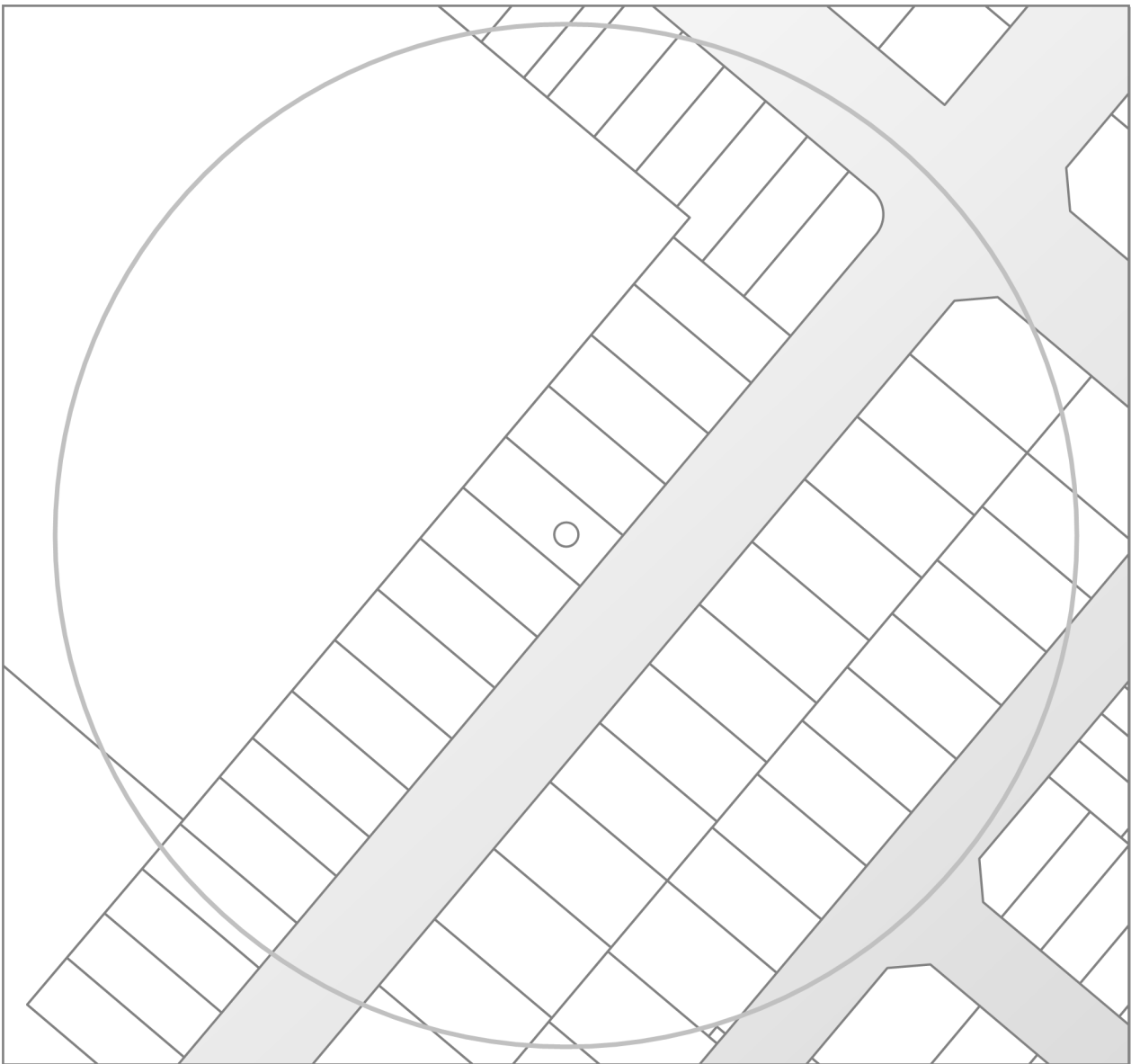


Land Information Memorandum



Property address:
46 Murphys Road

LIM number: H05526007

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Christchurch City Council
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Christchurch 8154, New Zealand
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Fax 64 3 941 8984

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Application details

Date issued 22 November 2024
Date received 18 November 2024

Property details

Property address 46 Murphys Road, Halswell, Christchurch
Valuation roll number 23447 63600
Valuation information Capital Value: \$670,000
Land Value: \$380,000
Improvements Value: \$290,000
Please note: these values are intended for Rating purposes
Legal description Lot 720 DP 489764
Existing owner Talia Melissa Norriss
46 Murphys Road
Christchurch 8025

Council references

Rate account ID 73177757
LIM number H05526007
Property ID 1175118

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.

Property file service

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

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

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

1. Special features and characteristics of the land

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

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

- **Borelog/Engineer Report Image Available**

Borelog/Engineer Report Image Available

- **Fill**

This property is located in an area known to have been filled. The year the fill occurred is 2015. The filling was, according to the Council's records carried out in a controlled manner and comprises Silt.

- **Liquefaction Assessment**

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

- **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.

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.

- **Pressurised Sewer System Area**

This property is located within the Council local pressurised sewerage system area. A Council maintained sewerage tank and pump water system is located on this property. A plan showing its location at the property is attached. For further information please contact Christchurch City Council customer services on (03)941 8999.

Related Information

- 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.
- This property is shown to be served by Christchurch City Council Sewer and Stormwater.
- Council records indicate that there is a local pressure sewer system at this address for which ownership has, or is required to, vest in Council. Attached is a copy of the systems user guide, for more information you can refer to <https://ccc.govt.nz/ownership> or contact Christchurch City Councils 3 waters unit on (03) 941 8999.

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 30/06/2025: \$4,037.42

	Instalment Amount	Date Due
Instalment 1	\$1,009.29	31/08/2024
Instalment 2	\$1,009.29	30/11/2024
Instalment 3	\$1,009.29	28/02/2025
Instalment 4	\$1,009.55	31/05/2025

Rates owing as at 22/11/2024: \$1,009.29

(b) Excess Water Rates

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

(c) Final water meter reading required at settlement?

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

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

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

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

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

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

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

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

(a) Consents

- BCN/2016/6548 Applied: 02/08/2016 Status: Completed
46 Murphys Road Halswell
Accepted for processing 03/08/2016
Building consent granted 08/09/2016
Building consent issued 12/09/2016
Code Compliance Certificate Issued 22/03/2017
Construction of an attached dwelling with attached garage

(b) Certificates

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

(c) Notices

(d) Orders

(e) Requisitions

Related Information


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

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6. Certificates issued by a building certifier

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

 For building enquiries, please phone (03) 941 8999, email EPADutyBCO@ccc.govt.nz 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 may be some provisions of the Christchurch City Plan or Banks Peninsula District Plan that affect this property that are still operative.

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

- **Regional plan or bylaw**

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

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

(ii) Christchurch District Plan

- **Development Constraint**

Council records show there is a specific condition on the use of this site: Specific Foundation Design Required

- **Liquefaction Management Area (LMA)**

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

- **Outline Development Plan**

Property or part of property is within an Outline Development Plan area, which is affected by specific provisions that are operative.

- **District Plan Zone**

Property or part of property within the Residential Medium Density Zone, 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/2009/1134 - Subdivision Consent
Fee Simple Subdivision **consent surrendered** - Historical Reference RMA92014586
Status: Surrendered
Applied 13/08/2009
Granted 22/10/2009
Decision issued 22/10/2009

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- RMA/2009/1769 - Subdivision Consent
Fee Simple Subdivision 223 Certified 30/5/2012 224 Issued 17/8/2012 DP 453318 - Historical Reference RMA92015253
Status: Processing complete
Applied 30/11/2009
Granted 20/05/2011
Decision issued 20/05/2011
- RMA/2011/1244 - Subdivision Consent
FEE SIMPLE - LONGHURST BLOCK Stage 1 224 Issued Stage 2 224 Issued Stage 3 224 Issued s127 CHANGES TO RMA92018804 & RMA92019438 - Historical Reference RMA92018804
Status: Processing complete
Applied 20/09/2011
Granted 07/11/2011
Decision issued 07/11/2011
- RMA/2012/115 - Subdivision Consent
2 LOT FEE SIMPLE SUBDIVISION See Variation RMA92019661 to allow merge with 92018804 - Historical Reference RMA92019438
Status: Consent issued
Applied 19/01/2012
Granted 10/02/2012
Decision issued 10/02/2012
- RMA/2014/1012 - Subdivision Consent
67 LOT COMBINED SUBDIVISION AND LAND USE - STAGE 9 - Historical Reference RMA92025651
Status: Consent issued
Applied 30/04/2014
Granted 06/06/2014
Decision issued 09/06/2014
- RMA/2016/205 - Subdivision Consent
Fee simple subdivision - seven lots s223 Certified 23/3/2016 DP 496191 s224 Issued 5/5/2016, s223 Stage 2 Issued 29/9/2016 DP 503441 - Historical Reference RMA92032270
Status: Processing complete
Applied 29/01/2016
s223 Certificate issued stage 2 29/09/2016
s223 Certificate issued stage 3 16/12/2016
s224 Certificate issued stage 2 20/10/2016
s224 Certificate issued stage 3 16/12/2016
Granted 16/02/2016
Decision issued 17/02/2016
- RMA/2016/2239 - Land Use Consent
46 Murphys Road Halswell
Dwelling with attached garage
Status: Processing complete
Applied 17/08/2016
09/09/2016
Granted 09/09/2016
Decision issued 09/09/2016

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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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10. Network utility information


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

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

- **None recorded for this property**

11. Other information

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

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

(a) Kerbside waste collection

- Your organics are collected Weekly on Thursday. 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 Thursday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Parkhouse Road 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 Parkhouse Road EcoDrop.

(b) Other

• Floor Levels Information

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

• Guest Accommodation

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

• Community Board

Property located in Halswell-Hornby-Riccarton 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 Halswell Electoral Ward

• Listed Land Use Register

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

• Spatial Query Report

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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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12 July 2016

Our Ref: 417939

Generation Homes Christchurch South Ltd
PO Box 37163
Halswell
Christchurch 8245

Attention: Evan Beker

Dear Evan

Geotechnical and Foundation Report for 46 & 48 Murphys Road, Lots 720 and 721 Longhurst Estate, Halswell

1 Introduction

As instructed, we have investigated the ground conditions at the above sites and write to confirm the foundation requirements for the proposed building. Lot 720 and Lot 721 form part of Stage 10A of the Longhurst Estate subdivision in Halswell.

Building plans by Generation Homes Christchurch South Ltd indicate two semi-detached units with a total floor area of around 260m², comprising a single-storey timber-framed structure with lightweight double timber frame firewall separating the proposed dwellings, a lightweight roof, brick veneer cladding with feature linea weatherboard cladding, and a concrete floor slab with two attached single garages is proposed for the site.

There is a stormwater drainage reserve located just west of the site, which has its ground level approximately 1.5m below that of Lots 720 and 721. The new dwelling is to be located at least 8m from the western edge of Lots 720 and 721.

2 Site Geology

Published geology¹ indicates the area is underlain by "dominantly alluvial sand and silt overbank deposits (SPY)" belonging to the Yaldhurst Member of the Springston Formation.

The nearest bore log shown on Environment Canterbury's GIS database is well M36/5776, located 360m southwest of the site, which recorded "earth, clay and clay silt" to 6.0m below ground level, over sandy gravel to 18m below ground level where the well log was terminated. Groundwater was recorded 1.0m below ground level at the time of drilling in 1999.

GNS's median water table elevation data shown on the New Zealand Geotechnical Database (NZGD)² indicates groundwater is likely to be located 0m to 1m below ground level.

We have searched GNS's Active Faults database³ and viewed the New Zealand Geotechnical Database² to search for any known active faults in the locality. The Greendale Fault, which ruptured and produced a M7.1 earthquake on the 4th September 2010, is located approximately 14.5km west of the site, whilst the

¹ Geology of the Christchurch Urban Area, 1:25 000, Geological Map 1, Published by the Institute of Geological & Nuclear Sciences Ltd 1992.

² www.nzgd.org.nz

³ data.gns.cri.nz/af/

epicentre of the 22 February 2011 M6.2 earthquake was located near the Heathcote Valley, approximately 10.5km east of the site. The Port Hills fault did not rupture at the ground surface; however, we understand the likely surface projection is located between Christchurch and the Port Hills. Based on available data the site is likely to be located outside the minimum 20m fault avoidance zone recommended by the Ministry for the Environment⁴.

3 Canterbury Earthquake Sequence

Conditional median peak horizontal ground accelerations (pga) in the 4 September 2010 M7.1 and the 22 February 2011 M6.2 earthquakes are each estimated to have been approximately 0.31g and 0.32g (equivalent to $PGA_{M7.5} = 0.28g$ and $PGA_{M7.5} = 0.23g$) respectively. It is likely earthquake shaking exceeded the pga value used for liquefaction analysis in geotechnical design⁵ for the Serviceability Limit State ($PGA_{M7.5} = 0.13g$), but did not exceed the Ultimate Limit State ($PGA_{M7.5} = 0.35g$). The site can be considered to have been 'sufficiently tested' in an SLS event on at least two occasions.

We have viewed high definition aerial photography of the area taken soon after the 22 February 2011 earthquake which revealed signs of ejected sediment across the nearby area.

4 Land Classification

On 19 May 2011 the Department of Building and Housing (now Ministry of Business, Innovation and Employment, MBIE) issued a notification on changes to clause B1 "Structure" of the New Zealand Building Code relating to new information on the seismic risk for the Canterbury Region. The advice also stated changes to foundation requirements for timber framed Buildings complying with NZS 3604:2011. The definition of "Good Ground" has now changed and in particular it excludes any ground which could foreseeably experience movement of 25mm or greater for any reason (including liquefaction and lateral spread).

The land for this building site is currently classified by the Canterbury Earthquake Recovery Authority (CERA) as Green Zone N/A – Rural & Unmapped.

