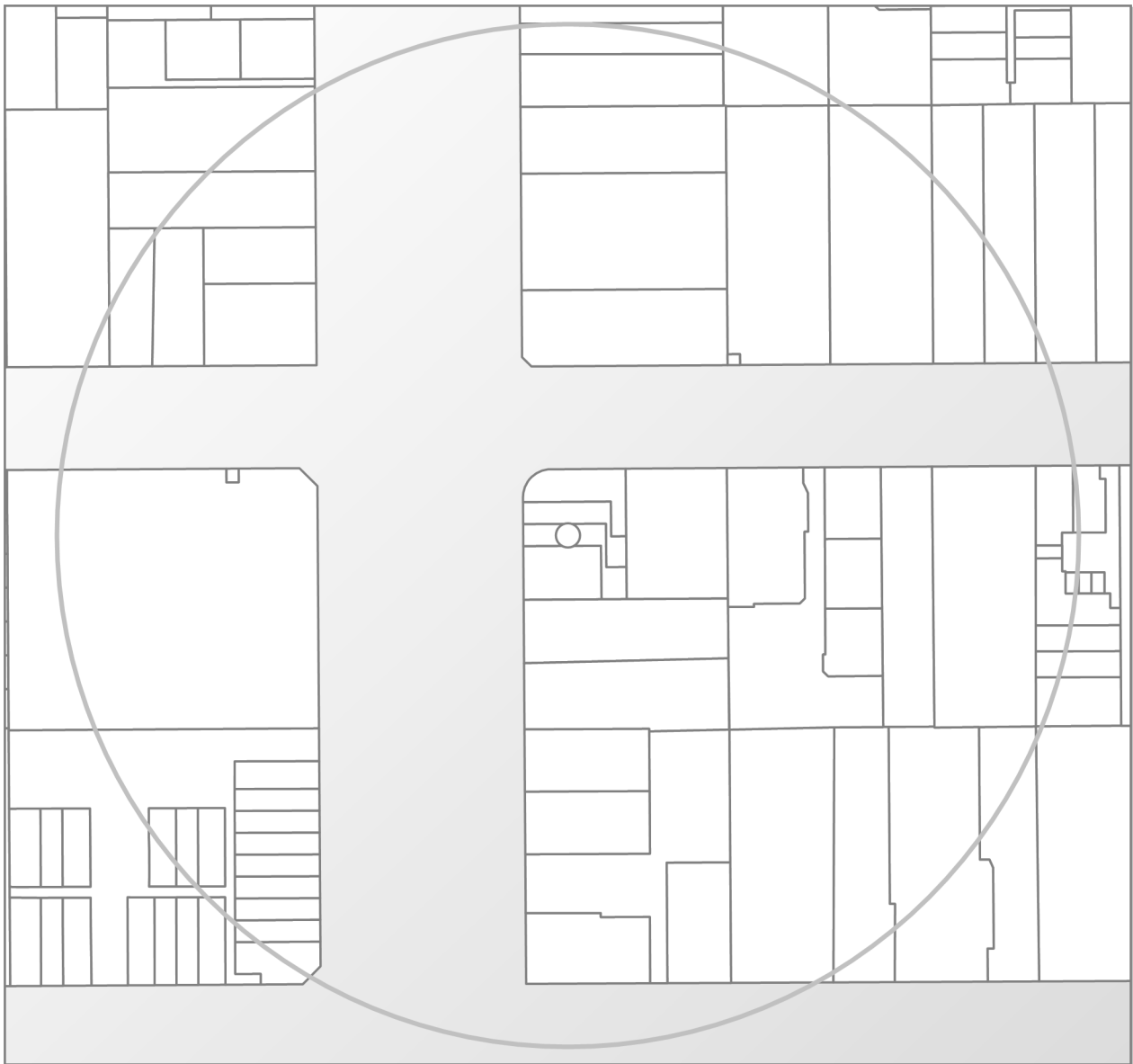


Land Information Memorandum



Property address:

3/138 Fitzgerald Avenue

LIM number: H09454363

Page 1

Christchurch City Council

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Application details

Date issued 14 January 2026
Date received 7 January 2026

Property details

Property address 3/138 Fitzgerald Avenue, Linwood, Christchurch
Valuation roll number 22430 15703
Valuation information Capital Value: \$
Land Value: \$
Improvements Value: \$
Please note: these values are intended for Rating purposes
Legal description Lot 3 DP 621251
Existing owner Dhanushka Thilan Samarawickrama
52C Brockworth Place
Christchurch 8011

Council references

Rate account ID 73220046
LIM number H09454363
Property ID 1210627

Document information

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

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

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

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

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

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

Property address:

3/138 Fitzgerald Avenue

LIM number: H09454363

Page 3

Christchurch City Council

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Tel 64 3 941 8999
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A search of records held by the Council has revealed the following information:

1. Special features and characteristics of the land

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

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

Natural Hazards

Section 44A(2)(a) LGOIMA. This is information known to the Council about natural hazards that is required by section 44B LGOIMA. This section may also include natural hazard information provided by Environment Canterbury. Christchurch City Council is required to include such information in LIMs where Environment Canterbury considers it meets the criteria under section 44C of LGOIMA.

The following statement has been provided by Environment Canterbury:

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

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

(a) Coastal Hazards

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

(b) Earthquakes

- 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.

- Regional Liquefaction Information

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

Technical report information:

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

Date: December 2012.

Author: H Brackley (compiler).

Commissioned by: Environment Canterbury.

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

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

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

Property address:

3/138 Fitzgerald Avenue

LIM number: H09454363

Page 4

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

- Regional Hazard Information: Earthquake fault deformation

There are no known earthquake faults at the ground surface in Christchurch. However, it is possible there are some faults in Christchurch that are yet to be identified because they are not visible at the ground surface. More information on fault deformation is available on Environment Canterbury's fault deformation map at <https://mapviewer.canterburymaps.govt.nz/?webmap=b5f859bd18ee4912828cb092bef6c449>.

(c) Flooding

- Regional Hazard Information: Flood Photographs

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

- Regional Hazard Information: Flood Assessment Request

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

(d) Landslides

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

(e) Subsidence

- Consultant Report Available

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

(f) Tsunamis

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

(g) Volcanic and Geothermal Hazards

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

(h) Wind

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

(i) Any Other Natural Hazards

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

(j) District Plan Natural Hazard Information

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

(k) Building Notices

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

Other Special Features or Characteristics of the Land


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

Related Information

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

2. Private and public stormwater and sewerage drains

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

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

Related Information

- 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.
- The council plan shows no public stormwater lateral plotted to this site.

Property address:

3/138 Fitzgerald Avenue

LIM number: H09454363

Page 6

Christchurch City Council


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

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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

- No up-to-date drainage plan is available for the development of this site. However, the installation of a water connection is checked by the Council prior to the issue of a Code Compliance Certificate.

Property address:

3/138 Fitzgerald Avenue

LIM number: H09454363

Page 7

Christchurch City Council

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

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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 :

	Instalment Amount	Date Due
--	-------------------	----------

Instalment 1		
--------------	--	--

Instalment 2		
--------------	--	--

Instalment 3		
--------------	--	--

Instalment 4		
--------------	--	--

Rates owing as at 14/01/2026:	\$0.00	
-------------------------------	--------	--

(b) Excess water charges

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

(c) Final water meter reading required at settlement?

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

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

Related Information

- There is no rates values showing as it is the start of the new financial year and the Councils rates team is yet to load the new rating year data into our Council rates database. For new rating year information please contact the rates team on 941-8999.

Property address:

3/138 Fitzgerald Avenue

LIM number: H09454363

Page 8

Christchurch City Council

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

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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.

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

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

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

(a) Consents

- BCN/1958/642 Applied: 16/01/1958 Status: Completed
1/138 Fitzgerald Avenue Linwood
Permit issued 04/02/1958
STUCCO- No plans and/or further information is available- Historical Reference PER57580182
- BCN/1958/4693 Applied: 13/11/1958 Status: Completed
1/138 Fitzgerald Avenue Linwood
Permit issued 31/12/1958
CARPORT- No plans and/or further information is available- Historical Reference PER58590708
- BCN/1980/426 Applied: 04/02/1980 Status: Completed
1/138 Fitzgerald Avenue Linwood
Permit granted 08/02/1980
Permit issued 14/02/1980
REROOF DWELLING- Historical Reference PER79800503
- BCN/2008/2269 Applied: 10/04/2008 Status: Code Compliance Certificate refused S93
1/138 Fitzgerald Avenue Linwood
Accepted for processing 10/04/2008
Building consent granted 22/04/2008
Building consent issued 22/04/2008
PIM Granted 22/04/2008
PIM Issued 22/04/2008
Council refused to issue a Code Compliance Certificate, s93 Building Act 2004 13/07/2018
DEMOLITION OF RESIDENTIAL GARAGE- Historical Reference ABA10084965

Property address:

3/138 Fitzgerald Avenue

LIM number: H09454363

Christchurch City Council

53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
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- BCN/2024/8369 Applied: 23/10/2024 Status: Building consent issued
1/138 Fitzgerald Avenue Linwood
Accepted for processing 25/10/2024
Building consent granted 05/12/2024
Building consent issued 13/12/2024
Construction of four attached units(Bike shed not part of this consent)

(b) Certificates

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

(c) Notices

(d) Orders

(e) Requisitions

Property address:

3/138 Fitzgerald Avenue

LIM number: H09454363

Page 10


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

6. Certificates issued by a building certifier

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

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

Property address:

3/138 Fitzgerald Avenue

LIM number: H09454363

Page 11


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

7. Weathertightness

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

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

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

Property address:

3/138 Fitzgerald Avenue

LIM number: H09454363

Page 12

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

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

- **Precinct**

Property or part of property within the Residential High Density Precinct precinct, which has been publicly notified

- **Liquefaction Management Area (LMA)**

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

- **District Plan Zone**

Property or part of property within the Medium density residential zone, which is operative.

- **Flood Management Area**

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

(b) Resource consents

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

- RMA/2011/659 - Temporary accommodation
138 Fitzgerald Avenue Linwood
TEMPORARY ACCOMMODATION - Business Accommodation - Historical Reference RMA92018204
Status: Expired
Applied 07/06/2011
Granted 07/06/2011
Decision issued 07/06/2011

Property address:

3/138 Fitzgerald Avenue

LIM number: H09454363

Page 13

Christchurch City Council

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

www.ccc.govt.nz

- RMA/2017/1206 - Land Use Consent
138 Fitzgerald Avenue Linwood
Operate a land surveying and engineering business
Status: Processing complete
Applied 29/05/2017
29/08/2017
Declined 30/08/2017
20/06/2018
Decision issued 31/08/2017
- RMA/2024/1594 - Land Use Consent
138 Fitzgerald Avenue Linwood
Build four residential units
Status: Processing complete
Applied 04/06/2024
09/09/2024
11/09/2024
Within scope amendment accepted 11/12/2024
11/12/2024
Granted 09/09/2024
Decision issued 09/09/2024
- RMA/2024/2411 - Certification
138 Fitzgerald Avenue Linwood
Minimum Floor Level Certificate
Status: Processing complete
Applied 23/08/2024
Certificate issued 23/08/2024
- RMA/2025/1411 - Combined subdivision / land use consent
138 Fitzgerald Avenue Linwood
Subdivision - Fee Simple - 4 Lots with land use
Status: Processing complete
Applied 18/05/2025
10/06/2025
s223 Certificate issued 05/11/2025
s224 Certificate issued 04/12/2025
Granted 10/06/2025
Decision issued 10/06/2025

Related Information

- Council records show that there is a current/on hold monitoring job in our system. This monitoring is to ensure that the resource consent conditions have been met. For further information you can contact the RMA Compliance Team on 941 8999 or email: rcmon@ccc.govt.nz and reference to resource consent RMA/2024/1594.

Property address:

3/138 Fitzgerald Avenue

LIM number: H09454363

Page 14

Christchurch City Council

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

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9. Other land and building classifications

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

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

Please refer to Section 1 for details

Property address:

3/138 Fitzgerald Avenue

LIM number: H09454363

Page 15


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

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**

Property address:

3/138 Fitzgerald Avenue

LIM number: H09454363

Page 16

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

11. Other information

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

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

(a) Kerbside waste collection

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

(b) Other

• Floor Levels Information

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

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

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

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

• Guest Accommodation

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

• Community Board

Property located in Papanui-Innes-Central Community Board.

• Tsunami Evacuation Zone

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

• Electoral Ward

Property located in Central Electoral Ward

• Listed Land Use Register

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

Property address:

3/138 Fitzgerald Avenue

LIM number: H09454363

Page 17

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

- **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.

Property address:

