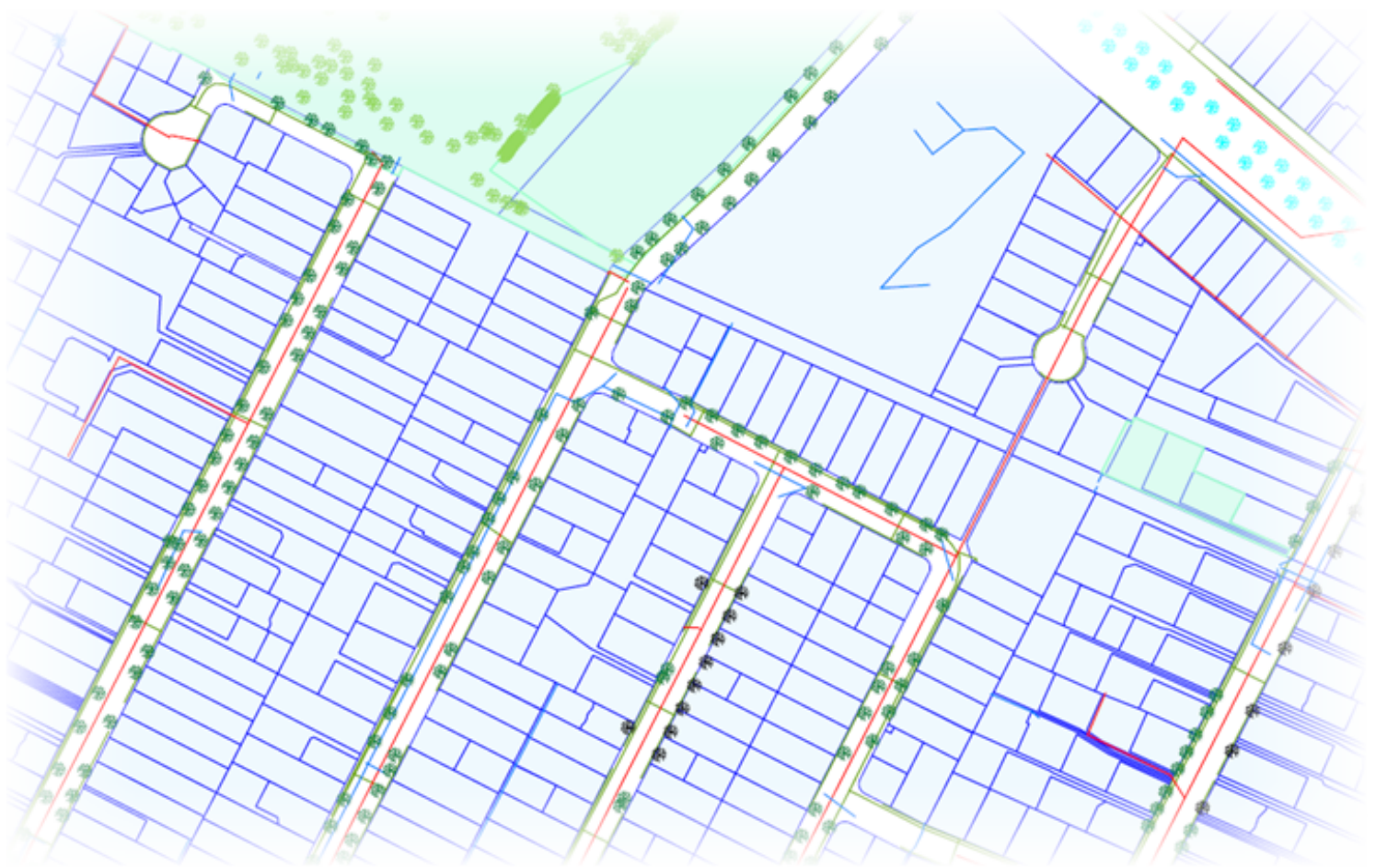


Land Information Memorandum



Property address:
26 Menin Gate Crescent

LIM number: 70228059
Page 1

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

Application details

Please supply to WISHEART MACNAB & PARTNERS
PO BOX 138
BLenheim 7240

Client reference 25397.1

Phone number (03)578-7269

Fax number (03)578-0173

Date issued 23 December 2019

Date received 18 December 2019

Property details

Property address 26 Menin Gate Crescent

Valuation roll number 23415 01301

Valuation information Capital Value: \$420000
Land Value: \$112000
Improvements Value: \$308000
Please note: these values are intended for Rating purposes

Legal description Lot 16 DP 526346

Existing owner Enterprise Homes Limited
PO Box 11059
Christchurch 8443

Council references

Debtor number 3258296

Rate account ID 73191171

LIM number 70228059

Property ID 1185492

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).

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. 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.

If there are no comments or information provided in any section of this LIM this means that the Council does not hold information on the property that corresponds to that part of section 44A.

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.

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.

┆ ECan Liquefaction Assessment

ECan holds indicative information on liquefaction hazard in the Christchurch area. Information on liquefaction can be found on the ECan website at www.ecan.govt.nz/liq or by calling ECan customer services on Ph 03 353 9007. The Christchurch City Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the liquefaction potential of the area that the property is in.

┆ 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/land/surveying/earthquakes/canterbury-earthquakes/information-for-canterbury-surveyors>

Related information

- ┆ There are attached hazard/special site characteristics supplementary sheet/s.
Ground report - Eliot Sinclair - 28/11/2017

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

- | The dwelling/building is shown to be served by a sewer drain and a stormwater drain.
- | The drainage works associated with this property have not been plotted on the Council's drainage plan. A copy of the field Inspectors pickup/approved site plan showing the drains and house outline is attached.

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.

Related information

- 1 The property is known to have drinkable water to the dwelling as this is a requirement for a passed final inspection/code compliance certificate. There is no water comment as it is not yet being charged for water supply connected in the rates. The charge for water supply will be added to the rates in the next rates year which starts as of 1 July each year. If you wish to enquire about this please call 941 8999 and ask to speak to the rates team.

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 30/06/2020: \$ 0.00

	Instalment Amount	Date Due
Instalment 1	\$	
Instalment 2	\$	
Instalment 3	\$	
Instalment 4	\$	

Rates owing as at 23/12/2019: \$ 0.00

(b) Excess water charges

\$ 0.00

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

(c) Final water meter reading required?

No Reading Required

(To arrange a final water meter reading, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Related information

- There are no rates values showing as the property is newly built and the Council's rates team is yet to load the new rating data into our Council rates database. For new rating year information please contact the rates team on 941-8999.

Property address:
26 Menin Gate Crescent

LIM number: 70228059
Page 7

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

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.

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/2018/1556 Applied: 14/03/2018 Status: Completed
12 Menin Gate Crescent Hei Hei
Accepted for processing 15/03/2018
PIM Granted 19/03/2018
PIM Issued 20/03/2018
Building consent granted 09/05/2018
Building consent issued 11/05/2018
Code Compliance Certificate Issued 23/05/2019
Construction of eight attached dwellings with attached garages

(b) Certificates

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

(c) Notices

| Ministry of Business, Innovation & Employment Foundation Design

Some properties have experienced land damage and considerable settlement during the sequence of Canterbury earthquakes. While land in the green zone is still generally considered suitable for residential construction, houses in some areas will need more robust foundations or site foundation design where foundation repairs or rebuilding are required. Most properties have been assigned a technical category. Details of the MBIE guidance can be found at www.building.govt.nz/

(d) Orders

(e) Requisitions

Related information

- | Please see attached electrical compliance certificates relating to works that have been carried out on the current building/dwelling at this address.

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.

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.

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

┆ Christchurch International Airport Protection Surfaces

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

┆ Community Housing Redevelopment Mechanism

Property or part of property within the Christchurch District Plan (operative) Community Housing Redevelopment Mechanism

┆ Specified electricity line

Property or part of property affected by setback rules that apply to some activities near specified electricity lines.

┆ Development Constraint Conditions

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

┆ 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.

- I RMA/2014/3391 - Subdivision Consent
62 Vanguard Drive Hei Hei
Fee Simple Subdivision - 45 Residential Lots Associated with LUS RMA92028102 - Historical Reference RMA92028101
Status: s223 Certificate issued
Applied 18/12/2014
s223 Certificate issued stage 5 13/03/2019
s224 Certificate issued stage 3 22/02/2017
Decision issued 10/02/2015
Granted 10/02/2015

- I RMA/1995/4632 - Subdivision Consent
Fee Simple SUBDIVISION - Historical Reference RMA5391
Status: Processing complete
Applied 21/06/1995

- I RMA/2013/1187 - Subdivision Consent
FIFTEEN LOT - FEE SIMPLE SUBDIVISION new application received in it's place. - Historical Reference RMA92022836
Status: Cancelled
Applied 28/06/2013

- I RMA/2013/1190 - Subdivision Consent
TWO LOT FEE SIMPLE SUBDIVISION - Historical Reference RMA92022839
Status: Consent issued
Applied 28/06/2013
Decision issued 26/07/2013
Granted 26/07/2013

Related information

- I The Council system shows a Development Constraint/Ongoing Condition Consent notice for this property. The consent notice should be registered against the record of title for the property and a search of that title and the consent notice will provide details in respect of the constraint / condition. If a search of the title does not record the consent notice or the consent notice is not clear then we suggest you contact the duty planner by either calling 941 8999 or emailing DutyPlanner@ccc.govt.nz. The Consent notice is as follows:
Specific foundation design by a CPEng or by an appropriately qualified geotechnical engineer.