Aurecon's Geotechnical completion Report⁶ indicates ground conditions in Stage 10A meet the requirements of a TC2 land classification, defined as "minor to moderate land damage from liquefaction is possible in future large earthquakes."

5 Site Investigation

Based on the TC2 classification outlined in Aurecon's Geotechnical Completion Report⁶, our shallow soil investigations carried out on 7 July 2016 consisted of four hand auger holes, four spade holes and eight Scala penetrometer tests, which indicate the nature of the shallow soil strata and the bearing capacity for foundation design.

The boreholes generally revealed 400mm to 450mm depth of silty topsoil fill, overlying silty sand fill, sandy silt fill and silt fill to 600mm to 900mm depth below ground level. Below this were various insitu layers of sand, silt, silty sand and sandy silt to 2.0m to 3.0m depth where the boreholes were terminated. Groundwater was recorded at 2.3m and 2.35m below ground level at the time of testing in winter 2016. Please refer to our site investigation records.

The spade holes generally revealed 400mm to 450mm depth of silty topsoil fill, overlying sand fill and silty sand fill to between 450mm to 500mm depth where the spade holes were terminated.

⁴ Planning for Development of Land on or Close to Active Faults: A Guideline to Assist Resource Management Planners in New Zealand (Published July 2003).

⁵ Ministry of Business, Innovation & Employment "Guidance: Repairing and Rebuilding houses affected by the Canterbury earthquakes" Table C2.1, Version 3, December 2012 (released 31 January 2013).

⁶ Geotechnical Completion Report – Longhurst Stage 10 Development (Lots 703, 710 to 730, 980, 981, 984 and 985) prepared by Aurecon for Fulton Hogan Land Development Ltd dated 18th August 2015.

Scala Penetrometer resistances below the silty topsoil layer generally exceeded 4 blows per 100mm within the silty sands and silts.

As the underlying ground has the potential for liquefaction, has been classified as equivalent to TC2, the ground cannot be defined as "Good Ground"⁷ and specific foundation design will be required. This is a normal requirement for TC2 land.

6 Foundation Requirements

6.1 Background

The Ministry of Business, Innovation and Employment Guidance Document⁸ outlines repair and reconstruction options for various land categories across Canterbury. For TC2 sites, the guidelines advises that any of the resilient slab Options of 1 to 4 can be utilised, subject to confirmation of suitable ground conditions including any limitations on soil bearing capacity.

Essentially the philosophy of the guidelines is to construct resilient type shallow foundations so that they do not split apart and are more easily able to be repaired and re-levelled if there is ground deformation and foundation movement.

Another foundation option for this site may be a deep piled foundation, with piles founded in the dense gravel layer reported by Aurecon to be located 4.0m to 5.5m below ground level. However, further deep investigation would be required to confirm the depth to, thickness and suitability of the gravel layer to support a piled foundation. The cost for deep investigation and construction of a piled foundation system is likely be significantly more than that of a shallow resilient slab foundation system. However, a piled foundation is likely to provide a significantly lower risk of differential settlement in the event of a future large liquefaction event. You should advise us if you wish to use a piled foundation.

6.2 Recommendations

Assuming you prefer a shallow foundation system that is likely to have the lowest cost of construction and with the resilient foundation philosophy in mind, we recommend a stiffened waffle slab, being TC2 Option 4 of the Guidance Document⁸.

Due to the soft and variable topsoil which could soften further in wet winter conditions, we recommend the upper 200mm of topsoil fill is removed from the area of the waffle slab, and the exposed surface compacted with a vibrating plate or drum roller to improve the strength of the underlying ground. The extent and depth of any additional topsoil that may need to be stripped can be confirmed at the time of inspection by the Geotechnical Engineer or an experienced person under their instruction.

Although unlikely at this site, if compacted fill needs to be placed between the stripped ground and the foundations, additional topsoil will need to be stripped from beyond the perimeter of the foundation to achieve a maximum fill batter of 1 vertical to 1 horizontal from the edge of the foundation down to the outer edge of the stripped ground, before proof rolling or compacting to achieve a firm surface. The inspecting engineer will need to confirm the excavated surface provides firm, uniform bearing conditions and does not contain any other areas of soft topsoil. The area can then be backfilled with AP40 sandy gravels that are placed and compacted in maximum 200mm thick layers and achieve a minimum dry density of 2150kg/m³.

Upon satisfactory completion of foundation excavations and preparation the engineer will provide written approval confirming backfilling and foundation construction can proceed.

⁷ Compliance Document for New Zealand Building Code - Definitions

⁸ Ministry of Business, Innovation & Employment "Guidance: Repairing and Rebuilding houses affected by the Canterbury earthquakes" Version 3, December 2012 (released 31 January 2013).

Consideration shall be given to the extent of any excavations close to property boundaries and it may be necessary to provide temporary shoring, etc. to support excavations where there is a risk of affecting adjacent land or buildings, although this is unlikely for this dwelling as the proposed foundation is shown on the drawings to be at least 1.5m from the internal boundary.

A TC2 Option 4 stiffened waffle slab foundation shall be designed to accommodate the movements specified in clause 5.4 of the Guidance Document⁸ and for the underlying ground conditions.

We recommend the waffle slab be designed for a soil ultimate bearing strength of $q_u=200\text{kPa}$, and a geotechnical strength reduction factor of $\Phi_{bc}=0.5$ and $\Phi_{bceq}=0.8$ be adopted. You will need to obtain the foundation design documentation from the waffle slab designers to submit with your building consent documentation.

Eliot Sinclair can undertake the design of the foundations if you require.

At the time of writing this report; there were no isolated columns indicated on the preliminary building plans. However, if the design changes then, the designers of the waffle slab will also need to design the foundations to support any external isolated columns of the house, which support the lightweight roof. If minor consolidation or liquefaction did occur, we anticipate that differential movement could occur between an isolated column footing and the waffle slab of the house due to the differences in the stiffness of the foundation systems. To minimise the potential for differential settlement, any external columns will need to be supported on either an external waffle slab, or be cantilevered on concrete foundation beams, that are effectively tied into the house waffle slab to form a rigid composite foundation system.

All piped services shall be designed to exit the foundation through the side wall of the foundation and shall not be laid within the ground below the foundation. Provision should be made to construct services with a flexible connection located in a manner that facilitates easy repair after a significant earthquake. Refer to the requirements outlined in Section 5.7 of MBIE's guidelines⁸. The designer should provide adequate detailing of these requirements on the design drawings.

7 Inspections

The geotechnical engineer, or experienced staff under their instruction, shall inspect the excavated foundations before placing any gravel backfill to confirm all organic rich or soft topsoil to at least 200mm depth has been stripped across the building platform and that there are no other areas of soft organic topsoil remaining. The engineer shall confirm the exposed subgrade is firm, provides an ultimate bearing strength of $q_u=200\text{kPa}$, and is suitable for supporting the proposed foundations before proceeding with any backfilling or foundation construction.

Please arrange for the builder to contact us at least 48 hours prior to excavation so that we can arrange the inspection.

Refer to the waffle slab designer's documentation for their foundation construction inspection requirements.

8 Minimum Floor Levels

The Council's flood hazard database does not specify any minimum floor levels for the site. The need for any minimum floor levels will be confirmed by the Council at the time of Building Consent approval.

Where a minimum floor level is required, a site benchmark should be established on site by a Registered Professional Surveyor or Licensed Cadastral Surveyor and foundation levels set out by reference to this site benchmark.

Although unlikely at this stage, where filling of more than 400mm above existing ground is required to achieve the required floor level then Eliot Sinclair should be contacted in order to confirm the requirements of this report remain valid.

9 Disclaimer

Comments made in this geotechnical and foundation report are based on our visual inspection of the site on 7 July 2016 comprising shallow Scala penetrometer testing, shallow hand auger testing and shallow spade hole testing across the proposed building platform, the most recent version of the Ministry of Business, Innovation and Employment Guidelines⁸ and conclusions made by Aurecon in their geotechnical reporting⁶ for the subdivision.

Whilst every care was taken during our investigation and interpretation of subsurface conditions, there may well be subsoil strata and features that were not detected. Additionally, on-going seismicity in the general area may lead to deterioration or additional ground settlement that could not have been anticipated at time of writing of this report.

The exposure of such conditions, or occurrence of additional strong seismicity, or any update to the NZBC or MBIE⁸ guidelines may require a review of our recommendations. Eliot Sinclair should be contacted to confirm the validity of this report should any of these occur.

This report has been prepared for the benefit of Generation homes Christchurch South Ltd and the Christchurch City Council. No liability is accepted by this company or any employee of this company with respect to the use of this report by any other party.

Yours sincerely
ELIOT SINCLAIR & PARTNERS LTD



John Aramowicz BEng(Hons) MIPENZ(1008112) CPEng IntPE
Principal
Senior Civil & Geotechnical Engineer

Encl:

- Site Investigation Records, Sheets 1 to 8, dated 7 July 2016

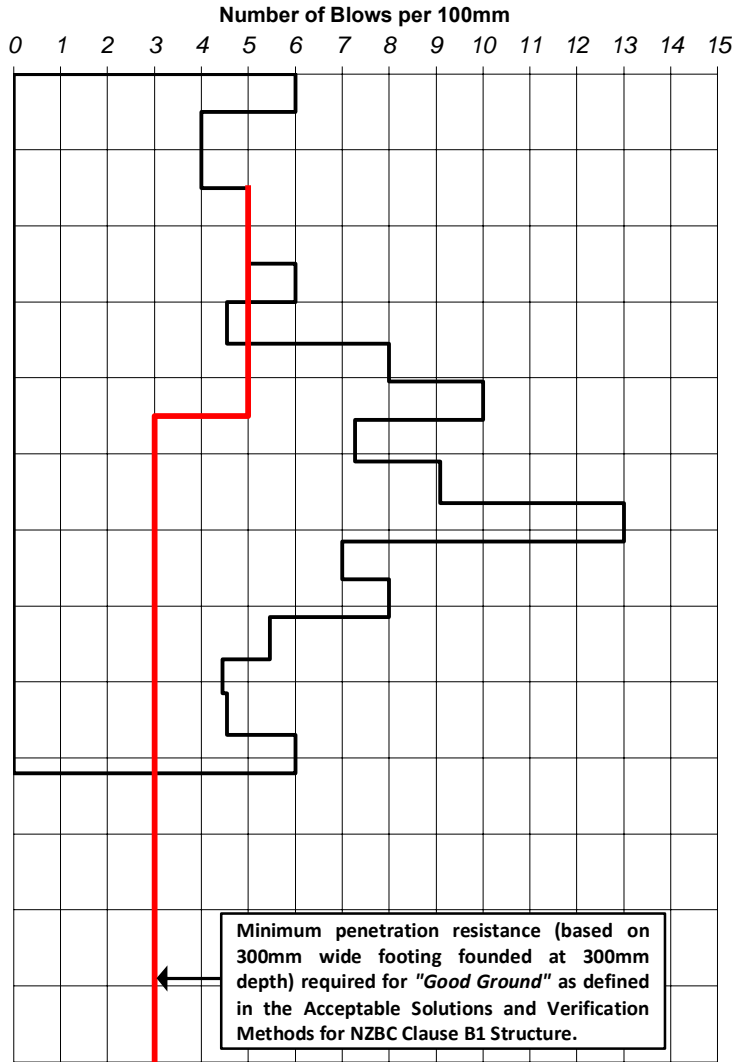
SITE INVESTIGATION RECORD

Client Generation Homes
 Christchurch South Ltd

Site 46 & 48 Murphys Road, Lots 720 and 721
 Longhurst Estate, Halswell

Technical Category
 TC2 Equivalent

SCALA PENETROMETER TEST RESULTS



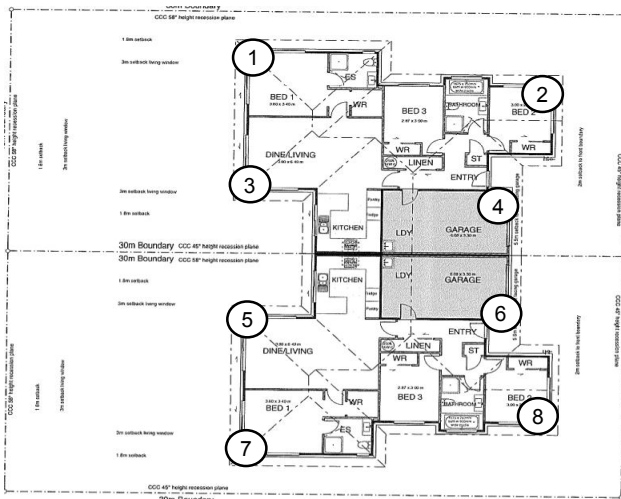
— P 01

DEPTH [m]	SOIL PROFILE
G.L.	Fill: Silty sandy TOPSOIL; dark brown, trace grey silt present. Damp, trace rootlets present.
0.2	
0.4	
0.6	Fill: Silty SAND; greyish brown, fine to medium grained, poorly graded. Minor clumps of grey silt present, damp.
0.8	
1.0	SAND; brown, fine to medium grained, poorly graded. Dry.
1.2	
1.4	Sandy SILT; grey, non plastic. Moist, minor iron staining present.
1.6	SILT; grey, low plasticity, moist. Minor iron staining present.
1.8	At 1.8m: Some iron staining present.
2.0	At 2.0m: Becoming wet.
2.2	
2.4	At 2.5m: Becoming saturated, minor iron staining present.
2.6	
2.8	At 2.8m: Becoming bluish grey, trace rootlets present.
3.0	End of Hand Auger at 3.0m: Target depth reached.
3.2	
3.4	

Water Table
 @ 2.35m

SITE PLAN (Not to Scale)