3/138 Fitzgerald Avenue

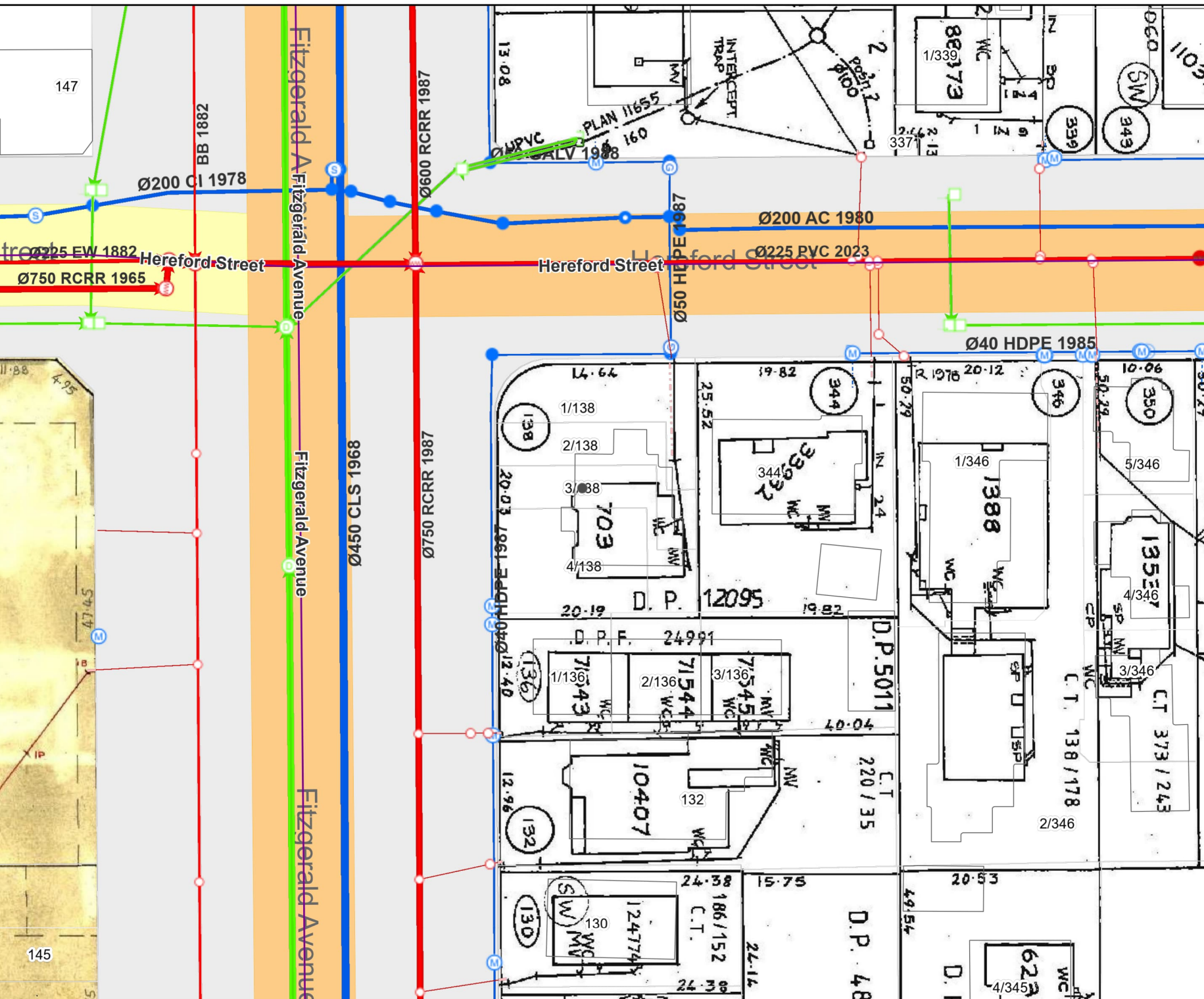
LIM number: H09454363

Page 18

Christchurch City Council

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

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- Buildings
- StreetAddress
- WwAccess
- Standard Manhole
- Vented Manhole
- WwEye
- Eye
- WwLateralFitting
- Lateral Fitting
- WwPipeFlowDirection
- WwPipe
- NominalDiameter
- Diameter is greater than 200mm, up to 450mm
- Diameter is greater than 450mm
- Other (non-circular pipes)
- WwLateral
- WwPipe (non CCC)
- In Service
- WwLateral (non CCC)
- In Service
- Abandoned
- Removed
- SwAccess
- SwInlet
- Single Sump
- Double Sump
- Pipe End
- SwPipeFlowDirection
- SwPipe
- NominalDiameter
- Diameter is 450mm or smaller
- Diameter is greater than 750mm
- SwPipe (non CCC)
- In Service
- WsValve
- Gate
- Stuice
- WsHydrant
- WsConnection
- Meter
- WsFitting
- End Cap
- Connector
- Connector
- Connector
- Connector
- WwPipe
- NominalDiameter
- Diameter is 110mm or smaller
- Diameter is greater than 110mm, up to 225mm
- Diameter is greater than 225mm
- WsLateral
- WsLateral (non CCC)
- In Service
- WsConnection (not In Service)
- Meter
- WsLateral (Not In Service)
- RatingUnit



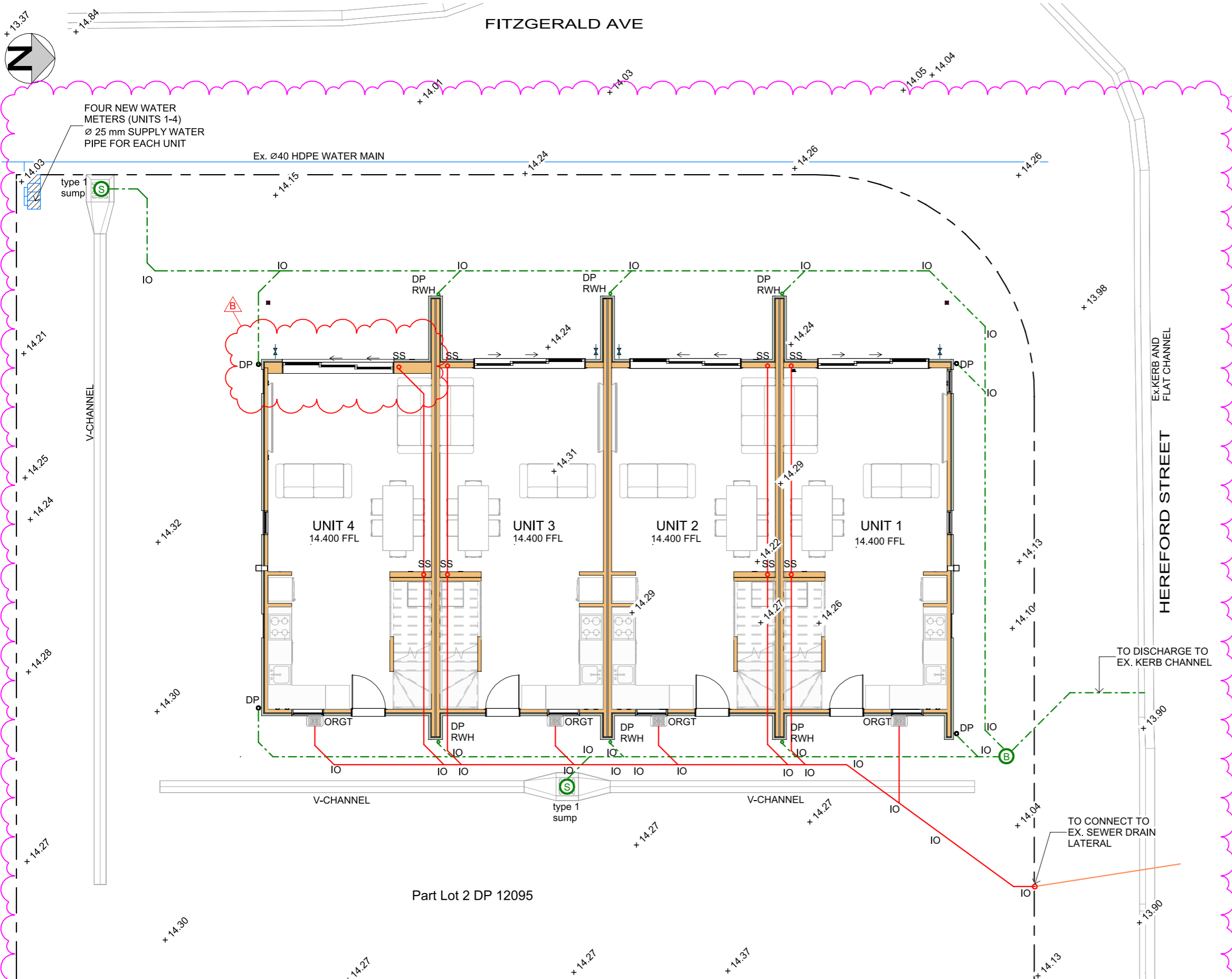
ph: 03 941 8999 web: ccc.govt.nz

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

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Date: 9/01/2026 11:47 AM
Scale: 1: 500 on A4



- PLUMBING AND DRAINAGE KEY:**
- GT - GULLY TRAP
 - ORGT - OVERFLOW RELIEF GULLY TRAP
 - FWG - FLOOR WASTE GULLY
 - FW - FLOOR WASTE (UNTRAPPED)
 - IO - INSPECTION OPENING
 - RP - RODDING POINT
 - MV - MAIN DRAIN VENT
 - V - VENT
 - AAV - AIR ADMITTANCE VALVE
 - SS - 100 mm SOIL STACK
 - DP - DOWNPIPE
- - EXISTING SEWER DRAIN uPVC DN100 mm
 - - PROPOSED SEWER DRAIN uPVC DN100 mm FALL 1:60
 - - - - PROPOSED STORMWATER DRAIN uPVC DN100 mm FALL 1:100
 - - WATER MAINS
 - B - BUBBLE-UP SUMP
 - + - GARDEN TAP
 - S - SUMP TYPE 1
 - DP - DOWNPIPE
 - RWH - RAINWATER HEAD

WASTE WATER PIPE SIZES:

NEW uPVC SEWER DRAIN	-	100 mm	1:60 FALL
SINK AND DISHWASHER WASTE	-	40 mm	1:20 FALL (6 DU)
SINK WASTE	-	40 mm	1:40 FALL (3 DU)
TUB AND WM WASTE	-	40 mm	1:30 FALL (5 DU)
VANITY WASTE	-	32 mm	1:20 FALL (1 DU)
DOUBLE VANITY	-	40 mm	1:40 FALL (2 DU)
WC WASTE	-	100 mm	1:60 FALL (4 DU)
DISCHARGE FROM FT (SHOWER)	-	50 mm	1:40 FALL (2 DU)
SHOWER WASTE	-	40 mm	1:40 FALL (2 DU)
BATH WASTE	-	40 mm	1:40 FALL (4 DU)
FLOOR WASTE	-	40 mm	
MAIN VENT	-	80 mm	
TERMINAL VENT	-	80 mm	

SEWER DRAINAGE TO BE AS PER G13/AS2

ALL DRAIN PIPES LAID BELOW FLOOR SLAB MUST BE AT LEAST DN65 mm

PROPOSED DRAINAGE LOADING CALCULATIONS:

FIXTURE	NUMBER	DU/UNIT	TOTAL DU
WC PAN	8	4	32
BASIN	8	1	8
SHOWER	8	2	16
SINK	4	3	12
D/W MACHINE	4	3	12
LAUNDRY	4	5	20
			100

MAIN DRAIN \varnothing 100 1:60 FALL 205 DU ALLOWED

CATCHMENT AREA FOR STORMWATER DRAIN \varnothing 100 mm:

DRIVEWAY: 142 m²
 ROOF: 206.5 m²
 TOTAL: 348.5 m²
 MODIFIED CATCHMENT AREA: 0.01x348.5x50= 174.25

CATCHMENT AREA FOR TYPE 1 SUMP:

DRIVEWAY: 142 m²
 TYPE 1 SUMP CAPACITY: 90m³
 (2) TYPE 1 SUMP PROVIDED

SITE SERVICE PLAN
1 : 100

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REVISION HISTORY

A	19/10/2024	CLIENT CHANGES - BC RFI 1
B	13/08/2025	AMENDED

JOB TITLE:
MULTI-UNIT DEVELOPMENT
 138 FITZGERALD AVE, CHRISTCHURCH
 CENTRAL, CHRISTCHURCH

DRAWING TITLE:
SITE SERVICES PLAN

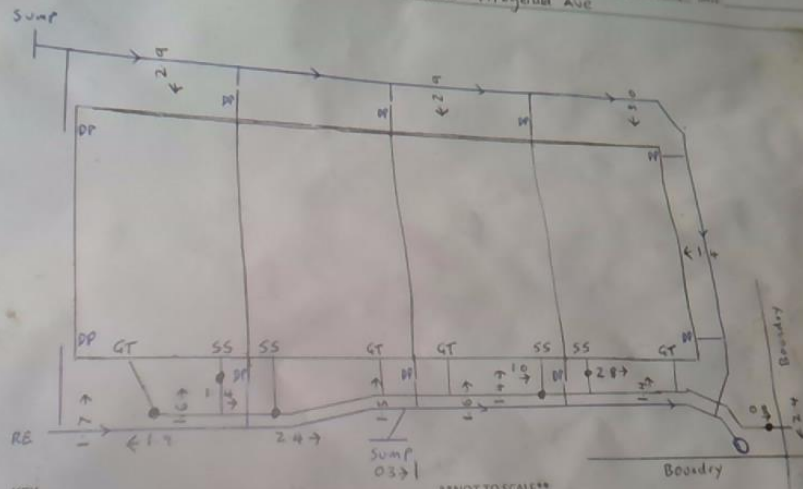
DATE:	23 OCTOBER 2024	SCALE:	As indicated @ A3
DRAWN BY:	NADER BERMUDEZ	SHEET No	A1.02
CHECKED BY:	DENIS CHERNYSHOV	REVISION:	B
APPROVED BY:	PAUL MILKIN		



Scott Suberland

INSTANT PLUMBING & DRAINAGE LIMITED

REGO # 22779 BOM # 24/9/20
ADDRESS: 138 Fitzgerald Ave



- KEY
- SEWER
 - STORMWATER
 - INSPECTION POINTS
 - RODDING POINTS

NOT TO SCALE

SEWER GRADE:	1.60	SEWER DEPTH AT BOUNDARY:	0.9
STORMWATER GRADE:	CH 1.60	STORMWATER DEPTH AT BOUNDARY:	
	RT 1.100		

Asbuilt plan provided
Taken at 11:43 AM on Wednesday 30/04/2025

B1 Ground Report

Christchurch City Council  Page 1 of 515
BCN/2024/8369
Approved Building Consent Document
05/12/2024 Maher, Kevin



GEOTECHNICAL INVESTIGATION REPORT

FOR PROPOSED RESIDENTIAL SUBDIVISION

138 Fitzgerald Avenue, Christchurch Central, Christchurch

Client: Evinco Homes

Project Reference: LTC24111
Revision: A
Date: 23 May 2024

Documentation Control:

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Document Title:	Geotechnical Investigation Report for Proposed Residential Subdivision	
Address:	138 Fitzgerald Avenue, Christchurch Central, Christchurch	
Revision:	A	
Client:	Evinco Homes	
Project Reference:	LTC24111	
Author:		Kayleigh Percy, Engineering Geologist BSc (Geology), MDRR
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REPORT DISTRIBUTION:

Recipient	Release Date	Document Type
Evinco Homes	23 May 2024	A (PDF)
SMC Design Studio	23 May 2024	A (PDF)

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Executive Summary:

Project	Address	138 Fitzgerald Avenue, Christchurch Central, Christchurch
	Consenting Authority	Christchurch City Council
	Proposed Development	Residential Subdivision
	MBIE Technical Category	Technical Category 2 (TC2)
	Mapped Liquefaction Vulnerability	Medium
Liquefaction Analysis	Modelled vertical land settlement (SLSA)	0mm (TC1)
	Modelled vertical land settlement (SLSB)	0mm (TC1)
	Modelled vertical land settlement (ULS)	12mm to 20mm (TC1)
	Global lateral movement category	Minor (0mm to 100mm at ULS, TC2)
	Lateral stretch category	Minor (0mm to 100mm at ULS, TC2)
	Site Specific Technical Category and Liquefaction Vulnerability, as assessed via our investigation and analysis	TC2, Medium
Site Assessment	Site Subsoil Classification	Class D - Deep or Soft Soil Sites
	Geotechnical Hazard Assessment	Liquefaction Management Area Flood Management Area (partial) Subsidence/slippage hazard as per TC2
	Depth of unsuitable materials on site (Topsoil/Fill)	0.3m to 0.4m
	Groundwater Depth	Not encountered, expected >3.0m depth bgl.
Geotechnical Recommendations	Ultimate Bearing Capacity within underlying natural soils	200kPa
	Foundations	TC2 stiffened slab foundation
	Additional Considerations	Site subgrade inspection to be undertaken by a geo-professional familiar with the findings in this report.