9. Other land and building classifications

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

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

Please refer to Section 1 for details

10. Network utility information

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

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

I Power Pylons

This site is traversed by or is adjacent to high tension overhead power lines and pylons. Minimum clearance distances apply to buildings, structures and trees. It is recommended that Orion be contacted for further information.

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

(b) Other

| Community Board

Property located in Halswell-Hornby-Riccarton Community Board.

| 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/>.

| 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

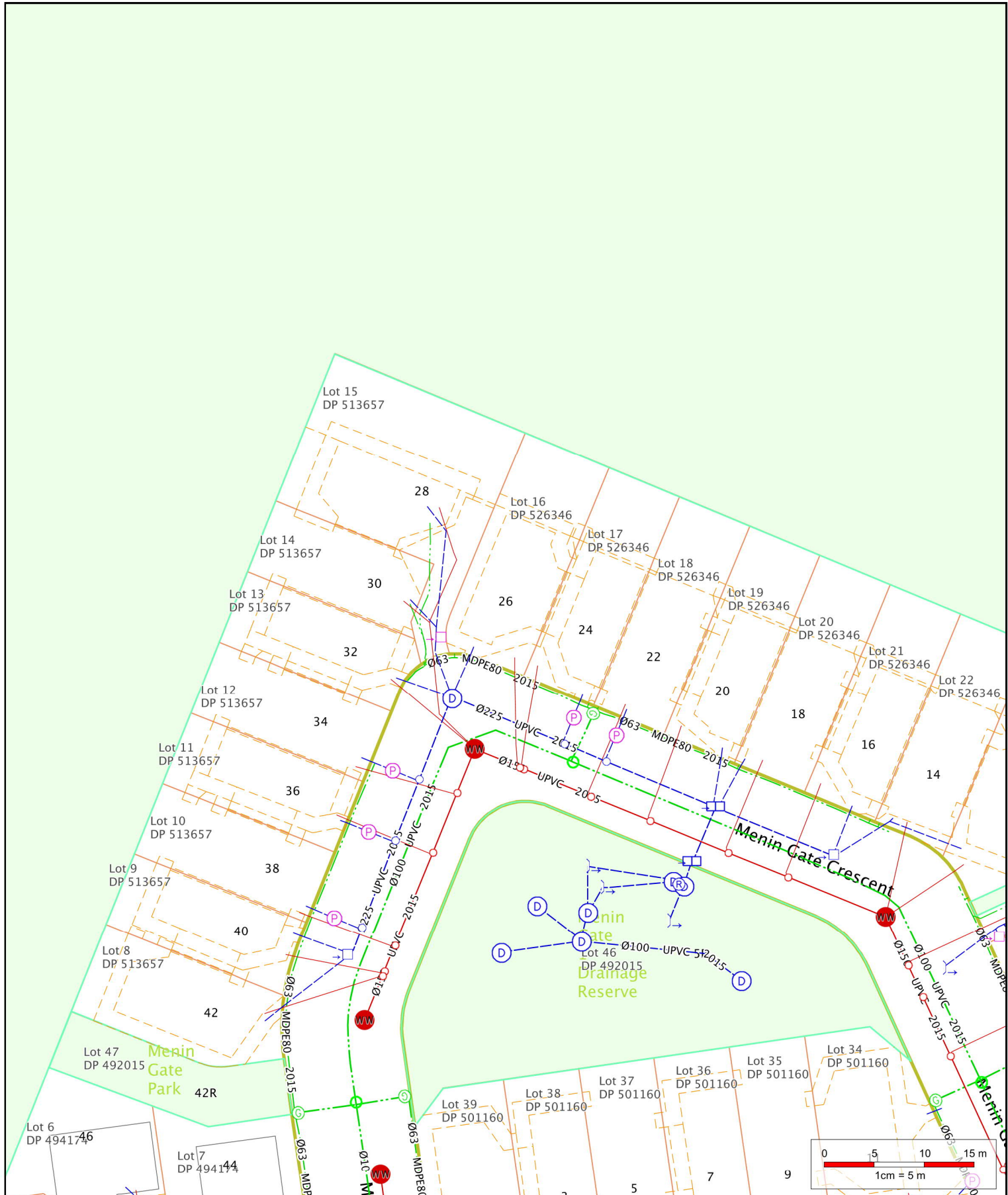
Property located in Hornby Electoral Ward

| 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

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.



1 : 500 on A4

23/12/2019 8:50:57 AM



ph: 941-8300 fax: 941-8385

Accuracy not guaranteed. Onsite verification required. Display of data scale dependent, full detail available at 1:500.

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Private Drainage

Standard Infrastructure

- Bio Gas
- Condensate Trap
- End Cap
- Inlet
- Outlet
- Valve
- Main
- Cable

Water Intake/Supply

- Connector
- Belows
- Connector
- Hydrant

Water Intake/Supply

- Inlet
- Meter
- Outlet
- Pump
- Restrictor
- Valve
- Air Release
- Butterfly
- Flow restriction
- Gate
- Pressure Activated
- Sluice
- Valve
- Reservoir
- Structure
- Lateral
- Main
- Sub Main

Wastewater

- End Cap
- Valve
- Air Gap Separator
- Vent
- Eye
- Eye (Vertical)
- Outfall
- Pump
- Junction
- Access
- Flush Manhole
- Inspection Point
- Standard Manhole
- Trap
- Vented Manhole
- Lateral
- Main
- Pressure Main

Wastewater

- Lateral Fitting
- Local Pressure
- Control Panel
- Boundary Kit
- Tank System
- Site
- Vacuum Chamber
- Vacuum Breather
- Bend
- Change
- Eye
- Flow Restriction
- Inlet
- Dome Sump
- Double Sump
- Gross Debris Trap

Stormwater

- Inlet
- Inlet Headwall
- Pipe End
- Silt Trap
- Single Sump
- Soak Pit
- Triple Sump
- Junction
- Standard Manhole
- Outlet
- Pump
- Structure
- Basin
- Lateral
- Main
- Lateral Fitting
- Double Sump

Stormwater

- Lateral Fitting
- Single Sump
- Soak Pit
- Inspection point
- Manhole
- All services
- Pipe Protection
- Abandoned
- Proposed
- Out of service
- Landbase
- Easement

