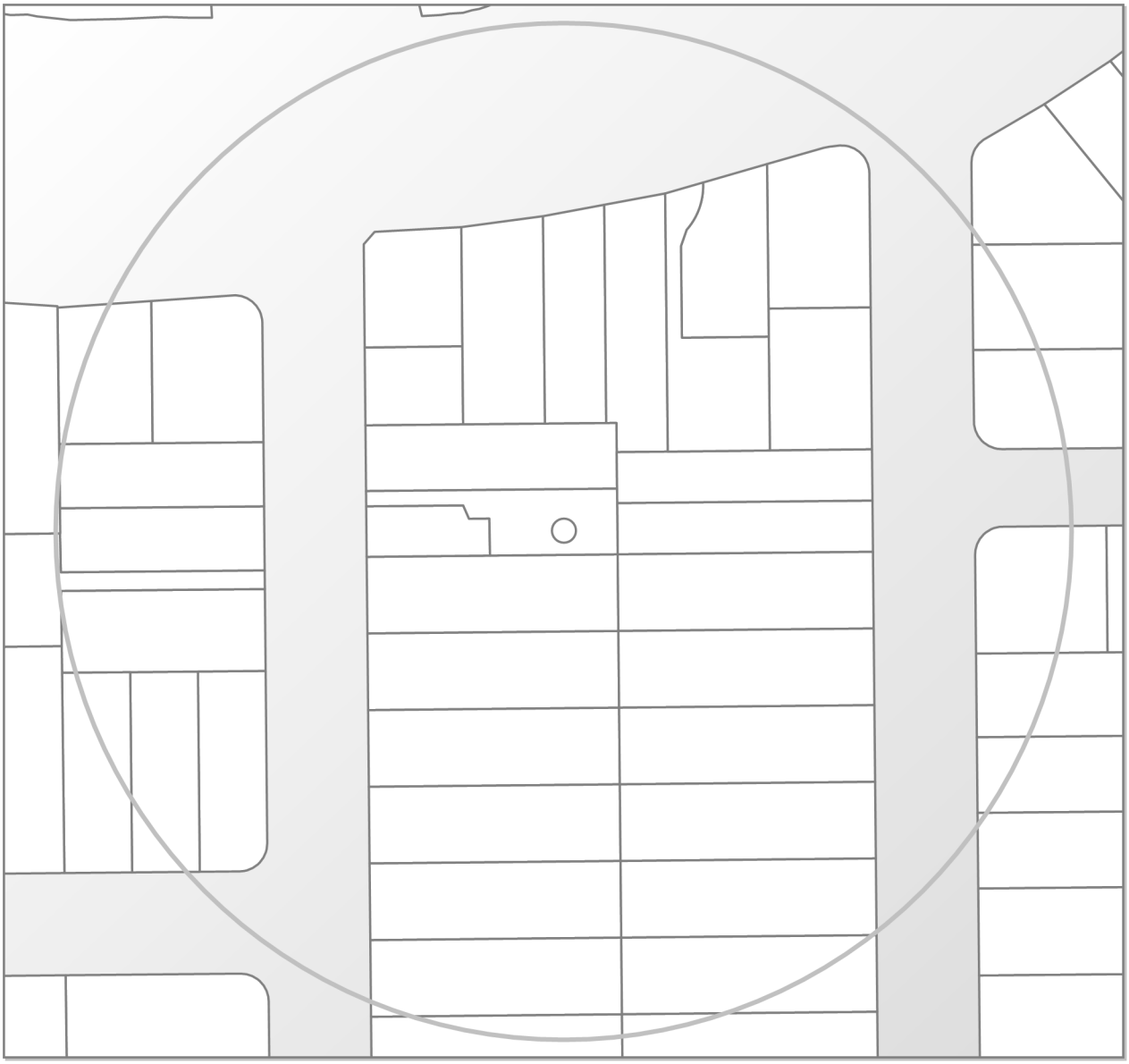
Christchurch City Council

Land Information Memorandum



Property address:

778B Gloucester Street

LIM number: H09540984

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	27 March 2026
Date received	18 March 2026

Property details

Property address	778B Gloucester Street, Avonside, Christchurch
Valuation roll number	22362 02602
Valuation information	Capital Value: $520,000 Land Value: $245,000 Improvements Value: $275,000 *Please note: these values are intended for Rating purposes*
Legal description	Lot 2 DP 493282
Existing owner	Flow Properties Limited PO Box 298 Wanaka 9343

Council references

Rate account ID	73180722
LIM number	H09540984
Property ID	1177743

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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.

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.

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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/Costal-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.

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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.

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(c) Flooding

- Flooding

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

- Predicted 1 in 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

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- 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

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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

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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 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.

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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	15/09/2025
Instalment 2	$820.33	15/12/2025
Instalment 3	$820.33	15/03/2026
Instalment 4	$820.54	15/06/2026

Rates owing as at 27/03/2026: $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/2014/9372 Applied: 26/09/2014 Status: Completed
  778B Gloucester Street Avonside
  Accepted for processing 29/09/2014
  PIM Granted 16/10/2014
  PIM Issued 21/10/2014
  Relocate dwelling on existing site
- BCN/2014/11042 Applied: 12/11/2014 Status: Completed
  778A Gloucester Street Avonside
  Accepted for processing 13/11/2014
  Building consent granted 08/12/2014
  Building consent issued 10/12/2014
  Code Compliance Certificate Issued 03/08/2015
  Relocation of two dwellings and garage

(b) Certificates

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

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(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

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

- **Flood Management Area**

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

(b) Resource consents

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

- RMA/2014/2698 - Land Use Consent
  778 Gloucester Street Avonside
  Two relocated dwellings - Historical Reference RMA92027391
  Status: Processing complete
  Applied 14/10/2014
  Granted 12/11/2014
  Decision issued 20/11/2014

- RMA/2015/3451 - Combined subdivision / land use consent
  778 Gloucester Street Avonside
  Fee Simple Subdivision - 2 lots sec223 & 224 issued 24/5/16 LT 493282 - Historical Reference RMA92031860
  Status: Processing complete
  Applied 11/12/2015
  Granted 29/01/2016

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Decision issued 29/01/2016

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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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Fax 64 3 941 8984

www.ccc.govt.nz

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**

Christchurch City Council

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

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11. Other information

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

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

(a) Kerbside waste collection

- Your organics are collected Weekly on Wednesday. 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 Wednesday. 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 Wednesday. 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

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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.

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GEOSCIENCE
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IAG (NZ) Ltd
C/- Harker Underground Construction Ltd

19 April 2013

RE: Geotechnical Investigation of 778 Gloucester Street, Avonside, Christchurch
(Kay Brown, Claim No. HH1057217, HH1224152)

Introduction and Background

Geoscience Consulting (NZ) Ltd (Geoscience) was requested by Harker Underground Construction Ltd (on behalf of IAG (NZ) Ltd) to undertake a geotechnical investigation of the subject property (herein referred to as 'the site').

We understand the dwelling at the site sustained damage as a result of the recent earthquakes and that you require a detailed geotechnical assessment of the ground conditions in order to determine a suitable foundation option for the proposed repair.

The scope of this study consists of:

- Desktop study of relevant publically available geotechnical publications;
- Undertake a visual inspection of the site to identify land damage following the recent earthquakes;
- Review of publically available Earthquake Commission (EQC) and Environment Canterbury (ECan) borehole data to comment and summarise the subsurface materials;
- Perform two hand auger borehole and Scala Penetrometer (Scala) tests to a target depth of 2.9 m;
- Organisation and technical supervision of one Cone Penetrometer Test (CPT) to a target depth of 15 m;
- An assessment of liquefaction potential for the site; and
- Presentation of a report outlining our findings on the ground conditions and including geotechnical advice on foundation options.

Our scope of works specifically excluded assessment of the structural integrity of the dwelling.

Site Description

The site is located in the Avonside suburb of Christchurch on a relatively flat section of approximately 700 m^2. It is bound to the west by Gloucester Street and to the north, south and east by residential properties. The Avon River flows approximately 80 m to the north of the site at its closest point.

GNS (Brown, 1992) maps the site as being underlain by dominantly alluvial sand and silt overbank deposits of the Springston Formation, and by Forsyth (2008) as being underlain by young terrace river alluvium.

The Canterbury Earthquake Recovery Authority (CERA) has mapped the site within the 'Green Zone' where buildings are typically considered suitable for repair or rebuilding. The Ministry of Business,

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ACENZ

Innovation and Employment (MBIE) (formerly the Department of Building and Housing) has divided the CERA 'Green Zone' into Technical Categories. This site is currently classified as TC3, where "moderate to significant land damage from liquefaction is possible in future large earthquakes" and "specific geotechnical investigation and engineering design" is required.

Publically Available Information

CERA has established an online Canterbury geotechnical database which provides access to geotechnical investigations, aerial photography, groundwater level data, field observations and mapping provided by EQC commissioned engineers, and LiDAR surveys.

Subsurface Data

We have reviewed publically available subsurface data, consisting of two borings and one CPT within the vicinity of the site. "Borehole 8591" and "CPT 13719" were drilled on adjacent sites approximately 25 m to the west of the site, and "Borehole 5740" was drilled approximately 81 m to the northwest of the site. In general, these explorations indicated a blanket layer of silty, cohesive material to a depth between 3 m and 4 m, underlain by sand and silty sand to a depth of at least 20 m, with a 1.5 m thick layer of silt between 16.5 m and 18 m depth.

Groundwater is regionally mapped between 1.0 m and 3.0 m below the ground surface at the time of the 2010-2011 Canterbury Earthquake Sequence. The closest piezometer measurement is approximately 520 m west of the site.

Aerial Photography

Aerial photographs were taken in the days following each of the major earthquakes in Canterbury. A review of the photographs indicates little visual evidence of liquefaction following the September 2010 event. Photographs following the February and June 2011 events indicate significant volumes of ejecta on site and on the paved surfaces within the vicinity of the site. Evidence of ejecta is also apparent in the field of Linwood North School, located 180 m to the east. A review of aerial photographs taken after the December 2011 event reveals little visual evidence of liquefaction.

Ground Cracking

Ground crack locations were mapped by the EQC following the September 2010 and February 2011 events. The following is noted by the EQC: "the crack mapping is incomplete and only observations made by the mapping teams are presented. In particular, the mapping following the 4 Sept 2010 Earthquake was incomplete before the 22 Feb 2011 Earthquake occurred". A review of the mapped ground cracking on site indicates no cracking within the immediate vicinity of the site. Moderate to severe cracking (<200 mm in width) has been mapped approximately 100 m to the northwest of the site on Avonside Drive, running parallel to the Avon River.

LiDAR and Ground Movement

LiDAR surveys prepared on behalf of the EQC indicate on the order of approximately 200 mm to 300 mm of vertical movement (subsidence) and approximately 270 mm of horizontal deformation towards the southwest has cumulatively occurred between the September 2010 and December 2011 events. It should be noted that the lateral LiDAR measurements capture lateral deformation other than liquefaction-induced deformation, such as tectonic movement.

Floor Levels

The Christchurch City Council (CCC) and CERA have released updated recommended floor levels for flood avoidance for properties in the Avon, Heathcote and Styx river catchments, as well as Sumner.

We note that the site is located outside of the "CCC City Plan – Flood Management Area", and specific floor level recommendations are not provided by the Council.

Site Investigation

Geoscience visited the site on the 4th of April 2013 and made the following observations:

- The dwelling is a timber framed structure with light/medium weight cladding on a perimeter concrete foundation with internal piles (Type B1, as defined by MBIE).
- A separate double garage with heavy weight cladding constructed on a concrete slab on grade is located to the east of the dwelling. A small patio is located to the east of the dwelling and a shed is located to the east of the garage.
- Cracking (<10 mm wide) was noted in the perimeter foundations and the cladding. The chimney had been removed and damage to the cladding was noted in its previous location.
- The ground is undulating throughout the lawn and cracking (<5 mm wide) was noted in several locations.
- The Avon River is located approximately 80 m north of the site.

The site location plan and photographs are presented as attachments to this letter report.

Cone Penetrometer Testing

Following our site visit, Pro-Drill Ltd pushed one Cone Penetrometer Test (CPT) to 15.15 m depth. Only one CPT was advanced due to site access restrictions. Groundwater was not recorded.

Hand Auger Borehole and Scala Penetrometer Testing

In addition to the Cone Penetrometer Testing, Geoscience completed two hand auger boreholes and associated Scala Penetrometer (Scala) tests to a maximum depth of 3.0 m. Groundwater was encountered between 2.7 m and 2.8 m depth in the hand auger boreholes.

Full logs are presented as attachments to this letter report and are written in accordance with the New Zealand Geotechnical Society field classification guidelines (NZGS, 2005).