North



Murphys Road

COMMENTS

LOGGED BY: LBW/PLN CHECKED BY: JTA

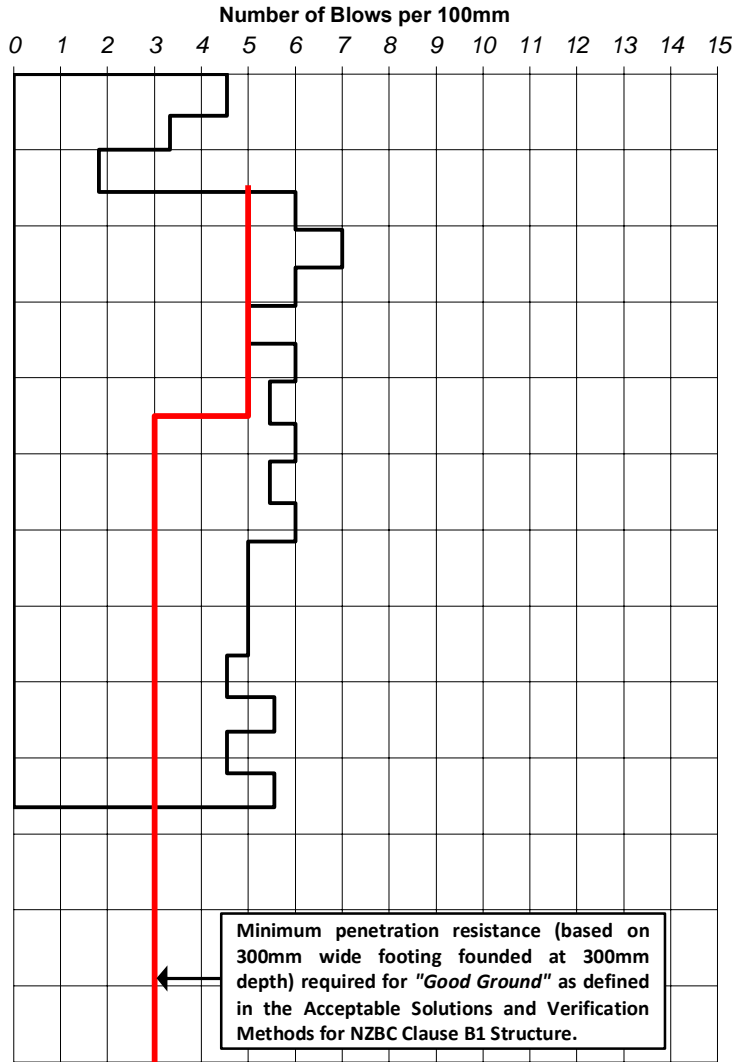
SITE INVESTIGATION RECORD

Client **Generation Homes
 Christchurch South Ltd**

Site **46 & 48 Murphys Road, Lots 720 and 721
 Longhurst Estate, Halswell**

Technical Category
TC2 Equivalent

SCALA PENETROMETER TEST RESULTS



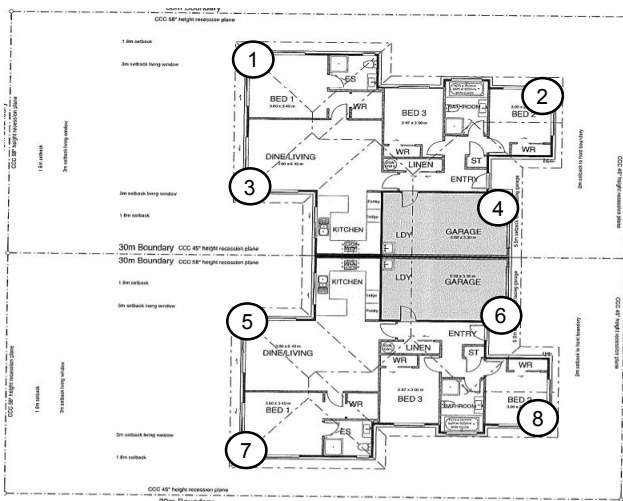
— P 02

SOIL PROFILE

DEPTH [m]	SOIL PROFILE
G.L	Spade Hole 02 Fill: Silty TOPSOIL; dark brown, damp. Trace gravel present, fine to medium grained, poorly graded, rounded to subrounded. Minor rootlets present.
0.2	
0.4	Fill: SAND; brown, fine to medium grained, poorly graded. Some grey silt clasts present. End of Spade Hole at 0.45m: Target depth reached.
0.6	
0.8	
1.0	
1.2	
1.4	
1.6	
1.8	
2.0	
2.2	
2.4	
2.6	
2.8	
3.0	
3.2	
3.4	

SITE PLAN (Not to Scale)

North



Murphys Road

COMMENTS

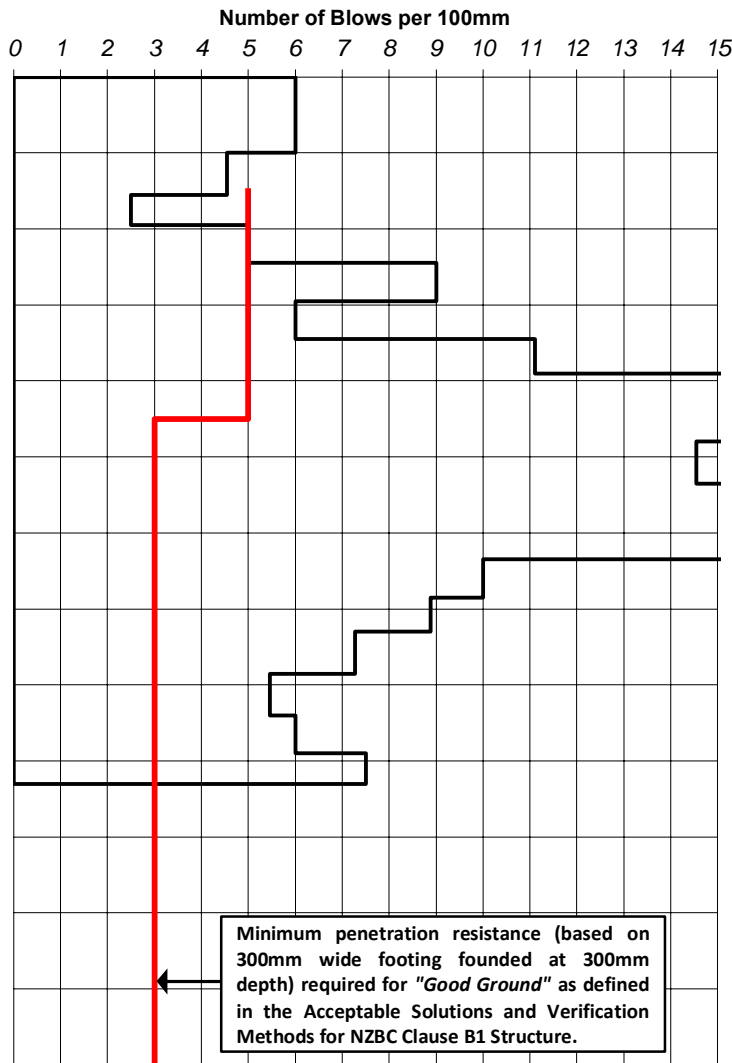
LOGGED BY: LBW/PLN CHECKED BY: JTA

SITE INVESTIGATION RECORD

Client **Generation Homes
 Christchurch South Ltd**

Site **46 & 48 Murphys Road, Lots 720 and 721
 Longhurst Estate, Halswell**

SCALA PENETROMETER TEST RESULTS



— P 03

DEPTH [m]

G.L.
 0.2
 0.4
 0.6
 0.8
 1.0
 1.2
 1.4
 1.6
 1.8
 2.0
 2.2
 2.4
 2.6
 2.8
 3.0
 3.2
 3.4

SOIL PROFILE

Spade Hole 03

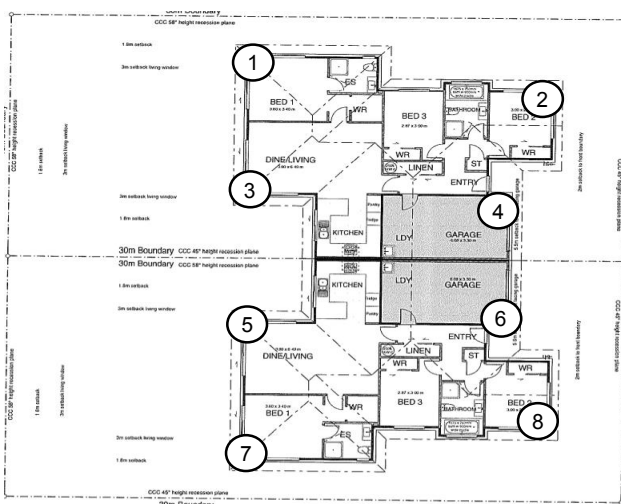
Fill: **Silty TOPSOIL**; dark brown, damp, minor rootlets present.

Fill: **Silty SAND**; greyish brown, fine to medium grained, poorly graded. Damp.

End of Spade Hole at 0.5m: Target depth reached.

SITE PLAN (Not to Scale)

North



COMMENTS

LOGGED BY: LBW/PLN CHECKED BY: JTA

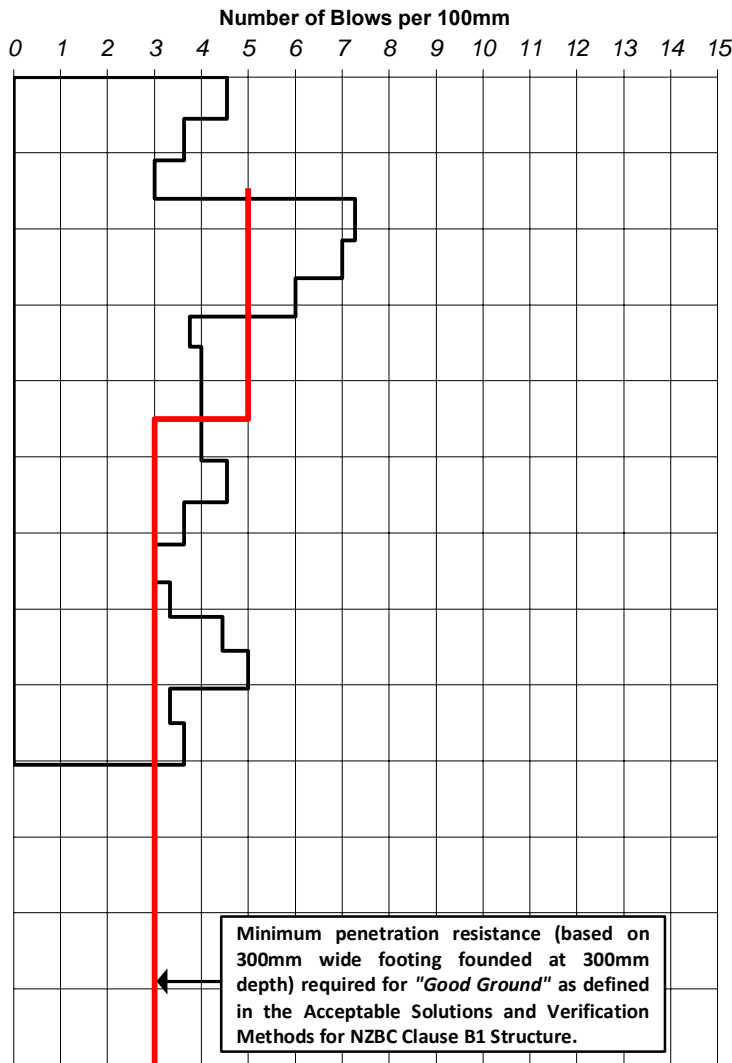
SITE INVESTIGATION RECORD

Client Generation Homes
 Christchurch South Ltd

Site 46 & 48 Murphys Road, Lots 720 and 721
 Longhurst Estate, Halswell

Technical Category
 TC2 Equivalent

SCALA PENETROMETER TEST RESULTS



— P 04

DEPTH

[m]

G.L

0.2

0.4

0.6

0.8

1.0

1.2

1.4

1.6

1.8

2.0

2.2

2.4

2.6

2.8

3.0

3.2

3.4

SOIL PROFILE

Hand Auger 04

Fill: Silty sandy TOPSOIL; dark brown, damp. Trace rounded gravels present, trace rootlets present.

Fill: Sandy SILT; brown, non plastic. Trace dark brown sand present, sand is fine to coarse grained, well graded.

SILT; grey, non plastic. Damp to moist, trace iron staining present.

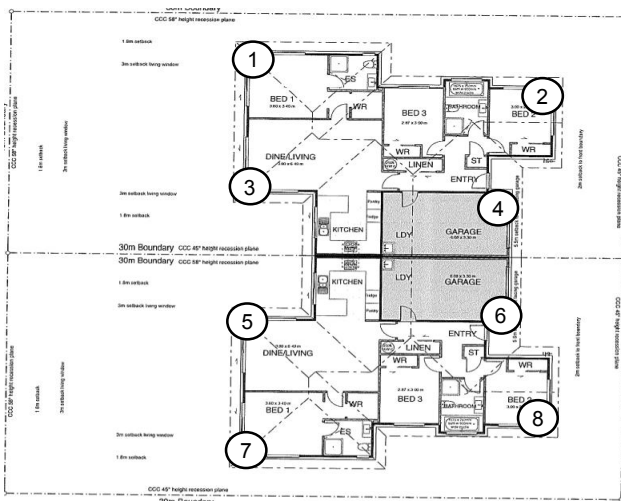
Sandy SILT; grey, non plastic. Sand is fine to medium grained, poorly graded. Moist to wet, trace iron staining present.

SILT; grey, low plasticity. Moist, trace iron staining present.

End of Hand Auger at 2.0m: Target depth reached.