Figure 1: Aerial photograph of investigation site



(Source: Canterbury Maps. Image captured 15 May 2024)

Table of Contents:

1.0	Introduction & Scope of Work	3
2.0	Site & Dwelling Description	3
3.0	Proposed Development	4
4.0	Area Geology	4
5.0	Geological Data Review	5
5.1	NZGD Geotechnical Investigation Data	8
6.0	Field Investigation	9
7.0	Subsurface Conditions	10
7.1	Topsoil	10
7.2	Alluvial Deposits	11
7.3	Scala Penetrometer Tests and Shear Vane Tests	11
7.4	CPT and DPSH Tests	11
7.5	Groundwater	11
7.6	Site Seismicity	12
8.0	Bearing Capacity	12
9.0	Past Earthquake Performance	13
10.0	Liquefaction Analysis	14
11.0	Geotechnical Hazard Evaluation	16
11.1	Erosion	16
11.2	Falling Debris	16
11.3	Subsidence	16
11.4	Slippage	16
11.5	Inundation	16
12.0	Geotechnical Recommendations	17
12.1	Foundation Recommendations	17
12.2	Earthworks and Retaining	17
12.3	Pavements	18
13.0	Stormwater Control & Underground Services	18
14.0	Further Work	18
15.0	Limitations	19

Appendices:

APPENDIX A: LandTech Drawings

APPENDIX B: LandTech Field Logs

APPENDIX C: Deep Test Results

APPENDIX E: Model Earthquake Liquefaction Analysis Outputs

APPENDIX F: Statement of Professional Opinion

1.0 Introduction & Scope of Work

LandTech Consulting Limited (LandTech) were engaged by Evinco Homes (the Client) to carry out a geotechnical investigation at 138 Fitzgerald Avenue, Christchurch Central, Christchurch (the Site). The geotechnical investigation is in relation to the proposed residential infill subdivision.

This geotechnical report summarises the findings of our investigation and analysis, which were conducted as per the brief given to us by our Client and carried out in accordance with MBIE Canterbury Residential Rebuild Guidance documents¹. This report includes our evaluation of ground conditions, assessment of potential geohazards, and provision of foundation recommendations for the site. This report may be relied upon by our Client's appointed consultants for design purposes and by the Christchurch City Council (CCC) for corresponding consent applications.

Our scope of works for the geotechnical investigation and reporting for the site included the following:

- Desktop study,
- Field investigation (i.e., site walkover, shallow and deep geotechnical investigations),
- Liquefaction assessment and
- Provision of this geotechnical report.

2.0 Site & Dwelling Description

The site is located at 138 Fitzgerald Avenue, Christchurch Central, Christchurch, approximately 1.1km east of Christchurch Central. According to LINZ², the site is legally described as Part Lot 1-2 Deposited Plan 12095 and comprises an area of 506m². The site is shown on Figure 1 (above) and the LandTech *Test Location Plan*, Drawing No. LTC24111 / 1 (attached in Appendix A).

The near-level site is surrounded by similar residential properties and is located on the corner of Fitzgerald Avenue to the west and Hereford Street to the north. A driveway leads from the northeast corner of the site to the existing dwelling, located in the southeast corner of the site. Paved parking areas are located within the site to the northeast, south, and southwest of the dwelling. A raised concrete patio is attached to the north side of the dwelling. The remainder of the site to the northwest is covered by grass and gardens.

¹ MBIE Canterbury Residential Rebuild Guidance documents. Accessed via [Repairing and rebuilding houses affected by the Canterbury earthquakes | Building Performance](#)

² <https://data.linz.govt.nz/>, accessed 15 May 2024

3.0 Proposed Development

We are in receipt of drawings prepared by SMC Design Studio titled: *Multi-Unit Development, 138 Fitzgerald Ave, Christchurch*, dated 8 April 2024. The drawings indicate it is proposed to demolish the existing structures and construct four attached two-storey units in the central portion of the site. The drawings indicate that the multi-unit development would comprise a total ground floor area of 158.4m². We have not been provided with any information regarding the cladding and floor type for the proposed structure but, for the purposes of our recommendations supplied further herein we have assumed up to heavy cladding and slab-on-grade ground floors.

4.0 Area Geology

We have reviewed the geomorphological³ and geological^{4,5} maps of the area. The geomorphic source indicates the site is located within an interchannel river trough. The geological sources indicate the site is underlain by Holocene aged Alluvial Deposits of the Springston Formation.

Alluvial Deposits generally comprise interbedded horizons of fine to coarse-grained sand and silt, as well as layers of cohesive clay and peat. Layers of rounded to sub-rounded, gravel to cobble sized greywacke particles can also be present. Due to their depositional environment, the characteristics of Alluvial Deposits can vary widely over short distances. These variations can include vertical and/or horizontal differences in both soil and/or particle size distribution and degree of soil consolidation.

The geotechnical properties of Alluvial Deposits depend on a number of variable factors, including soil composition, level of consolidation, particle size distribution, and organic content. The presence or absence of groundwater can also affect local soil behaviour characteristics. Due to this variability, during seismic events alluvium can be prone to differential settlement, liquefaction and, near river systems, significant lateral spreading.

³ *Geomorphological Map of Christchurch and Eastern Canterbury*, Beeg, Junes & Barrell (2015). Accessed via Christchurch Liquefaction Viewer, <https://canterburymaps.govt.nz/map?webmap=ea5f9f0ad09b4192a481f2c76aa91907> on 15 May 2024.

⁴ *Geology of the Christchurch Urban Area*, Brown and Weeber (1992) Accessed via Canterbury Maps, <https://canterburymaps.govt.nz/> on 15 May 2024.

⁵ *GNS Geological Unit QMAP*, GNS Science. Accessed via New Zealand Geology Web Map, <https://data.gns.cri.nz/geology/> on 15 May 2024.

5.0 Geological Data Review

For the purpose of our investigation, we reviewed available data from the following sources (accessed on 15 May 2024):

- The Christchurch City Council (CCC) District Plan⁶;
- The CCC Floor Level Map⁷;
- Environment Canterbury (ECan) map viewer⁸;
- The ECan Listed Land Use Register (LLUR)⁹; and
- The New Zealand Geotechnical Database (NZGD)¹⁰.

A summary of the findings of our data review, the results of which have contributed to our geotechnical assessment, model, and recommendations for the site.

- The CCC District Plan webservice shows that the site is located within an area categorised as a *Liquefaction Management Area*; parts of the north and eastern sides of the site are also shown to be located within a *Flood Management Area*.
- The *Christchurch Liquefaction Vulnerability* study by Tonkin & Taylor, July 2020, presents liquefaction vulnerability categories for Christchurch City. Figure 4.14 of the report shows the site is located within a liquefaction vulnerability area of medium. Tonkin and Taylor considered that there is a greater than 50% probability that liquefaction induced ground damage will be minor to moderate for a 500 year event and none to minor for a 100 year event.
- The MBIE *Residential Foundation Technical Category Map* shows that the site is located within an area designated as Technical Category 2 (TC2). Minor to moderate land damage is considered possible during future large earthquakes within TC2 areas.
- The CCC district plan indicates that the area has a fixed floor level requirement; however, the CCC Floor Level map shows that a finished floor level for the site has not yet been assessed. We recommend contacting CCC to determine the required floor level for the site prior to starting construction/earthworks.

⁶ <https://districtplan.ccc.govt.nz/>

⁷ <https://ccc.govt.nz/services/water-and-drainage>

⁸ <http://canterburymaps.govt.nz/>

⁹ <https://llur.ecan.govt.nz/>

¹⁰ <http://www.nzgd.org.nz/>

- The ECan LLUR contains no records of historical HAIL activities taking place at the site. This does not confirm the site has no soil contamination, but only indicates that ECan does not hold records of potentially hazardous activities taking place at the site that may have led to soil contamination.
- We have accessed multiple online sources to assess the surface expression of liquefaction and liquefaction-induced ground damage recorded at the site following the main earthquake events of the Canterbury Earthquake Sequence (CES)^{11, 12, 13}. The results of our review, and our in-house interpretation of the *EQC Aerial Photography* (sourced from the NZGD) taken following the main events of the CES, are presented in Table 1 below.

Table 1: Mapped and Interpreted CES Liquefaction Damage

Date	EQC Aerial Photography	EQC Site & Road Observations	CCC Urban Observations	LandTech Interpretation
04 September 2010	No inferred liquefaction	Not mapped	None observed	Little to none
22 February 2011	Minor inferred liquefaction	On-site: No observed ground cracking or ejected material	None observed	Little to none
		Roadside: Moderate quantities of ejected material		
13 June 2011	No inferred liquefaction	<u>From Hereford St:</u> Minor ground cracking but no observed ejected liquefied material <u>From Fitzgerald Ave:</u> No lateral spreading but minor to moderate quantities of ejected material	None observed	Little to none
23 December 2011	Minor inferred liquefaction	No data available	None observed	Little to none

Table Notes: Data sourced from the NZGD and ECan.
 The EQC Site and Road assessment was undertaken from both the road and on the site following the February 2011 event, but only from the road following the June 2011 event.
 No area-wide assessment of liquefaction damage was undertaken by EQC following the December 2011 event.

¹¹ EQC *Liquefaction Interpreted from Aerial Photography*, via NZGD

¹² EQC *Liquefaction and Lateral Stretch Observations* maps, via NZGD

¹³ EQC Stage 3 report summary presented in the *CCC Christchurch Liquefaction Information* via ECan's Canterbury Maps

- The NZGD *EQC Observed Ground Crack Locations* layer indicates that no ground cracking was observed within the site or in the near vicinity during the CES.
- The NZGD Property Summary Report for the site indicates that minimal (average -0.03m) vertical ground movement (settlement) occurred across the site during the CES (vertical movement = average change in ground surface elevation measured from LiDAR data collected before and after the main earthquake events, minus the regional modelled vertical tectonic movement). The NZGD *EQC Vertical Ground Movements* layer shows that the settlement has largely occurred evenly throughout the site, with minor settlement mapped along the site's western boundary.
- The digitised 1856 Black Maps¹⁴ indicate that the property and surrounding area was mapped as Flax and Grass prior to urbanisation of the area.
- We have referred to historical aerial photography for the area¹⁵, which indicates that the dwelling within the site was initially constructed prior to the 1940's. In the early 2010's, the garage appears to have been demolished and the southwestern corner of the site appears to have been paved for parking. Between the late 2010's and present day, a paved path appears to have been constructed leading from the northeast corner of the site to the paved parking area in the southwest corner of the site.
- The NZGD Property Summary Report for the site indicates that the median seasonal groundwater level is approximately 3.8m below average ground level at the site.
- The *GNS Science Median Water Table Elevations, Depths to Water Table (25m – grid DEM)* layer (accessed via the NZGD), shows that the groundwater level at the site varies between 3.0m and 4.0m below average ground level.
- The NZGD *Geotechnical Investigation Data* layer shows that a monitoring well (BH-CBD-20), is located 165m north and 0.2m higher than the site. Groundwater level readings taken from the well between November 2011 and October 2015 fluctuate between 3.0m and 3.5m below ground level. The median groundwater level over the monitoring period was approximately 3.3m. Measurements indicate a seasonal variation, with highest records generally between July to September and lowest between January to March.

¹⁴ Accessed via Canterbury Maps, <https://ecan.maps.arcgis.com/home/item.html?id=c5f7d946b8fb43ce80fd3441cde5b78e>

¹⁵ Accessed via Canterbury Maps, <https://canterburymaps.govt.nz/map?webmap=7d0dc64208474b4c976b90ccc6ce9ae7>

5.1 NZGD Geotechnical Investigation Data

The NZGD *Geotechnical Investigation Data* layer shows that geotechnical testing data is available within close proximity to the site. The locations of the tests are marked on the LandTech *Test Location Plan*, Drawing No. LTC24111 / 1 (attached in Appendix A). The details of each test are as follows:

- Machine borehole (BH_21424, total depth 15.0m below ground level), drilled by LandTest on 8 to 9 April 2013, located approximately 110m to the west of the site.
- Cone Penetration Test (CPT_451), drilled by Opus on 29 June 2011, located approximately 3m to the northeast of the site.
- Cone Penetration Test (CPT_175153), drilled by Ground Investigations Ltd on 21 April 2021, located in the neighbouring property, approximately 9m to the east of the site.

The machine borehole log indicates that the material encountered generally comprised clay to 3.0m, overlying gravel to 7.5m, in turn overlying sand with layers of minor gravel to a depth of 15.0m. A copy of the log is included in Appendix C.

The soils and raw field N values recorded in the log are summarised below.

- 0.0m to 3.0m; clay (likely silt-like material), N=10
- 3.0m to 7.5m; gravel, N=66 N=13 N=15
- 7.5m to 15.0m; sand with layers of minor gravel; minor wood identified between 12.0m and 13.5m, N=6 N=5 N=25 N=20 N=23

Groundwater was recorded at 0.95m below ground level on the borehole log.

The data from CPT_451 and CPT_175153 is generally consistent with the borehole data summarised above. The results show that the recorded CPT cone resistance, Q_c values, within the upper 1.0m to 2.0m below ground level were generally less than 6MPa, which is indicative of weak silt and sand layers. Below this, between approximately 2.0m to 3.5m bgl, Q_c values generally increased to between 8MPa and 16MPa, indicating dense sand material. Below this, between approximately 3.5m and the termination depth of CPT_451 (3.62m) and CPT_175153 (6.8m), Q_c values steadily increased to above 20MPa, indicating predominantly dense sand and gravel material. Groundwater was inferred at 1.1m depth within CPT_451 and at 2.38m depth within CPT_175153 during testing. The CPT logs are attached in Appendix C.

6.0 Field Investigation

The field investigation for the site took place on 14 May 2024 and comprised the following components:

- Detailed site inspection.
- Drilling of three hand auger holes with associated in-situ soil testing.
- One Cone Penetration Test (CPT), continued with Dynamic Probe (Super Heavy) (DPSH) tests upon CPT refusal.

The approximate test locations¹⁶ are indicated on the LandTech *Test Location Plan*, Drawing No. LTC24111 / 1 (attached in Appendix A).

The soil conditions encountered within each of the hand auger holes were logged by LandTech technical staff¹⁷. The hand auger soil logs, which include the results of the soil tests undertaken, and groundwater conditions/depths recorded during the site investigation, are attached in Appendix B.

Dynamic Cone (Scala) Penetrometer testing within each of the hand auger holes was carried out by LandTech technical staff to determine a soil density profile within the area inspected¹⁸. Where appropriate, the undrained shear strength of the fine-grained soils was measured in situ, using a Geovane handheld shear vane¹⁹. The recorded peak and remoulded shear strength values for each shear vane test have been factored in terms of BS1377.

CPT and DPSH tests were carried out by LandTech technical staff using a Pagani TG63-150 CPT rig. The results of this testing are attached in Appendix C and are discussed in Section 7.4, below.

Groundwater was not encountered on the day of drilling, as indicated in Table 2 below and on the attached hand auger logs (Appendix B). The hand auger holes were subsequently backfilled following completion of our site investigation, and no additional groundwater monitoring has taken place as part of our investigation.

¹⁶ Field tests and sections were located using a hand-held GPS unit and a measuring tape without survey control and are therefore approximate only.

¹⁷ Soil was logged in accordance with New Zealand Geotechnical Society *Guideline for the Description of Soil and Rock for Engineering Purposes* (2005).

¹⁸ In accordance with NZS 4402:1988, Test 6.5.2, *Dynamic Cone Penetrometer*.

¹⁹ In accordance with the New Zealand Geotechnical Society *Guideline for Hand Held Shear Vane Test*, (2001).

7.0 Subsurface Conditions

Subsurface materials encountered at the site during our field investigation generally comprised a surface layer of topsoil and fill, overlying Alluvial Deposits consistent with the mapped geology discussed above. A summary of the subsurface conditions is provided in Table 2. Conditions are discussed further in the sections below. Detailed soil descriptions are provided in the hand auger logs attached in Appendix B.