Summary of Subsurface Conditions

The material encountered in our subsurface investigations is broadly consistent with published mapping, as summarised in Table 1 below:

Table 1: Summary of Subsurface Conditions Encountered in Ground Investigations

Depth (m)	Soil/Behaviour Type	Density/Consistency
0.0 to 0.4	TOPSOIL/FILL	N/A
0.4 to 2.7	SILT and Clayey SILT	Very Soft to Firm
2.7 to 15.15	SAND and Silty SAND	Medium Dense to Very Dense

Soil Classification

For the purpose of seismic design, we consider the soil classification in line with NZS 1170.5:2004 to be 'Class D – Deep or Soft Soil'.

Seismicity

MBIE has issued guidance for ground accelerations that should be used for assessment of liquefaction triggering in Canterbury. For Category D and Importance Level 2 sites, these are 0.13 g for the Serviceability Limit State (SLS) case (25 year return period) and 0.35 g for the Ultimate Limit State (ULS) case (500 year return period), both for magnitude 7.5 events.

Bradley and Hughes (on behalf of EQC) have developed a contour map of the conditional median peak ground accelerations (PGA) interpolated from data measured at various recording stations during the recent Canterbury earthquake events. The PGA contour map was created by combining the predication from an empirical ground motion model of the fault rupture with the PGA recorded at any adjacent strong motion states.

The conditional median PGA experienced at the site during the major Christchurch earthquake events using the published contour mapping are presented in Table 2. Also, by accounting for magnitude scaling factor to M7.5 using Idriss and Boulanger (2008) recommendations, scaled conditional median PGA values are presented as well.

Table 2: Summary of Conditional Median PGA

	Events			
	4 Sept 2010 (M_w 7.1)	**22 Feb 2011 (M_w 6.2)**	**13 Jun 2011 (M_w 6.0)**	**23 Dec 2011 (M_w 5.9)**
PGA (g)	0.21	0.52	0.30	0.27
$PGA_{7.5}$ (g)*	0.19	0.36	0.20	0.18

*Using Idriss and Boulanger (2008) magnitude scaling factor.

Liquefaction Analysis

We have assessed the likelihood of liquefaction triggering and post-liquefaction induced vertical settlement occurring at the site using the CPT data following the methodology outlined by Idriss and Boulanger (2008) and Zhang et al. (2002). We have assessed a minimum groundwater depth of 1.5 m in the analysis regional groundwater mapping and observations made during explorations.

Table 3 presents the results of our liquefaction analysis under ULS and SLS loading.

Table 3: Summary of Liquefaction Analysis

Design Case	**Calculated Vertical Settlement***	
	Total	**Upper 10 m**
ULS	60 mm	50 mm
SLS	10 mm	5 mm

*For an undeveloped site. Settlements beneath buildings are likely to be greater.

The above analysis identifies multiple potentially liquefiable layers between the groundwater table and at least 15 m depth under ULS shaking. The analysis predicts 60 mm and 10 mm of vertical settlement under ULS and SLS conditions, respectively. Approximately 30 mm of the calculated settlement occurs in the sand layer between 3.75 m depth and 4.75 m depth under ULS conditions, and approximately 50 mm and 5 mm of settlement within the upper 10 m under ULS and SLS conditions, respectively.

The calculated vertical settlements are smaller than the settlements mapped by the EQC for similar PGAs. The conditional median PGA experienced at the site for the February 2011 event (scaled for a M7.5 event) is 0.36 g, and the estimated settlement from the LiDAR surveys in the area of the CPT is between 100 and 200 mm. The calculated settlement for a ULS event (PGA of 0.35) is 60 mm. Similar comparisons between mapped and calculated settlement indicates more congruent results between the model and the calculated deformations. Additionally, the observed effects of settlement on site were negligible, so we consider the model to be accurate. Therefore, we consider the potential for vertical settlement at the site to be *Minor to Moderate*.

Owing to the lack of evidence of any lateral stretch and relatively small horizontal deformations mapped at the site by the EQC, lateral stretch was not considered in this analysis. Ground cracking was minimal, and relatively little damage to the perimeter foundation was observed. Therefore, we consider the potential for lateral stretch to be *Minor to Moderate*. The site is located approximately 80 m to the south of the Avon River in a neighbourhood that has undergone global lateral movement towards the river; based on Table 12.1 of the MBIE guidelines, we consider the potential for global lateral movement to be *Major*.

The results of our liquefaction analysis indicate that the site has a **relatively low** likelihood of future liquefaction under SLS seismic load conditions and a **high** likelihood of future liquefaction under ULS conditions.

The liquefaction analysis is presented as an attachment to this letter report.

Liquefaction Hazard Summary

A summary of the ground performance expectations for the site is presented in Table 4 below, in accordance with the MBIE guidelines.

Table 4: Summary of Ground Performance Expectations*

Performance Category	Land Damage Type	Land Damage Category
SLS	Vertical Settlement (in the upper 10 m)	TC3 Minor to Moderate
ULS	Lateral Stretch	TC3 Minor to Moderate
	Global Lateral Movement	TC3 Major

*As per Tables 12.1, 12.4 and 12.5 of the MBIE guidelines.

Geotechnical Recommendations

Based on our site investigation and observations we consider the site settlements to be more in line with a TC2 site classification. However, the proximity of the site to the Avon River and potential for global lateral movement suggest the site have a TC3 classification. Therefore, we consider the site to

be a hybrid between TC2 and TC3 and a foundation solution that is more robust than normal TC2 foundations is required, but the full requirements of a TC3 foundation solution from section 15.2 (deep piles) or 15.3 (ground improvement) might be unnecessary. We consider the site suitable for repair subject to the following recommendations. As outlined in the MBIE guidelines, expected settlements for TC2 sites under ULS and SLS design loads are less than 100 mm and less than 50 mm, respectively. We recommend designing foundations to handle these anticipated settlements. Additionally, given the conditions found at the site and proximity to the Avon River, the Structural Engineer should assess the ability of the current foundation to resist at least 200 mm of lateral stretch.

We consider the following foundation solutions to be suitable for the proposed repair as outlined below. We note that your Structural Engineer may have alternative foundation options capable of tolerating the settlements anticipated for this site.

We recommend a structural assessment to evaluate the foundation distress and practicality of relevelling and repair.

Even though ground cracks and undulations were evident on site, the observed damage to the exterior of the dwelling during our site visit appeared to be minimal. Based on the site observations and the review of available data pertaining to the site, the site appears to have performed relatively well during the recent earthquakes. The observed damages appear to be consistent with the results of the calculated SLS and ULS settlements.

We recommend repairing the foundation in line with Section 14 and particularly Figure 14.1 of the MBIE guidelines. Based on our Scala test results, it is our opinion that a static geotechnical Ultimate Bearing Capacity of 150 kPa can be assumed for native material below the topsoil/fill at 0.4 m depth. Relevelling options may include underpinning the perimeter foundations with injected resin or grout, hydraulic jacking or other alternatives as described in Part A Section 4 of the Guidance. If replacing portions of the perimeter foundation or replacing piles, we recommend these foundation elements bear on the native silt immediately below the topsoil and fill to maximise the distance between the base of the foundation and the shallow potentially liquefiable soil and therefore minimise the risk of the foundations punching into this layer during future liquefaction events.

Additional Considerations

- New foundation elements should be designed by a Chartered Professional Engineer practising in foundation design.
- We advise that future building work takes into consideration the recommendations of the MBIE guidelines.
- We recommend referring to Table 7.2 of the MBIE guidelines for guidance on the maximum recommended weights for wall and roof cladding.
- While the repair of the existing shallow foundations utilising the 2012 MBIE guidelines may reduce differential settlement of the structure in future seismic events, there is still a risk of damage occurring to the foundations (and possibly other associated components of the structure) from ground shaking and liquefaction. The extent of potential damage may be reduced through appropriate design and reinforcement.
- If structures on the site are to be rebuilt instead of repaired we recommend you contact Geoscience for guidance.

As part of our investigation, we typically review the "Cost Report" prepared by IAG (NZ) Ltd for the property. This gives us details of the damage to the existing property. At the time of writing we have not been provided with a report or floor level survey for this site.

References

Brown, L.J., Weeber, J.H., 1992: Sheet 1 - Geology of the Christchurch Urban Area 1:25,000. Institute of Geological and Nuclear Sciences, Lower Hutt.

Canterbury Regional Council, 2007: Christchurch City Waterways Survey Maps.

Forsyth, P.J.; Barrell, D.J.A; Jongens, R. 2008: Sheet 16 - Geology of the Christchurch Area 1:250,000. Institute of Geological and Nuclear Sciences, Lower Hutt.

GNS Science, 2011: The Canterbury Earthquake Sequence and Implications for Seismic Design Levels. GNS Science Consultancy Report 2011/183, commissioned by the Canterbury Earthquakes Royal Commission.

http://cera.govt.nz/my-property

https://canterburygeotechnicaldatabase.projectorbit.com/

http://www.ccc.govt.nz/homeliving/buildingplanning/floorlevels/index.aspx

Idriss, I.M. and Boulanger, R.W. 2008: Soil Liquefaction during Earthquakes – Earthquake Engineering Research Institute Monograph MNO12, pp. 266.

Ministry of Business, Innovation and Employment, December 2012: Repairing and Rebuilding Houses affected by the Canterbury Earthquakes (http://www.dbh.govt.nz/guidance-on-repairs-after-earthquake).

New Zealand Geotechnical Society, 2005: Guideline for the Field Classification and Description of Soil and Rock for Engineering Purposes.

Standards Association of New Zealand, 2004: Structural Design Actions, Part 5: Earthquake Actions – New Zealand, NZS 1170.5:2004. Standards New Zealand, Wellington.

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.

Limitations

i. We have prepared this report in accordance with the brief as provided. This report has been prepared for the use of Harker Underground Construction Ltd (on behalf of IAG (NZ) Ltd), their professional advisers and the relevant Territorial Authorities in relation to the specified project brief described in this report. No liability is accepted for the use of any part of the report for any other purpose or by any other person or entity.

ii. The recommendations in this report are based on the ground conditions indicated from published sources, site inspections and subsurface investigations described in this report based on accepted normal methods of site investigations. Only a limited amount of information has been collected to meet the specific financial and technical requirements of the Client's brief and this report does not purport to completely describe all the site characteristics and properties. The nature and continuity of the ground between test locations has been inferred using experience and judgement and it must be appreciated that actual conditions could vary from the assumed model.

iii. Subsurface conditions relevant to construction works should be assessed by contractors who can make their own interpretation of the factual data provided. They should perform any additional tests as necessary for their own purposes.

iv. This Limitation should be read in conjunction with the IPENZ/ACENZ Standard Terms of Engagement.

v. This report is not to be reproduced either wholly or in part without our prior written permission.

We further note that some of the data included in this report was extracted from the Canterbury Geotechnical Database (https://canterburygeotechnicaldatabase.projectorbit.com), which were prepared and/or compiled for the Earthquake Commission (EQC) to assist in assessing insurance claims made under the Earthquake Commission Act 1993. The source maps and data were not intended for any other purpose. EQC and its engineers, Tonkin & Taylor, have no liability for any use of the maps and data or for the consequences of any person relying on them in any way. This "Important notice" must be reproduced wherever this data or any derivatives are reproduced.

We trust that this information meets your current requirements. Please do not hesitate to contact the undersigned on 03 328 9012 if you require any further information.