SITE PLAN (Not to Scale)

North



Murphys Road

COMMENTS

LOGGED BY:

LBW/PLN

CHECKED BY:

JTA

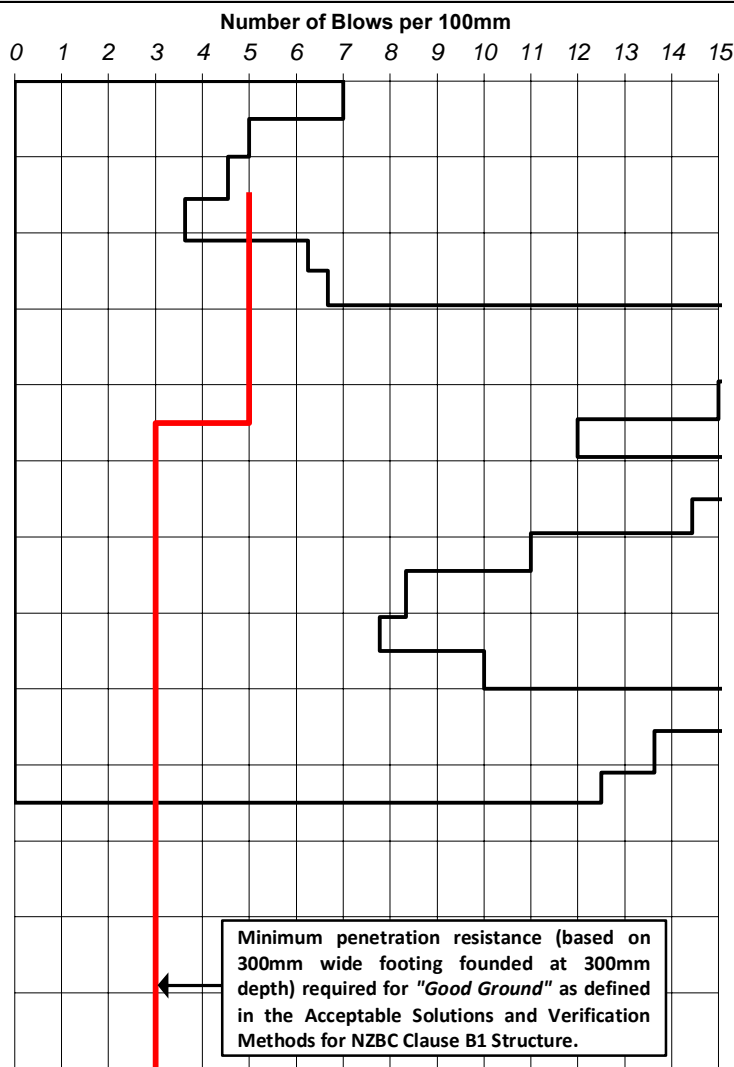
SITE INVESTIGATION RECORD

Client **Generation Homes
 Christchurch South Ltd**

Site **46 & 48 Murphys Road, Lots 720 and 721
 Longhurst Estate, Halswell**

Technical Category
TC2 Equivalent

SCALA PENETROMETER TEST RESULTS



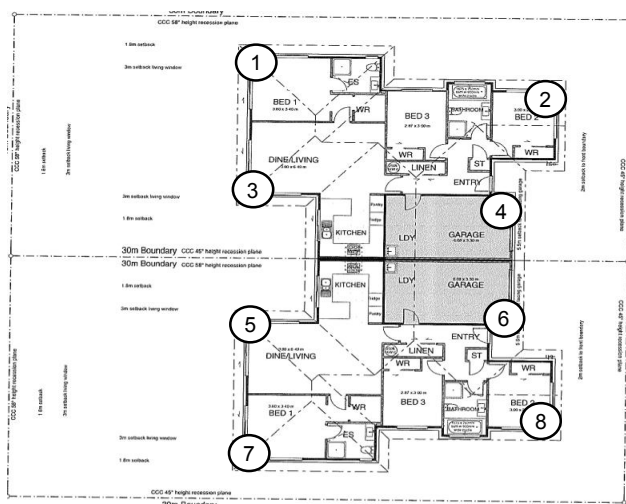
— P 05

SOIL PROFILE

DEPTH [m]	SOIL PROFILE
G.L.	Hand Auger 05
0.2	Fill: Silty sandy TOPSOIL ; dark brown, moist. Trace rootlets present.
0.4	Fill: SILT ; greyish brown, non plastic. Minor dark brown silt present. Dry.
0.6	Sandy SILT ; brownish grey, non plastic. Damp, minor iron staining present.
0.8	
1.0	
1.2	Silty SAND ; grey, fine to medium grained, poorly graded. Moist, trace iron staining present.
1.4	Sandy SILT ; grey, non plastic. Moist, minor iron staining present.
1.6	SILT ; grey, low plasticity. Moist, minor iron staining present.
1.8	
2.0	End of Spade Hole at 2.0m: Target depth reached.
2.2	
2.4	
2.6	
2.8	
3.0	
3.2	
3.4	

SITE PLAN (Not to Scale)

North



COMMENTS

LOGGED BY: LBW/PLN CHECKED BY: JTA

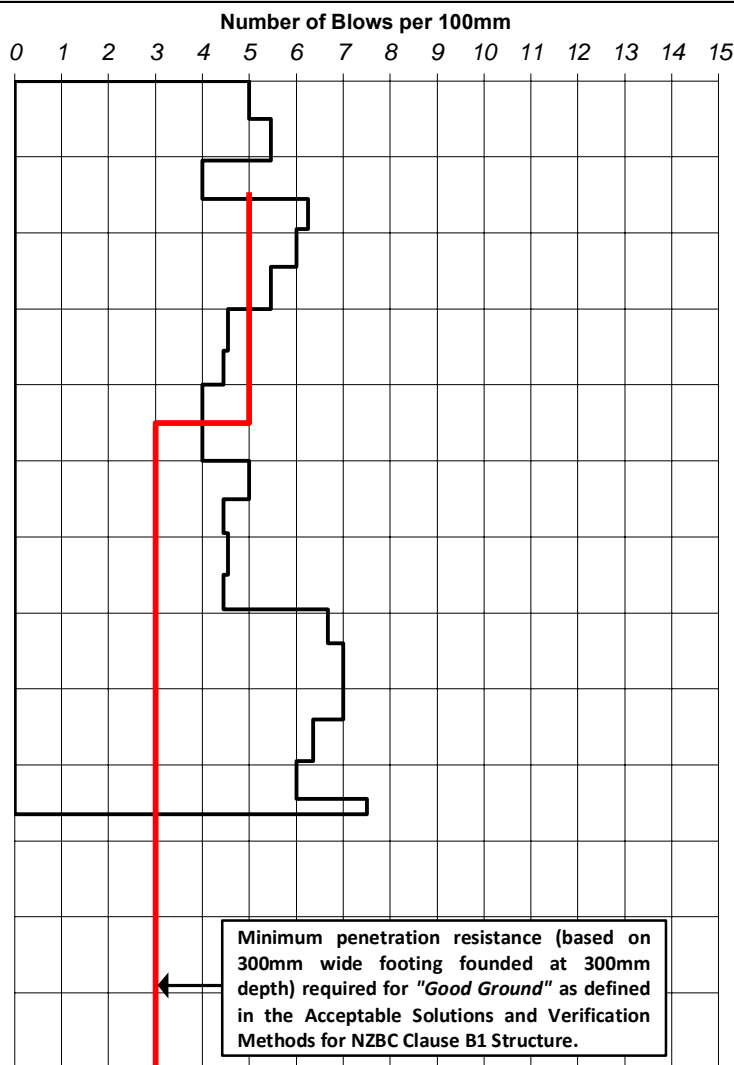
SITE INVESTIGATION RECORD

Client **Generation Homes
 Christchurch South Ltd**

Site **46 & 48 Murphys Road, Lots 720 and 721
 Longhurst Estate, Halswell**

Technical Category
TC2 Equivalent

SCALA PENETROMETER TEST RESULTS



— P 06

DEPTH [m]

G.L.
 0.2
 0.4
 0.6
 0.8
 1.0
 1.2
 1.4
 1.6
 1.8
 2.0
 2.2
 2.4
 2.6
 2.8
 3.0
 3.2
 3.4

SOIL PROFILE

Spade Hole 06

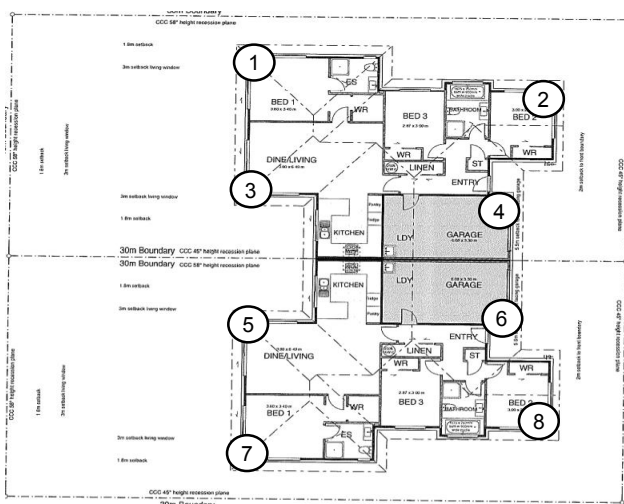
Fill: **Silty TOPSOIL**; dark brown, damp. Minor rootlets.

Fill: **Silty SAND**; greyish brown, fine to medium grained, poorly graded. Damp.

End of Spade Hole at 0.5m: Target depth reached.

SITE PLAN (Not to Scale)

North



Murphys Road

COMMENTS

LOGGED BY: LBW/PLN CHECKED BY: JTA

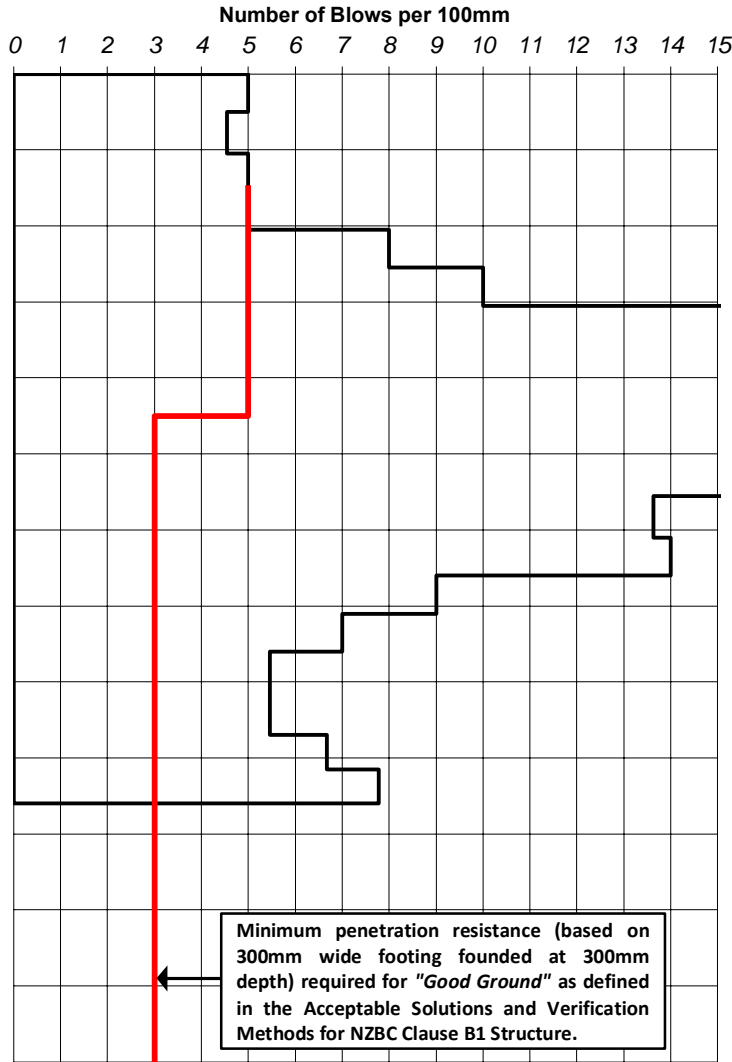
SITE INVESTIGATION RECORD

Client Generation Homes
 Christchurch South Ltd

Site 46 & 48 Murphys Road, Lots 720 and 721
 Longhurst Estate, Halswell

Technical Category
 TC2 Equivalent

SCALA PENETROMETER TEST RESULTS



— P 07

DEPTH [m]

G.L.
 0.2
 0.4
 0.6
 0.8
 1.0
 1.2
 1.4
 1.6
 1.8
 2.0
 2.2
 2.4
 2.6
 2.8
 3.0
 3.2
 3.4

SOIL PROFILE

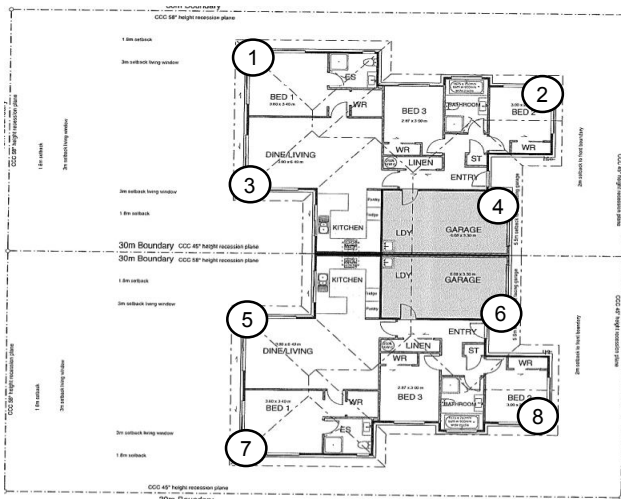
Spade Hole 07

Fill: Silty TOPSOIL; dark brown, damp. Minor rootlets present.

Fill: Silty SAND; greyish brown, fine to medium grained, poorly graded. Damp.
 End of Spade Hole at 0.5m: Target depth reached.