DRAINAGE PICKUP

CONSENT NUMBER

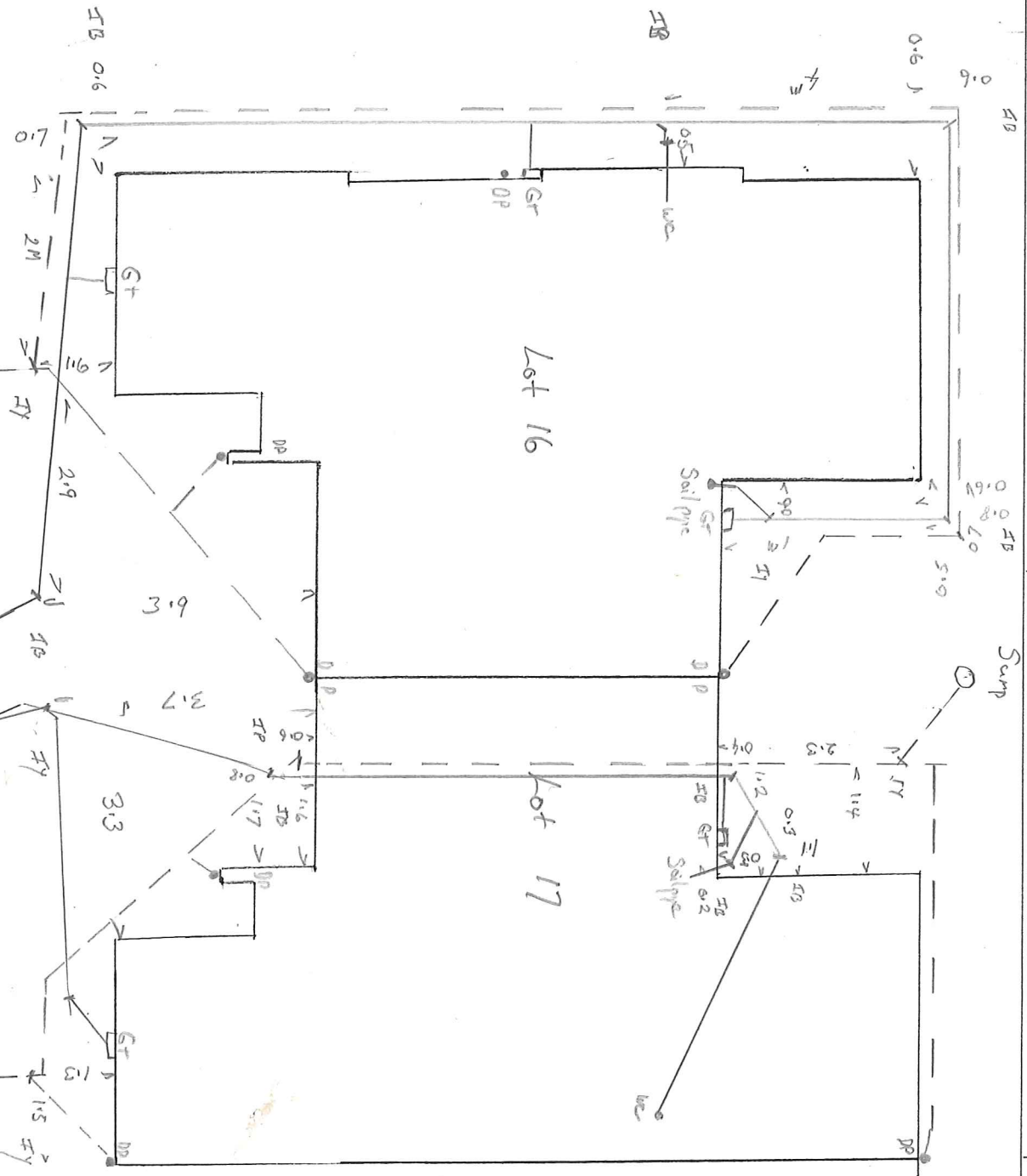
Address: Meris Gate Cres

Drainlayer: 1 FLOOD 06307

Date: _____

Inspector: _____

2018 1556



Amended.

E-MAILED



ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID No.: **EZ/ # 5078**

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:

Lots 16, 18, 19, 20, 21, 22 + 23, Merin Gate Cres, Broomfield

Contact Details:
(Name and address)

Enterprise homes

Name of Electrical worker:

Jacob Dirkee

Registration/Practising licence number:

E269786

Phone & email:

Admin@Eubreeze.co.nz

Name and registration number of person(s) supervised:

Luke McGoldrick

Certificate of Compliance

Type of work:

☐ Addition

☐ Alteration

☒ New work

The prescribed electrical work is:

☐ Low risk

☒ General

☐ High-risk (Specify):

Means of compliance:

☐ Part 1 of AS/NZS 3000

☒ Part 2 of AS/NZS 3000

Additional Standards or electrical code of practice were required:

☒ No

☐ Yes (specify):

Date or range of dates that prescribed electrical work undertaken:

24/4/19

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

☒ Yes

☐ No

Specify type of supply system:

1Ø 230 Volt 2.5mm TPS supply

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

☒ Yes

☐ No

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

☒ All ☐ Parts (specify)

Heat Pump only

The work relies on manufacturers instructions:

☐ Yes

☒ No

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

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

Identify:

Link:

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

☐ Yes

☒ No

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

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

Identify:

Link:

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

☒ Yes

☐ No

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

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

Identify:

Link:

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

☐ No

☒ Yes

Description of Work:

Run 2.5 supply feed for each H/P unit. (18kMCB) units put in lounge. Isolator + connections at outdoor unit 16Amp mcb at switch board.

Test results Attached

Test Results (provide values)

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

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

Certifier's signature:

Jacob Dirkee

Date:

7/5/19

Electrical Safety Certificate

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

Certifier's name:

Jacob Dirkee

Registration/Practising licence number:

E269786

Certifier's signature:

Jacob Dirkee

Certificate Issue Date:

7/5/19

Connection Date:

7/5/19

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

Menin Gate - Electrical Test Results								
	Lot 23, Unit 12	Lot 22, Unit 14	Lot 21, Unit 16	Lot 20, Unit 18	Lot 19, Unit 20	Lot 18, Unit 22	Lot 17, Unit 24	Lot 16 Unit 26
Polarity	✓	✓	✓	✓	✓	✓		✓
Insulation Resistance	200m	✓	✓	✓	✓	✓		✓
Earth Continuity	0.07	0.10	0.06	0.11	0.09	0.14		0.07
Bonding	0.13	0.09	0.10	0.08	0.10	0.12		0.11
Fault Loop Independence	1.08	1.11	1.03	1.15	1.19	1.13		1.21



Mainland Electrical Limited
**Compliance and Electrical
Safety Certificate**

Job #: J006988

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.

Location of installation

Site: : Lot 16 Menin Gate Crescent, Broomfield, Christchurch

Customer Information

Client: Enterprise Homes Ltd

Postail Address: Attn Rob Sloan
P O Box 11059
Sockburn
Christchurch

Phone:

Email: steve.reid@enterprisehomes.co.nz

Electrical Worker Information

Name: Brendon Green

Registration/Practising Licence No: E6867

Organisation: Mainland Electrical Limited

Phone: (03) 3380909

Email: admin@mainlandelectrical.co.nz

Name of person(s) being supervised: Renee Cain

Work Details

The work is (tick): ☐ Additions ☐ Alterations ☒ New Work ☐ Maintenance

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

The prescribed electrical work includes (tick): ☒ Mains ☒ MEN switchboard closest to point of supply
☒ Main Earthing System ☐ Eletrical Lines

The prescribed electrical work: New townhouse. 1x heated towel rail. 1x hob. 1x oven
1x fan/heater unit. 1x HVC 32. 1x light 25. 1x power point.
1x alarm system. 1x light sensor.
mains. main earth. switchboard.

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*)
☐ Relies on manufacturer's instructions (attach or reference*)
☒ Has been satisfactorily tested in accordance with Electricity (Safety) Regulations 2010
☒ Is safe to connect

Electronic reference: www.telfers.co.nz

Electrical Worker's Signature: B. Green

Date: 17.2.19.

*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.

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

Electronic reference:

Electrical Worker's Signature:

Date:

28 November 2017

Our Ref: 394351

Enterprise Homes Ltd
PO Box 11059
Sockburn
Christchurch 8443

Attention: David Renwick

Dear Mr Renwick

Foundation Report for Community Housing Development, Stage 5 – Being a Subdivision of 64 and 67 Vanguard Drive, Broomfield – Lots 16 to 23

1 Introduction

We have investigated the ground conditions at Lots 16 to 23 (Stage 5) at the above site and are writing to comment on the geotechnical parameters to be adopted for the design of foundations for the proposed residential buildings.

2 Proposed Buildings

The building plans provided by you indicate the proposed units are to comprise two storey timber framed units, each with an attached single storey garage with, lightweight roof materials, a combination of light to medium weight wall claddings, a concrete ground floor slab and a suspended timber floor for the upper storey. The adjoining units are to be separated by either a heavy '20 series' masonry block firewall between the garages, or a medium weight 75mm thick 'Supercrete' panel firewall between the two storey units.

3 Land Classification

While this site was classified by CERA as 'Green Zone, it was not assigned a Technical Category.

However, the surrounding residential zoned land has been zoned Technical Category 1, (TC1), indicating "future land damage from liquefaction is unlikely".

A liquefaction assessment of the underlying ground conditions at the site was undertaken as part of our Geotechnical Report¹ for the proposed subdivision. The report states "based on the considerable depth to groundwater, we consider the proposed subdivision should be considered to have a foundation technical category of **TC1** (i.e. <15mm settlement in a SLS event, and <25mm in a ULS event)".

4 Site Investigation

Our shallow soil investigations for Stages 1 to 5 of the subdivision were carried out in October 2014 and consisted of 27 shallow hand auger holes and 26 shallow Scala penetrometer tests across the subdivision site.

¹ Geotechnical Report For Proposed Subdivision - 64 and 74 Vanguard Drive, Hei Hei, prepared by Eliot Sinclair for Enterprise Homes Ltd, dated 18 December 2014.

Test locations 15, 17 to 21 and 23 were located across the general area of Stage 5. These tests indicate both the shallow soil strata and the inferred ultimate bearing capacity. Please refer to Eliot Sinclair drawing set 394351 S1, dated 27 November 2017.

The boreholes generally revealed 300mm to 500mm depth of silty topsoil, overlying various insitu silt, sandy silt, silty sand and sand layers to between 2.2m to 3.0m depth below ground level. A deep test pit was also excavated in the reserve area and confirmed silty gravels are present around 4.5m below ground level, and tend to sandy gravels at depth.

Scala penetrometer resistances were generally low and variable and did not satisfy the requirements to be termed "Good Ground" as defined in the Acceptable Solutions and Verification Methods for NZBC Clause B1 Structure. The penetration resistances below the topsoil layer generally exceeded 2 blows per 100mm depth, to the 2m depth of testing. However, we note that the penetration resistances at test location 21 at the northwest corner of Stage 5 reduced to around 1 blow per 100mm from 600mm to 800mm bgl. Please refer to the attached Site Investigation Records.

5 Foundations for Lots 16 to 23

Due to the low and variable bearing conditions across the sites, specific foundation design will be required.