For and on behalf of Geoscience Consulting (NZ) Ltd,

Cale Crawford
Staff Engineer

Don Bruggers, CPEng, IntPE (NZ); PE, GE (USA)
Principal Engineer

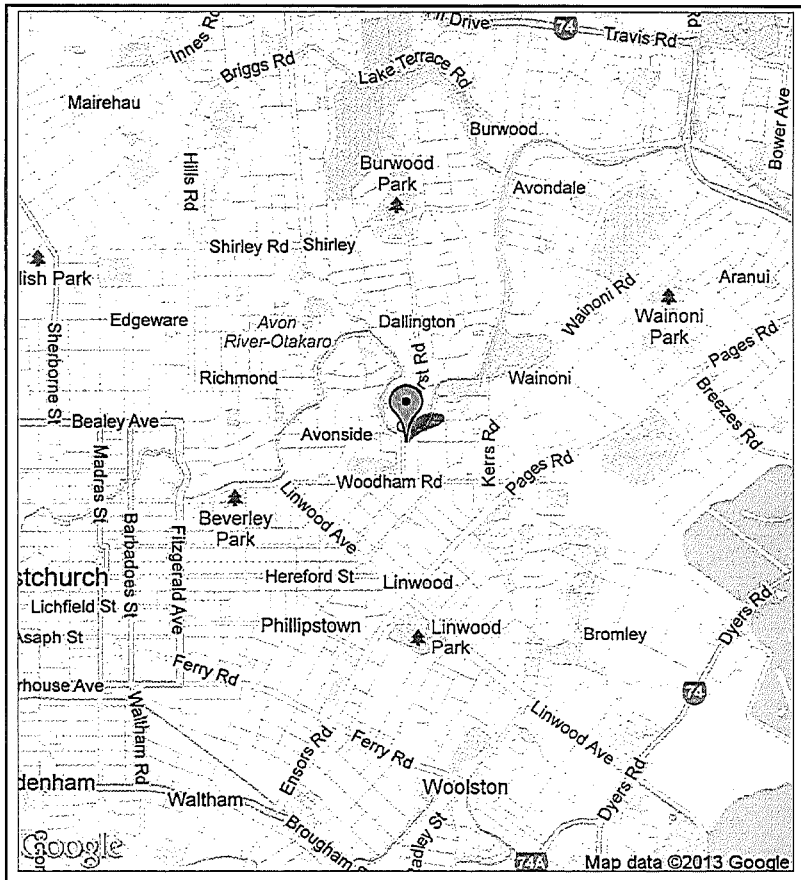
Attachments:

- Site Location Plan

- Site Photographs

- Hand Auger Borehole Logs

- Liquefaction Analysis (ULS, SLS)



⊕ = Test Location

Note: All images sourced from Google Maps

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Date	Apr-13	**Client**	**Harker Underground Construction Ltd**		
Drawn by	CC	**Project**	**Canterbury Recovery**		
Approved by	LF	**Description**	**Site Location Plan**		
Scale	NTS	**Geoscience Ref.**	9835.000.186	**Client Ref.**	HH1057217, HH1224152

Photo 1: View of dwelling from driveway

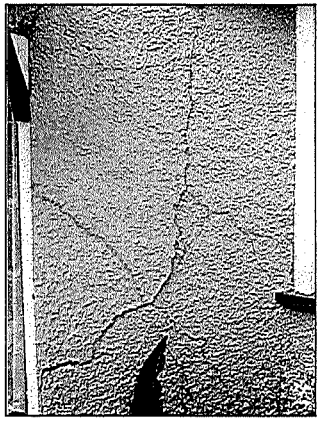

Photo 2: Cladding damage on western side

Photo 3: Cracking in driveway

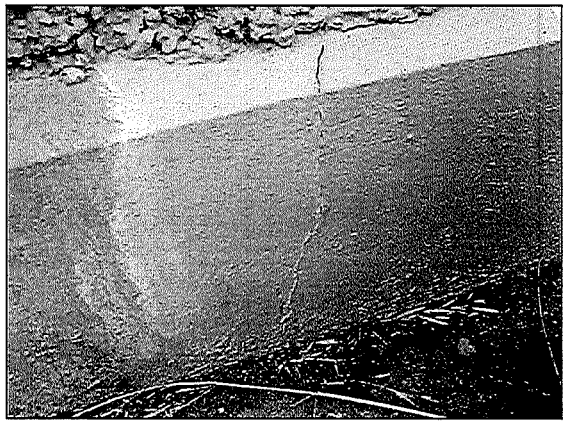

Photo 4: Cracking in perimeter foundation on northern side

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Date taken	4/04/2013	**Client**	**Harker Underground Construction Ltd**		
Taken by	JC	**Project**	**Canterbury Recovery**		
Approved by	LF	**Description**	**Site Photographs**		
Photo No.	1 to 4	**Geoscience Ref.**	9835.000.186	**Client Ref.**	HH1057217, HH1224152

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HAND AUGER BOREHOLE - HA01

778 Gloucester Street
Avonside
HOM318686216/2

Client	: HUC Ltd	**Date**	: 10/04/13
Project	: Canterbury Recovery	**Hole Depth**	: 3.0 m
Geoscience Ref.	: 9835.000.186	**Shear Vane No.**	: N/A
Drilling Method	: Hand auger	**Logged By**	: DG/JC
Hole Diameter	: 50 mm	**Reviewed By**	: CC

Depth (m)	Material	USCS Symbol	DESCRIPTION	Graphic Log	Water Level	Moisture Condition	Shear Vane (kPa) Peak/Remolded	Consistency / Density Index	Scala Penetrometer Blows per 100 mm (0 2 4 6 8 10 12 14)
0.0	TS	ML	SILT with trace gravel and rootlets; brown [TOPSOIL].			D		N/A	
	FILL	ML	SILT with trace gravel, brick and rootlets; brown [FILL].						
0.5	ALLUVIUM	ML	SILT; brownish grey.			M		S-F	
			Orange mottles encountered from 0.8 m depth.						
1.0		SM	Silty fine SAND; light brown. Poorly graded.					VL-MD	
1.5		ML	SILT; light brownish grey with orange mottles. Becomes wet at 1.6 m depth.			W		S-H	
2.0			Becomes grey from 2.3 m depth.						
2.5			Becomes saturated at 2.8 m depth.		▼	S			
3.0			EOH: 3.0 m						

Termination: Target Depth
Hand auger and Scala Penetrometer met target depth at 3.0 m depth.
Groundwater encountered at 2.8 m depth.
TS = TOPSOIL

04-18-2013 X:_CPEng Review Completed\9835000186 - 778 Gloucester Street, Avonside_DEB\9835.000.186_HA01.bor

GEOSCIENCE
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HAND AUGER BOREHOLE - HA02

778 Gloucester Street
Avonside
HOM318686216/2

Client	: HUC Ltd	**Date**	: 10/04/13
Project	: Canterbury Recovery	**Hole Depth**	: 3.0 m
Geoscience Ref.	: 9835.000.186	**Shear Vane No.**	: N/A
Drilling Method	: Hand auger	**Logged By**	: JC/DG
Hole Diameter	: 50 mm	**Reviewed By**	: CC

Depth (m)	Material	USCS Symbol	DESCRIPTION	Graphic Log	Water Level	Moisture Condition	Shear Vane (kPa) Peak/Remolded	Consistency / Density Index	Scala Penetrometer Blows per 100 mm (0 2 4 6 8 10 12 14)
0.0	TOPSOIL	ML	SILT with trace gravel, sand and rootlets; dark brown [TOPSOIL].					N/A	
0.5	ALLUVIUM	ML	SILT; greyish brown with orange mottles.			M		S-St	
1.0			Becomes brownish grey with orange mottles and wet at 1.1 m depth.			W			
1.5									
2.0									
2.5			Becomes grey at 2.4 m depth.		▼				
		SM	Sandy SILT; grey. Sand, fine to medium, poorly graded, subrounded to subangular			S		VSt-H	
3.0			EOH: 3.0 m						

Termination: Target Depth
Hand auger and Scala Penetrometer met target depth at 3.0 m depth.
Groundwater encountered at 2.7 m depth.

04-18-2013 X:_CPEng Review Completed\9835000186 - 778 Gloucester Street, Avonside_DEB\9835.000.186_HA02.bor

Geoscience Consulting
P.O. Box 373
Christchurch 8140

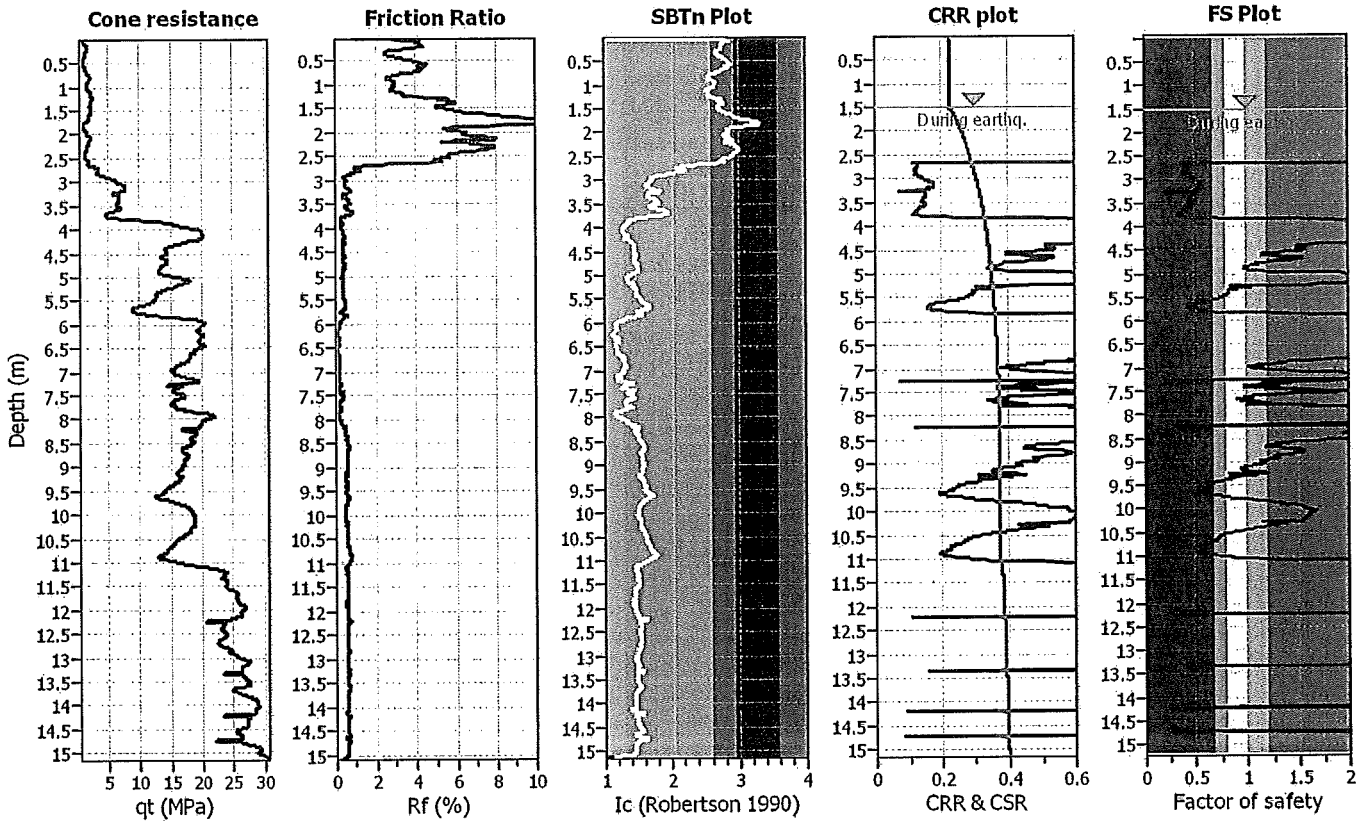
LIQUEFACTION ANALYSIS REPORT

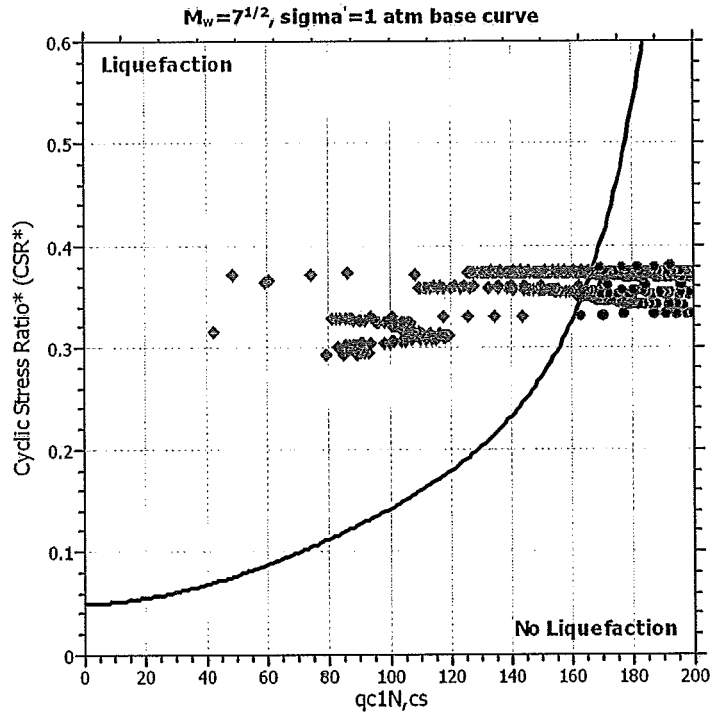
Project title : 9835.000.186 **Location : 778 Gloucester Street, Avonside, Christchurch**

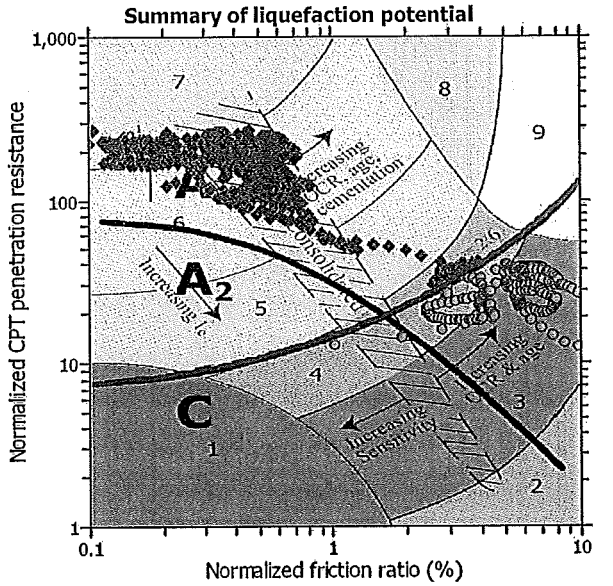
CPT file : 778GlouchesterSt_CPT1

Input parameters and analysis data

Analysis method:	I&B (2008)	G.W.T. (in-situ):	1.50 m	Use fill:	No	Clay like behavior applied:	Sands only
Fines correction method:	R&W (1998)	G.W.T. (earthq.):	1.50 m	Fill height:	N/A		
Points to test:	Based on Ic value	Average results interval:	5	Fill weight:	N/A	Limit depth applied:	No
Earthquake magnitude M_w:	7.50	Ic cut-off value:	2.60	Trans. detect. applied:	No	Limit depth:	N/A
Peak ground acceleration:	0.35	Unit weight calculation:	Based on SBT	K_σ applied:	Yes		

