Consents

Land Use Resource Consents within 100 metres of 25 Tuckers Road

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

1/31 Tuckers Road

RMA/2006/271

Application to erect four elderly persons housing units - Historical Reference RMA20022161

Processing complete

Applied 16/02/2006

Decision issued 16/03/2006

Granted 16/03/2006

1/5 Grosvenor Street

RMA/2022/2319

Construction of five social housing units

Processing complete

Applied 18/07/2022

Decision issued 26/07/2022

Granted 26/07/2022

RMA/2023/1208

Subdivision - Fee Simple - 5 Lots with land use

Processing complete

Applied 18/05/2023

s223 Certificate issued 13/11/2024

s224 Certificate issued 13/11/2024

Decision issued 20/06/2023

Granted 19/06/2023

1/5 Valerie Place

RMA/1975/18

Dispensation to permit garage to project into the front yard and be sited 3.175m from the front boundary and 0.152m from the side boundary. - Historical Reference RES9201594

Processing complete

Applied 28/07/1975

Decision issued 31/07/1975

Granted 31/07/1975

1/7 Grosvenor Street

RMA/2022/2319

Construction of five social housing units

Processing complete

Applied 18/07/2022

Decision issued 26/07/2022

Granted 26/07/2022

RMA/2023/1208

Subdivision - Fee Simple - 5 Lots with land use

Processing complete

Applied 18/05/2023

s223 Certificate issued 13/11/2024

s224 Certificate issued 13/11/2024

Decision issued 20/06/2023

Granted 19/06/2023

17 Tuckers Road

RMA/2014/3017

Garage Extension - Retrospective - Historical Reference RMA92027716

Processing complete

Applied 18/11/2014

Decision issued 01/12/2014

Granted 28/11/2014

RMA/2015/2584

Within scope RMA92027716 - Historical Reference RMA92030927

Withdrawn

Applied 16/09/2015

19 Tuckers Road

RMA/1992/134

Resource Consent (non-complying activity) sought to erect a garage penetrating the 27 degree recession plane and total buildings exceeding 9m in length on the rear boundary. - Historical Reference RES9202715

Processing complete

Applied 27/04/1992

Decision issued 03/06/1992

Granted 03/06/1992

2/31 Tuckers Road

RMA/2006/271
Application to erect four elderly persons housing units - Historical Reference RMA20022161
Processing complete
Applied 16/02/2006
Decision issued 16/03/2006
Granted 16/03/2006

2/5 Grosvenor Street

RMA/2022/2319
Construction of five social housing units
Processing complete
Applied 18/07/2022
Decision issued 26/07/2022
Granted 26/07/2022

RMA/2023/1208
Subdivision - Fee Simple - 5 Lots with land use
Processing complete
Applied 18/05/2023
s223 Certificate issued 13/11/2024
s224 Certificate issued 13/11/2024
Decision issued 20/06/2023
Granted 19/06/2023

2/7 Grosvenor Street

RMA/2022/2319
Construction of five social housing units
Processing complete
Applied 18/07/2022
Decision issued 26/07/2022
Granted 26/07/2022

RMA/2023/1208

Subdivision - Fee Simple - 5 Lots with land use

Processing complete

Applied 18/05/2023

s223 Certificate issued 13/11/2024

s224 Certificate issued 13/11/2024

Decision issued 20/06/2023

Granted 19/06/2023

21 Tuckers Road

RMA/1985/851

Erect a garage 2.5m from front boundary in lieu of 4.5m. Neighbours consent - Historical Reference RES9215758

Processing complete

Applied 16/04/1985

Decision issued 23/04/1985

Granted 23/04/1985

Granted 23/04/1985

Decision issued 23/04/1985

RMA/1997/2275

A second unit development, with attached garage within the 4.5m road boundary setback (2m) - Historical Reference RES972604

Processing complete

Applied 18/09/1997

Granted 24/09/1997

Decision issued 24/09/1997

Granted 24/09/1997

Decision issued 24/09/1997

22 Tuckers Road

RMA/1983/113

Dispensation sought to extend dwelling 1.5m in excess of the 40% permitted at 1.5m from the boundary. - Historical Reference RES9202724

Processing complete

Applied 08/04/1983

Decision issued 21/04/1983

Granted 21/04/1983

RMA/2020/346

Accessory building within road boundary setback

Processing complete

Applied 21/02/2020

Decision issued 09/03/2020

Granted 09/03/2020

23 Tuckers Road

RMA/2022/2140

Construction of 6 residential units

Processing complete

Applied 30/06/2022

Decision issued 22/07/2022

Granted 22/07/2022

RMA/2022/3213

Subdivision - Fee Simple - Six lots with Land Use

Processing complete

Applied 13/10/2022

s223 Certificate issued 05/03/2024

s224 Certificate issued 05/03/2024

Decision issued 18/11/2022

Granted 18/11/2022

26 Tuckers Road

RMA/2003/741

Replace existing coal fire boiler and chimney with a diesel powered boiler, 200l above ground diesel tank and new chimney. - Historical Reference RMA20013014

Processing complete

Applied 19/03/2003

Decision issued 20/03/2003

Outline plan accepted 20/03/2003

RMA/2005/2247

Outline plan waiver alterations to admin block. - Historical Reference RMA20021127