For buildings that are generally within the scope of NZS 3604:2011 'Timber Framed Buildings', shallow foundations will need to be designed with widened, deepened and/or strengthened foundations and to satisfy the following limitations;

- All shallow foundations, pad footings and slab thickenings will require specific engineering design and will need to extend through the silty topsoil layer and bear onto or into the insitu silts and sands that provide an ultimate bearing capacity of $q_u=200\text{kPa}$ that are located at least 400mm to 500mm below ground level. However, foundations will need to extend at least 900mm below ground level near the northwest part of Stage 5. The foundation depth shall also take into account the location of any piped services that are to be located below, and appropriate pipe protection provided to avoid foundation settlement and damage to the pipe.
- Given bearing strengths may decrease under wet, winter conditions, and to limit any consolidation settlement under static conditions to less than 25mm over 50 years, we recommend shallow foundations be designed assuming a geotechnical ultimate bearing capacity for sand of $q_u=200\text{kPa}$ and using a geotechnical strength reduction factor of $\Phi_g=0.5$.
- All turf and any organic rich topsoil, and at least the upper 100mm of the silty topsoil layer is to be removed from the floor slab areas and the exposed subgrade compacted to achieve a firm, uniform surface. The geotechnical engineer, or experienced staff under their instruction, should inspect the prepared subgrade and confirm it is suitable to support a lightly loaded floor slab, before proceeding with backfilling. AP40 sandy gravels backfill should then be placed and compacted in maximum 200mm layers to achieve a minimum dry density of at least 2150kg/m^3 up to the underside of the floor slab.

6 Inspections

The geotechnical engineer, or experienced staff under their instruction, shall inspect and probe the excavated foundation trenches and the site stripped floor slab area for each building to verify bearing conditions are consistent with the capacities stated in this report and to confirm the final depth of trench and floor slab area excavations.

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

We will provide the Council with a Producer Statement – Construction Review for the foundation trench excavation, upon satisfactory completion of foundation excavations and stripping and preparation of the floor slab area.

7 Minimum Floor Levels

Although unlikely, the need for any minimum floor levels will need to be confirmed by the Council at the time of Building Consent approval. Where a minimum floor level is specified a site benchmark should be established by a Registered Professional Surveyor or Licensed Cadastral Surveyor, and foundations and floor levels set out by reference to the site benchmark.

8 Disclaimer

Comments made in this geotechnical and foundation report are based on our shallow soil investigations of the sites in October 2014 comprising shallow Scala penetrometer and shallow hand auger testing across the proposed building platform, and the most recent version of the Ministry of Building, Innovation & Employment's Guidelines² and conclusions made in our geotechnical reporting¹ 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 the time of writing this report.

The exposure of such conditions, or occurrence of additional strong seismicity or any updates to the NZBC or MBIE² guidelines, may require a review of our recommendations. Eliot Sinclair & Partners should be contacted to confirm the validity of this report should any of these occur.

This report has been prepared for the benefit of Enterprise Homes 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) CMEngNZ (1008112) CPEng IntPE
Principal
Senior Civil & Geotechnical Engineer

Encl.

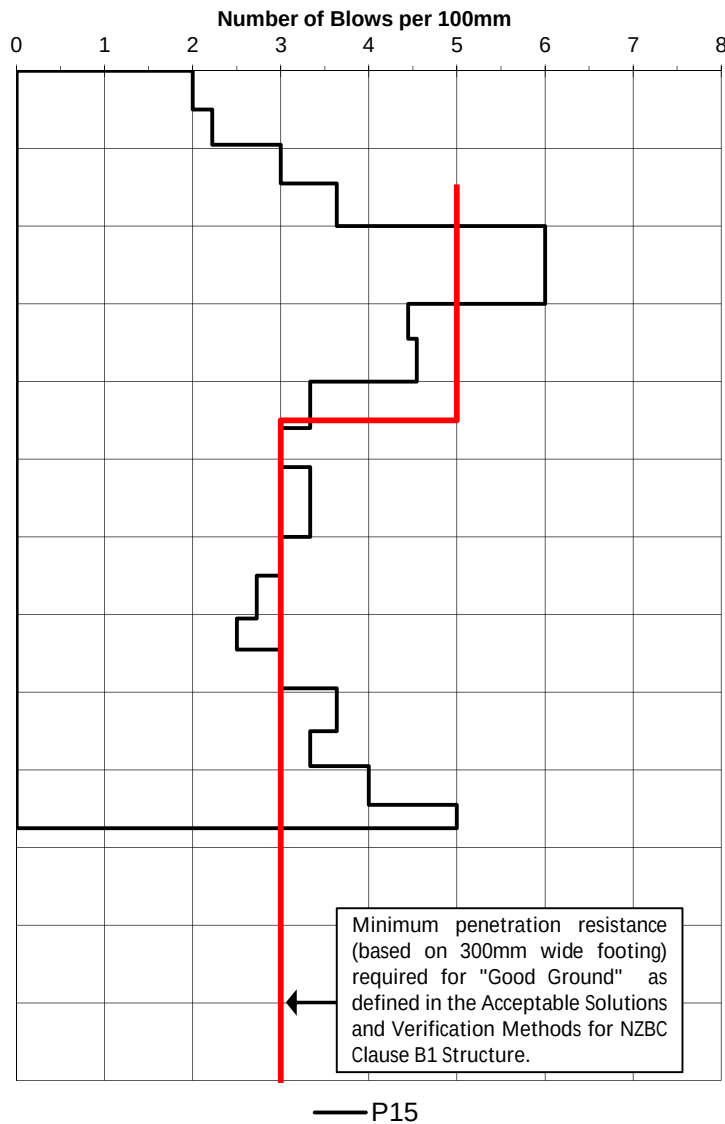
- Site Investigation Records, sheets 15, 17 to 21 and 23, reference 394351.
- Scala penetrometer and Borehole Site Plan, reference 394351 S1, dated 27 November 2017.
- Proposed Subdivision Plan, reference 394351 C3, dated 10 December 2014.

² Ministry for Business, Innovation & Employment "Guidance: Repairing and Rebuilding houses affected by the Canterbury earthquakes", Version 3, December 2012 (released 31 January 2013).

SITE INVESTIGATION RECORD

Client Enterprise Homes Ltd	Site 64 & 74 Vanguard Drive, Broomfield	Technical Category N/A - Urban Nonresidential
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SCALA PENETROMETER TESTS



DEPTH

BORE LOGS

Hand Auger	Machine Auger	Test Pit
☒	☐	☐
G.L.	(Borehole @ 15)	
0.2	Dark brown silty TOPSOIL, moist, traces of rootlets	
0.4	Brown sandy SILT, moist	
0.6	Brownish grey sandy SILT, moist, iron staining	
0.8	Grey SILT, moist, iron staining	
1.0	Grey SAND, wet	
1.2	Grey SILT, moist to wet, iron staining	
1.4	Grey SILT, wet, iron staining	
1.6	STOP - Target Depth	
1.8		
2.0		
2.2		
2.4		
2.6		
2.8		
3.0		
3.2		
3.4		

SITE PLAN (Not to Scale)

See attached site plan
(394351 - S1 - Sheet 1 of 1)

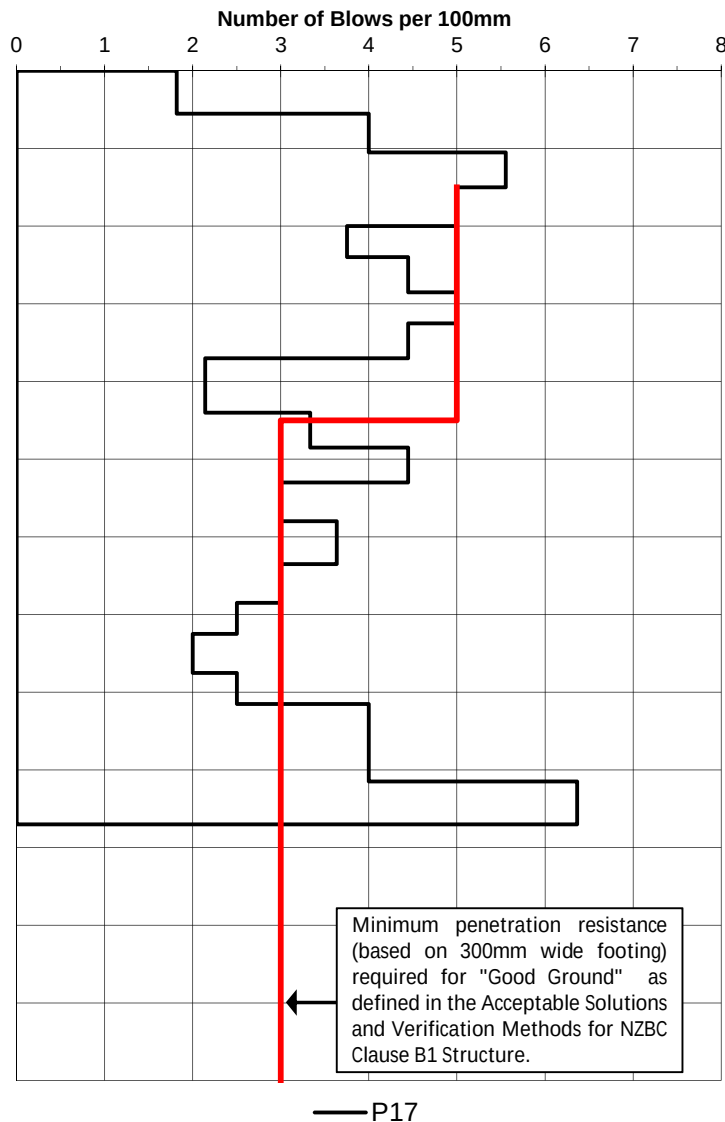
COMMENTS

LOGGED BY: LBW/PLN/STM CHECKED BY: JTA

SITE INVESTIGATION RECORD

Client Enterprise Homes Ltd	Site 64 & 74 Vanguard Drive, Broomfield	Technical Category N/A - Urban Nonresidential
------------------------------------	--	---