Table 2: Subsurface Summary

Auger Hole ID	Drill Depth	Depth of Topsoil	Groundwater Level	Scala Depth
HA01	3.0	0.3	NE	3.9
HA02	3.0	0.4	NE	3.9
HA03	3.0	0.4	NE	3.8

Table Notes: Measurements are in metres (m) below present ground level (bpgl)
NE = Not Encountered

7.1 Topsoil

Topsoil was encountered in each hand auger hole from the existing ground surface to depths between 0.3m and 0.4m. Due to the organic content of the topsoil, this material is not considered suitable for permanent support of foundations due to the potential for differential settlement.

It should be noted that our hand auger holes were drilled around the existing structures on site, in practical locations that were accessible for our drilling and testing equipment. Therefore, it is possible that ground conditions could vary away from these locations, including below the existing structures and paved surfaces. The depths of unsuitable topsoil and, if present, fill across the site therefore may be greater or lesser than those encountered within our hand auger holes. This possibility should be taken into account when planning any earthworks and/or foundation excavations on the site.

7.2 Alluvial Deposits

Alluvial soils were encountered from below the topsoil to the target depth of the auger holes at 3.0m below ground surface. The Alluvial Deposits generally comprised interbedded silts and sands.

7.3 Scala Penetrometer Tests and Shear Vane Tests

Scala Penetrometer testing at the hand auger locations ranged between 2 and 40+ blows per 100mm to the target depth, with results within the top 1.5m below the base of topsoil ranging from 2 to 10 blows. Density generally increased with depth below 2.0m in each test location. Undrained shear strength results from the shear vane testing within the fine-grained material ranged between 94kPa and 250+kPa, 'stiff' to 'hard' consistency soils.

7.4 CPT and DPSH Tests

Our CPT testing (CPT01) identified the following primary layers within the soil stratigraphy:

- 0.0m to 0.5m: Sand-like material; Q_c values consistently between 1MPa and 10MPa
- 0.5m to 1.6m: Silt-like material; Q_c values consistently between 2MPa and 7MPa
- 1.6m to 3.7m: Sand-like material; Q_c values increasing from <10MPa to between 10MPa and 20MPa
- 3.7m to 4.2m: Gravel-like material; Q_c values of between 30MPa and 40+MPa
- 4.2m to 5.7m: Sand-like material; Q_c values of between 18MPa and 30MPa
- 5.7m to 6.2m: Gravel-like material; Q_c values increasing to between 35MPa and 40+MPa

The CPT test terminated at 6.2m. Our DPSH testing, continued from the base of the CPT test, recorded blow counts of 5 to 17 blows per 100mm, indicating medium dense to dense soils are present from below 6.2m depth to the termination depth of 10.0m.

7.5 Groundwater

Groundwater was not encountered within any of the hand auger tests on the day of drilling, but is inferred to sit below 3.0m depth at each hand auger location. Groundwater level was measured at 3.0m below ground level within CPT01. Groundwater was recorded at 1.1m in June 2011 within CPT_451 and at 2.38m in April 2021 within CPT_175153 (discussed in Section 5.1).

Readings from nearby wells sourced from NZGD indicate that groundwater in the area is prone to seasonal fluctuations. Local groundwater levels may also vary with rainfall levels over shorter time intervals.

7.6 Site Seismicity

For the purpose of applying the requirements of NZS 1170.5:2004, the site subsoil is considered Class D - Deep or Soft Soil Sites. This classification is based on our estimation that the depth of soils underlying the site exceeds those given in Table 3.2 of the standard.

8.0 Bearing Capacity

We have determined the Bearing Capacity for depths where design level Ultimate Bearing Capacities have been achieved on the site.

NZS3604:2011 (the standard) requires that soils supporting proposed foundations meet the requirements of “good ground” in order to utilise the non-specific design foundation details from the standard. “Good ground” requires five blows per 100mm of penetration for a depth equal to twice the width of the widest footing, then decreasing to three blows per 100mm, as tested by a Scala Penetrometer. In addition, the standard states that good ground should be able to permanently withstand an Ultimate Bearing Pressure of 300kPa (i.e. an Allowable Bearing Pressure of 100kPa using a factor of safety of 3.0), but excludes:

- I. Organic Topsoil.
- II. Soft or very soft peat.
- III. Soft or very soft clay.
- IV. Expansive soils.
- V. Uncompacted gravel with obvious voids.
- VI. Loose or very loose, potentially liquefiable, non-cohesive granular materials.
- VII. Any ground which could foreseeably experience movement of 25mm or greater for any reason.
- VIII. Fill material, except where a certificate of suitability has been issued under NZS4431.

Additionally, the standard requires that no buried services should be present below the foundations, and no evidence of land slips, surface creep, erosion, falling debris, or subsidence should be present in the immediate locality.

New foundations should be embedded in natural ground below any topsoil or fill. If good ground is not encountered at the site, then it may be possible to utilise shallow foundations, subject to specific geotechnical consideration and specific engineering design. Due to the liquefiable nature of the site soils, they are not considered to meet the criteria of “good ground” as outlined above. Table 3 indicates the depths at which we consider standard Ultimate Bearing Capacities for specific engineering design purposes were achieved on the site.

Table 3: Depth to consistent Ultimate Bearing Capacities for Existing Foundations

Test	200kPa	300kPa
HA01	0.3	1.1
HA02	0.4	2.1
HA03	0.4	0.4

Table notes: Depths are metres (m) below present ground level (bpgl)

9.0 Past Earthquake Performance

Table 4 below shows modelled and scaled peak ground accelerations (PGAs) for the site during the CES, and the corresponding land damage categories, determined based on our interpretation of aerial photography taken after each of the major CES events²⁰. Magnitude scaling of the PGAs was conducted in accordance with MBIE Guideline criteria²¹ and adjusted in accordance with the Boulanger & Idriss 2014 methodology²². The magnitudes of the June and December 2011 events have also been adjusted to take into account the foreshocks that occurred before each of those main earthquakes.

Table 4: Past (CES) earthquake performance

	September 2010 (Mw 7.1)	February 2011 (Mw 6.2)	June 2011 (Mw 6.2)	December 2011 (Mw 6.1)
PGA (g)	0.21	0.46	0.27	0.21
Scaled PGA _{7.5} (g)	0.22 Tested	0.33 Tested	0.19 Not tested	0.15 Not tested
Scaled PGA _{10th} (g)	0.16 Tested	0.22 Tested	0.12 Not tested	0.10 Not Tested
Reviewed Damage	Little to none	Little to none	Little to none	Little to none

The NZGD data we reviewed indicates that the site was well tested to Serviceability Limit State (SLS) levels of strong ground motion (SLSA; Mw 7.5 PGA=0.13g) during the September 2010 and February 2011 earthquake events of the CES.

The September 2010 event most closely represents the demand of a SLSA level event. Therefore, we would expect future SLSA-level earthquakes to result in a similar level of land damage as that experienced during the September 2010 event (i.e., little to none).

²⁰ PGA and CES aerial photography sourced from the NZGD.

²¹ *Repairing and rebuilding houses affected by the Canterbury earthquakes, Part 3: Technical Category 3* MBIE (2018). Accessed via <https://www.building.govt.nz/building-code-compliance/canterbury-rebuild/repairing-and-rebuilding-houses-affected-by-the-canterbury-earthquakes/>

²² *Updates and clarifications to the residential guidance, Issue 7 – October 2014*, MBIE (2014). Accessed via <https://www.building.govt.nz/building-code-compliance/canterbury-rebuild/updates-clarifications-residential-guidance/canterbury-residential-guidance-update-issue-7/>

The June and December 2011 events exceeded the demand of a SLSB level event (M_w 6.0 $PGA=0.19$). Therefore, we would expect similar levels of land damage to occur on the site during future SLSB level events (i.e., little to none).

The February 2011 event exceeded the demands of an Ultimate Limit State (ULS) level event (M_w 7.5 $PGA=0.35g$) in terms of intensity, but not duration. Therefore, we would expect a slightly greater amount of land damage to occur on the site during future ULS level events (i.e., up to minor).

10.0 Liquefaction Analysis

We have analysed our on-site CPT data and a nearby test (discussed above) for liquefaction in Model Earthquake Events. The analysis has been carried out using proprietary software²³ Geologismiki CLiq Version 3. Liquefaction settlement and land damage potential on the site has been calculated for the three model earthquake events specified in MBIE/NZGS *Module 3 - Earthquake geotechnical engineering practice* (November 2021)²⁴, based on a methodology adapted from the same source. Our analysis was carried out using groundwater conditions based on the groundwater depths measured on site. The conditions used for each of our analyses are listed below.

The model conditions are given below:

- *Service Limit State A* (SLSA); where $M_w = 7.5$ and $PGA = 0.13g$.
- *Service Limit State B* (SLSB); where $M_w = 6.0$ and $PGA = 0.19g$.
- *Ultimate Limit State* (ULS); where $M_w = 7.5$ and $PGA = 0.35g$; and
- Groundwater level during all modelled events is set at 1.0m, to account for variable groundwater levels encountered in NZGD tests within the neighbouring property.

Table 6 below shows the results of our analyses; outputs are attached in Appendix D.

²³ Geologismiki Geotechnical Software, CLiq v.3.3.1.14 – CPT Liquefaction Assessment Software

²⁴ *Earthquake geotechnical engineering practice Module 3: Identification, assessment and mitigation of liquefaction hazards*, MBIE and NZGS, (2021). Accessed via <https://www.building.govt.nz/building-code-compliance/b-stability/b1-structure/module-3-identify-liquefaction-hazards/>

Table 6: CPT Liquefaction Analysis Results

Test ID	Result	SLSA	SLSB	ULS
CPT01	Index Settlement (6.2m)	0mm	0mm	10mm
	Liquefaction Severity Number	0	0	9
	Ground Damage Category	Little to none	Little to none	Little to none
CPT_175153	Index Settlement (6.8m)	0mm	0mm	20mm
	Liquefaction Severity Number	0	0	10
	Ground Damage Category	Little to none	Little to none	Little to none

The settlements presented in Table 6 above are to the nearest 5mm. Due to the inherent uncertainty in calculating liquefaction induced settlement, the calculated free field settlements (land settlement) are indicative only. Actual settlements on site may vary from those above and do not take into account foundation influences; volume loss from surface expression, loss in bearing strength and influences from lateral spreading.

Based on the results of our quantitative liquefaction assessment of the site's model earthquake performance, little to no liquefaction-induced land damage is indicated to occur during future SLS and ULS earthquakes. However, as our qualitative assessment of the sites past performance indicated potential for minor liquefaction damage during future large earthquakes, dependent on groundwater levels at the time of strong ground motion, we consider the current Liquefaction Vulnerability Category of Medium remains appropriate for the site.

Based solely on the results of the model liquefaction analysis the site should be considered TC1, with modelled index settlements of less than 15mm predicted at SLS for the upper 10m below ground surface, and less than 25mm within the same depth interval predicted at ULS. However, as the ULS analyses approach TC2 thresholds, and the potential for slight under-prediction of the calculations, we consider the current TC2 classification appropriate for the site. The predominant layers of potentially liquefiable soils are identified below the depth to groundwater and between the very dense gravel lenses, with potentially liquefiable material encountered between 1.0m and 2.0m depth within CPT01, and between 1.0m and 3.3m depth within CPT_175153.

Based on the site's location away from any major watercourses and the lack of ground cracks mapped on the site during the CES, the site is considered to fall within the minor category of both Global Lateral Movement (0mm to 100mm at ULS) and Lateral Stretch (0mm to 100mm at ULS).

11.0 Geotechnical Hazard Evaluation

Section 106 of the Resource Management Act 1991 outlines hazards that must be assessed when a territorial authority considers a Subdivision Consent application. This section outlines our evaluation of possible geotechnical hazards associated with the site, which has been carried out in accordance with CCC requirements²⁵.

11.1 Erosion

The site is not considered to be subject to active erosion, and is unlikely to accelerate, worsen, or result in erosion over a 100 year timeline.

11.2 Falling Debris

No elevated land exists in close proximity to the site; therefore, the risk of rock fall or land slippage occurring on the site is considered negligible.

11.3 Subsidence

The site is considered prone to liquefaction-induced subsidence, in accordance with TC2 criteria. Foundations designed in accordance with Section 12.0 of this report are considered likely to mitigate the subsidence risk.

11.4 Slippage

The site is considered prone to TC2 levels of lateral spreading (ie slippage). The use of TC2 foundations is considered suitable to mitigate the slippage risk.

11.5 Inundation

According to the Christchurch City Council floor level website (referenced in Section 5.0), the site is partially located within a flood management area, however according to the CCC website the floor level assessment for the site is incomplete.

Given the liquefaction mapped/observed on the site during the CES, the site could potentially be inundated with up to minor amounts of liquefaction ejecta in future large earthquakes.

²⁵ *Geotechnical Assessment to Satisfy Section 106 RMA Matters*, CCC, 2013. Subdivision Bulletin 23.2. <https://ccc.govt.nz/assets/Documents/Consents-and-Licences/resource-consents/subdivision-bulletins/SubdivisionBulletin23-2.pdf>

12.0 Geotechnical Recommendations

Based on the findings of our investigation and natural hazard assessment, we consider construction of the proposed multi-unit building is suitable from a geotechnical perspective. This is on the provision of the following geotechnical recommendations being wholly adhered to during design and construction of the proposed attached units. In addition, we consider the subdivision suitable from a geotechnical perspective, and have therefore attached a corresponding Statement of Professional Opinion within Appendix E.

12.1 Foundation Recommendations

We recommend the proposed structures be supported via a TC2 stiffened foundation slab, founded on the natural ground. A Geo-professional should inspect the stripped foundation excavations to confirm all unsuitable materials have been removed and the exposed natural ground is of appropriate bearing capacity. An Ultimate Bearing Capacity of 200kPa and Geotechnical Strength Reduction Factor of $\phi=0.5$ may be relied upon for design. Where required, layers of compacted hardfill shall be placed to the underside of the slab foundation, and where thicker than 600mm shall be subject to compaction testing to confirm at least 95% of maximum dry density has been achieved. The results of the compaction testing shall be forwarded to the Geo-professional for confirmation prior to proceeding with foundation construction.

12.2 Earthworks and Retaining

All earthworks on the site are to be carried out in accordance with the requirements of *NZS 4431:2022 Engineered Fill Construction for Lightweight Structures*. All unsuitable materials (i.e., non-engineered fill, vegetation, tree roots/stumps, topsoil, organics, detritus material, demolished building foundations, and decommissioned services and their associated backfilled trenches) are to be stripped away from areas of earthworks and stockpiled clear of the operational area or carted off-site. The site is to be inspected by an experienced geo-professional to ensure all unsuitable materials have been removed prior to fill placement.

Temporary excavations generally up to 0.5m in depth may be cut vertically, while deeper excavations may require temporary support and/or battering to maintain stability during construction. These recommendations are provided for situations where excavations are clear of site boundaries, and surcharges from existing pavements / buildings. In these situations, staged excavations or top down-constructed temporary retaining may be required. Prior to commencing earthworks, a sediment control system should be constructed to ensure that the Council requirements are met, particularly with respect to wind erosion of exposed and stockpiled soil materials. It must be understood that maintaining excavation stability and sediment control are the responsibility of the contractor, and that our recommendations are provided as guidance only.