Processing complete

Applied 30/09/2005

Decision issued 19/10/2005

Outline plan accepted 18/10/2005

RMA/2006/2063
outline plan - Historical Reference RMA92006141
Processing complete
Applied 29/08/2006
Decision issued 08/09/2006
Outline plan accepted 08/09/2006

RMA/2010/1187
outline plan - Historical Reference RMA92016766
Processing complete
Applied 05/08/2010
Decision issued 02/09/2010
Outline plan accepted 02/09/2010

RMA/2010/1483
Outline Plan waiver for the proposed new storage building and site works. - Historical Reference RMA92017078
Processing complete
Applied 14/10/2010
Decision issued 29/10/2010
Outline plan accepted 29/10/2010

RMA/2021/2818
Outline plan waiver - demolish existing block and undertake minor renovations
Processing complete
Applied 27/08/2021
Decision issued 17/09/2021
Granted 17/09/2021

3/31 Tuckers Road

RMA/2006/271
Application to erect four elderly persons housing units - Historical Reference RMA20022161
Processing complete
Applied 16/02/2006
Decision issued 16/03/2006
Granted 16/03/2006

3/7 Grosvenor Street

RMA/2022/2319

Construction of five social housing units

Processing complete

Applied 18/07/2022

Decision issued 26/07/2022

Granted 26/07/2022

RMA/2023/1208

Subdivision - Fee Simple - 5 Lots with land use

Processing complete

Applied 18/05/2023

s223 Certificate issued 13/11/2024

s224 Certificate issued 13/11/2024

Decision issued 20/06/2023

Granted 19/06/2023

37 Tuckers Road

RMA/2007/320

Application to erect a sleepout - Historical Reference RMA92007533

Processing complete

Applied 14/02/2007

Decision issued 14/03/2007

Granted 13/03/2007

4 Grosvenor Street

RMA/1985/928

Erect a garage 150mm from east boundary intruding into the 45deg recession plane. Neighbours consent - Historical Reference RES9217218

Processing complete

Applied 13/09/1985

Decision issued 18/09/1985

Granted 18/09/1985

4/31 Tuckers Road

RMA/2006/271

Application to erect four elderly persons housing units - Historical Reference RMA20022161

Processing complete

Applied 16/02/2006

Decision issued 16/03/2006

Granted 16/03/2006

46 Fenchurch Street

RMA/1985/850

Erect a carport on boundary, intrudes into recession plane. Neighbours consent - Historical Reference RES9215757

Processing complete

Applied 01/08/1985

Decision issued 12/08/1985

Granted 12/08/1985

52 Fenchurch Street

RMA/2020/2638

Erecting a car port in front of the existing dwelling

Processing complete

Applied 12/11/2020

Decision issued 21/12/2020

Granted 20/12/2020

53 Fenchurch Street

RMA/2022/2140

Construction of 6 residential units

Processing complete

Applied 30/06/2022

Decision issued 22/07/2022

Granted 22/07/2022

RMA/2022/3213

Subdivision - Fee Simple - Six lots with Land Use

Processing complete

Applied 13/10/2022

s223 Certificate issued 05/03/2024

s224 Certificate issued 05/03/2024

Decision issued 18/11/2022
Granted 18/11/2022

55 Fenchurch Street

RMA/2022/2140
Construction of 6 residential units
Processing complete
Applied 30/06/2022
Decision issued 22/07/2022
Granted 22/07/2022

RMA/2022/3213
Subdivision - Fee Simple - Six lots with Land Use
Processing complete
Applied 13/10/2022
s223 Certificate issued 05/03/2024
s224 Certificate issued 05/03/2024
Decision issued 18/11/2022
Granted 18/11/2022

57 Fenchurch Street

RMA/2022/2140
Construction of 6 residential units
Processing complete
Applied 30/06/2022
Decision issued 22/07/2022
Granted 22/07/2022

RMA/2022/3213
Subdivision - Fee Simple - Six lots with Land Use
Processing complete
Applied 13/10/2022
s223 Certificate issued 05/03/2024
s224 Certificate issued 05/03/2024
Decision issued 18/11/2022
Granted 18/11/2022

58C Lambeth Crescent

RMA/2023/1644
Subdivision - Fee Simple - 3 Lots with land use
Processing complete
Applied 27/06/2023
s223 Certificate issued 01/08/2024
s224 Certificate issued 01/08/2024
Decision issued 01/08/2023
Granted 31/07/2023

RMA/2023/27
To construct three social housing units
Processing complete
Applied 10/01/2023
Decision issued 03/02/2023
Granted 03/02/2023

59 Fenchurch Street

RMA/2022/2140
Construction of 6 residential units
Processing complete
Applied 30/06/2022
Decision issued 22/07/2022
Granted 22/07/2022

RMA/2022/3213
Subdivision - Fee Simple - Six lots with Land Use
Processing complete
Applied 13/10/2022
s223 Certificate issued 05/03/2024
s224 Certificate issued 05/03/2024
Decision issued 18/11/2022
Granted 18/11/2022

61 Fenchurch Street

RMA/2022/2140

Construction of 6 residential units

Processing complete

Applied 30/06/2022

Decision issued 22/07/2022

Granted 22/07/2022

RMA/2022/3213

Subdivision - Fee Simple - Six lots with Land Use

Processing complete

Applied 13/10/2022

s223 Certificate issued 05/03/2024

s224 Certificate issued 05/03/2024

Decision issued 18/11/2022

Granted 18/11/2022

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