SCALA PENETROMETER TESTS



DEPTH

BORE LOGS

Hand Auger	Machine Auger	Test Pit
☒	☐	☐
(Borehole @ 17)		
G.L.	Dark brown silty TOPSOIL Fill, minor light brown silt content, moist, traces of rootlets	
0.2		
0.4		
0.6		
0.8	Greyish brown sandy SILT, moist	
1.0	Brownish grey silty SAND, moist to wet, iron staining	
1.2		
1.4	Grey SILT, moist to wet, iron staining	
1.6	Grey SILT, wet, iron staining	
1.8		
2.0	Grey sandy SILT, wet, iron staining	
2.2		
2.4	STOP - Target Depth	
2.6		
2.8		
3.0		
3.2		
3.4		

SITE PLAN (Not to Scale)

See attached site plan
(394351 - S1 - Sheet 1 of 1)

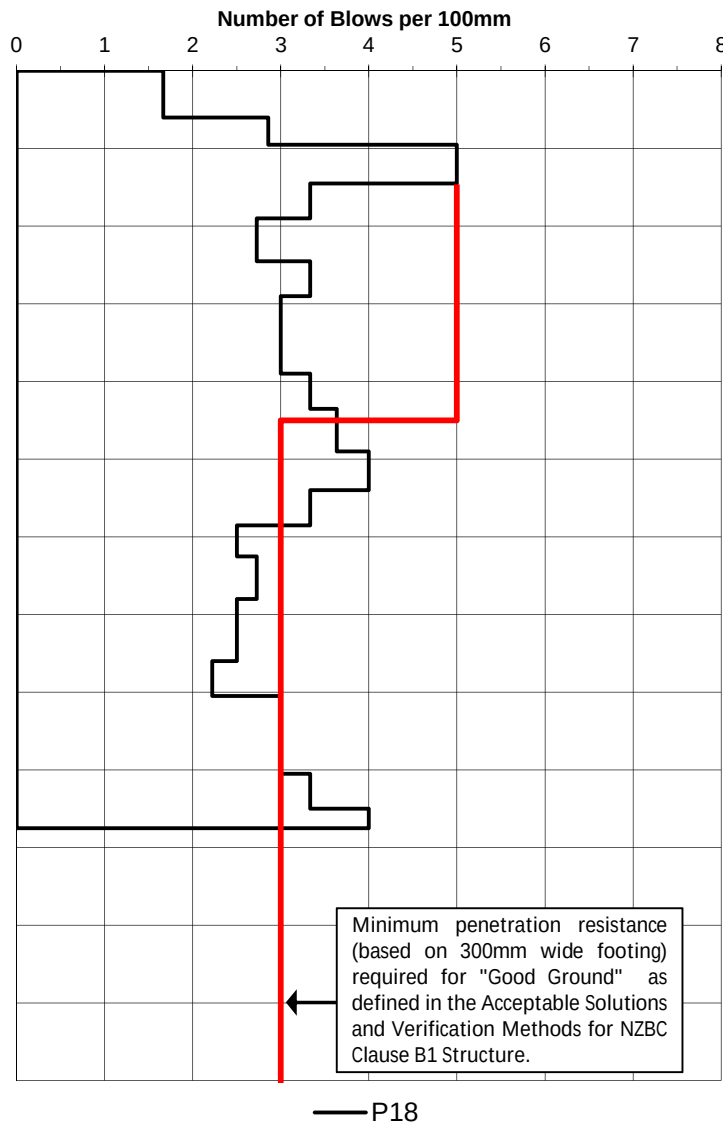
COMMENTS

LOGGED BY: LBW/PLN/STM CHECKED BY: JTA

SITE INVESTIGATION RECORD

Client Enterprise Homes Ltd	Site 64 & 74 Vanguard Drive, Broomfield	Technical Category N/A - Urban Nonresidential
------------------------------------	--	---

SCALA PENETROMETER TESTS



DEPTH

BORE LOGS

DEPTH [m]	Hand Auger	Machine Auger	Test Pit
G.L.	☒	☐	☐
0.2	(Borehole @ 18) Dark brown silty TOPSOIL, moist, traces of rootlets		
0.4	Brown sandy SILT, moist		
0.6	Brown SAND, moist		
0.8	Grey SAND, moist, iron staining		
1.0	Grey sandy SILT, moist to wet, iron staining		
1.2	Grey SILT, moist to wet, iron staining		
1.4	Grey SILT, moist to wet, iron staining		
1.6	Grey SILT, wet, iron staining		
1.8	Grey SILT, wet, iron staining		
2.0	Grey SILT, wet, iron staining		
2.2	Grey SILT, wet, iron staining		
2.4	Grey SILT, wet, iron staining		
2.6	Grey SILT, wet, iron staining		
2.8	Grey sandy SILT, wet, iron staining		
3.0	STOP - Target Depth		
3.2			
3.4			

SITE PLAN (Not to Scale)

See attached site plan
(394351 - S1 - Sheet 1 of 1)

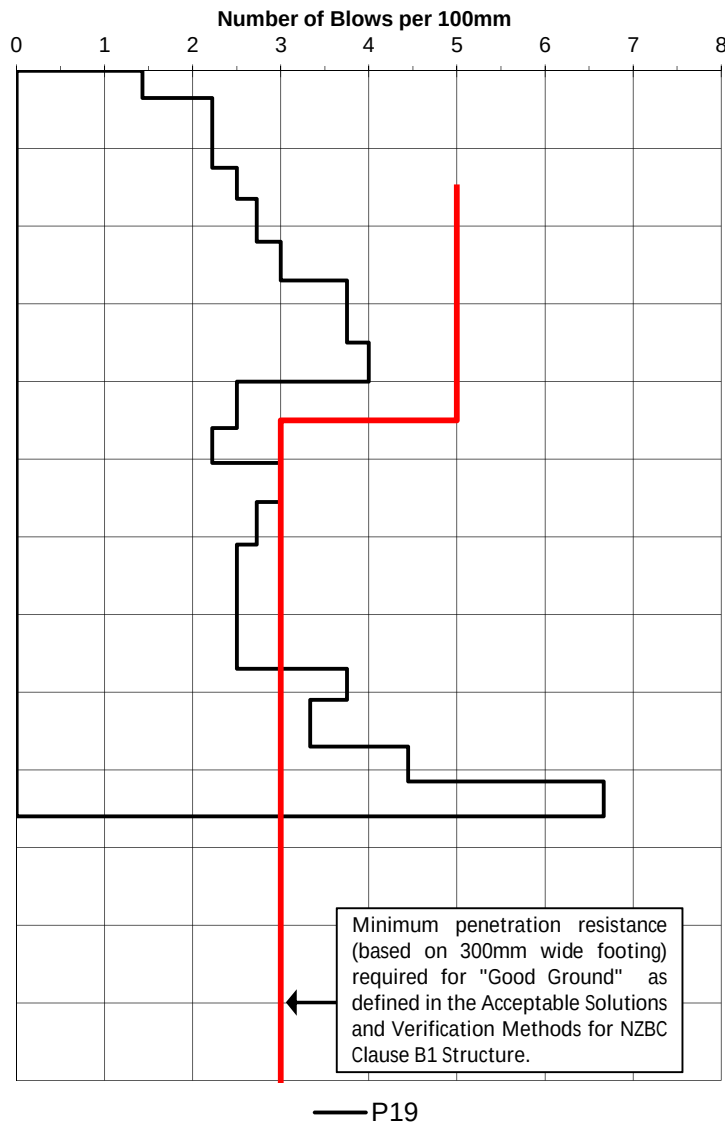
COMMENTS

LOGGED BY: LBW/PLN/STM CHECKED BY: JTA

SITE INVESTIGATION RECORD

Client Enterprise Homes Ltd	Site 64 & 74 Vanguard Drive, Broomfield	Technical Category N/A - Urban Nonresidential
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SCALA PENETROMETER TESTS



DEPTH

BORE LOGS

Hand Auger	Machine Auger	Test Pit
☒	☐	☐
G.L.	(Borehole @ 19)	
0.2	Dark brown silty TOPSOIL, moist, traces of rootlets	
0.4	Brown sandy SILT, moist	
0.6		
0.8	Greyish brown sandy SILT, moist, iron staining	
1.0		
1.2	Grey SAND, moist to wet, iron staining	
1.4	Grey SILT, moist to wet, iron staining	
1.6		
1.8		
2.0	Grey SILT, wet, iron staining	
2.2		
2.4	STOP - Target Depth	
2.6		
2.8		
3.0		
3.2		
3.4		

SITE PLAN (Not to Scale)

See attached site plan
(394351 - S1 - Sheet 1 of 1)