12.3 Pavements

We recommend a preliminary design CBR value of 3% for flexible or rigid pavements at the site. The thickness of the basecourse would depend on the final CBR used for the subgrade and the anticipated loading. The compaction of the basecourse should be carried out with compaction plant of appropriate static weight and/or energy.

Any vegetation, organic or deleterious material, including topsoil and non-engineered fill should be removed from under pavement areas prior to aggregate placement. The subgrade should be subject to inspection by an experienced Geo-professional who is familiar with the findings of this report.

13.0 Stormwater Control & Underground Services

Concentrated stormwater flows from all impermeable areas must be collected and disposed in a council approved method. Any uncontrolled stormwater must not be allowed to saturate the ground as this may potentially affect the performance of building and pavement foundations. If the disposal of stormwater is to be carried out via soakage pit or any other subsoil drains, then Consent must be obtained from CCC.

Underground services may need to be underlain by a bedding of ballast, depending on the proposed depth of the services and available bearing capacity during construction. Based on the lateral spreading category for the site and our assessment above, we consider the site to be consistent with Medium liquefaction vulnerability. Regardless of this, the design of the horizontal infrastructure should be carried out in accordance with the CCC Infrastructure Design Standard (IDS) - Part 4 to 6.

14.0 Further Work

A Geo-professional familiar with the findings of this report should be engaged to carry out observations as needed during construction to confirm our above recommendations are being wholly followed. Please note that:

- Inspections will not be carried out prior to the issue of Council Resource and/or Building Consents; unconsented works will not be inspected.
- We recommend that, once received, the building Consent be forwarded to us for review. Following our Consent review a schedule of inspections suitable for the work required can be issued to the Client.
- Conducting sufficient observations during the foundation construction phases is critical, and if not completed LandTech will not be in a position to provide engineering certification (i.e. Producer Statement PS4).

15.0 Limitations

This geotechnical report has been prepared for our Client, Evinco Homes, for the purposes of supporting the proposed development described herein. This report may be used by our Client's appointed consultants for design purposes, and for supporting Consent applications to Christchurch City Council. This report shall not be extrapolated for other nearby sites or used for any other purposes without the express approval of LandTech and their Client.

We have attempted to conduct a thorough investigation of the site, within the agreed scope of works. The findings and recommendations in this report are based on the results of tests at point locations; therefore, subsurface conditions could vary away from these locations and/or differ from the assumed geotechnical model. Should exposed soil conditions vary from those described herein we request to be informed so as to determine the continued applicability of our recommendations. However, as stated above, variations still may exist as soils can vary naturally across the site and due to previous human activities. LandTech has no control over and should not be held accountable for these variations.

The geotechnical investigation was confined to geotechnical aspects of the site only and did not involve an assessment for environmental contaminants. In addition, our investigation and analyses have not considered the possibility of fault rupture, which may cause deformations and displacements of the ground directly below the site. These (environmental and fault rupture) assessments are outside of the scope of our geotechnical engagement.

END OF REPORT

APPENDIX A








LandTech Drawings

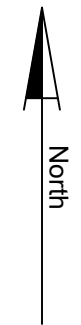


Hereford Street

Fitzgerald Avenue

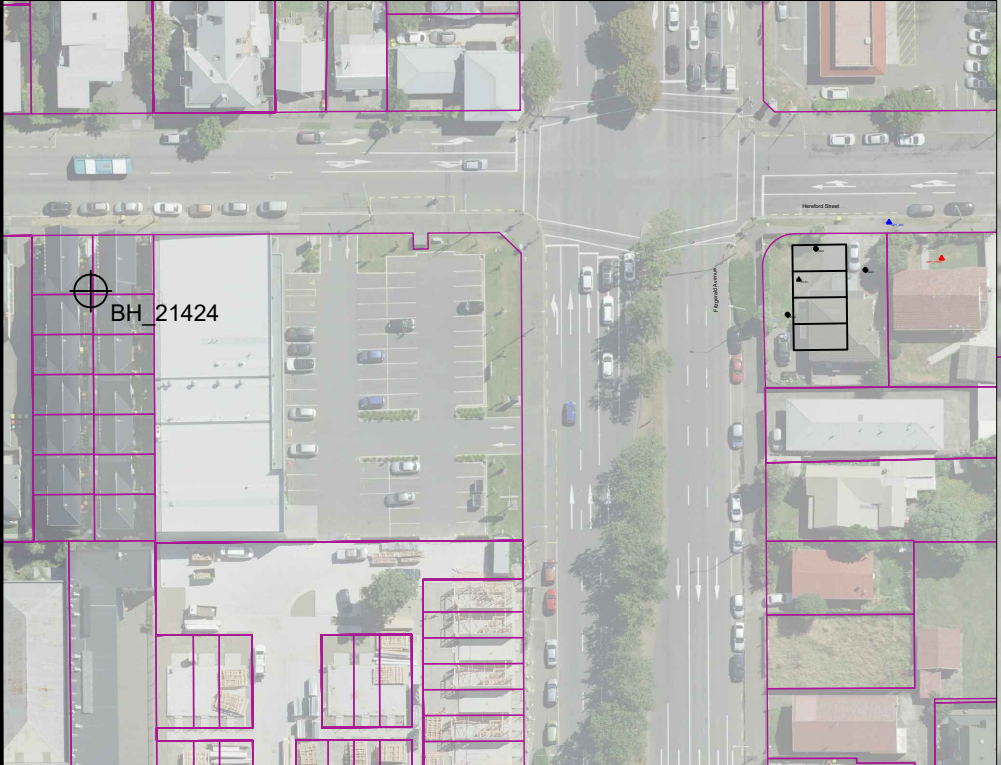
KEY:

-  HA01 LandTech Consulting Ltd. augerhole locations, drilled 14 May 2024
-  CPT01 LandTech Consulting Ltd. CPT test location, tested 14 May 2024
-  BH_21424 LandTest machine borehole location, drilled 8 to 9 April 2013
-  CPT_17513 Ground Investigations Ltd CPT test location, tested 21 April 2021
-  CPT_451 Opus CPT test location, tested 29 June 2011
-  Proposed building
-  Existing boundary



NOTES:

- Locations of features approximate only
- Original sheet size A3
- Boundary information on this *Test Location Plan* adapted from LINZ website: www.data.linz.govt.nz (accessed 14 May 2024)
- Location of proposed multi-unit building adapted from SMC Design Studio drawing titled: Master Plan Option 3 - Ground Floor, Sheet RC1.01, dated 8 April 2024



AMENDMENTS		
DATE	REV	DESCRIPTION
14/05/2024	A	Report Issue

Check all dimensions and levels on site before commencing construction.
This drawing and design remains the property of LandTech Consulting Ltd. and may not be reproduced without approval and permission from LandTech Consulting Ltd.

Test Location Plan
 138 Fitzgerald Avenue
 CHRISTCHURCH CENTRAL, CHRISTCHURCH



Christchurch Office:
 3/16 Leslie Hills Drive, Riccarton, Christchurch 8011
 Auckland Office:
 15C Paramount Drive, Henderson, Auckland 0610
 Postal Address:
 PO Box 119, Christchurch 8013
 Website: www.landtech.nz Email: info@landtech.nz

Drawing No: LTC24111/ 1	Drawn by: KP	Date: 14 May 2024
Scale: 1: 150 (A3)	Checked by: DW	Revision: A
Filename: LTC24111 - Drawings.dwg		

APPENDIX B

LandTech Field Logs



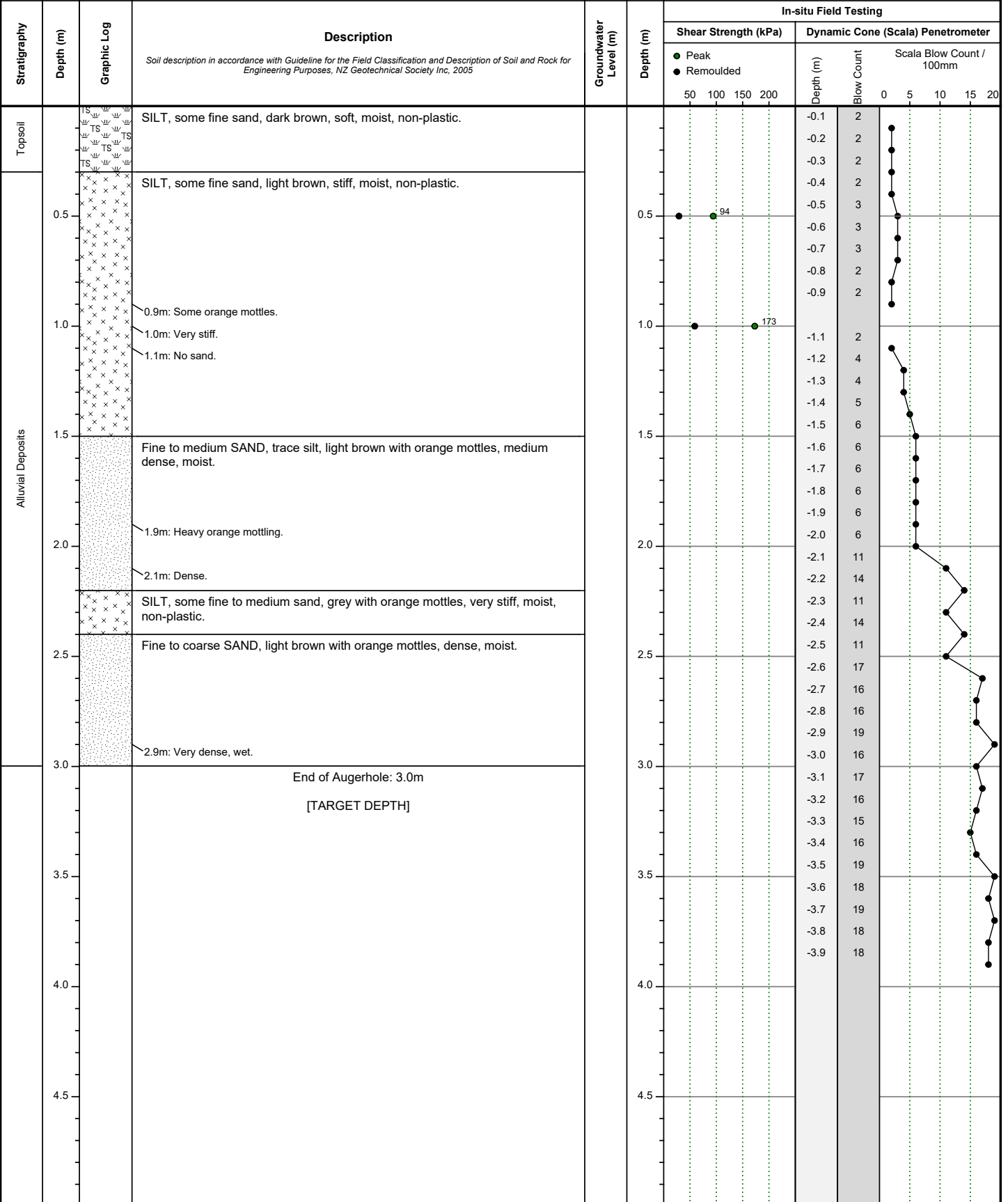


Client: Envico Homes
Project: Proposed Multi Unit Subdivision
Address: 138 Fitzgerald Avenue, Christchurch Central

Augerhole No.: HA01

Sheet No.: 1 of 1

Project No.: LTC24111 **Coordinates:** NZTM2000: E1571800.25, N5180027.50 **Logged By:** JM
Drill Type: 50mm Hand Auger **Reduced Level:** 5.20m (LVD1937) **Shear Vane No.:** 3076
Date Started: 14-May-24 **Ground Conditions:** Near Level, Topsoil **Calibration Factor:** 1.573
Date Finished: 14-May-24 **Groundwater Level (m):** Not Encountered **Calibration Date:** 22-Jan-24



Target depth achieved.

In-situ testing in accordance with the following standards:
 Scala Penetrometer Testing: NZS 4402:1988, Test 6.5.2, Dynamic Cone Penetrometer
 Shear Vane Testing: Guideline for Hand Held Shear Vane Test, NZGS, August 2001

APPENDIX C

Deep Test Results



CONE PENETRATION TEST (CPT) LOG

HOLE NO.:
CPT01

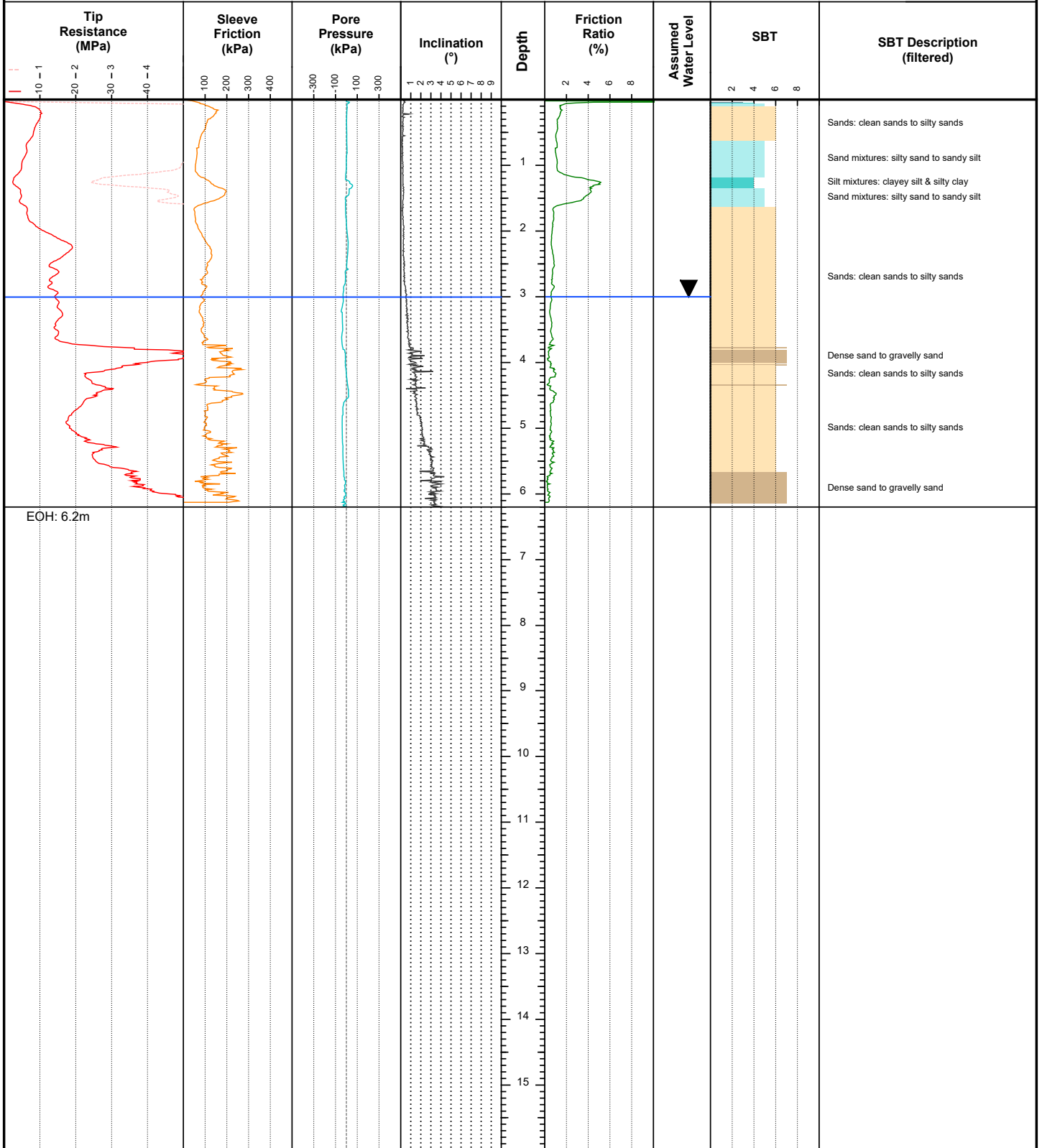
CLIENT: Envico Homes
PROJECT: Proposed Multi Unit Subdivision