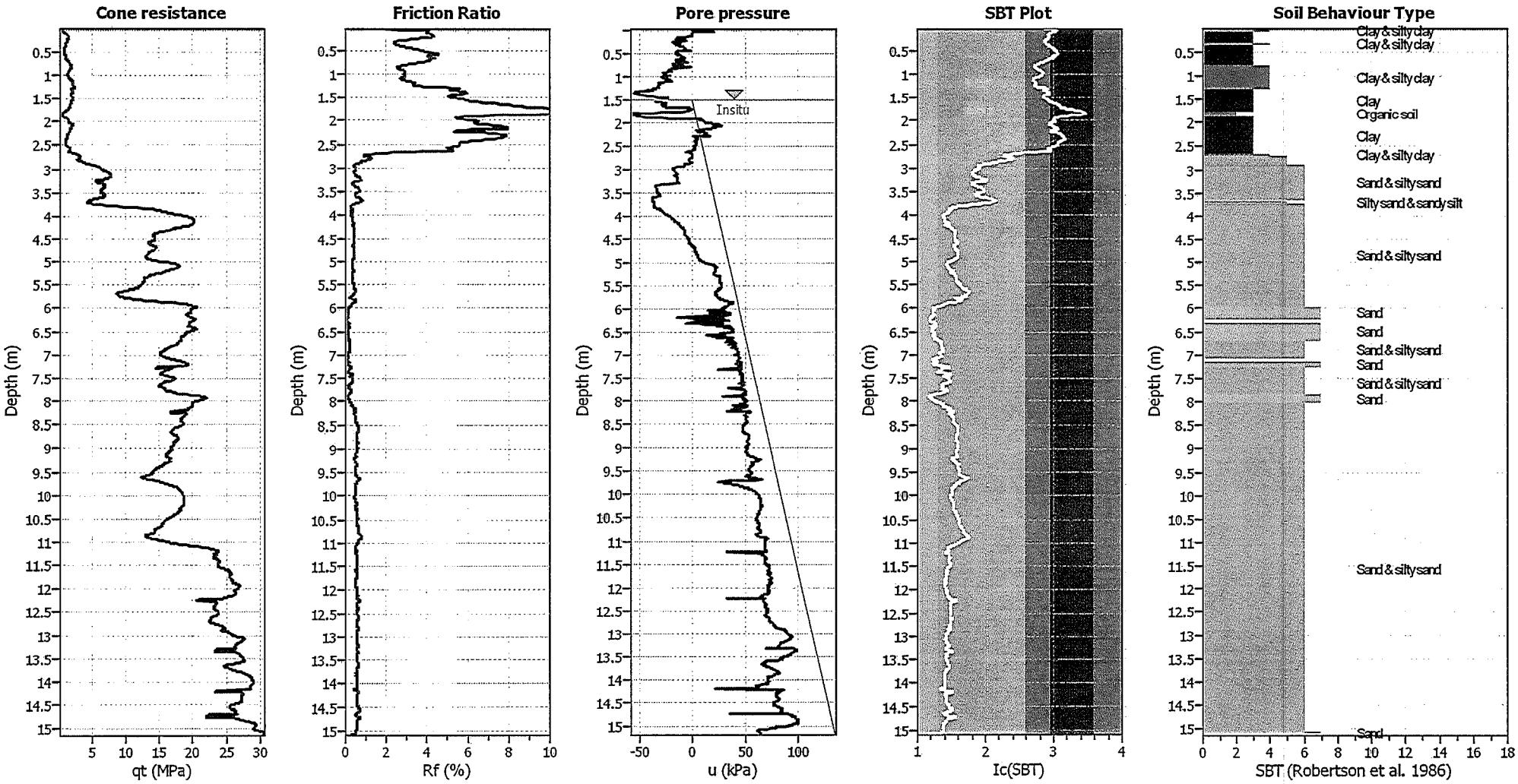






Zone A_1: Cyclic liquefaction likely depending on size and duration of cyclic loading
Zone A_2: Cyclic liquefaction and strength loss likely depending on loading and ground geometry
Zone B: Liquefaction and post-earthquake strength loss unlikely, check cyclic softening
Zone C: Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry

CPT basic interpretation plots



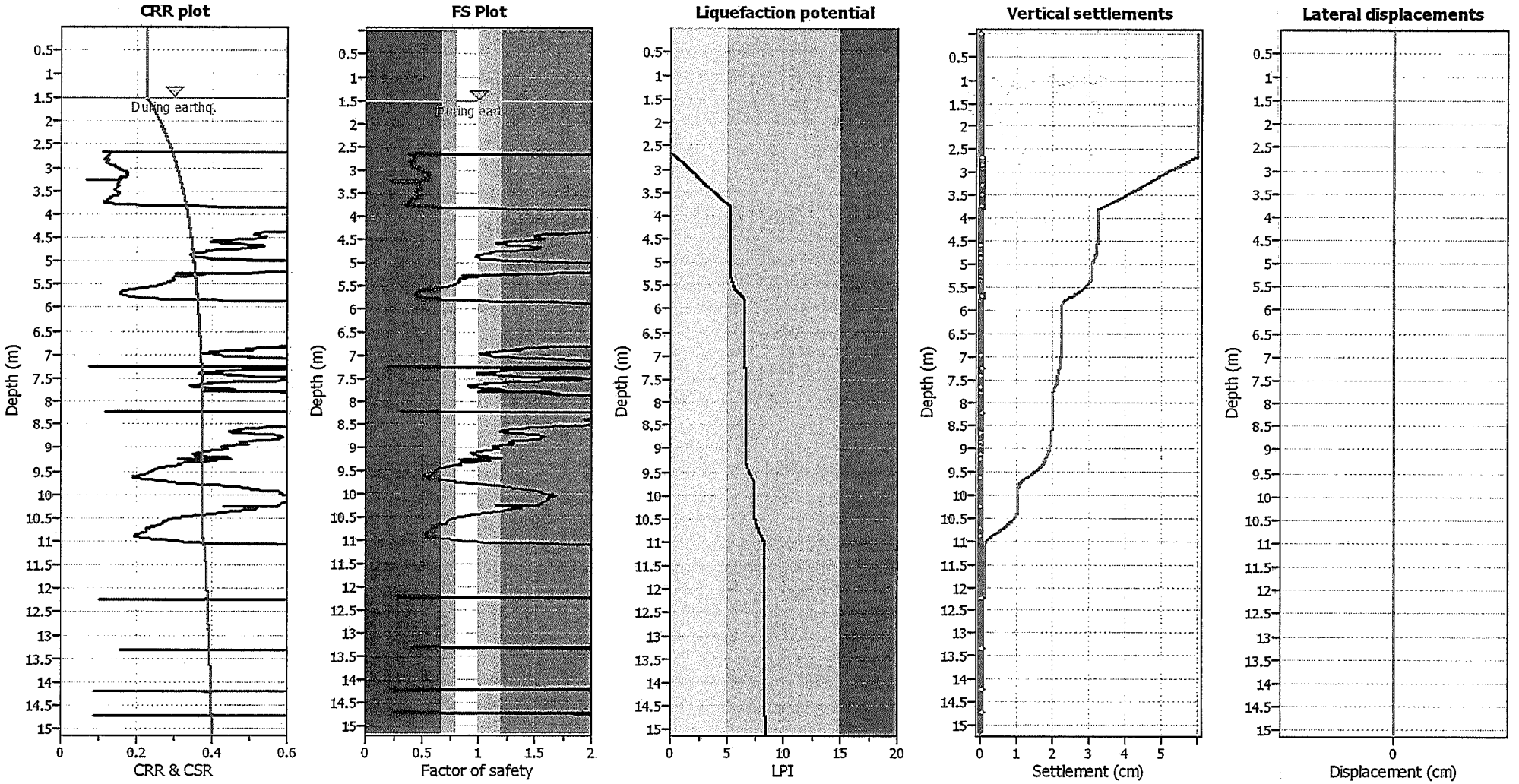
Input parameters and analysis data

Analysis method:	I&B (2008)	Depth to GWT (erthq.):	1.50 m	**Fill weight:**	N/A
Fines correction method:	R&W (1998)	Average results interval:	5	**Transition detect. applied:**	Sands only
Points to test:	Based on Ic value	Ic cut-off value:	2.60	**K_σ applied:**	Yes
Earthquake magnitude M_w:	7.50	Unit weight calculation:	Based on SBT	**Clay like behavior applied:**	.
Peak ground acceleration:	0.35	Use fill:	No	**Limit depth applied:**	No
Depth to water table (insitu):	1.50 m	Fill height:	N/A	**Limit depth:**	N/A

SBT legend

1. Sensitive fine grained
2. Organic material
3. Clay to silty clay
4. Clayey silt to silty
5. Silty sand to sandy silt
6. Clean sand to silty sand
7. Gravely sand to sand
8. Very stiff sand to
9. Very stiff fine grained

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	I&B (2008)	Depth to GWT (erthq.):	1.50 m	**Fill weight:**	N/A
Fines correction method:	R&W (1998)	Average results interval:	5	**Transition detect. applied:**	Sands only
Points to test:	Based on Ic value	Ic cut-off value:	2.60	**K_σ applied:**	Yes
Earthquake magnitude M_w:	7.50	Unit weight calculation:	Based on SBT	**Clay like behavior applied:**	.
Peak ground acceleration:	0.35	Use fill:	No	**Limit depth applied:**	No
Depth to water table (insitu):	1.50 m	Fill height:	N/A	**Limit depth:**	N/A

F.S. color scheme

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liquefaction are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