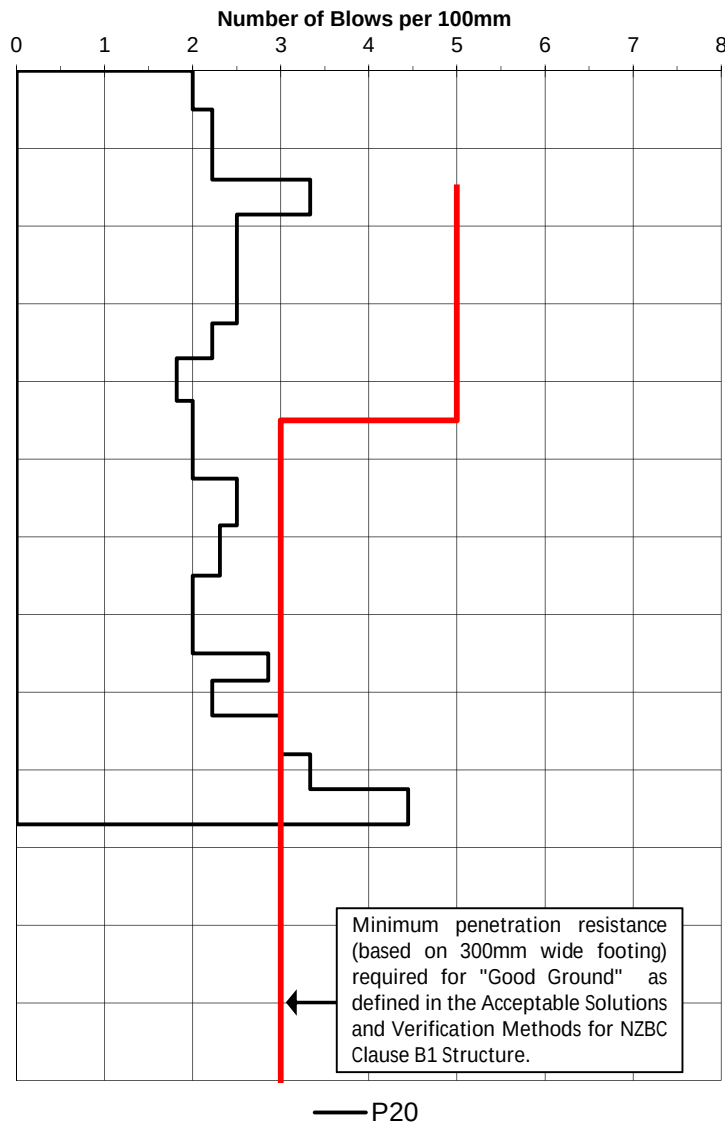
COMMENTS

LOGGED BY: LBW/PLN/STM CHECKED BY: JTA

SITE INVESTIGATION RECORD

Client Enterprise Homes Ltd	Site 64 & 74 Vanguard Drive, Broomfield	Technical Category N/A - Urban Nonresidential
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SCALA PENETROMETER TESTS



DEPTH

BORE LOGS

[m]	Hand Auger	Machine Auger	Test Pit
G.L.	☒	☐	☐
0.2	Dark brown silty TOPSOIL, moist, minor rootlets		
0.4	Light brown SILT, moist		
0.6	Light brown silty SAND, moist		
0.8	Greyish brown SAND, moist, traces of iron staining		
1.0	Grey sandy SILT, moist to wet, iron staining		
1.2	Greyish brown SILT, moist, iron staining		
1.4	Grey SILT, moist, iron staining		
1.6	Grey SILT, moist to wet, iron staining		
1.8	Grey SILT, moist, traces of iron staining		
2.0	Grey SILT, moist, traces of iron staining		
2.2	STOP - Target Depth		
2.4			
2.6			
2.8			
3.0			
3.2			
3.4			

SITE PLAN (Not to Scale)

See attached site plan
(394351 - S1 - Sheet 1 of 1)

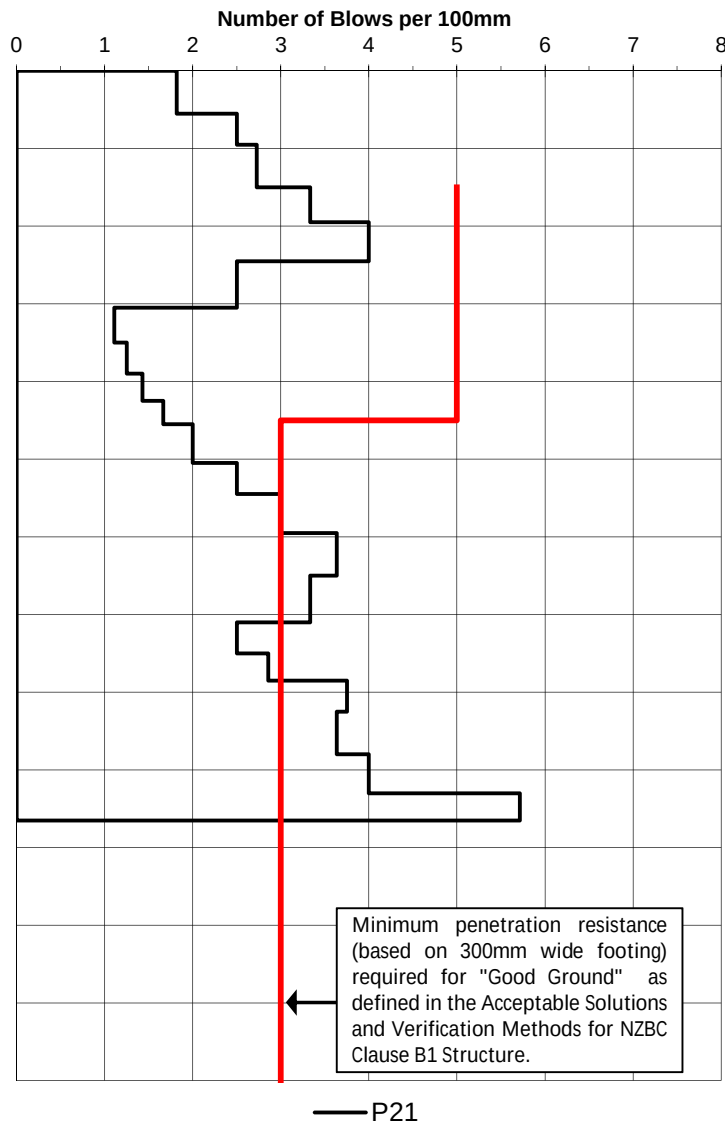
COMMENTS

LOGGED BY: LBW/PLN/STM CHECKED BY: JTA

SITE INVESTIGATION RECORD

Client Enterprise Homes Ltd **Site** 64 & 74 Vanguard Drive, Broomfield **Technical Category** N/A - Urban Nonresidential

SCALA PENETROMETER TESTS



DEPTH

BORE LOGS

Hand Auger	Machine Auger	Test Pit
☒	☐	☐

(Borehole @ 21)

G.L.	Dark brown silty TOPSOIL, traces of stones, moist, traces of rootlets
0.2	
0.4	Brown sandy SILT, moist
0.6	
0.8	Brown SAND, moist
1.0	Grey SAND, moist to wet, iron staining
1.2	Grey silty SAND, moist to wet, iron staining
1.4	
1.6	
1.8	Grey SILT, moist to wet, iron staining
2.0	
2.2	
2.4	STOP - Target Depth
2.6	
2.8	
3.0	
3.2	
3.4	

SITE PLAN (Not to Scale)

See attached site plan
(394351 - S1 - Sheet 1 of 1)

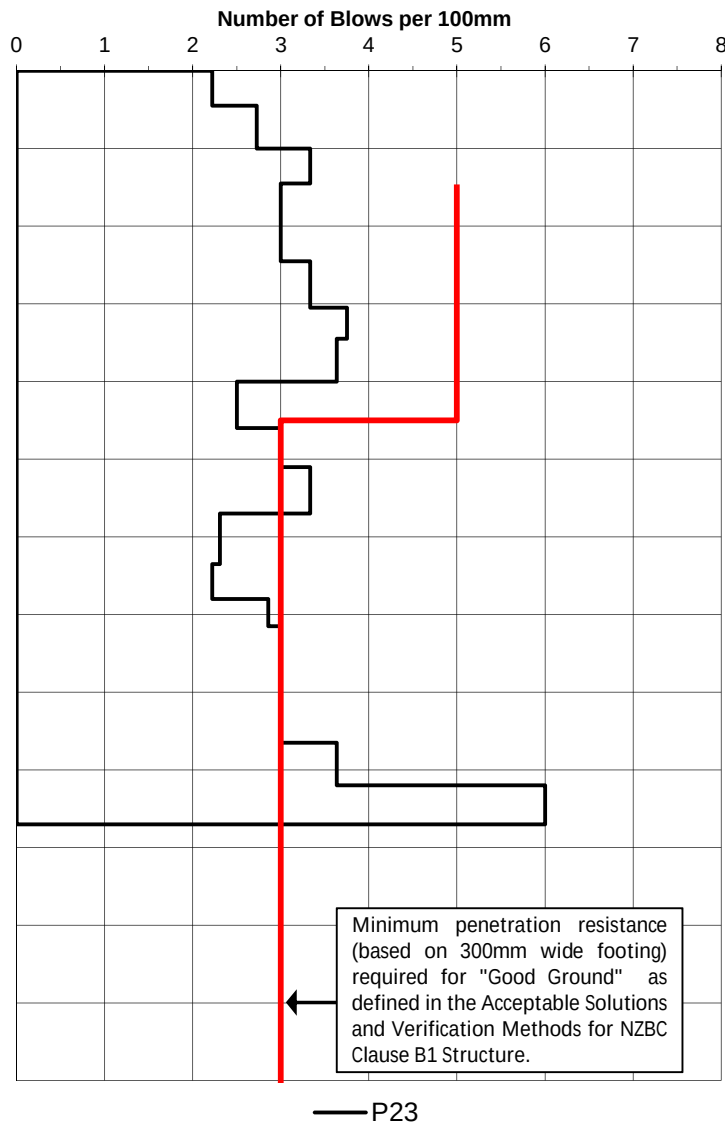
COMMENTS

LOGGED BY: LBW/PLN/STM CHECKED BY: JTA

SITE INVESTIGATION RECORD

Client Enterprise Homes Ltd	Site 64 & 74 Vanguard Drive, Broomfield	Technical Category N/A - Urban Nonresidential
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SCALA PENETROMETER TESTS