JOB NO.:
LTC24111

SITE LOCATION: 138 Fitzgerald Avenue, Christchurch Central
CO-ORDINATES: 1571790.00mE, 5180027.00mN (NZTM2000)

OPERATOR: JM
ELEVATION: 5.2m (LVD1937)

START DATE: 14/05/2024
END DATE: 14/05/2024



EOH: 6.2m

REMARKS:

Groundwater measured at 3.0m (Dipmeter)
Coordinates from handheld GPS accurate to +/-4m
Pagani TG63-150 Rig, 10 cm² piezocone

TEST DETAILS:

Cone Number 000953
Cone Type PC
Area Ratio 0.80
Filter Location u2
Termination Reason Qc refusal

NOTES:



DYNAMIC PROBE - SUPER HEAVY LOG

HOLE NO.:
DPSH01

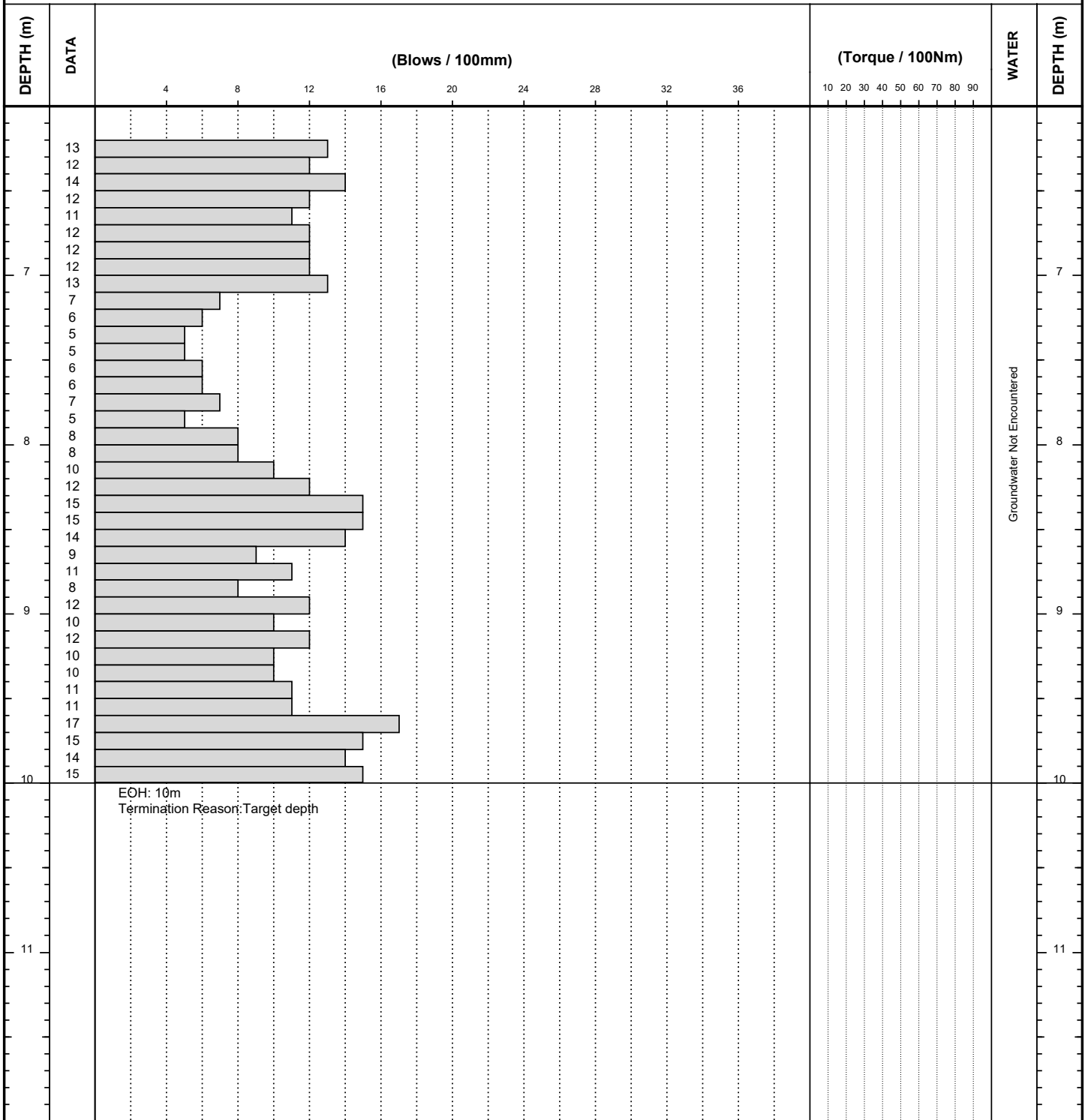
CLIENT: Envico Homes
PROJECT: Proposed Multi Unit Subdivision

JOB NO.:
LTC24111

SITE LOCATION: 138 Fitzgerald Avenue, Christchurch Central
CO-ORDINATES: 1571790.00mE, 5180027.00mN (NZTM2000)

OPERATOR: JM
ELEVATION: 5.2m (LVD1937)

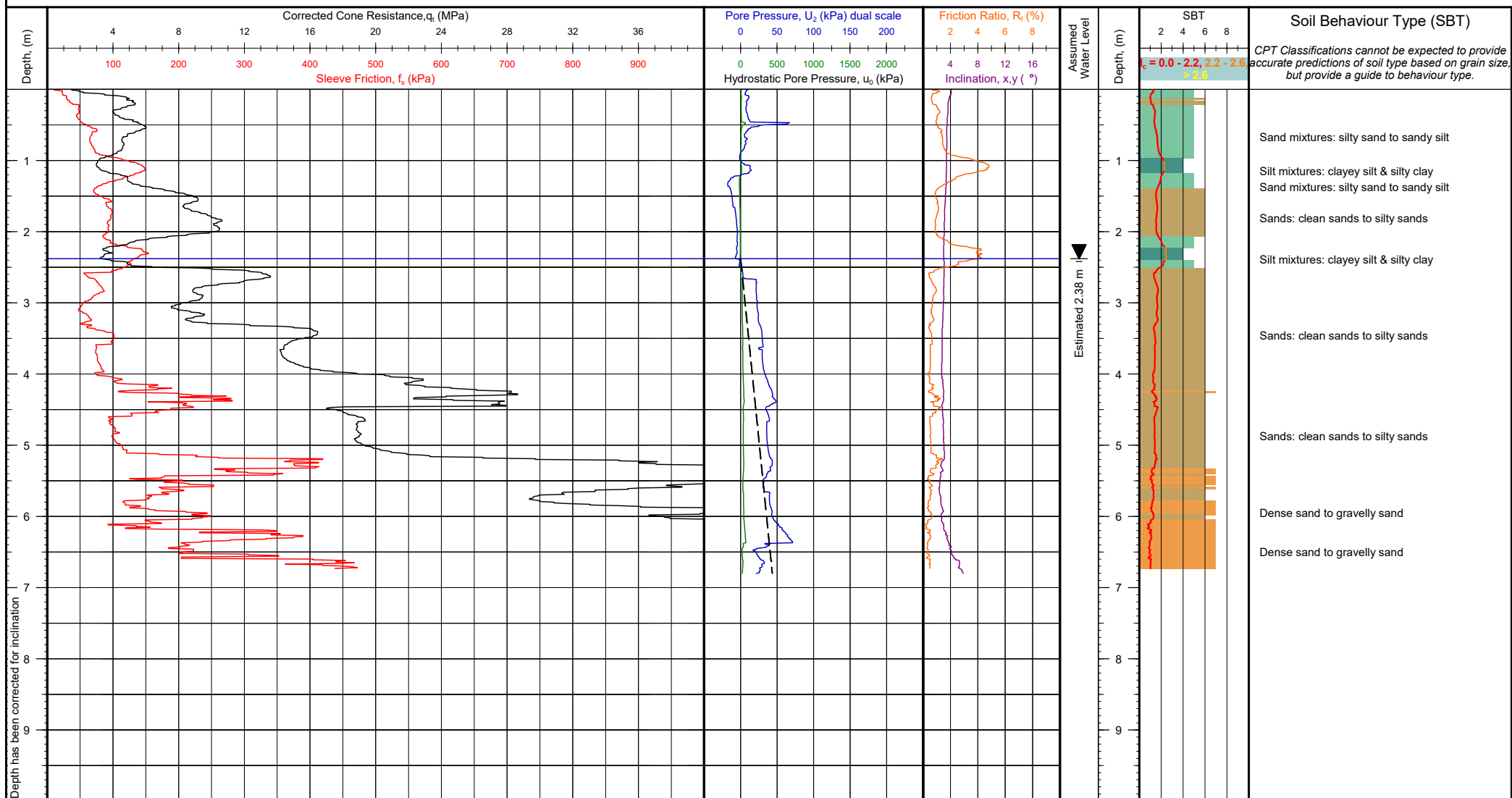
START DATE: 14/05/2024
END DATE: 14/05/2024



Remarks: Groundwater measured at 3.0m (Dipmeter) Coordinates from handheld GPS accurate to +/-4m Pagani TG63-150 Rig	TEST DETAILS:
	Weight 63.5 kg Rod Mass 6.2 kg Drop Height 750 mm Cone Area Ratio 0.002 Predrill 6.2 Termination Target depth
NOTES:	





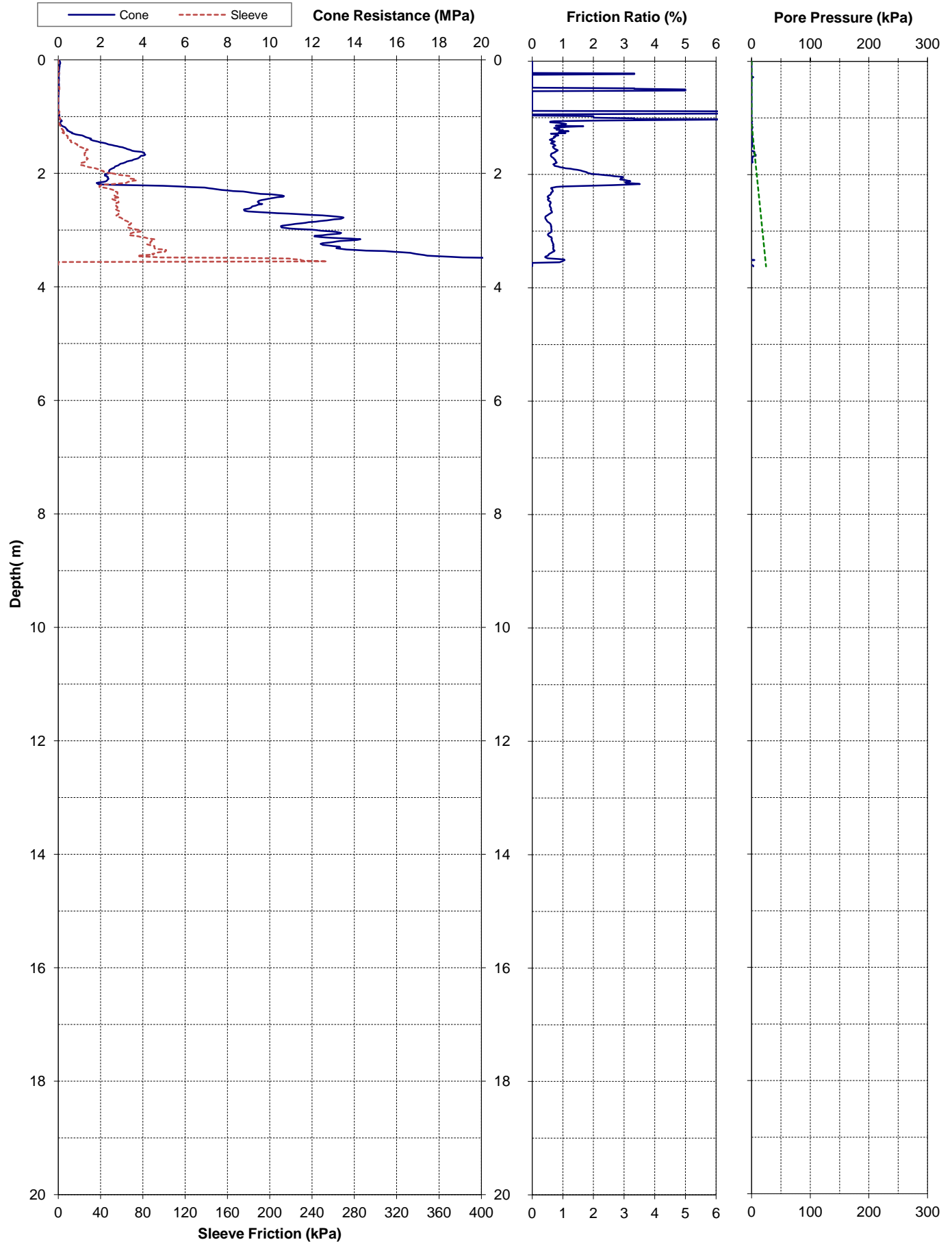
CONE PENETRATION TEST (CPT) LOG



Client: KGA Geotechnical	Operator: John Cresswell	NZTM 2000 N, E (m): 5180030.10, 1571812.01	Elevation (m): Unknown	Client Reference:
Project: 344 Hereford Street	Cone Ref: MKJ335	WGS84 (deg): -43.532140, 172.651145	Date of Test: 21/04/2021	
Location: Linwood, Christchurch	Cone Type: 10cm ² Compression	Location Method: Handheld GPS	Depth (m): 6.80	Test Number: CPT-01
Engineer: Jonathan Shelley	Area Ratio: 0.80	Surveyor:	Pre Drill (m): N/A	
Contractor: Ground Investigation Ltd	Filter Type: u ₂	Termination Reason: High cone end resistance	G.I. Job Ref: 210498	

Comments: Continued with DPSH-01. Where possible GWL is measured after testing, or estimated in the office. This may not represent the true GWL

Project: Christchurch 2011 Earthquake - CCC Ground Investigations			Page: 1 of 1	CPT-CBD-64	
Test Date: 29-Jun-2011	Location: Central City	Operator: Opus		 	
Pre-Drill: 1.5m	Assumed GWL: 1.1mBGL	Located By: Survey GPS			
Position: 2481805mE	5741647.1mN	4.945mRL			
Other Tests:			Comments:		