SITE PLAN (Not to Scale)

North



COMMENTS

LOGGED BY: LBW/PLN CHECKED BY: JTA

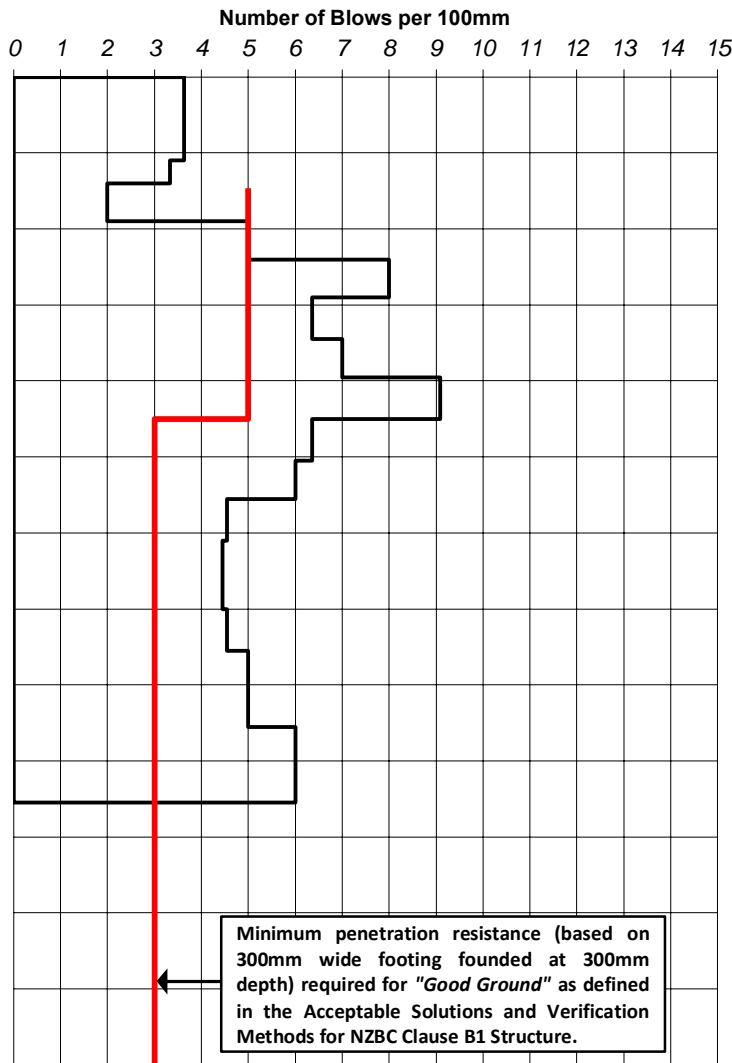
SITE INVESTIGATION RECORD

Client **Generation Homes
 Christchurch South Ltd**

Site **46 & 48 Murphys Road, Lots 720 and 721
 Longhurst Estate, Halswell**

Technical Category
TC2 Equivalent

SCALA PENETROMETER TEST RESULTS



— P 08

DEPTH

[m]

SOIL PROFILE

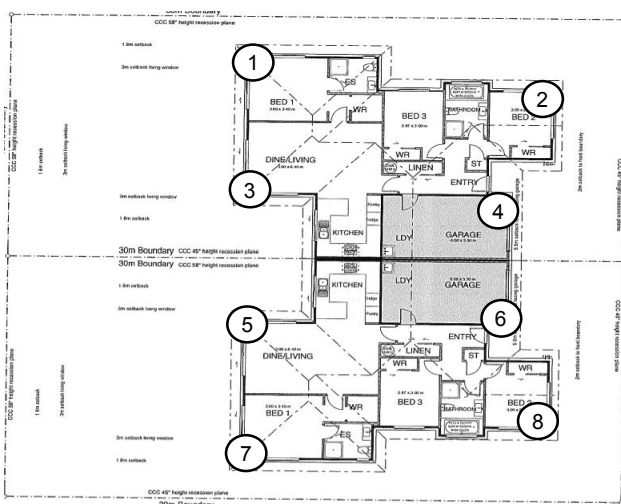
Hand Auger 08

G.L.		Fill: Silty sandy TOPSOIL ; dark brown, minor grey silt present. Damp, trace rootlets present.
0.2		
0.4		
0.6		Fill: Sandy SILT ; brownish grey, minor dark brown silt present, trace grey sand present. Non plastic, sand is fine to coarse grained, Well
0.8		SAND ; brownish grey, fine to medium grained, poorly graded. Moist, trace iron staining present.
1.0		Sandy SILT ; brownish grey, non-plastic. Moist, minor iron staining present.
1.2		
1.4		At 1.3m: Becoming wet.
1.6		SILT ; grey, low plasticity. Moist, minor iron staining present.
1.8		
2.0		At 2.0m: Becoming wet, some iron staining present.
2.2		
2.4		
2.6		At 2.5m: Becoming saturated, minor iron staining present.
2.8		At 2.8m: Becoming bluish grey, high plasticity.
3.0		End of Hand Auger at 3.0m: Target depth reached.
3.2		
3.4		

Water Table
 @ 2.3m

SITE PLAN (Not to Scale)

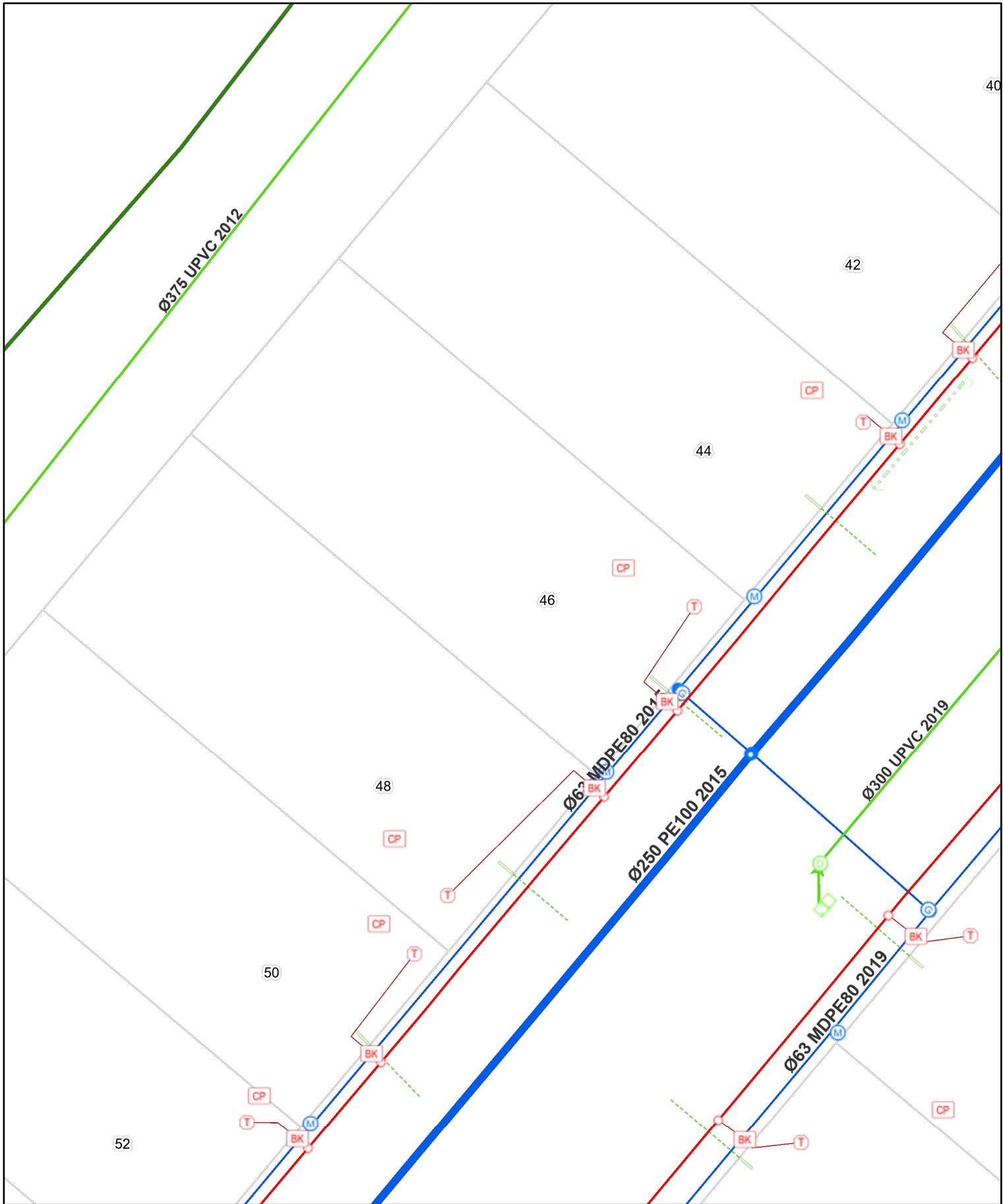
North



Murphys Road

COMMENTS

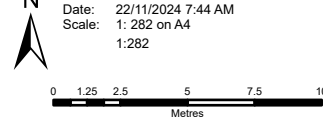
LOGGED BY: LBW/PLN CHECKED BY: JTA



Christchurch City Council
 ph: 03 941 8999 web: ccc.govt.nz

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

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Property of interest address

<ul style="list-style-type: none"> WwPrivateDrainField WwPump WwAccess Flush Manhole Flushing Point WwEye Trap Inspection Point Sealed Manhole Standard Manhole Vented Manhole WwValve WwVent WwAirCapSeparator WwLocalPressureBox WwLocalPressureTan WwOutlet WwRepair WwPipeRestrictant 	<ul style="list-style-type: none"> WwFitting Type Change End Cap Junction WwEye Type Eye Eye (Vertical) WwLateralFitting Type Raised Inspection Point Lateral Fitting WwAirCapSeparator WwVacuumBreather WwLocalPressureBox WwLocalPressureTan Collector Interceptor Tank Valve Riser WwVacuumBreatherP 	<ul style="list-style-type: none"> WwPipeFlowDirection WwPipeBlockageCount NumberOfBlockages 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-gravty) NominalDiameter Diameter is 200mm or smaller Diameter is greater than 200mm, up to 450mm 450mm 	<ul style="list-style-type: none"> Diameter is greater than 450mm Other (non-circular pipes) WwLateral WwPipeProtection WwStructure WwStation WwPipe (non CCC) In Service Abandoned Removed Out of Service WwLateral (non CCC) In Service Abandoned Removed Out of Service Proposed SwPrivateDrainField 	<ul style="list-style-type: none"> SwAccess SwValve Type Check Duck Bill Flap Gate Inline Check Sluice SwHeadwall Type Inlet Outlet SwFlowRestriction SwGrill Type Inlet Outlet SwPipeFlowDirection 	<ul style="list-style-type: none"> SwInlet Type Single Sump Double Sump Double Sump Triple Sump Inlet Pipe End Gross Debris Trap Silt Trap SwOutlet SwRepair SwPipeRestrictant SwFitting Type Change Bend Junction End Cap SwEye SwPipeFlowDirection 	<ul style="list-style-type: none"> 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 SwFacilityDischargeP 	<ul style="list-style-type: none"> SwFacility SwStructure SwStation SwRainGarden SwPipe (non CCC) In Service Abandoned Removed Out of Service Proposed WwLateral (non CCC) In Service Abandoned Removed Out of Service WwPump WwValve Type Air Release Backflow Prevention Butterfly 	<ul style="list-style-type: none"> Gate Non Return Pressure Activated Sluice Valve WwHydrant Waiver WwConnection Type Fire Restrictor Toby Meter WwOutlet WwPipeRestrictant WwFieldIote WwFilling Type Bellows End Cap Connector 	<ul style="list-style-type: none"> WwPipeProtection NominalDiameter Diameter is 110mm or smaller Diameter is greater than 110mm, up to 225mm Diameter is greater than 225mm Other (non-circular pipes) WwPipe (non Potable) Diameter is 110mm or smaller Diameter is greater than 110mm, up to 225mm Diameter is greater than 225mm Other (non-circular pipes) WwStructure WwReservoir WwStation WwPipe (non CCC) In Service Abandoned Removed Out of Service Unknown WwLateral (non CCC) In Service Abandoned Removed Out of Service Proposed BGConnector BGEndCap BGValve BGPipe Rating/Int
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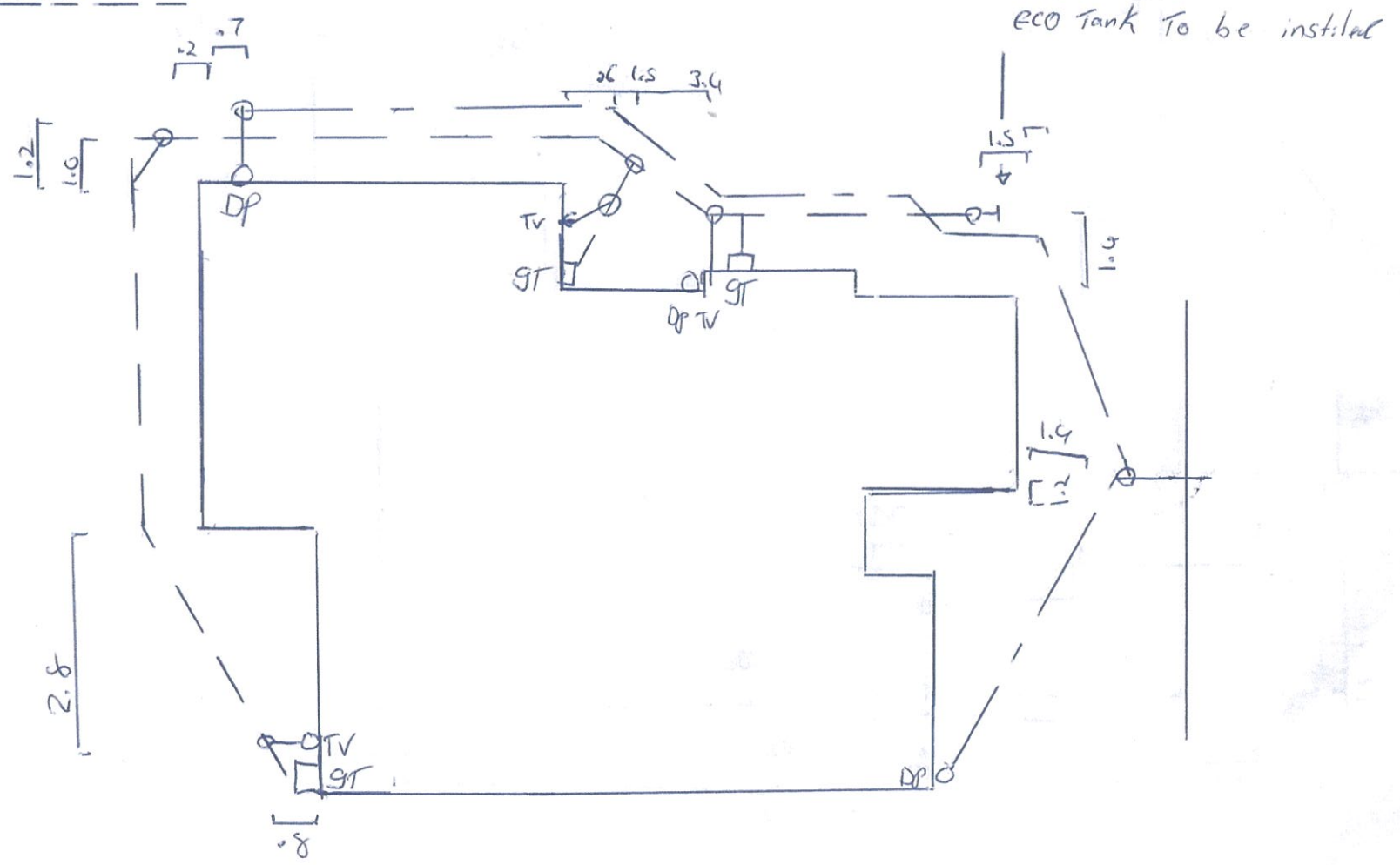
Generation Homes