DEPTH

BORE LOGS

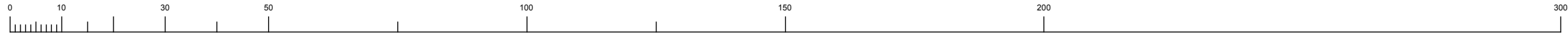
Hand Auger	Machine Auger	Test Pit
☒	☐	☐
(Borehole @ 23)		
G.L.	Dark brown silty TOPSOIL, moist, minor rootlets	
0.2		
0.4		
0.6	Light brown SILT, moist	
0.8		
1.0	Greyish brown sandy SILT, moist, iron staining	
1.2	Greyish brown SAND, moist, iron staining	
1.4		
1.6	Grey SILT, moist, iron staining	
1.8		
2.0	Grey SILT, moist, traces of iron staining	
2.2	Grey silty SAND, moist to wet	
2.4	STOP - Target Depth	
2.6		
2.8		
3.0		
3.2		
3.4		

SITE PLAN (Not to Scale)

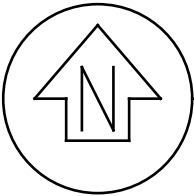
See attached site plan
(394351 - S1 - Sheet 1 of 1)

COMMENTS

LOGGED BY: LBW/PLN/STM CHECKED BY: JTA



Original size mm



Lot 5
DP 41769

Stage 5

Lot 3
DP 41769

Lot 2
DP 41769

Vanguard Drive

Legend



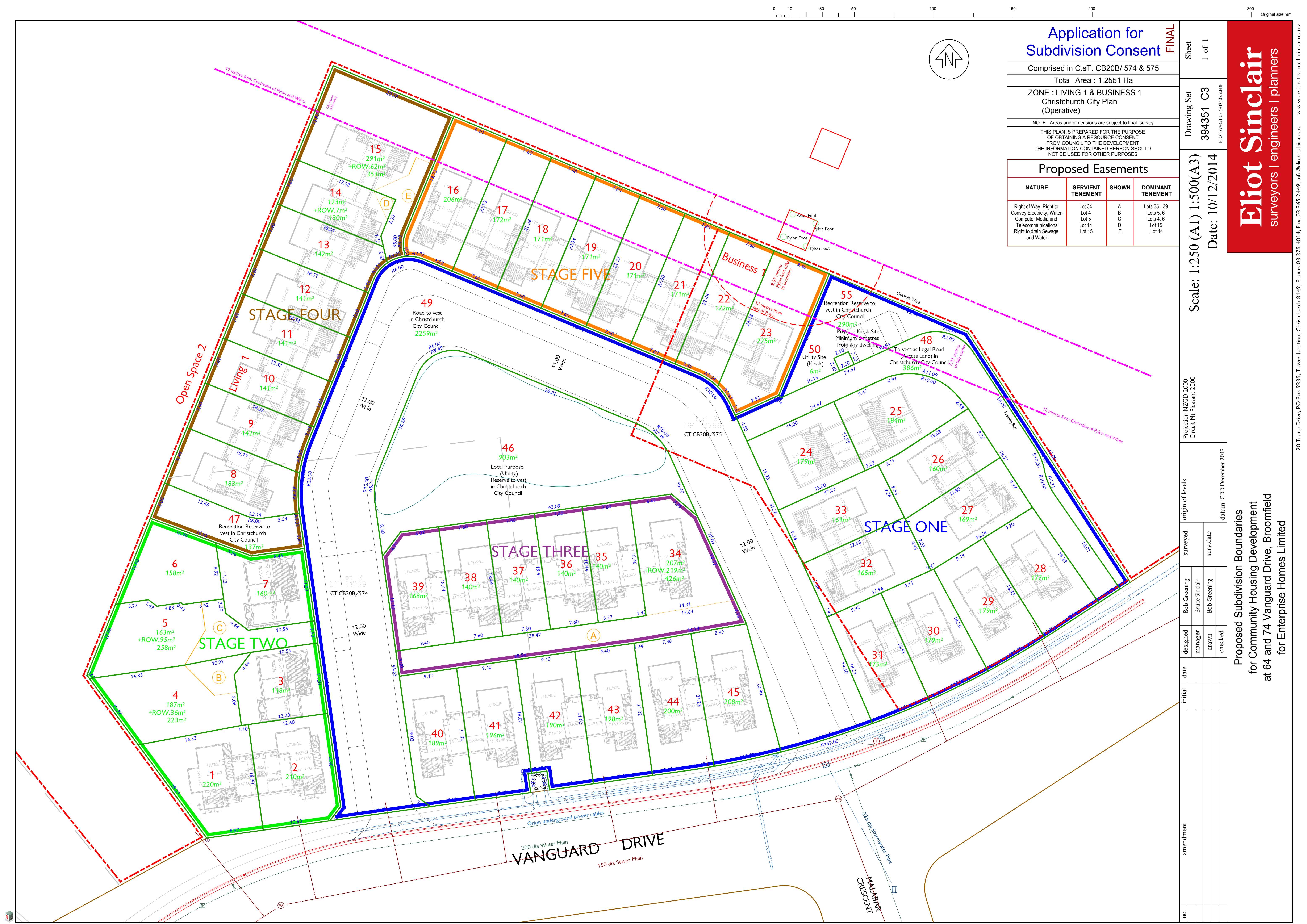
Bore hole site
Scalar Penetrometer test site

no.	amendment	initial	date	designed manager	surveyed		origin of levels		Scale: 1:500 (A3) Date: 27/11/2014	Drawing Set 394351 S1 394351 S1 131014 dwg.pdf	Sheet 1 of 1
					CHB	27/11/17	Bruce Sinclair C Bems	surv. date 9/10/14			
A	Stage 5 Boundary Added			drawn							
				checked							

Scala Penetrometer and Borehole Sites
64 & 74 Vanguard Drive
For Enterprise Homes Ltd

Eliot Sinclair
surveyors | engineers | planners

20 Troup Drive, PO Box 9339, Tower Junction, Christchurch 8149, Phone: 03 3652449, info@eliot Sinclair.co.nz www.eliot Sinclair.co.nz



Application for Subdivision Consent **FINAL**

Comprised in C.s.T. CB20B/ 574 & 575

Total Area : 1.2551 Ha

ZONE : LIVING 1 & BUSINESS 1
Christchurch City Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT. THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

Proposed Easements

NATURE	SERVIENT TENEMENT	SHOWN	DOMINANT TENEMENT
Right of Way, Right to Convey Electricity, Water, Computer Media and Telecommunications Right to drain Sewage and Water	Lot 34	A	Lots 35 - 39
	Lot 4	B	Lots 5, 6
	Lot 5	C	Lots 4, 6
	Lot 14	D	Lot 15
	Lot 15	E	Lot 14

Sheet 1 of 1

Drawing Set 394351 C3

Scale: 1:250 (A1) 1:500(A3)

Date: 10/12/2014

Projection NZGD 2000
Circuit Mt Pleasant 2000

origin of levels

surveyed

designed manager

date

initial

amendment

no.