BOREHOLE LOG

Hole No.: **BH001**

Client: **Kirk Roberts Consulting Engineers**
 Project: **320 Hereford St**

Job No.: **13419**

Site Location: 320 Hereford Street, Christchurch, New Zealand
 Grid Reference: -93492393.73mE, -35840056.84mN (NZTM 2000)
 Datum: 0m

Date Commenced: 08/04/2013
 Date Completed: 09/04/2013

Rig Model & Mounting: GEO 305

Rig Operator: JC

Description	Method	Recovery	Depth	Graphic Log	SPT N-value (Uncorrected)	SPT Data (Uncorrected)	Samples	Water	Installation
CLAY with minor organic soil	Sonic core drilling	100%	0.5	[Graphic Log]				SWL 0.95m	Bentonite
Clay with medium to fine gravel		100%	2.0	[Graphic Log]	2, 2/ 3, 2, 3, 2 N=10	450mm			1.5m
GRAVEL medium to fine with clay		100%	3.5	[Graphic Log]	8, 16/ 19, 18, 15, 14 N=66	450mm			
GRAVEL medium to fine with fine sand		100%	4.5	[Graphic Log]	2, 2/ 3, 3, 4, 3 N=13	450mm			
Fine GRAVEL with fine sand		100%	6.5	[Graphic Log]	2, 2/ 3, 2, 4, 6 N=15	450mm			
Fine SAND with fine gravel		100%	8.0	[Graphic Log]	1, 1/ 2, 1, 1, 2 N=6	450mm			
SAND with minor gravel		100%	9.5	[Graphic Log]	1, 2/ 1, 2, 1, 1 N=5	450mm			

Remarks
 Geotechnical Investigation Borehole BH001 with SPT Testing
 Two CPTu tests performed on site

Hole Depth: 15m

Generated by GEROC Core-GS



BOREHOLE LOG

Hole No.: **BH001**

Client: Kirk Roberts Consulting Engineers
 Project: 320 Hereford St

Job No.: **13419**

Site Location: 320 Hereford Street, Christchurch, New Zealand
 Grid Reference: -93492393.73mE, -35840056.84mN (NZTM 2000)
 Datum: 0m

Date Commenced: 08/04/2013
 Date Completed: 09/04/2013

Rig Model & Mounting: GEO 305

Rig Operator: JC

Description	Method	Recovery	Depth	Graphic Log	SPT N-value (Uncorrected)	SPT Data (Uncorrected)	Samples	Water	Installation
SAND with minor gravel	Sonic core drilling	100%	10.5		●	3, 5/ 7, 8, 7, 3 N=25 450mm			
Fine SAND		100%	11.0						
Fine SAND with minor wood		100%	12.0						
Fine SAND		100%	13.5						

EOH: 15m

Remarks

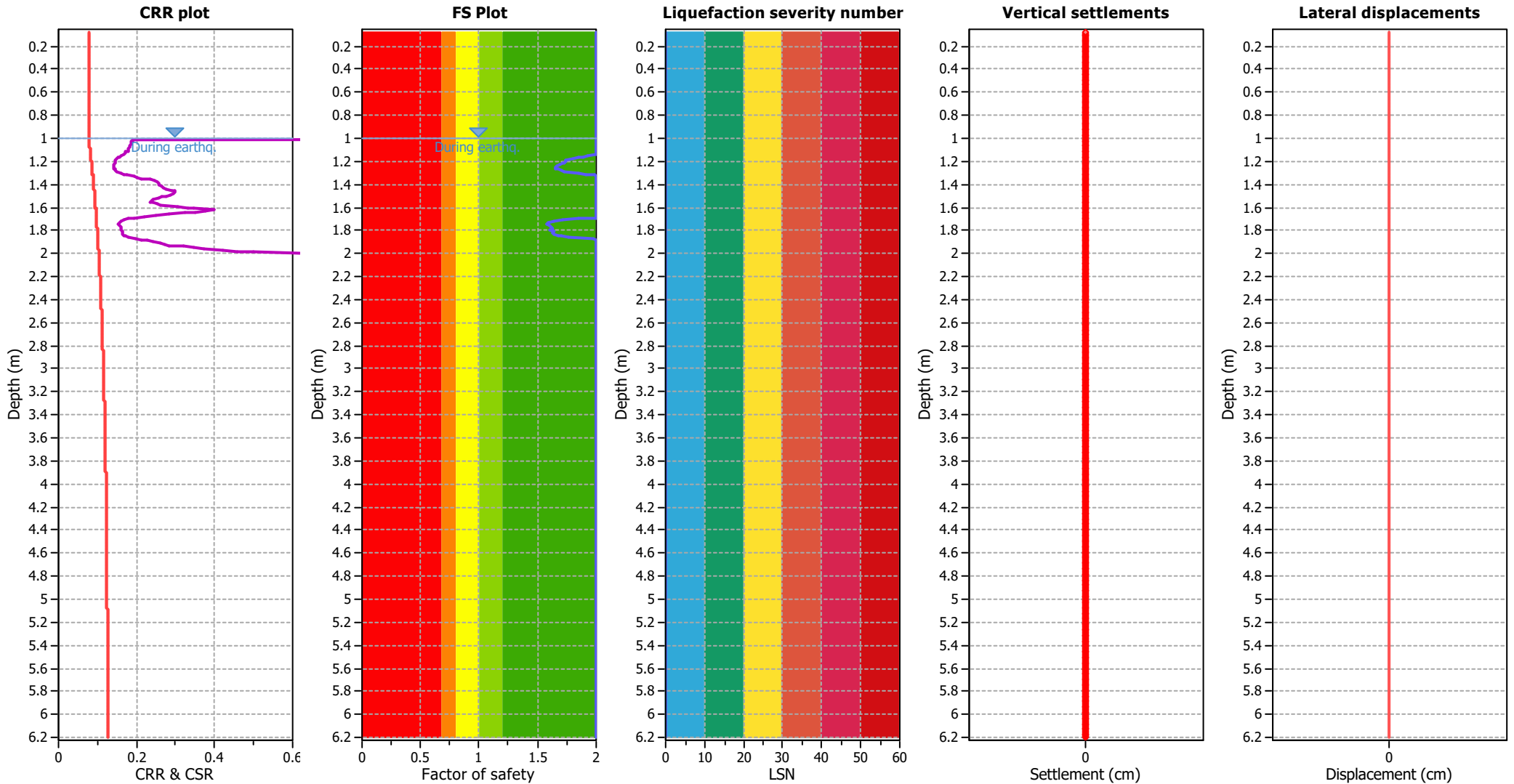
Geotechnical Investigation Borehole BH001 with SPT Testing
 Two CPTu tests performed on site

APPENDIX D

Model Earthquake Liquefaction Analysis Outputs



Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (earthq.):	1.00 m	Fill weight:	N/A
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K _σ applied:	Yes
Earthquake magnitude M _w :	7.50	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.13	Use fill:	No	Limit depth applied:	Yes
Depth to water table (insitu):	1.00 m	Fill height:	N/A	Limit depth:	10.00 m

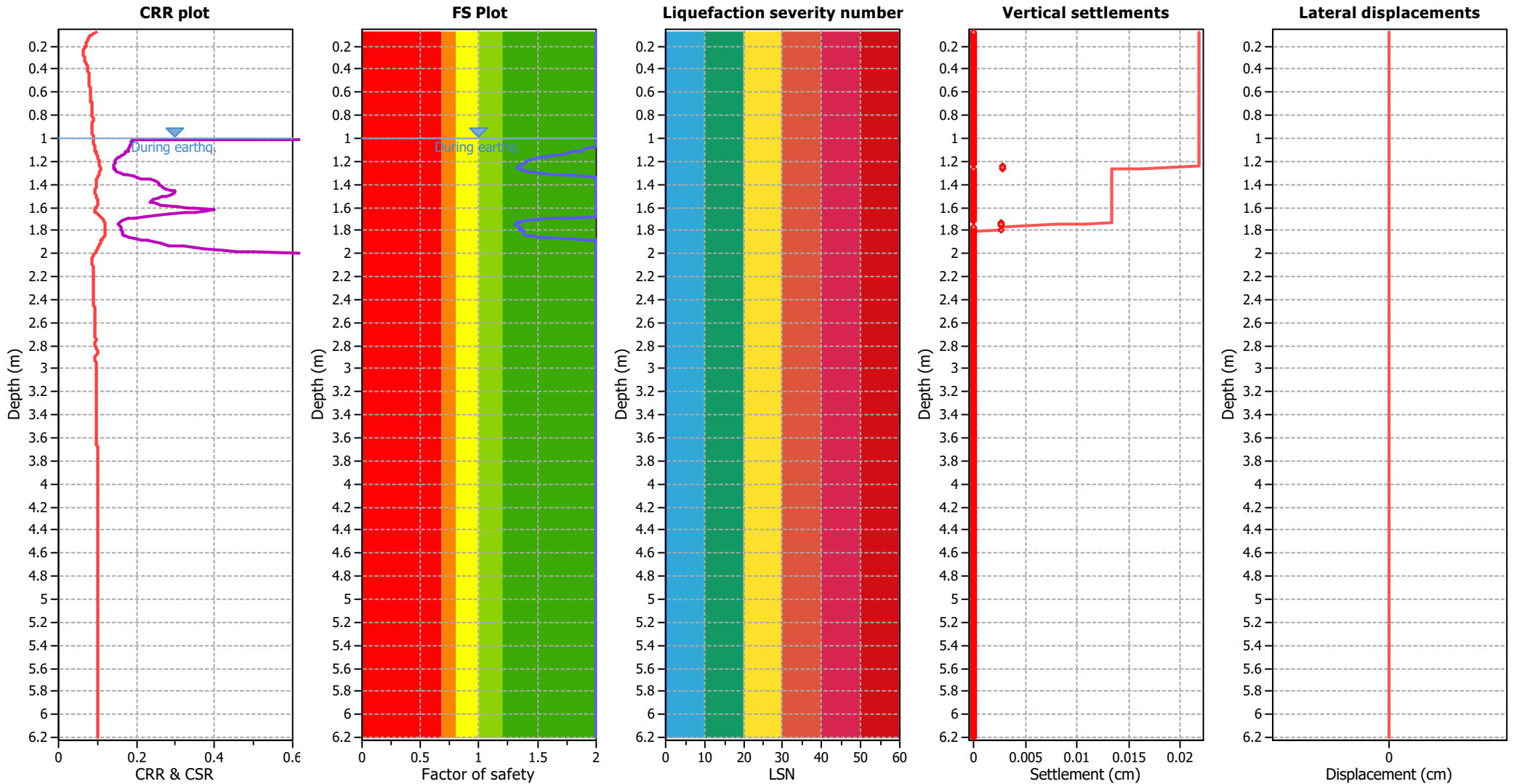
F.S. color scheme

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

LSN color scheme

- Severe damage
- Major expression of liquefaction
- Moderate to severe exp. of liquefaction
- Moderate expression of liquefaction
- Minor expression of liquefaction
- Little to no expression of liquefaction

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	1.00 m	Fill weight:	N/A
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_{σ} applied:	Yes
Earthquake magnitude M_w :	6.00	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.19	Use fill:	No	Limit depth applied:	Yes
Depth to water table (insitu):	1.00 m	Fill height:	N/A	Limit depth:	10.00 m

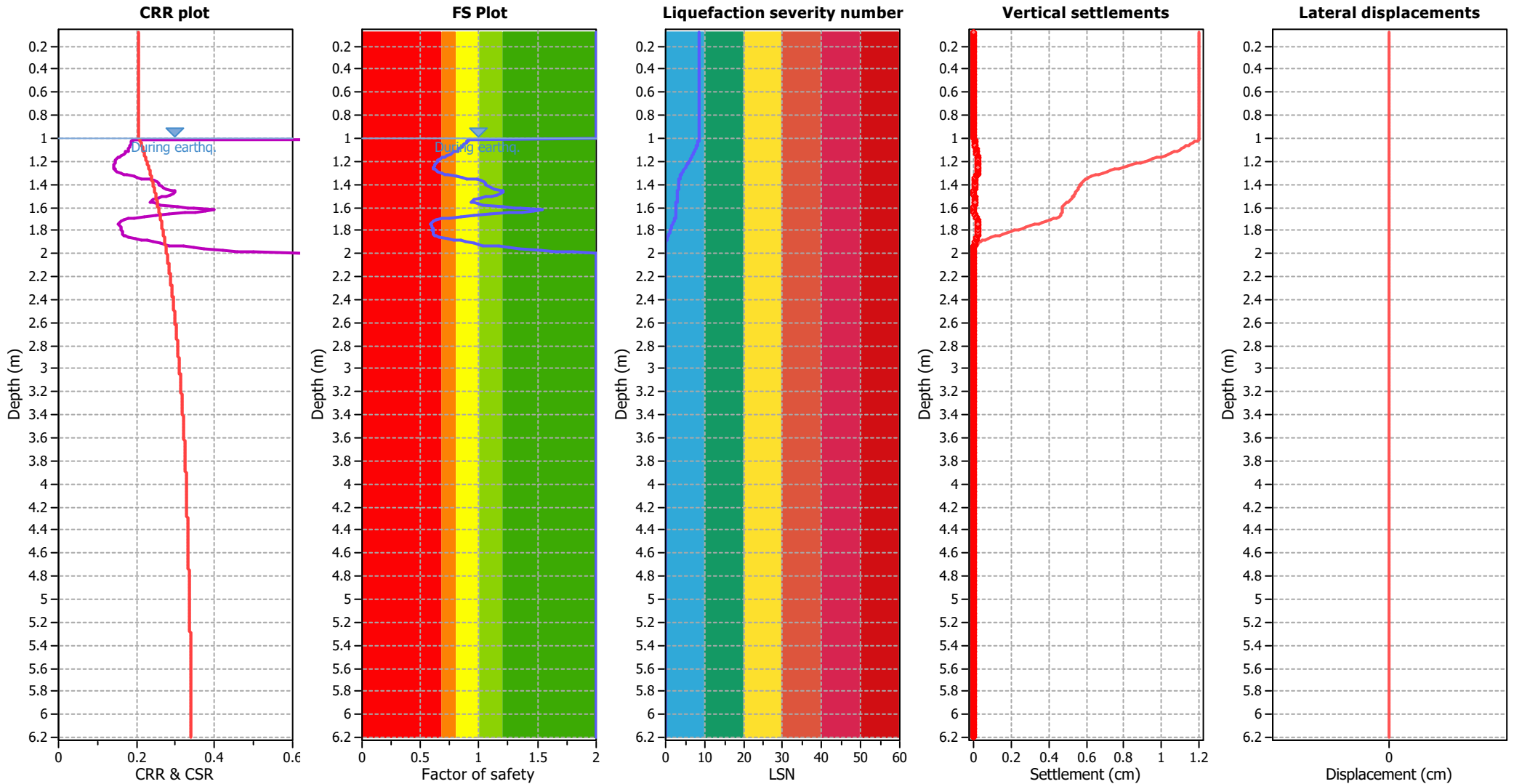
F.S. color scheme

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

LSN color scheme

- Severe damage
- Major expression of liquefaction
- Moderate to severe exp. of liquefaction
- Moderate expression of liquefaction
- Minor expression of liquefaction
- Little to no expression of liquefaction