LPI color scheme

- Very high risk
- High risk
- Low risk

Geoscience Consulting
P.O. Box 373
Christchurch 8140

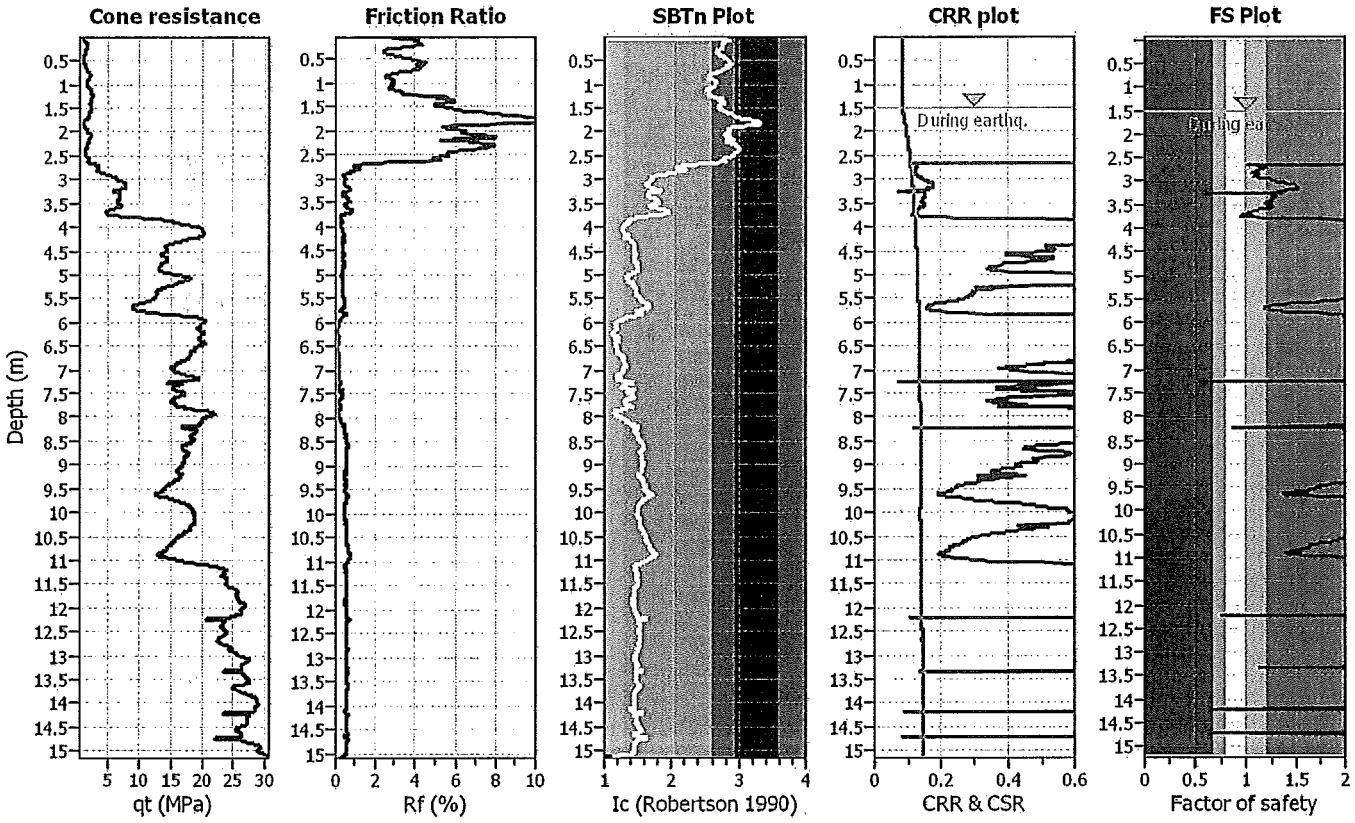
LIQUEFACTION ANALYSIS REPORT

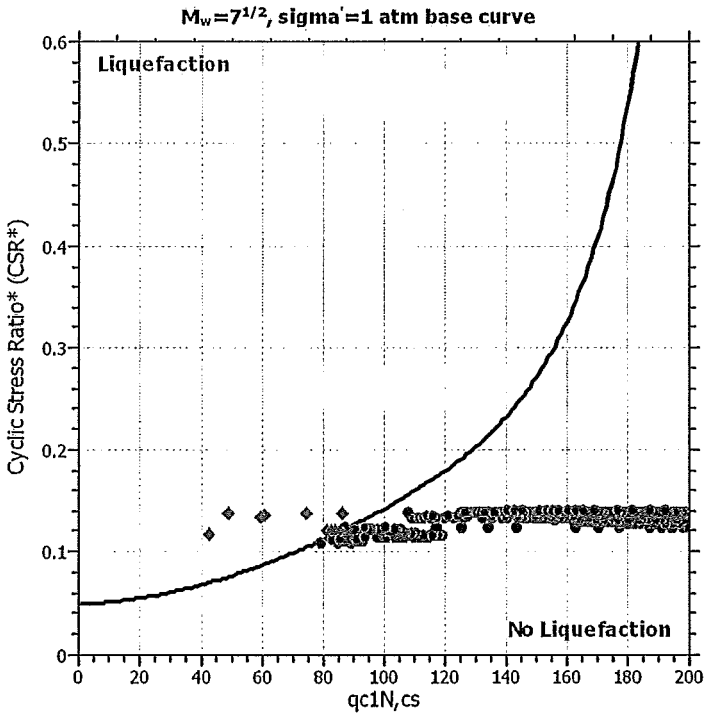
Project title : 9835.000.186 **Location : 778 Gloucester Street, Avonside, Christchurch**

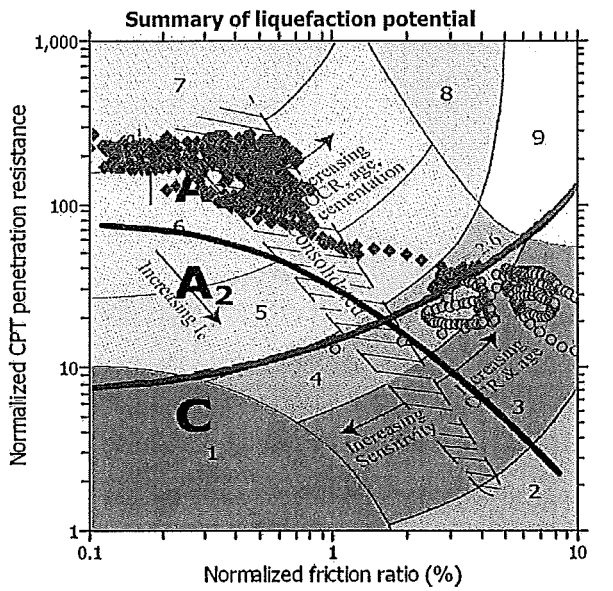
CPT file : 778GlouchesterSt_CPT1

Input parameters and analysis data

Analysis method:	I&B (2008)	G.W.T. (in-situ):	1.50 m	Use fill:	No	Clay like behavior applied:	Sands only
Fines correction method:	R&W (1998)	G.W.T. (earthq.):	1.50 m	Fill height:	N/A		
Points to test:	Based on Ic value	Average results interval:	5	Fill weight:	N/A	Limit depth applied:	No
Earthquake magnitude M_w:	7.50	Ic cut-off value:	2.60	Trans. detect. applied:	No	Limit depth:	N/A
Peak ground acceleration:	0.13	Unit weight calculation:	Based on SBT	K_σ applied:	Yes		

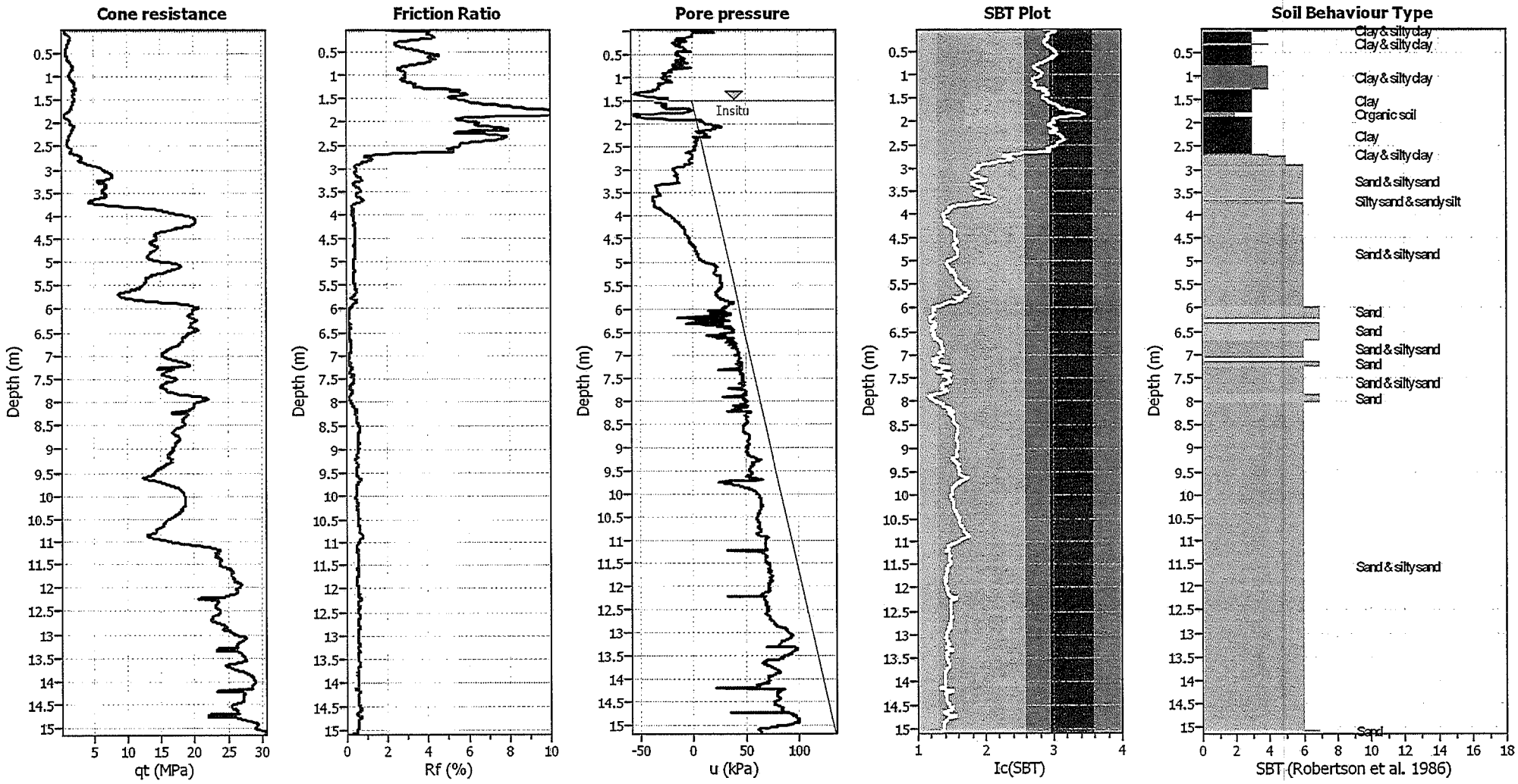






Zone A_1: Cyclic liquefaction likely depending on size and duration of cyclic loading
Zone A_2: Cyclic liquefaction and strength loss likely depending on loading and ground geometry
Zone B: Liquefaction and post-earthquake strength loss unlikely, check cyclic softening
Zone C: Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry

CPT basic interpretation plots



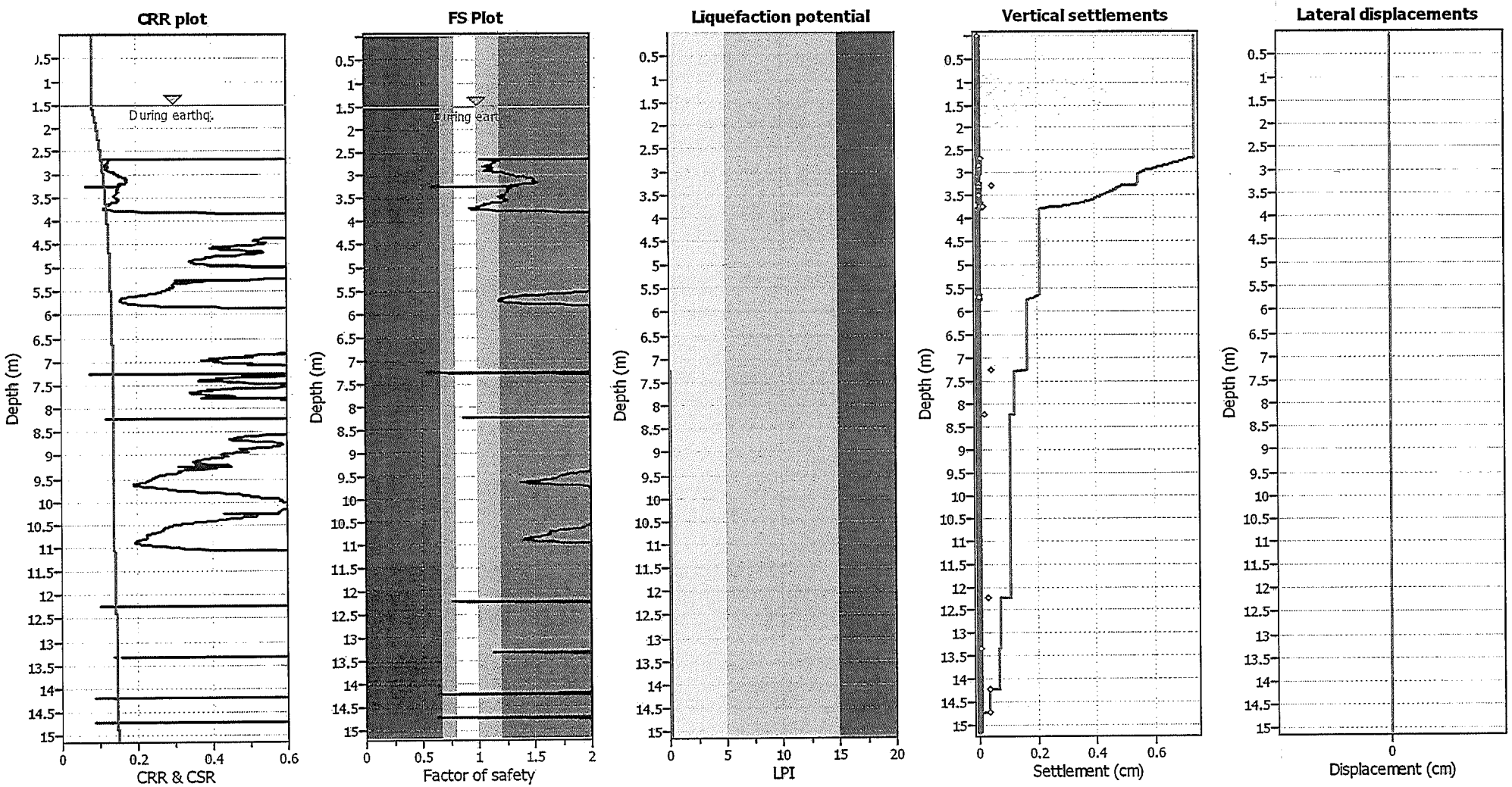
Input parameters and analysis data

Analysis method:	I&B (2008)	Depth to GWT (erthq.):	1.50 m	**Fill weight:**	N/A
Fines correction method:	R&W (1998)	Average results interval:	5	**Transition detect. applied:**	Sands only
Points to test:	Based on Ic value	Ic cut-off value:	2.60	**K_σ applied:**	Yes
Earthquake magnitude M_w:	7.50	Unit weight calculation:	Based on SBT	**Clay like behavior applied:**	.
Peak ground acceleration:	0.13	Use fill:	No	**Limit depth applied:**	No
Depth to water table (insitu):	1.50 m	Fill height:	N/A	**Limit depth:**	N/A