Bob Greening

Bruce Sinclair

Bob Greening

surv. date

datum CDD December 2013

Proposed Subdivision Boundaries
for Community Housing Development
at 64 and 74 Vanguard Drive, Broomfield
for Enterprise Homes Limited

Eliot Sinclair
surveyors | engineers | planners

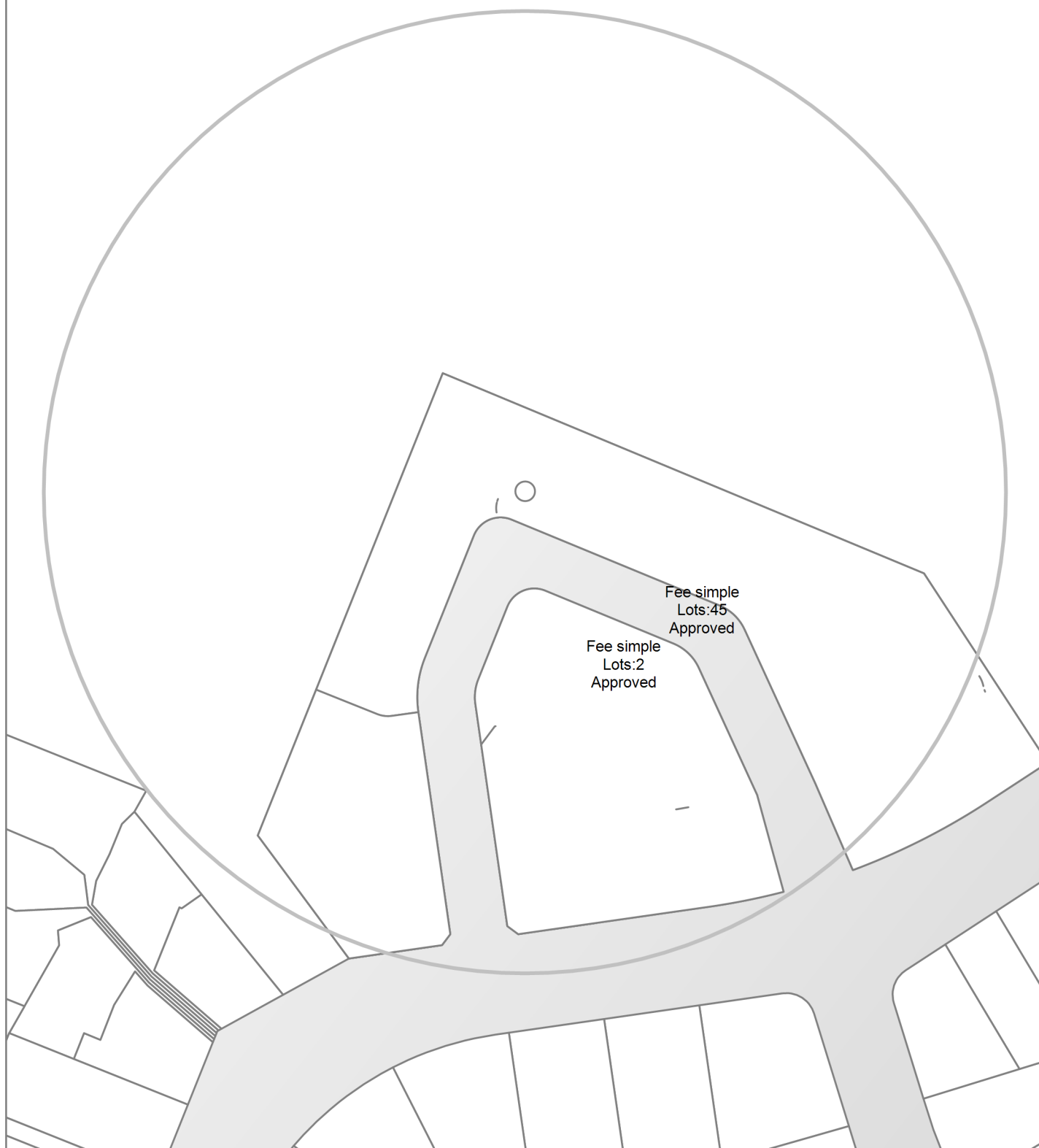
20 Troup Drive, PO Box 9339, Tower Junction, Christchurch 8149, Phone: 03 379-4014, Fax: 03 365-2449, info@eliot-sinclair.co.nz www.eliot-sinclair.co.nz

26 Menin Gate Crescent Land Use Consents





26 Menin Gate Crescent Subdivision Consents



Land Use Resource Consents within 100 metres of 26 Menin Gate Crescent

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

10 Menin Gate Crescent

RMA/2014/3392

45 Residential units Associated with SUB RMA92028101 - Historical Reference RMA92028102

Processing complete

Applied 18/12/2014

Decision issued 10/02/2015

Granted 10/02/2015

10E Menin Gate Crescent

RMA/2014/3392

45 Residential units Associated with SUB RMA92028101 - Historical Reference RMA92028102

Processing complete

Applied 18/12/2014

Decision issued 10/02/2015

Granted 10/02/2015

4 Menin Gate Crescent

RMA/2014/3392

45 Residential units Associated with SUB RMA92028101 - Historical Reference RMA92028102

Processing complete

Applied 18/12/2014

Decision issued 10/02/2015

Granted 10/02/2015

42R Menin Gate Crescent

RMA/2014/3392

45 Residential units Associated with SUB RMA92028101 - Historical Reference RMA92028102

Processing complete

Applied 18/12/2014

Decision issued 10/02/2015

Granted 10/02/2015

5R Menin Gate Crescent

RMA/2014/3392

45 Residential units Associated with SUB RMA92028101 - Historical Reference RMA92028102

Processing complete

Applied 18/12/2014

Decision issued 10/02/2015

Granted 10/02/2015

6 Menin Gate Crescent

RMA/2014/3392

45 Residential units Associated with SUB RMA92028101 - Historical Reference RMA92028102

Processing complete

Applied 18/12/2014

Decision issued 10/02/2015

Granted 10/02/2015

62 Vanguard Drive

RMA/2014/3392

45 Residential units Associated with SUB RMA92028101 - Historical Reference RMA92028102

Processing complete

Applied 18/12/2014

Decision issued 10/02/2015

Granted 10/02/2015

62R Vanguard Drive

RMA/2014/3392

45 Residential units Associated with SUB RMA92028101 - Historical Reference RMA92028102

Processing complete

Applied 18/12/2014

Granted 10/02/2015

Decision issued 10/02/2015

64 Vanguard Drive

RMA/2014/3392

45 Residential units Associated with SUB RMA92028101 - Historical Reference RMA92028102

Processing complete

Applied 18/12/2014

Decision issued 10/02/2015

Granted 10/02/2015

66 Vanguard Drive

RMA/2014/3392

45 Residential units Associated with SUB RMA92028101 - Historical Reference RMA92028102

Processing complete

Applied 18/12/2014

Decision issued 10/02/2015

Granted 10/02/2015

68 Vanguard Drive

RMA/2014/3392

45 Residential units Associated with SUB RMA92028101 - Historical Reference RMA92028102

Processing complete

Applied 18/12/2014

Decision issued 10/02/2015

Granted 10/02/2015

70 Vanguard Drive

RMA/2014/3392

45 Residential units Associated with SUB RMA92028101 - Historical Reference RMA92028102

Processing complete

Applied 18/12/2014

Decision issued 10/02/2015

Granted 10/02/2015

72 Vanguard Drive

RMA/2014/3392

45 Residential units Associated with SUB RMA92028101 - Historical Reference RMA92028102

Processing complete

Applied 18/12/2014

Decision issued 10/02/2015

Granted 10/02/2015

74 Vanguard Drive

RMA/1977/240

Application for consent to a specified departure to permit the erection and operation of a tavern on an area of land comprising 8610m2 situated on Vanguard drive chch4. 167 petitioners - Historical Reference RES9213788

Processing complete

Applied 25/11/1977

Decision issued 07/03/1978

Granted 07/03/1978

Outcome not recorded 07/03/1978

74A Vanguard Drive

RMA/1977/240

Application for consent to a specified departure to permit the erection and operation of a tavern on an area of land comprising 8610m2 situated on Vanguard drive chch4. 167 petitioners - Historical Reference RES9213788

Processing complete

Applied 25/11/1977

Decision issued 07/03/1978

Granted 07/03/1978

Outcome not recorded 07/03/1978

74B Vanguard Drive

RMA/1977/240

Application for consent to a specified departure to permit the erection and operation of a tavern on an area of land comprising 8610m2 situated on Vanguard drive chch4. 167 petitioners - Historical Reference RES9213788

Processing complete

Applied 25/11/1977

Decision issued 07/03/1978

Granted 07/03/1978

Outcome not recorded 07/03/1978

74C Vanguard Drive

RMA/1977/240

Application for consent to a specified departure to permit the erection and operation of a tavern on an area of land comprising 8610m2 situated on Vanguard drive chch4. 167 petitioners - Historical Reference RES9213788

Processing complete

Applied 25/11/1977

Decision issued 07/03/1978

Granted 07/03/1978

Outcome not recorded 07/03/1978

74D Vanguard Drive

RMA/1977/240

Application for consent to a specified departure to permit the erection and operation of a tavern on an area of land comprising 8610m2 situated on Vanguard drive chch4. 167 petitioners - Historical Reference RES9213788

Processing complete

Applied 25/11/1977

Decision issued 07/03/1978

Granted 07/03/1978

Outcome not recorded 07/03/1978

74E Vanguard Drive

RMA/1977/240

Application for consent to a specified departure to permit the erection and operation of a tavern on an area of land comprising 8610m2 situated on Vanguard drive chch4. 167 petitioners - Historical Reference RES9213788

Processing complete

Applied 25/11/1977

Decision issued 07/03/1978

Granted 07/03/1978

Outcome not recorded 07/03/1978

8 Menin Gate Crescent

RMA/2014/3392

45 Residential units Associated with SUB RMA92028101 - Historical Reference RMA92028102

Processing complete

Applied 18/12/2014

Decision issued 10/02/2015

Granted 10/02/2015

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