McKAY MOORE DRAINAGE LTD REGISTERED DRAINLAYERS MOBILE: 027 327 5971	DRAINAGE PICKUP <i>Paddy Spencer 12243</i>		CONSENT NUMBER
	Address: <i>lot 720 Mucphs RD</i>	Drainlayer: <i>Cameron Wellington 28072</i>	2016/6548
Date:	Inspector:		

1962

greywater @ 1:100

stormwater @ 1:120



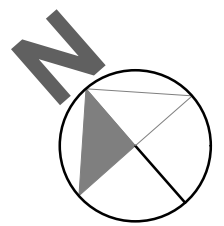
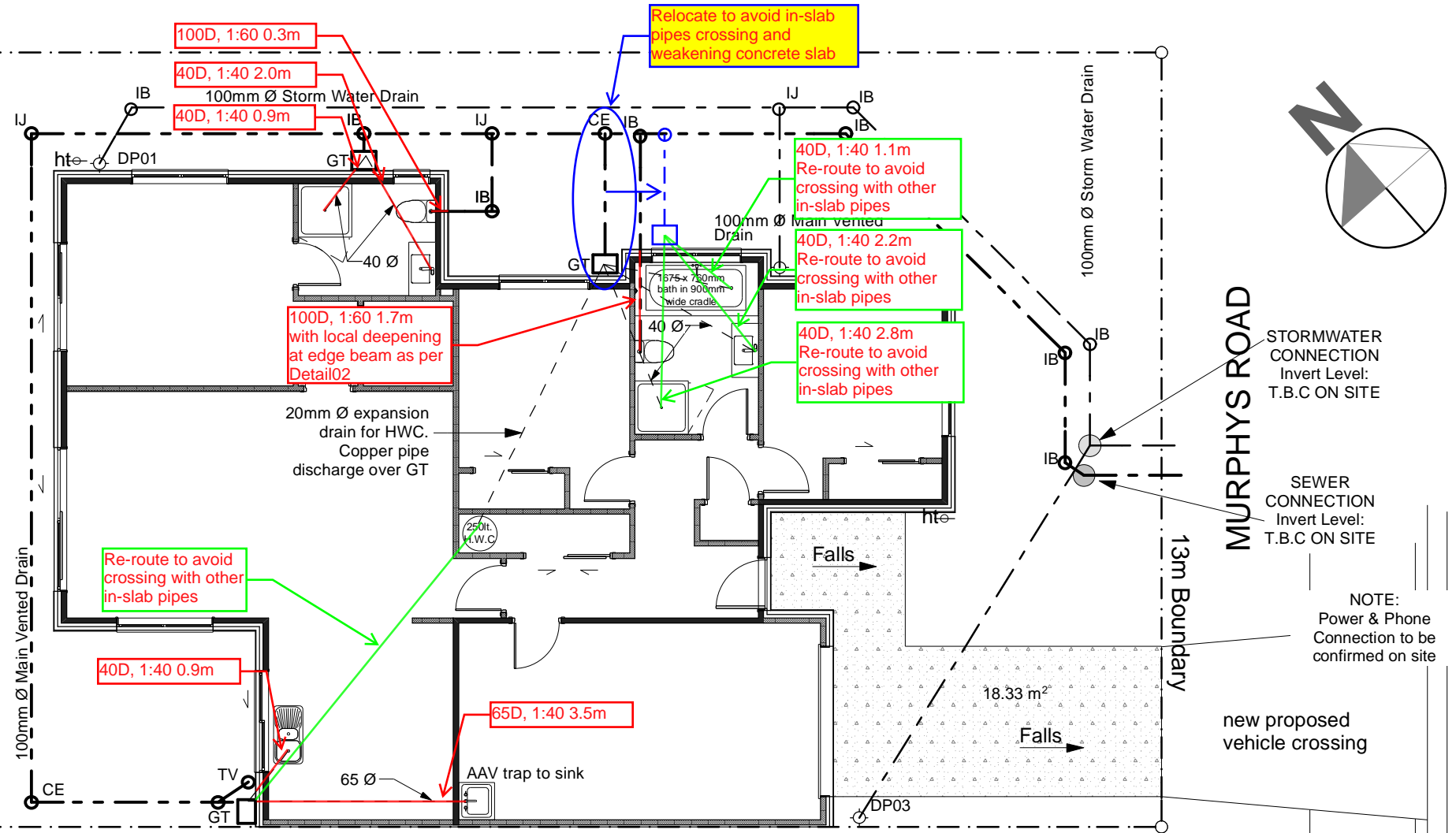
DRAWINGS ISSUED FOR TRUSS DESIGN AND FOUNDATION DESIGN ONLY

In-Slab Drainage Mark-Up
WJL #60199
Lot 720 Murphys Road
Longhurst
Halswell, Christchurch

1. Plan/Details for keeping drainage pipes within slab depth
2. Unless otherwise indicated all other pipes are as per Detail 01 on Sheet D1, (also refer to table)

13m Boundary

30m Boundary



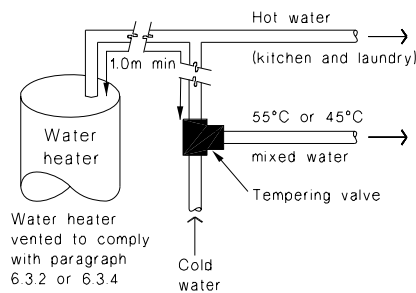
MURPHYS ROAD
STORMWATER CONNECTION
Invert Level: T.B.C ON SITE

SEWER CONNECTION
Invert Level: T.B.C ON SITE

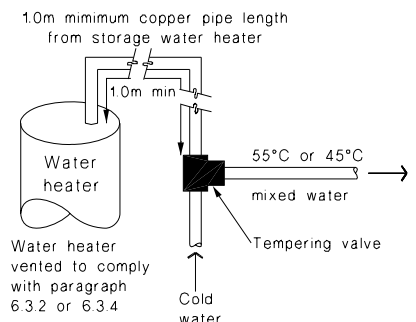
NOTE:
Power & Phone Connection to be confirmed on site

new proposed vehicle crossing

Figure 16: Tempering Valve Installation
Paragraph 6.14.2 a)



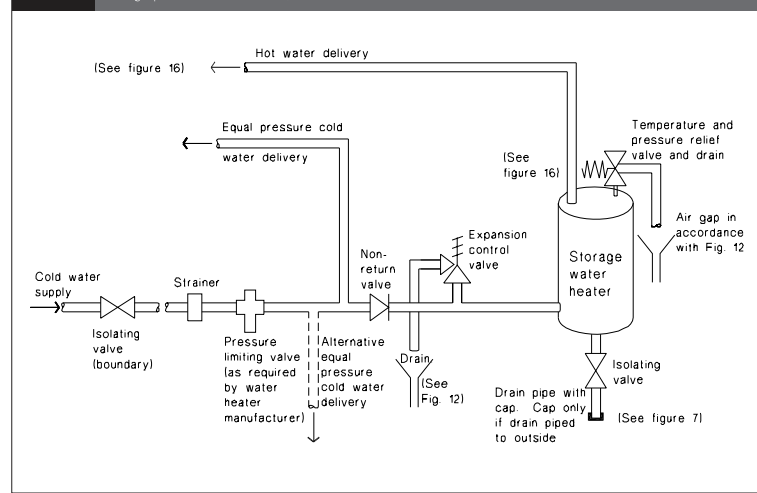
(a) With untempered water to laundry and kitchen fixtures and appliances



(b) Where all hot water is tempered

- Note:
1. For optimum system efficiency the tempering valve, for other than a mains pressure system, may be located as low as practicable to achieve the manufacturer's recommended head, at the tempering valve.
 2. 1.0m minimum copper pipe length from storage water heater.

Figure 8: Mains Pressure Storage Water Heater System (unvented)
Paragraphs 6.1.2 and 6.2.1 b)



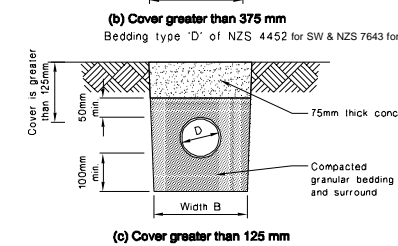
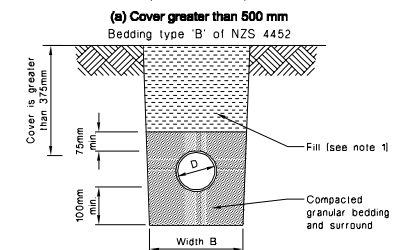
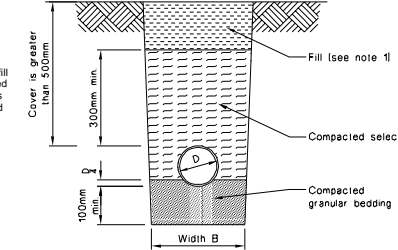
LEGEND - DRAINAGE (NZBC G13/AS1/AS2)

- 100mm Ø Storm Water Drain
1 in 90 minimum fall
- 100mm Ø Main Vented Drain
1 in 60 minimum fall
- 40mm Ø Fixture Waste Drain
1 in 40 minimum fall
- CE Cleaning Eye
- TV 80mm Ø Terminal Vent
- ORG Overflow Relief Gully
- IJ Inspection Junction
- IB Inspection Bend
- GT Gully Trap. Lowest acts as ORG

Confirm invert levels of service connections on site prior to any excavation of drainage runs

BEDDING & BACKFILLING DETAILS FOR SW & SS

NOTE:
1. Fill shall be:
- Ordinary fill where drains are located below gardens and open country.
- Compacted selected hardfill where the drains are located below residential driveways and similar areas subjected to light traffic.



Christchurch City Council Page 26 of 28
BCN/2016/6548
Approved Building Consent Plan
05/09/2016 Shane Forrest

WORKING DRAWINGS 05/07/2016

Drainage Plan

GH CHRISTCHURCH SOUTH LTD
Lot 720 - Murphys Road, Longhurst

DRAWN BY OLIVIA CHECKED BY MARTY

GH CHRISTCHURCH SOUTH LTD

DATE JULY '16 SCALES: 1:100 EC390 - dwg 11

DRAINAGE PLAN

Scale 1:100

Your guide to the local pressure sewer system



For problems call

**Christchurch
City Council**



(03) 941 8999

Updated June 2022

The local pressure sewer system

The wastewater system for this property is a local pressure sewer system.

A local pressure sewer system includes an individual pump and tank. The pump is located within the tank. The tank is located underground and you will only see the lid at the surface. Wastewater from your house flows through a pipe (a private lateral) to the tank. The tank then pumps the wastewater to the pipe in the street. From the street the wastewater goes to the wastewater treatment plant.

The pressure wastewater system is very reliable and robust. There is very little you need to do and very little that can go wrong.

The local pressure sewer system

No above or below ground encroachments within one meter of lid.



Above ground



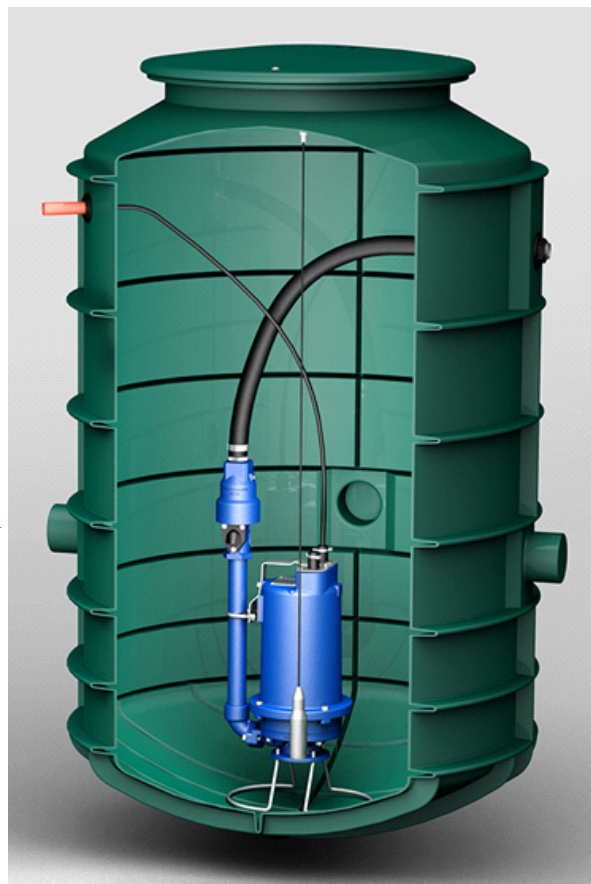
Below ground

Emergency storage of about 24 hours. You are encouraged to minimise water use during this time.