SBT legend

1. Sensitive fine grained
2. Organic material
3. Clay to silty clay
4. Clayey silt to silty
5. Silty sand to sandy silt
6. Clean sand to silty sand
7. Gravely sand to sand
8. Very stiff sand to
9. Very stiff fine grained

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	I&B (2008)	Depth to GWT (erthq.):	1.50 m	**Fill weight:**	N/A
Fines correction method:	R&W (1998)	Average results interval:	5	**Transition detect. applied:**	Sands only
Points to test:	Based on Ic value	Ic cut-off value:	2.60	**K_σ applied:**	Yes
Earthquake magnitude M_w:	7.50	Unit weight calculation:	Based on SBT	**Clay like behavior applied:**	.
Peak ground acceleration:	0.13	Use fill:	No	**Limit depth applied:**	No
Depth to water table (insitu):	1.50 m	Fill height:	N/A	**Limit depth:**	N/A

F.S. color scheme

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liquefaction are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

LPI color scheme

- Very high risk
- High risk
- Low risk

Property of interest address

WwPrivateDrainFieldNo
WwPump
WwAccess
Type
Flush Manhole
Flushing Point
Trap
Inspection Point
Sealed Manhole
Standard Manhole
Vacuum Storage Manhole
Vented Manhole
WwValve
WwVent
WwAirGapSeparator
WwLocalPressureBoundaryK
WwLocalPressureControlPa
WwLocalPressureTankSyste
WwOutfall
WwPipeRestraint
WwFitting
Type
Change
End Cap
Junction
WwEye
Type
Eye
Eye (Vertical)
WwLateralFitting
Type
Raised Inspection Point
Lateral Fitting
WwVacuumBreather
WwVacuumChamber
Type
Collector
Interceptor Tank
Valve
Riser
WwVacuumBreatherPip
WwPipeFlowDirection
WwPipeBlockageCount
NumberOfBlockages
2 or less Blockages
3 or more Blockages
WwPipe
NominalDiameter
Diameter is 200mm or smaller
Diameter is greater than 200mm, up to 450mm
Diameter is greater than 450mm
Other (non-circular pipes)
WwPipe (non-gravity)
NominalDiameter
Diameter is 200mm or smaller
Diameter is greater than 200mm, up to 450mm
Diameter is greater than 450mm
Other (non-circular pipes)
WwLateral
WwPipeProtection
WwFlushTank
WwStructure
WwStation
WwPumpStationCatchme
WwPipe (non CCC)
In Service
Abandoned
Removed
Out of Service
WwLateral (non CCC)
In Service
Abandoned
Removed
Out of Service
Proposed
SwPrivateDrainFieldNot
SwPump
SwFacilityDischargePoin
SwAccess
SwValve
Type
Check
Duck Bill
Flap
Gate
Inline Check
Sluice
Valve
SwHeadwall
Type
Inlet
Outlet
SwFlowRestriction
SwGrill
Type
Inlet
Outlet
SwInlet
Type
Single Sump
Dome Sump
Double Sump
Triple Sump
Inlet
Pipe End
Gross Debris Trap
Silt Trap
SwOutlet
SwPipeRestraint
SwFitting
Type
Change
Bend
Junction
End Cap
SwEye
SwPipeFlowDirection
SwLateralFitting
Type
Single Sump
Double Sump
Inspection Point
Manhole
Lateral Fitting
Soak Pit
SwPipe
NominalDiameter
Diameter is 450mm or smaller
Diameter is greater than 450mm, up to 700mm
Diameter is greater than 750mm
Other (non-circular pipes)
SwLateral
SwPipeProtection
SwFacility
SwStructure
SwStation
SwRainGarden
SwPipe (non CCC)
In Service
Abandoned
Removed
Out of Service
Proposed
SwLateral (non CCC)
In Service
Abandoned
Removed
Out of Service
WsPump
WsValve
NormalPosition,Type
Air Release
Backflow Prevention
Butterfly
Gate
Non Return
Pressure Activated
Sluice
Sluice, Normally Closed
Valve
WsHydrant
WsInlet
WsConnection
Type
Fire
Restrictor
Toby
Meter
WsOutlet
WsPipeRestraint
WsFieldNote
WsFitting
Type
Bellows
End Cap
Connector
WsPipeProtection
WsPipe
NominalDiameter
Diameter is 110mm or smaller
Diameter is greater than 110mm, up to 225mm
Diameter is greater than 225mm
Other (non-circular pipes)
WsPipe (non Potable)
NominalDiameter
Diameter is 110mm or smaller
Diameter is greater than 110mm, up to 225mm
Diameter is greater than 225mm
Other (non-circular pipes)
WsLateral
WsStructure
WsReservoir
WsStation
WsPipe (non CCC)
In Service
Abandoned
Removed
Out of Service
Unknown
WsLateral (non CCC)
In Service
Abandoned
Removed
Out of Service
Proposed
BGConnector
BGEndCap
BGValve
BGPipe

Christchurch City Council

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

N

Date: 27/03/2026 9:11 AM
Scale: 1: 500 on A4

0 2.5 5 10 15 20
Metres

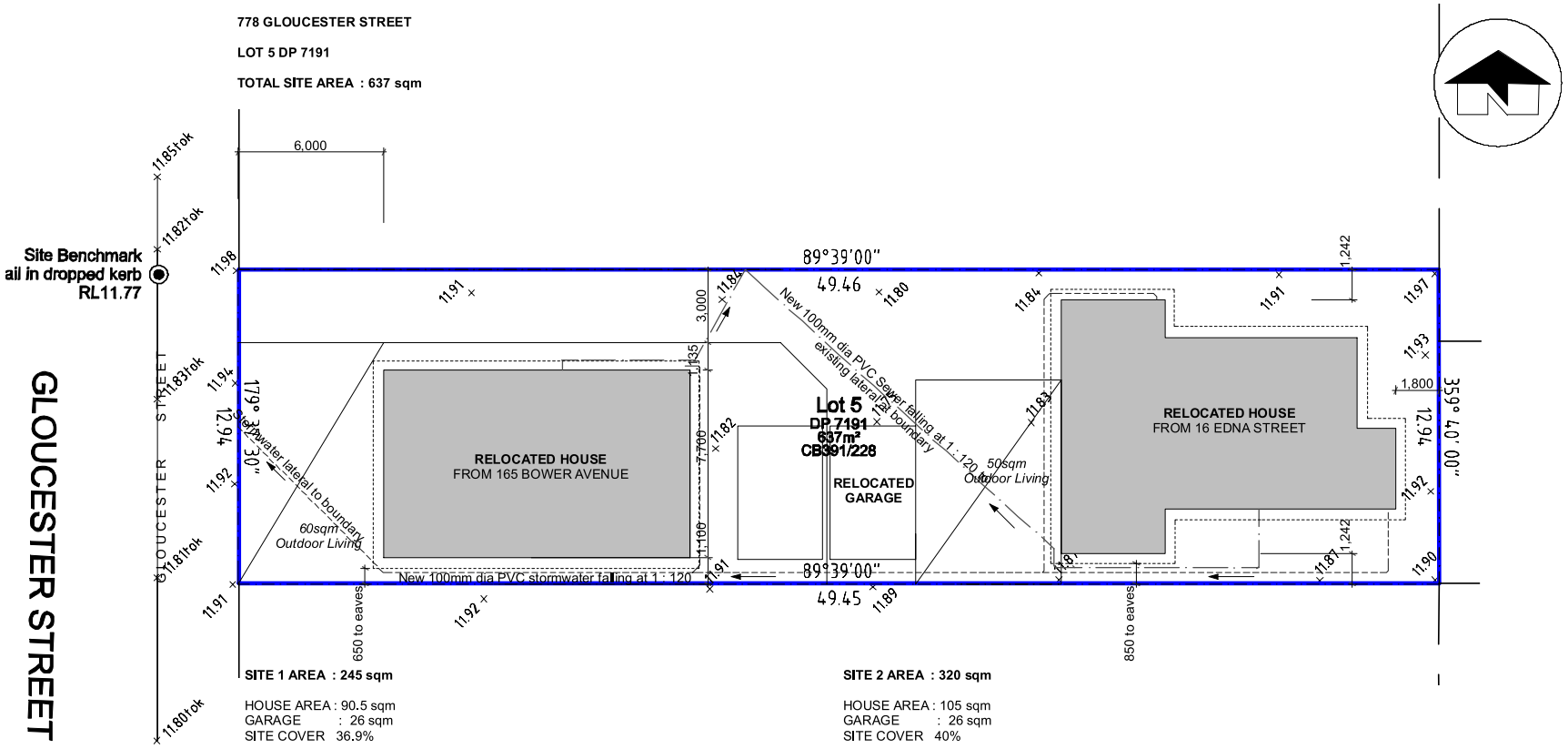
Licensed Building Practitioner
Design License 2 , BP111763

Christchurch City Council
Page 1 of 14
BCN/2014/11042
Approved Building Consent Plan
05/12/2014 PBC - GL

778 GLOUCESTER STREET

LOT 5 DP 7191

TOTAL SITE AREA : 637 sqm



SITE 1 AREA : 245 sqm

HOUSE AREA : 90.5 sqm
GARAGE : 26 sqm
SITE COVER 36.9%

SITE 2 AREA : 320 sqm

HOUSE AREA : 105 sqm
GARAGE : 26 sqm
SITE COVER 40%

REVISED PLAN
03 Dec 2014
PROFESSIONAL BUILDING CONSULTANTS LTD

NOTE ALL DIMENSIONS ARE TO BE CHECKED ON SITE. DO NOT SCALE OFF THESE PLANS.

FOR CONSENT

peter dunbar
architectural designer
38 colombo street, christchurch
ph 331 6026
peter@peterdunbar.co.nz

PROPOSED UNIT DEVELOPMENT
778 GLOUCESTER STREET, CHRISTCHURCH
for A. McGUINESS & D. PALMER

SITE PLAN

Revision :	Date: 2/12/2014	Sheet #
B	Designed By: P. Dunbar	1
	Drawn By: A. Austin	

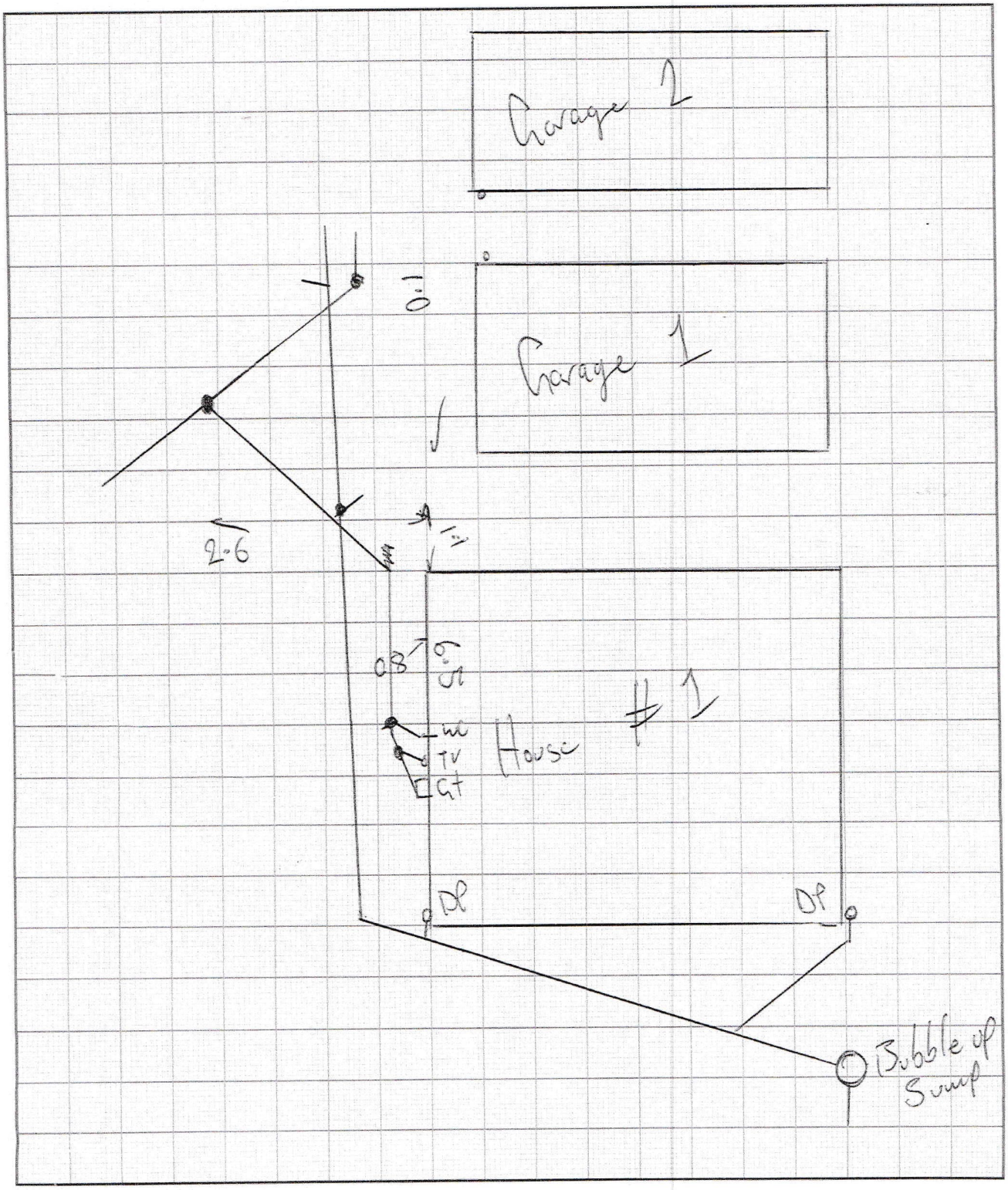
2880 family owned and operated

Peter Diver
plumbing + drainage ltd

44 Maces Rd, Bromley, Christchurch 8062
Ph 384-8111
Fax 384-8748
www.peterdiver.co.nz

Builder: A McG Drainlayer/Staff Rodney H 18054 Job No:

Job Address: 178 Gloucester St Date: 25/2/15



CELEBRATING 30 YEARS
Peter Diver
PLUMBING & DRAINAGE
Family Owned & Operated

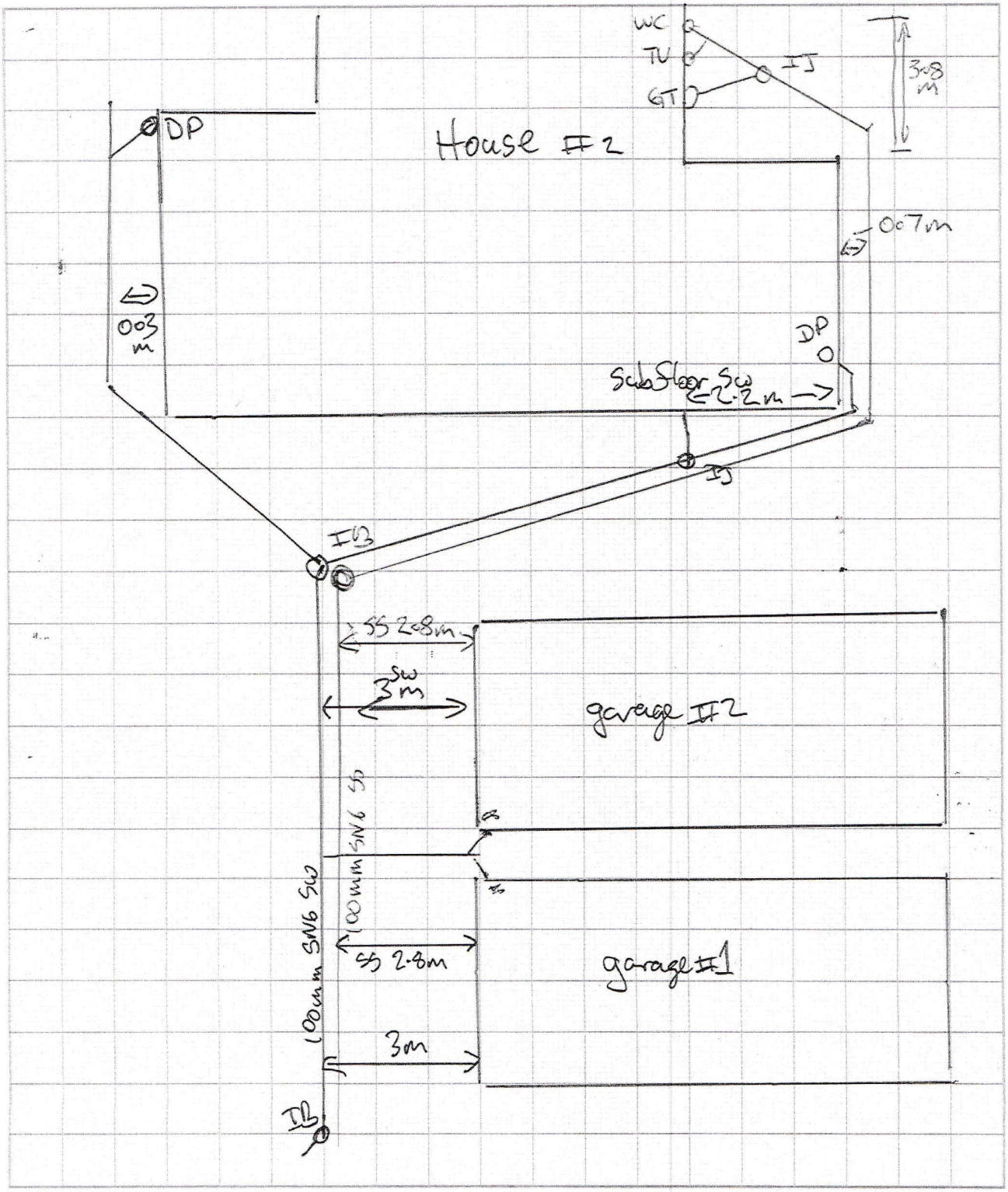
44 Maces Road, Bromley, Christchurch 8062
Phone 384 8111 | Fax 384 8748
www.peterdiver.co.nz

Master Plumbers Gasfitters Drainlayers

16033 3606

Builder: A McG. **Drainlayer / Staff** Andrew Dillon **Job No:**

Job Address: 778 Gloucester st. **Date:** 10/3/15



BEN/2114/11042

Compliance and Electrical Safety Certificate

This form has been issued by the Electrical Workers Registration Board

R REDPATH LIMITED
PROVIDING SOLUTIONS ... PROVEN

Unique ID: 778 B

This form has been designed to be used by licensed electrical workers to certify low voltage installations or part installations that comply with Part 2 of AS/NZS 3000 and are safe to be connected to a 230/400 volt multiple earth neutral (MEN) system of electrical supply.

(1) Location of installation

Address: 778 B Gloucester st

(2) Customer Information

Name: Aaron Mc Guinness

Postal Address: 29 Mersey st

Phone and Email: azzaang@hotmail.com / 021 0176291

(3) Electrical Worker Information

Name: Kristian Carson Registration/Practising Licence Number: E260623

Organisation: Brook Electrical Telephone Number: 021 2244615

Email: k.r.c@windowslive.com

Name of person(s) being supervised:

(4) Work Details

The work is (circle): **additions** | **alterations** | **new work**

The prescribed electrical work is: ○ High Risk ✓ General ✓ Low Risk ○ The homeowner has undertaken part of the electrical installation work.
(Please tick (✓) as appropriate)

Indicate the number of each item installed or altered		Other Work?	Tick (✓) if work includes:
Number of lighting outlets:	7		✓ Mains
Number of socket outlets:	5		✓ MEN switchboard closed to point of supply
Number of ranges:	1		✓ Main Earthing System
Number of water heaters:	1		○ Electric Lines

(5) Certification of Work

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

- ✓ has been installed in accordance with a certified design
- ✓ has an earthing system that is correctly rated
- ✓ contains fittings which are safe to connect to a power supply
- ○ relies on supplier's Declaration of Conformity (attach or reference[1])
- ○ relies on manufacturer's instructions (attach or reference[1])
- ✓ has been satisfactorily tested in accordance with Electricity (Safety) Regulations 2010
- ✓ is safe to connect

Test Results:

	Electrical Worker	Inspector
Polarity (independent earth):	✓	
Insulation resistance:	✓	
Earth continuity:	✓	
Bonding:	✓	
Other (specify):		

Electronic reference:

Electrical Worker's Signature: Date: 25/3/2015

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

(6) Electrical Safety Certificate

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.

Name: Registration/Practising Licence Number:

Signature: Date:

(If certifier is different from electrical worker)

Customer Copy

ELECTRICAL WORKERS REGISTRATION BOARD

ELECTRICAL CERTIFICATE OF COMPLIANCE AND ELECTRICAL SAFETY CERTIFICATE

Reference/Certificate ID No: SANREX002

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: 778 B gloucester street

Contact Details: (Name and address)

Name of Electrical worker: Sanjeev sharma

Registration/Practising licence number: E2538091

Organisation/company: N/A

Phone and email: 0278849171 Sanrex14@hotMail.com

Name of person(s) supervised: N/A

CoC

Type of work: ☑ Additions ☐ Alterations ☐ New work

The prescribed electrical work is: ☐ Low risk ☐ General ☐ High risk (Specify): N/A

Reference Standards: ☑ Part 1 of AS/NZS 3000 ☑ Part 2 of AS/NZS 3000

☐ AdditionalStandards: N/A

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

Install Power supply For AIC unit From sl board

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:

Select those that apply:

- ☑ Has been installed in accordance with the specified 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:	997 MΩ
Earth Continuity:	✓
Bonding:	✓
Fault Loop impedance	✓
Other (specify):	N/A

Electronic/Other reference: N/A

Certifier's signature: 

Date: 28.5.2015

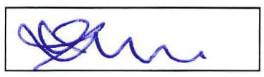
1 Attach or reference. If it is impractical to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declaration of conformity, provide a reference to where the documents can be found, in a readily accessible format, by electronic means.

ESC

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

Certifier's name: Sanjeev sharma

Registration/Practising licence number: E2538091

Certifier's signature: 