Wastewater flow from the house.



The pump will automatically turn itself on.



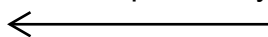
Wastewater flow to the pipe in the street.



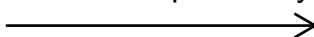
If tank will be installed under a driveway, trafficable lid required.

The grinder mechanism grinds up solids in the wastewater.

Private responsibility



Council responsibility



The system control panel

The IOTA OneBox Control Panel

The approved pump control panel for the pressure wastewater system is the IOTA OneBox Control Panel, which will be supplied by the system manufacturer.

It is very important that the IOTA OneBox is installed in compliance to the following specifications:

The IOTA OneBox Control Panel

Mounted on an external wall of the house (typically on corner nearest garage door)

Visible from the driveway, street, or right-of-way.

Power must always be on, and is supplied via dwelling's power.



Accessible for maintenance.
IOTA OneBox may not be fenced off.

May not be painted over.

A minimum of 1.2 m from ground level to base of IOTA OneBox.

Using the system

There are a few things you need to know to ensure that the pressure wastewater system runs smoothly. The system operates like a normal wastewater system. It takes wastewater from your toilet, sink, shower, bath, dishwasher, and washing machine and transfers it to the wastewater pipes in the street, and onto the wastewater treatment plant.

As with normal gravity systems, to avoid blockages and damage to the pressure wastewater system there are a number of items that should not be disposed of via the system.



Before you go on holiday

Before you go on holiday, even if it is for a few days, do not shut off the power. You may flush the local pressure sewer system before you go. This is to avoid the possibility of the system becoming smelly while you are away. **To flush the system simply run a tap in the kitchen or bathroom sink for about five minutes before you go.**

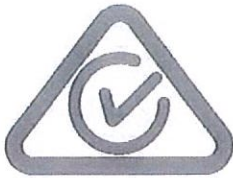
Taking care of the system

- **Do not flush any inappropriate items through the system.**
- **Do not put heavy weights on the lid of the tank. The lid can be walked on, but this should be avoided.**
- **Do not touch the valves in the boundary kit.**
- **Do not turn off the power to the pump unless evacuating in an emergency or if there is a broken wastewater pipe.**
- **Do not cover the unit in any way. This includes covering it with dirt, garden mulch, or concrete.**
- **Ensure access to the unit is available at all times.**
- **If you are going on holiday, even for just a few days, you should flush the system before you go. Simply run clean water down your kitchen or bathroom sink for five minutes (5 mins).**
- **If you do accidentally break a pipe between the pump and the street contact the Christchurch City Council on (03) 941 8999 immediately and tell them what happened. While waiting for the pipe to be repaired, minimise the amount of wastewater going through the system.**
- **Contact the Christchurch City Council on (03) 941 8999 if you install a swimming or spa pool.**
- **Contact the Christchurch City Council on (03) 941 8999 if you are making any modifications to your home which may affect the system (for example a house addition).**
- **Do not attempt to repair the system yourself. Always call the Christchurch City Council on (03) 941 8999.**

Troubleshooting

What happens if...

- 1. The system is damaged and needs repair?** If there is a complete failure, the Council will be automatically notified.
- 2. You notice a bad smell around the tank:** When operating normally there should be no noticeable odours coming from the unit. If it is smelly, the unit may just need flushing. Just run clean water down your kitchen or bathroom sink for about five minutes. If the unit remains smelly, contact the Christchurch City Council on (03) 941 8999.
- 3. You notice wet spots between the tank and the boundary kit:** The pumping unit and pipes are sealed. If you notice wet spots and there hasn't been any recent heavy rain contact the Christchurch City Council on (03) 941 8999.
- 4. There is a power failure:** If there is a power failure the pump will not run. The tank has 24 hours of emergency storage so minimise the amount of wastewater going through the system. When the power comes on again the system will restart automatically based on the level of wastewater in the tank.
- 5. There is a flood:** If you can safely stay in your home in a flood then simply minimise the amount of wastewater going through the system.
- 6. You need to evacuate due to an emergency (such as an earthquake):** If you can, flush out the system by running water down your kitchen or bathroom sink for about five minutes.



Compliance and Electrical Safety Certificate



This form has been issued by the Electrical Workers Registration Board

Unique ID: _____

This form has been designed to be used by licensed electrical workers to certify low voltage 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: 46 Murphys Road, Halswell

2. Customer Information

Name: Generation Homes

Postal Address: _____

Phone and Email: _____

3. Electrical Worker Information

Name: Zane Adams Registration/Practising Licence Number: E241934

Organisation: Laser Electrical Rolleston Telephone Number: 0800 LASER 4 U

Email: rolleston@laserelectrical.co.nz

Name of person(s) being supervised: Mike Owen

4. Work Details

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

The prescribed electrical work is (circle): High Risk | General | Low Risk | The homeowner has undertaken part of the electrical installation work.

Indicate the number of each item installed or altered:

Number of lighting outlets: 35
Number of socket outlets: 28
Number of ranges: 1
Number of water heaters: 1

Other Work?

2x Tawa Rails
2x Heaters
Alarm system
Heat pump
Septic tank pump

Circle if work includes:

Mains
MEN switchboard closest to point of supply
Main Earthing System
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:

<input type="checkbox"/>	Has been installed in accordance with a certified design.
<input checked="" type="checkbox"/>	Has an earthing system that is correctly rated.
<input checked="" type="checkbox"/>	Contains fittings which are safe to connect to a power supply.
<input checked="" type="checkbox"/>	Relies on supplier's Declaration of Conformity (attach or reference)
<input checked="" type="checkbox"/>	Relies on manufacturer's instructions (attach or reference)
<input checked="" type="checkbox"/>	Has been satisfactorily tested in accordance with Electrical (safety) Regulations 2010
<input checked="" type="checkbox"/>	Is safe to connect

Test Results:		
	Electrical Worker:	Inspector:
Polarity (independent Earthing):	<u>LO50</u>	
Insulation resistance	<u>200MΩ</u>	
Bonding:	<u>21Ω</u>	
Other Electronic reference:		

Electrical Worker's Signature: www.jarrussell.co.nz Date: 15/12/16

6. Electrical Safety Certificate

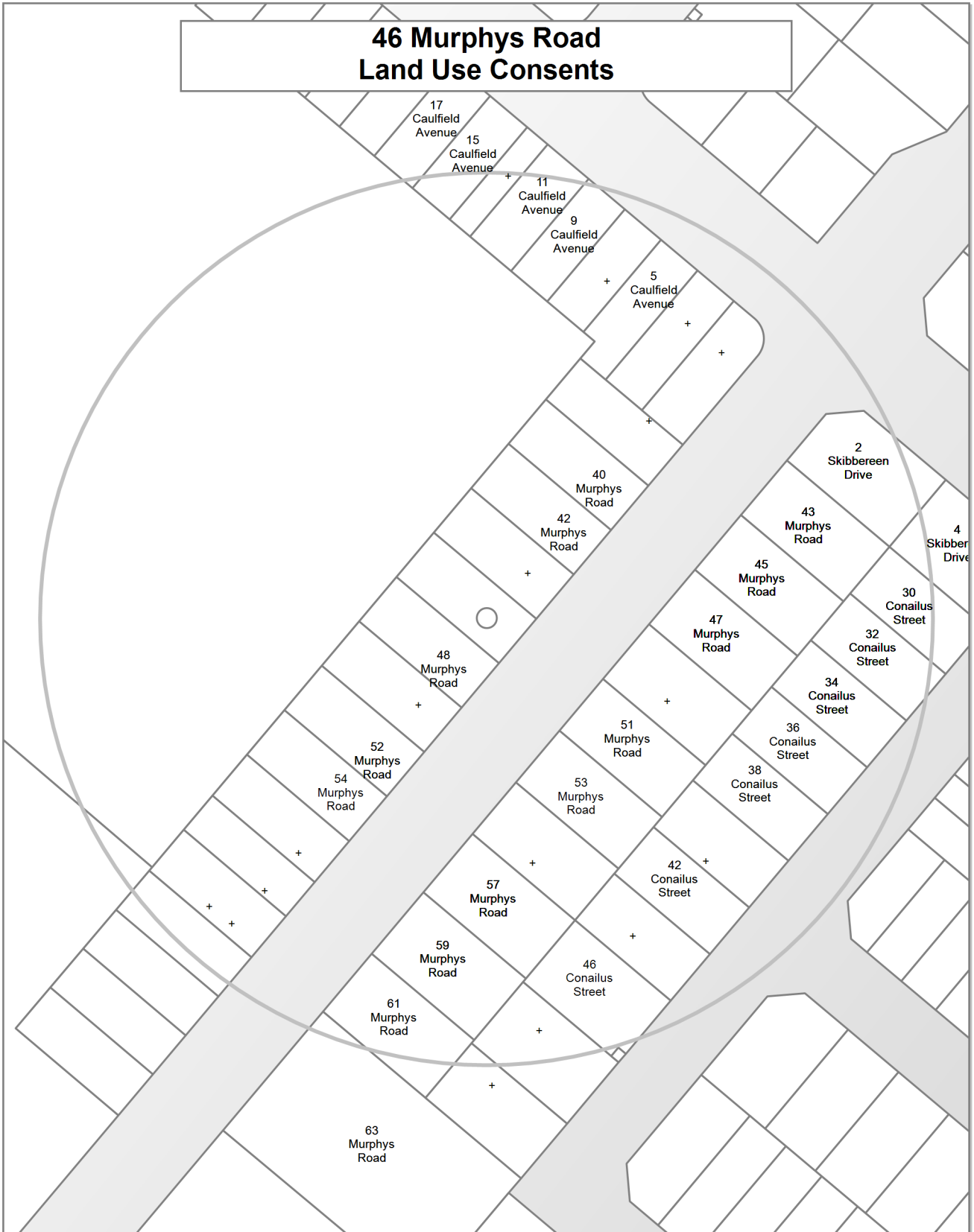
I certify that the installation, or part of the installation, to which the Electrical Safety Certificate applies is connected to a power supply and is safe to use

Name: Mike Owen Registration/Practising Licence number: E-TL 129004

Signature: _____ Date: 15/12/16

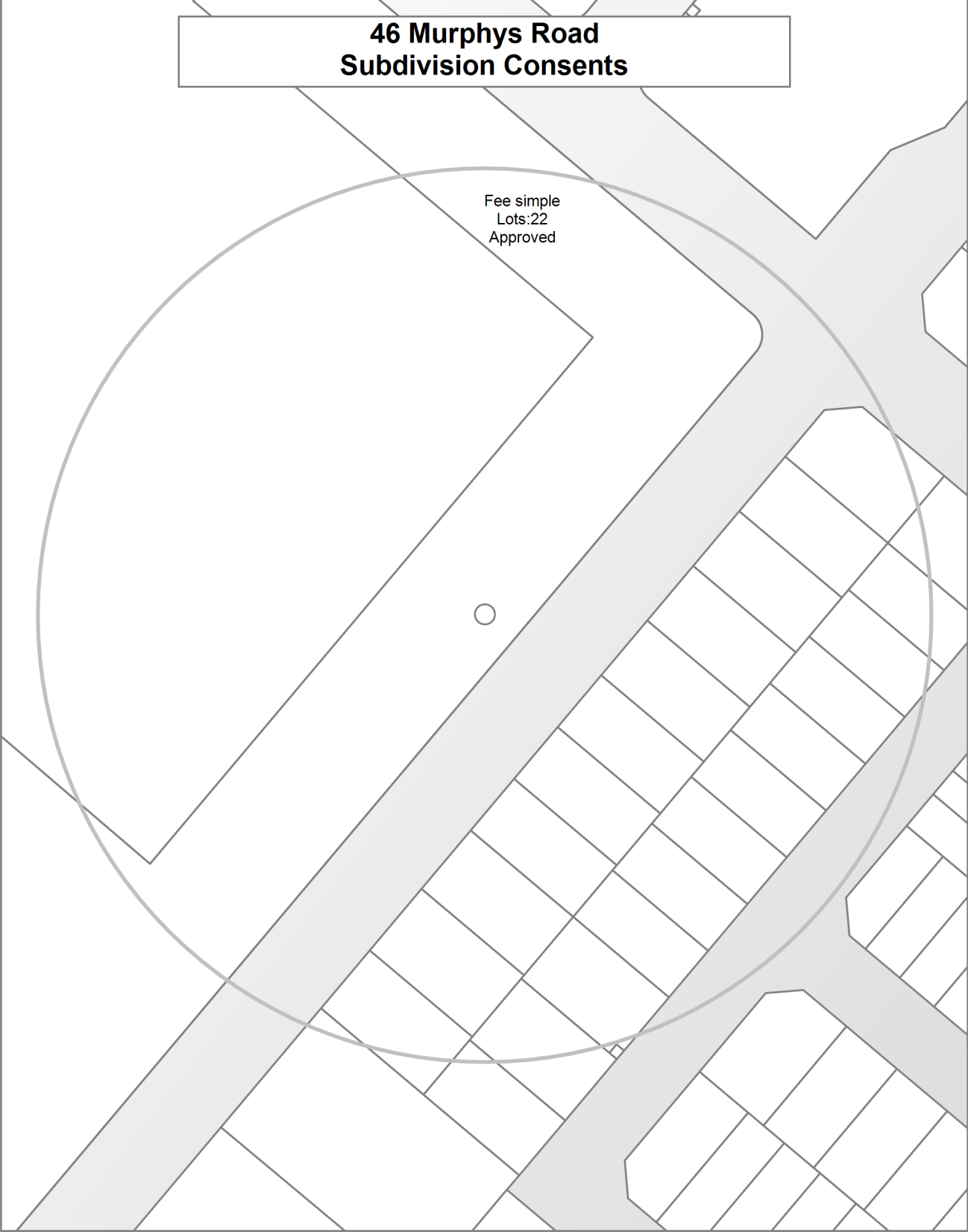
CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED

46 Murphys Road Land Use Consents



**46 Murphys Road
Subdivision Consents**

Fee simple
Lots:22
Approved



Land Use Resource Consents within 100 metres of 46 Murphys Road

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

11 Caulfield Avenue

RMA/2013/2368

Earthworks and Multiple Dwellings - Historical Reference RMA92024088

Processing complete

Applied 07/11/2013

Decision issued 07/03/2014

Granted 07/03/2014

15 Caulfield Avenue

RMA/2015/2486

Seven townhouses with attached garages - Historical Reference RMA92030821

Processing complete

Applied 08/09/2015

Decision issued 22/10/2015

Granted 22/10/2015

17 Caulfield Avenue

RMA/2015/2486

Seven townhouses with attached garages - Historical Reference RMA92030821

Processing complete

Applied 08/09/2015

Decision issued 22/10/2015

Granted 22/10/2015

2 Skibbereen Drive

RMA/2017/2178

Fee Simple Subdivision - 197 Lots and Earthworks

Processing complete

Applied 08/09/2017

s224 Certificate issued stage 6 23/12/2022

Decision issued 22/12/2017

Granted 22/12/2017

Conditions changed/cancelled - s127 17/06/2019

Conditions changed/cancelled - s127 16/02/2022

s223 Certificate issued stage 1 24/09/2019

s223 Certificate issued stage 2 24/09/2019

s223 Certificate issued stage 3 24/09/2019

s223 Certificate issued stage 4 24/09/2019

s223 Certificate issued stage 5 24/09/2019

s223 Certificate issued stage 6 15/09/2022

s224 Certificate issued stage 1 13/11/2019

s224 Certificate issued stage 2 13/11/2019

s224 Certificate issued stage 3 13/11/2019

s224 Certificate issued stage 4 13/11/2019

s224 Certificate issued stage 5 13/11/2019

30 Conailus Street

RMA/2017/2178

Fee Simple Subdivision - 197 Lots and Earthworks

Processing complete

Applied 08/09/2017

Conditions changed/cancelled - s127 17/06/2019

Conditions changed/cancelled - s127 16/02/2022

s223 Certificate issued stage 1 24/09/2019

s223 Certificate issued stage 2 24/09/2019

s223 Certificate issued stage 3 24/09/2019

s223 Certificate issued stage 4 24/09/2019

s223 Certificate issued stage 5 24/09/2019

s223 Certificate issued stage 6 15/09/2022

s224 Certificate issued stage 1 13/11/2019

s224 Certificate issued stage 2 13/11/2019

s224 Certificate issued stage 3 13/11/2019

s224 Certificate issued stage 4 13/11/2019

s224 Certificate issued stage 5 13/11/2019

s224 Certificate issued stage 6 23/12/2022

Decision issued 22/12/2017

Granted 22/12/2017

RMA/2020/270

To construct a dwelling with attached garage and associated earthworks

Processing complete

Applied 12/02/2020

Decision issued 27/02/2020

Granted 26/02/2020

32 Conailus Street

RMA/2017/2178

Fee Simple Subdivision - 197 Lots and Earthworks

Processing complete

Applied 08/09/2017

s223 Certificate issued stage 4 24/09/2019

s223 Certificate issued stage 5 24/09/2019

s223 Certificate issued stage 6 15/09/2022

s224 Certificate issued stage 1 13/11/2019

s224 Certificate issued stage 2 13/11/2019

s224 Certificate issued stage 3 13/11/2019

s224 Certificate issued stage 4 13/11/2019

s224 Certificate issued stage 5 13/11/2019

s224 Certificate issued stage 6 23/12/2022

Decision issued 22/12/2017

Granted 22/12/2017

Conditions changed/cancelled - s127 17/06/2019

Conditions changed/cancelled - s127 16/02/2022

s223 Certificate issued stage 1 24/09/2019

s223 Certificate issued stage 2 24/09/2019

s223 Certificate issued stage 3 24/09/2019

RMA/2020/1633

Construct dwelling with attached garage

Processing complete

Applied 05/08/2020

Decision issued 14/08/2020

Granted 14/08/2020

34 Conailus Street

RMA/2017/2178

Fee Simple Subdivision - 197 Lots and Earthworks

Processing complete

Applied 08/09/2017

Conditions changed/cancelled - s127 17/06/2019

Conditions changed/cancelled - s127 16/02/2022

s223 Certificate issued stage 1 24/09/2019

s223 Certificate issued stage 2 24/09/2019

s223 Certificate issued stage 3 24/09/2019

s223 Certificate issued stage 4 24/09/2019

s223 Certificate issued stage 5 24/09/2019

s223 Certificate issued stage 6 15/09/2022

s224 Certificate issued stage 1 13/11/2019

s224 Certificate issued stage 2 13/11/2019

s224 Certificate issued stage 3 13/11/2019

s224 Certificate issued stage 4 13/11/2019

s224 Certificate issued stage 5 13/11/2019

s224 Certificate issued stage 6 23/12/2022

Decision issued 22/12/2017

Granted 22/12/2017

RMA/2020/1632

Construct new dwelling with attached garage

Processing complete

Applied 05/08/2020

Decision issued 14/08/2020

Granted 14/08/2020

36 Conailus Street

RMA/2020/939

To construct a dwelling with attached garage

Processing complete

Applied 12/05/2020

Decision issued 18/05/2020

Granted 18/05/2020

38 Conailus Street

RMA/2020/556

Construct dwelling with attached garage

Processing complete

Applied 13/03/2020

Decision issued 24/03/2020

Granted 24/03/2020

4 Skibbereen Drive

RMA/2017/2178

Fee Simple Subdivision - 197 Lots and Earthworks

Processing complete

Applied 08/09/2017

Conditions changed/cancelled - s127 17/06/2019

Conditions changed/cancelled - s127 16/02/2022

s223 Certificate issued stage 1 24/09/2019

s223 Certificate issued stage 2 24/09/2019

s223 Certificate issued stage 3 24/09/2019

s223 Certificate issued stage 4 24/09/2019

s223 Certificate issued stage 5 24/09/2019

s223 Certificate issued stage 6 15/09/2022

s224 Certificate issued stage 1 13/11/2019

s224 Certificate issued stage 2 13/11/2019

s224 Certificate issued stage 3 13/11/2019

s224 Certificate issued stage 4 13/11/2019

s224 Certificate issued stage 5 13/11/2019

s224 Certificate issued stage 6 23/12/2022

Decision issued 22/12/2017

Granted 22/12/2017

40 Murphys Road

RMA/2016/3295

Dwelling with attached Garage

Processing complete

Applied 16/11/2016

Decision issued 26/01/2017

Granted 26/01/2017

42 Conailus Street

RMA/2019/2160

Construct dwelling with attached garage - Lot 112

Processing complete

Applied 18/09/2019

Decision issued 03/10/2019

Granted 03/10/2019

42 Murphys Road

RMA/2016/2858

Dwelling with attached Garage.

Processing complete

Applied 11/10/2016

Decision issued 26/10/2016

Granted 26/10/2016

43 Murphys Road

RMA/2017/2178

Fee Simple Subdivision - 197 Lots and Earthworks

Processing complete

Applied 08/09/2017

Conditions changed/cancelled - s127 17/06/2019

Conditions changed/cancelled - s127 16/02/2022

s223 Certificate issued stage 1 24/09/2019

s223 Certificate issued stage 2 24/09/2019

s223 Certificate issued stage 3 24/09/2019

s223 Certificate issued stage 4 24/09/2019

s223 Certificate issued stage 5 24/09/2019

s223 Certificate issued stage 6 15/09/2022

s224 Certificate issued stage 1 13/11/2019

s224 Certificate issued stage 2 13/11/2019

s224 Certificate issued stage 3 13/11/2019

s224 Certificate issued stage 4 13/11/2019

s224 Certificate issued stage 5 13/11/2019

s224 Certificate issued stage 6 23/12/2022

Decision issued 22/12/2017

Granted 22/12/2017

RMA/2019/2177

To Construct a Dwelling with Attached Garage - CT5676

Processing complete

Applied 20/09/2019

Decision issued 07/10/2019

Granted 07/10/2019

45 Murphys Road

RMA/2017/2178

Fee Simple Subdivision - 197 Lots and Earthworks

Processing complete

Applied 08/09/2017

Conditions changed/cancelled - s127 17/06/2019

Conditions changed/cancelled - s127 16/02/2022

s223 Certificate issued stage 1 24/09/2019

s223 Certificate issued stage 2 24/09/2019

s223 Certificate issued stage 3 24/09/2019

s223 Certificate issued stage 4 24/09/2019

s223 Certificate issued stage 5 24/09/2019

s223 Certificate issued stage 6 15/09/2022

s224 Certificate issued stage 1 13/11/2019

s224 Certificate issued stage 2 13/11/2019

s224 Certificate issued stage 3 13/11/2019

s224 Certificate issued stage 4 13/11/2019

s224 Certificate issued stage 5 13/11/2019

s224 Certificate issued stage 6 23/12/2022

Decision issued 22/12/2017

Granted 22/12/2017

RMA/2019/2177

To Construct a Dwelling with Attached Garage - CT5676

Processing complete

Applied 20/09/2019

Decision issued 07/10/2019

Granted 07/10/2019

46 Conailus Street

RMA/2020/964

To construct a dwelling with attached garage - Lot 134 Cloverden

Withdrawn

Applied 14/05/2020

47 Murphys Road

RMA/2017/2178

Fee Simple Subdivision - 197 Lots and Earthworks

Processing complete

Applied 08/09/2017

s224 Certificate issued stage 6 23/12/2022

Decision issued 22/12/2017

Granted 22/12/2017

Conditions changed/cancelled - s127 17/06/2019

Conditions changed/cancelled - s127 16/02/2022

s223 Certificate issued stage 1 24/09/2019

s223 Certificate issued stage 2 24/09/2019

s223 Certificate issued stage 3 24/09/2019

s223 Certificate issued stage 4 24/09/2019

s223 Certificate issued stage 5 24/09/2019

s223 Certificate issued stage 6 15/09/2022

s224 Certificate issued stage 1 13/11/2019

s224 Certificate issued stage 2 13/11/2019

s224 Certificate issued stage 3 13/11/2019

s224 Certificate issued stage 4 13/11/2019

s224 Certificate issued stage 5 13/11/2019

RMA/2019/2177

To Construct a Dwelling with Attached Garage - CT5676

Processing complete

Applied 20/09/2019

Decision issued 07/10/2019

Granted 07/10/2019

RMA/2020/59

To construct a dwelling with attached garage

Processing complete

Applied 16/01/2020

Decision issued 17/02/2020

Granted 17/02/2020

48 Murphys Road

RMA/2016/2240

Dwelling with attached garage

Processing complete

Applied 17/08/2016

Decision issued 15/09/2016

Granted 12/09/2016

5 Caulfield Avenue

RMA/2016/2655

Dwelling with Attached Garage

Processing complete

Applied 21/09/2016

Decision issued 30/09/2016

Granted 23/09/2016

51 Murphys Road

RMA/2020/1309

To construct a dwelling with attached garage

Processing complete

Applied 25/06/2020

Decision issued 09/07/2020

Granted 09/07/2020

52 Murphys Road

RMA/2016/1169

Minimum Floor Level Certificate - Historical Reference RMA92033281

Processing complete

Applied 04/05/2016

Certificate unable to be issued 18/05/2016

RMA/2016/2760

Dwelling with attached Garage

Processing complete

Applied 30/09/2016

Decision issued 20/10/2016

Granted 20/10/2016

53 Murphys Road

RMA/2020/995

To construct a dwelling with attached garage

Processing complete

Applied 19/05/2020

Permitted activity notice issued 16/06/2020

54 Murphys Road

RMA/2017/40

Dwelling with attached garage

Withdrawn

Applied 12/01/2017

57 Murphys Road

RMA/2016/1388

Independent Composite School - Historical Reference RMA92033519

Withdrawn

Applied 26/05/2016

RMA/2016/1946

Establishment of a new independent composite school

Processing complete

Applied 18/07/2016

Decision issued 26/10/2016

Granted 25/10/2016

RMA/2016/3147

s357 Objection to decision on Land Use Consent RMA/2016/1946

Processing complete

Applied 03/11/2016

Decision issued 28/11/2016

Objection upheld 25/11/2016

RMA/2020/1268

Construction of a Residential Dwelling with attached garage.

Processing complete

Applied 22/06/2020

Decision issued 15/07/2020

Granted 14/07/2020

59 Murphys Road

RMA/2020/1458

Construct a dwelling with attached garage

Processing complete

Applied 15/07/2020

Decision issued 14/08/2020

Granted 14/08/2020

Within scope amendment accepted 20/08/2020

Within scope amendment decision issued 20/08/2020

61 Murphys Road

RMA/2020/1684

Construct dwelling with attached garage

Processing complete

Applied 10/08/2020

Decision issued 24/08/2020

Granted 21/08/2020

63 Murphys Road

RMA/2019/575

Pre-school (up to 100 children)

Processing complete

Applied 15/03/2019

Decision issued 17/04/2019

Granted 17/04/2019

9 Caulfield Avenue

RMA/2016/1013

Dwelling with Attached Garage - Historical Reference RMA92033116

Processing complete

Applied 19/04/2016

Decision issued 25/05/2016

Granted 25/05/2016

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