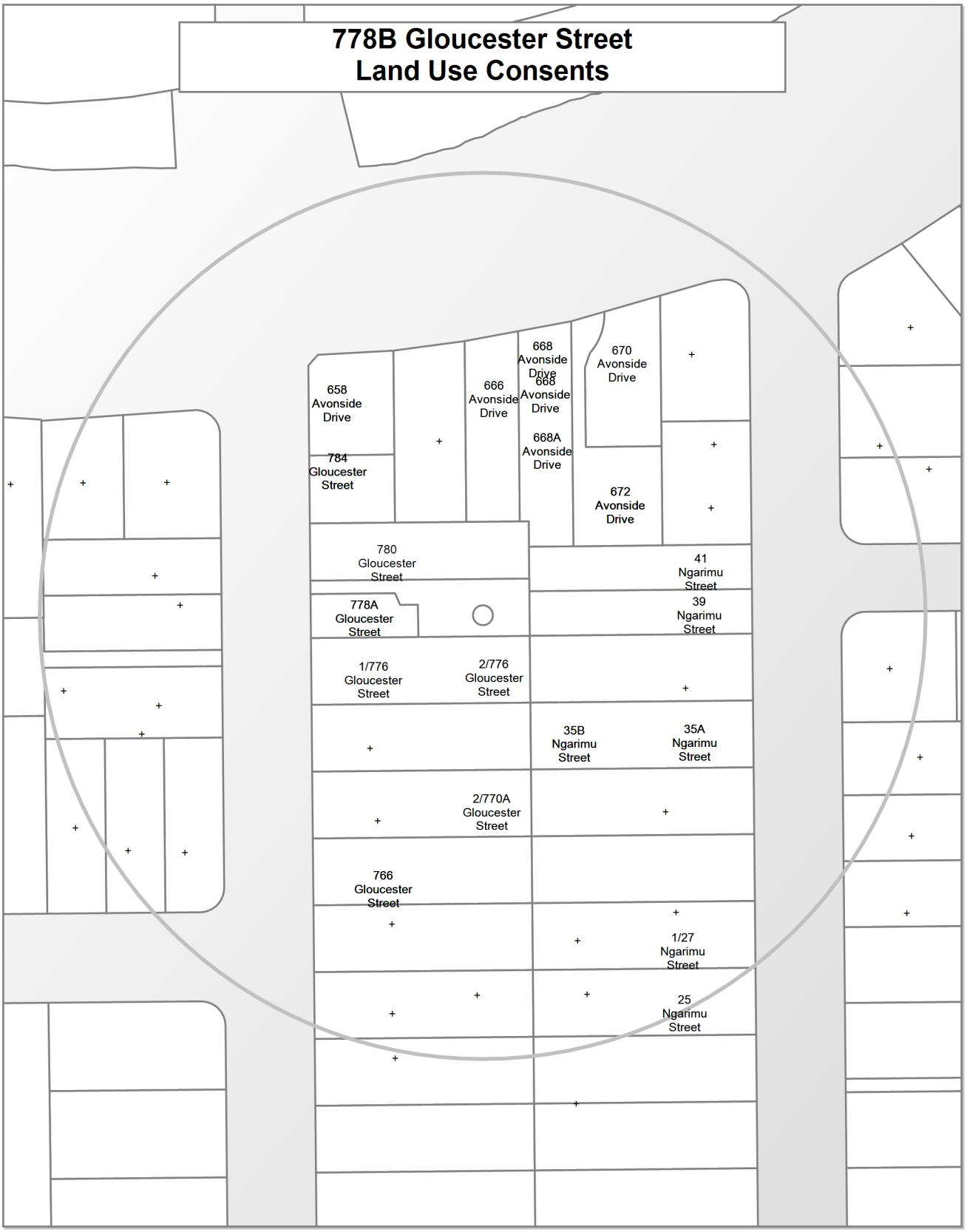
Certificate Issue Date: 28.5.2015

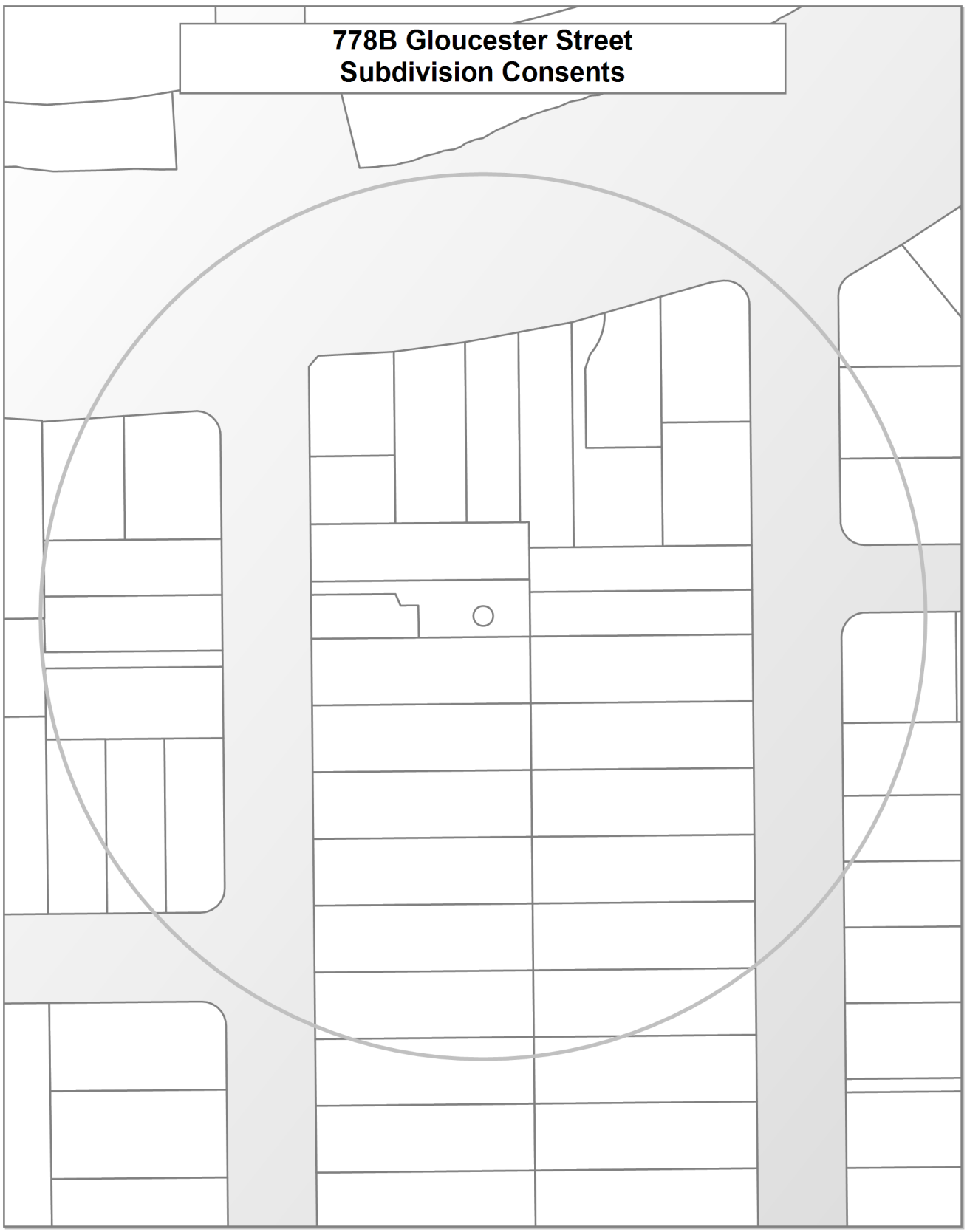
Connection Date: 28.5.2015

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.

778B Gloucester Street
Land Use Consents




778B Gloucester Street
Subdivision Consents

Land Use Resource Consents within 100 metres of 778B Gloucester Street

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

1/27 Ngarimu Street

RMA/1995/239

To erect a second apartment unit on a site of 759m2 exceeding the 35% site coverage by 3.3% and reducing the 2.0m garage setback to 1.5m from the road boundary - Historical Reference RES950478

Processing complete

Applied 15/03/1995

Decision issued 03/04/1995

Granted 03/04/1995

1/776 Gloucester Street

RMA/1995/3062

To erect a carport which exceeds the 35% site coverage. - Historical Reference RES956161

Processing complete

Applied 06/12/1995

Decision issued 29/02/1996

Granted 29/02/1996

2/770A Gloucester Street

RMA/1999/1572

To erect a carport and veranda which fails to comply with site coverage and recession plane. - Historical Reference RES990064

Processing complete

Applied 06/01/1999

Decision issued 06/02/1999

Granted 06/02/1999

2/776 Gloucester Street

RMA/1999/3537

To erect a garage which intrudes through the recession plane on the Eastern boundary and reduces the outdoor living space. - Historical Reference RES992551

Processing complete

Applied 03/09/1999

Decision issued 17/09/1999

Granted 17/09/1999

25 Ngarimu Street

RMA/1994/2318

To erect a garage in the front yard which is 1.5 metre from the street boundary on a property zoned Residential 1. - Historical Reference RMA143

Processing complete

Applied 09/09/1994

Decision issued 10/10/1994

Granted 10/10/1994

35A Ngarimu Street

RMA/1990/344

2 vehicle crossings when only one is allowed - Historical Reference RES9207088

Processing complete

Applied 18/10/1990

Decision issued 21/11/1990

Granted 21/11/1990

RMA/1990/345

Relocate dwelling at 7 Vincent Place to 35A Ngarimu street - Historical Reference RES9207094

Processing complete

Applied 01/01/1990

Decision issued 28/03/1990

Granted 28/03/1990

35B Ngarimu Street

RMA/1990/344

2 vehicle crossings when only one is allowed - Historical Reference RES9207088

Processing complete

Applied 18/10/1990

Decision issued 21/11/1990

Granted 21/11/1990

RMA/1990/345

Relocate dwelling at 7 Vincent Place to 35A Ngarimu street - Historical Reference RES9207094

Processing complete

Applied 01/01/1990

Decision issued 28/03/1990

Granted 28/03/1990

39 Ngarimu Street

RMA/1996/1086

To erect a carport which fails to comply with the 4.5m road boundary setback and two carparking spaces. - Historical Reference RES961268

Processing complete

Applied 27/05/1996

Decision issued 27/06/1996

Granted 27/06/1996

41 Ngarimu Street

RMA/2014/366

DWELLING WITH ATTACHED GARAGE - Historical Reference RMA92024972

Processing complete

Applied 18/02/2014

Decision issued 03/04/2014

Granted 02/04/2014

658 Avonside Drive

RMA/2017/1262

Rebuild existing dairy shop and residence - Replaces RMA/2017/907

Withdrawn

Applied 06/06/2017

RMA/2017/907

Demolish/remove existing dairy shop and residence rebuild all new

Not accepted for processing

Applied 27/04/2017

Not accepted for processing 29/05/2017

RMA/2024/1746

Construct dwelling with attached garage

Processing complete

Applied 06/06/2024

Decision issued 30/07/2024

Granted 30/07/2024

666 Avonside Drive

RMA/1996/1225

To erect dwelling additions where the building exceeds the 20m maximum length without a 2.4m step in Plan and within the 1.8m setback. - Historical Reference RES961428

Processing complete

Applied 10/06/1996

Decision issued 01/07/1996

Granted 01/07/1996

668 Avonside Drive

RMA/2025/1484

Minimum Floor Level Certificate

Processing complete

Applied 19/05/2025

Certificate issued 19/05/2025

Certificate issued 19/05/2025

RMA/2025/2430

Earthworks - NES-CS Compliance and to establish relocated prefabricated buildings

Processing complete

Applied 29/07/2025

Decision issued 06/11/2025

Granted 06/11/2025

Decision issued 06/11/2025

Granted 06/11/2025

668A Avonside Drive

RMA/2025/1484

Minimum Floor Level Certificate

Processing complete

Applied 19/05/2025

Certificate issued 19/05/2025

RMA/2025/2430

Earthworks - NES-CS Compliance and to establish relocated prefabricated buildings

Processing complete

Applied 29/07/2025

Decision issued 06/11/2025

Granted 06/11/2025

670 Avonside Drive

RMA/2007/2509

Work within 10m of a notable tree - Historical Reference RMA92009838

Processing complete

Applied 11/09/2007

Decision issued 08/11/2007

Granted 08/11/2007

672 Avonside Drive

RMA/2015/1884

s221 Cancellation of consent notice protecting a tree (Juglans regia) Common Walnut ID number 83800 - Historical Reference RMA92030172

Processing complete

Applied 10/07/2015

Decision issued 31/07/2015

Granted 31/07/2015

RMA/2015/2054

Prune unhealthy tree Relates to RMA92030172 - Historical Reference RMA92030352

Processing complete

Applied 29/07/2015

Decision issued 31/07/2015

Granted 31/07/2015

RMA/2016/674

Dwelling with attached garage - Historical Reference RMA92032765

Processing complete

Applied 17/03/2016

Decision issued 15/04/2016

Granted 15/04/2016

RMA/2016/981

Floor Level Certification - Historical Reference RMA92033083

Processing complete

Applied 15/04/2016

Certificate issued 15/04/2016

766 Gloucester Street

RMA/1992/85

To erect a garage setback less than 2.0m from the road boundary. - Historical Reference RES9201573

Processing complete

Applied 28/04/1992

Decision issued 25/05/1992

Granted 25/05/1992

RMA/1998/3011

To erect dwelling additions which intrude through the recession plans, intrude into the 1.8m setback and exceed 20m without a 2.4m step in Plan. - Historical Reference RES983447

Processing complete

Applied 22/12/1998

Decision issued 18/01/1999

Granted 18/01/1999

RMA/2017/1250

Minimum Floor Level Certificate

Processing complete

Applied 02/06/2017

Certificate issued 15/06/2017

778A Gloucester Street

RMA/2014/2698

Two relocated dwellings - Historical Reference RMA92027391

Processing complete

Applied 14/10/2014

Decision issued 20/11/2014

Granted 12/11/2014

RMA/2015/3451
Fee Simple Subdivision - 2 lots sec223 & 224 issued 24/5/16 LT 493282 - Historical Reference RMA92031860
Processing complete
Applied 11/12/2015
Decision issued 29/01/2016
Granted 29/01/2016

780 Gloucester Street

RMA/2021/3623
Minimum floor level certificate
Processing complete
Applied 27/10/2021
Certificate issued 28/10/2021

784 Gloucester Street

RMA/1992/933
Consent to establish a fish, chip and hamburger shop in Res 1 zone. - Historical Reference RES9218986
Processing complete
Applied 24/08/1992
Decision issued 16/11/1992
Granted 16/11/1992

RMA/1995/3073
To extend the hours of operation for the takeaway business. - Historical Reference RES956174
Withdrawn
Applied 06/12/1995

RMA/2024/1703
Construct dwelling with attached garage
Processing complete
Applied 11/06/2024
Decision issued 03/07/2024
Granted 03/07/2024

Data Quality Statement

Land Use Consents

All resource consents are shown for sites that have been labelled with an address. For sites that have been labelled with a cross (+) no resource consents have been found. Sites that have no label have not been checked for resource consents. This will be particularly noticeable on the margins of the search radius. If there are such sites and you would like them included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay. Resource consents which are on land occupied by roads, railways or rivers are not, and currently cannot be displayed, either on the map or in the list. Resource consents that relate to land that has since been subdivided, will be shown in the list, but not on the map. They will be under the address of the land as it was at the time the resource consent was applied for. Resource consents that are listed as Non-notified and are current, may in fact be notified resource consents that have not yet been through the notification process. If in doubt. Please phone (03)941 8999.

The term “resource consents” in this context means land use consents. Subdivision consents and certificates of compliance are excluded.

Subdivision Consents

All subdivision consents are shown for the sites that have been labelled with consent details. For Sites that have been labelled with a cross (+) no records have been found. Sites that have no label have not been checked for subdivision consents. This will be particularly noticeable on the margins of the search radius. If there are such sites and you would like them included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay.

The term “subdivision consents” in this context means a resource consent application to subdivide land. Non subdivision land use resource consents and certificates of compliance are excluded.

This report will only record those subdivision applications which have not been completed i.e once a subdivision has been given effect to and the new lots/properties have been established the application which created those lots will not be shown

All subdivision consent information is contained on the map and no separate list is supplied