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (earthq.):	1.00 m	Fill weight:	N/A
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_{σ} applied:	Yes
Earthquake magnitude M_w :	7.50	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.35	Use fill:	No	Limit depth applied:	Yes
Depth to water table (insitu):	1.00 m	Fill height:	N/A	Limit depth:	10.00 m

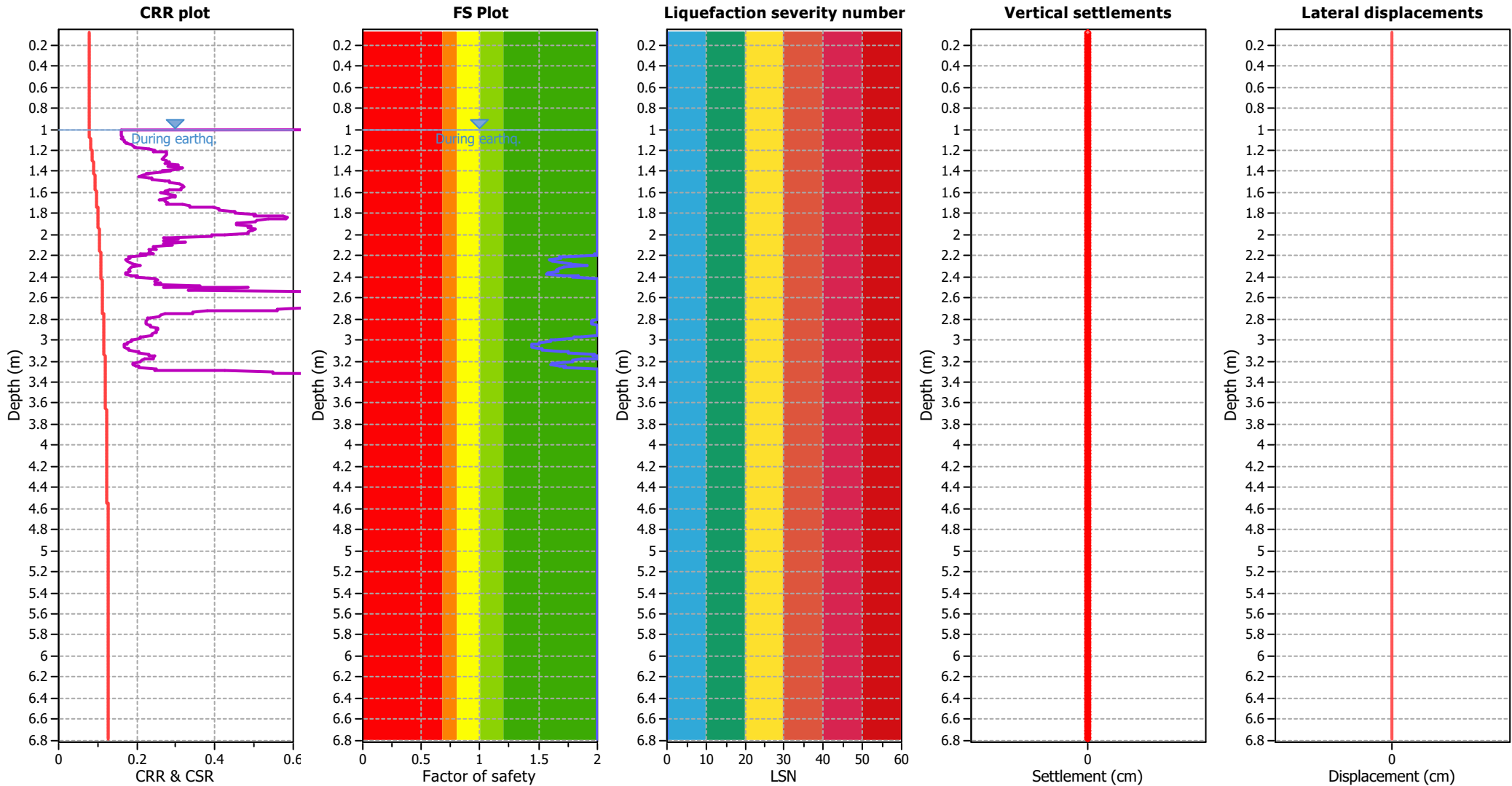
F.S. color scheme

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

LSN color scheme

- Severe damage
- Major expression of liquefaction
- Moderate to severe exp. of liquefaction
- Moderate expression of liquefaction
- Minor expression of liquefaction
- Little to no expression of liquefaction

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (earthq.):	1.00 m	Fill weight:	N/A
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_{σ} applied:	Yes
Earthquake magnitude M_w :	7.50	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.13	Use fill:	No	Limit depth applied:	Yes
Depth to water table (insitu):	1.00 m	Fill height:	N/A	Limit depth:	10.00 m

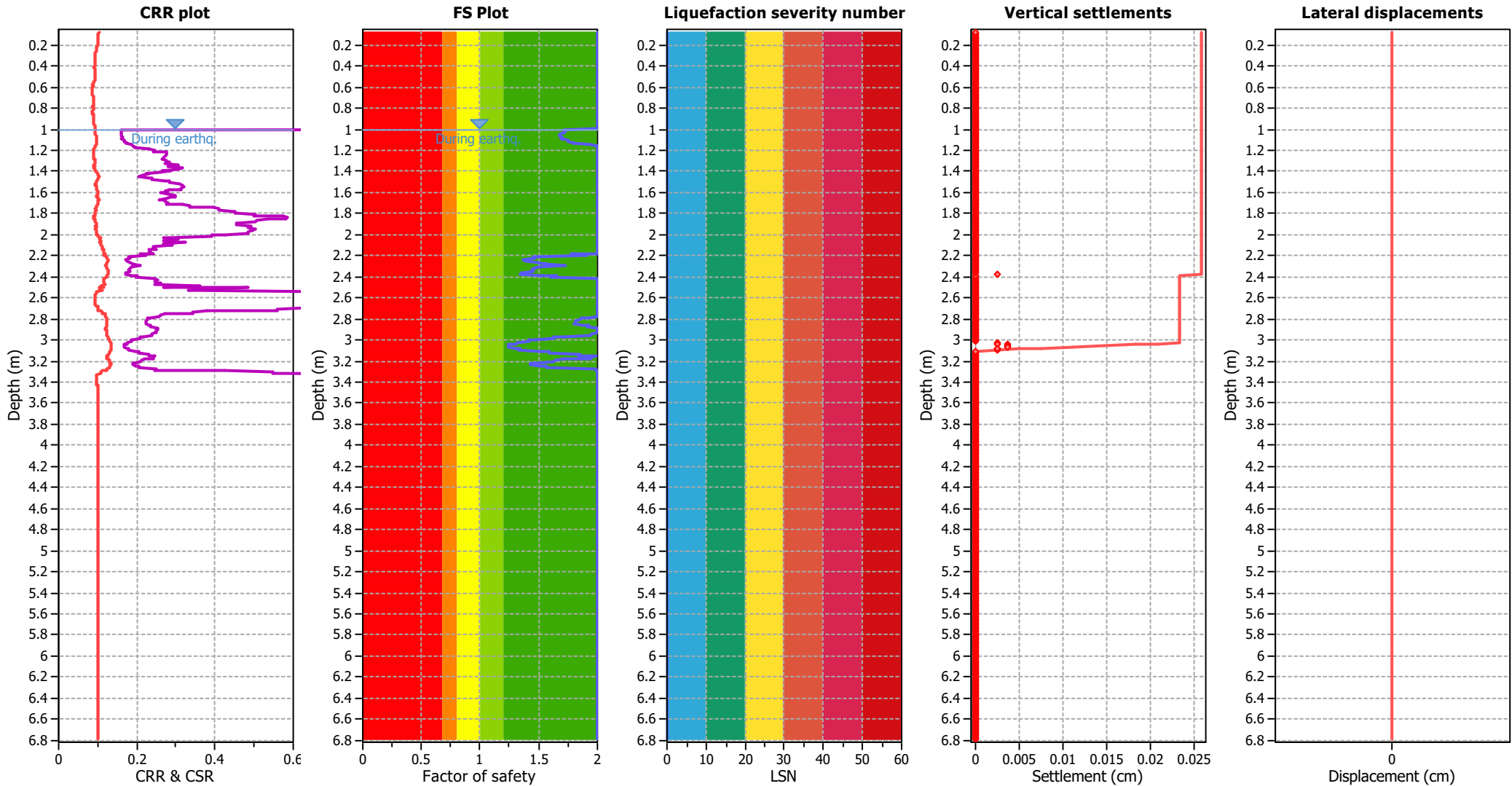
F.S. color scheme

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

LSN color scheme

- Severe damage
- Major expression of liquefaction
- Moderate to severe exp. of liquefaction
- Moderate expression of liquefaction
- Minor expression of liquefaction
- Little to no expression of liquefaction

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (earthq.):	1.00 m	Fill weight:	N/A
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_{σ} applied:	Yes
Earthquake magnitude M_w :	6.00	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.19	Use fill:	No	Limit depth applied:	Yes
Depth to water table (insitu):	1.00 m	Fill height:	N/A	Limit depth:	10.00 m

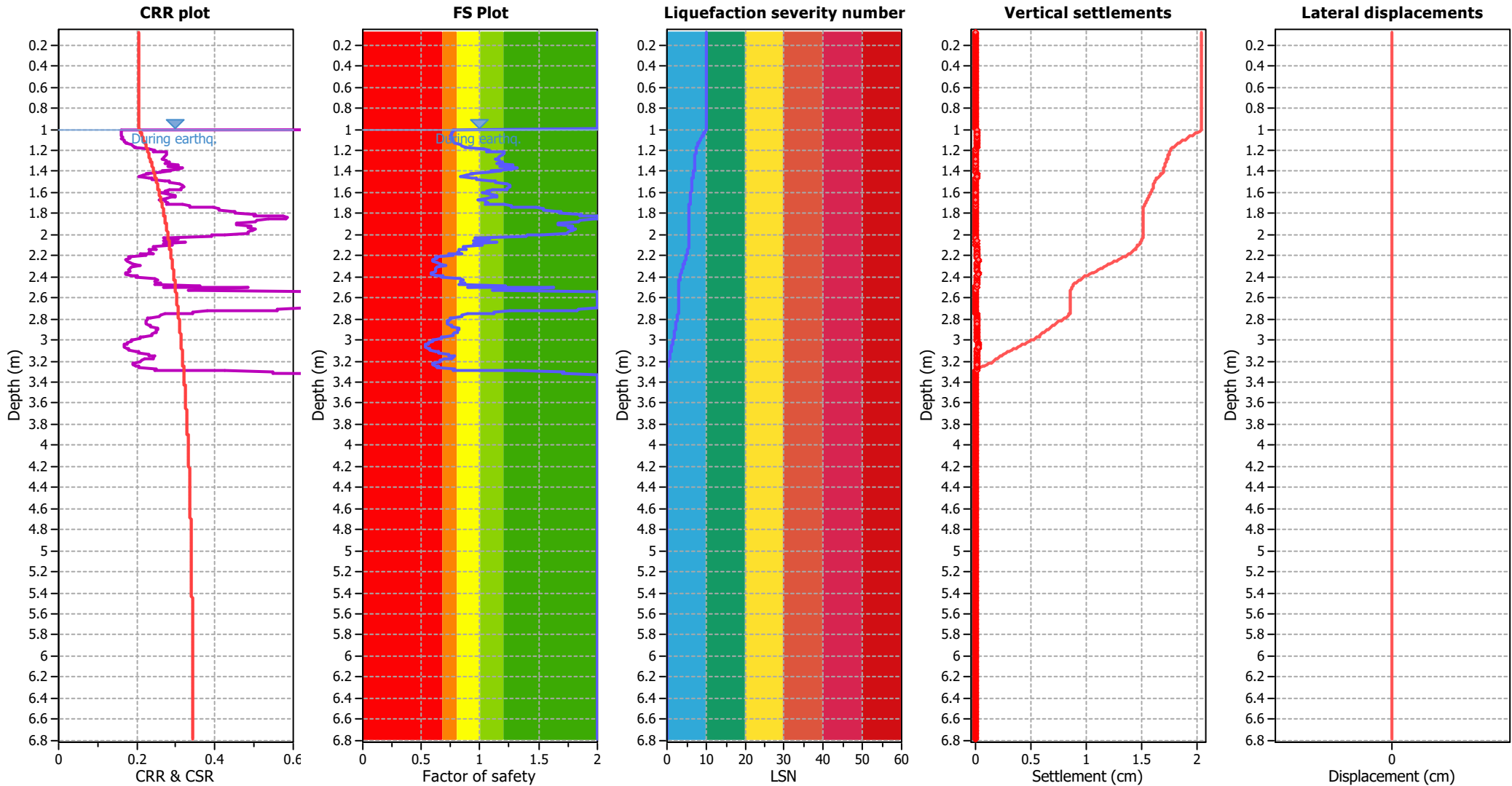
F.S. color scheme

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

LSN color scheme

- Severe damage
- Major expression of liquefaction
- Moderate to severe exp. of liquefaction
- Moderate expression of liquefaction
- Minor expression of liquefaction
- Little to no expression of liquefaction

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	1.00 m	Fill weight:	N/A
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_{σ} applied:	Yes
Earthquake magnitude M_w :	7.50	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.35	Use fill:	No	Limit depth applied:	Yes
Depth to water table (insitu):	1.00 m	Fill height:	N/A	Limit depth:	10.00 m

F.S. color scheme

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

LSN color scheme

- Severe damage
- Major expression of liquefaction
- Moderate to severe exp. of liquefaction
- Moderate expression of liquefaction
- Minor expression of liquefaction
- Little to no expression of liquefaction

APPENDIX E

Statement of Professional Opinion



Statement of Professional Opinion on the Suitability of Land for Subdivision

(Appendix I to the Infrastructure Design Standard)

Issued by: *Landtech Consulting Ltd*
(*Geotechnical engineering firm or suitably qualified engineer*)

To: *Evinco Homes*
(*Owner/Developer*)

To be supplied to: *Christchurch City Council*
(*Territorial authority*)

In respect of: *Proposed Subdivision*
(*Description of proposed infrastructure/land development*)

At: *138 Fitzgerald Avenue, Christchurch Central, Christchurch*
(*Address*)

I (*Geotechnical engineer*) *Dwayne Wilson* on behalf of (*Geotechnical engineering firm*) *Landtech Consulting Ltd*

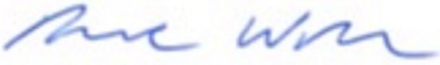
hereby confirm:

1. I am a suitably qualified and experienced geotechnical engineer and was retained by the owner/developer as the geotechnical engineer on the above proposed development.
2. My/the geotechnical assessment report, dated *23 May 2024* has been carried out in accordance with the Department of Building and Housing *Guidelines for geotechnical investigation and assessment of subdivisions* and includes:
 - (i) Details of and the results of my/the site investigations.
 - (ii) A liquefaction assessment.
 - (iii) An assessment of rockfall and slippage, including hazards resulting from seismic activity.
 - (iv) An assessment of the slope stability and ground bearing capacity confirming the location and appropriateness of building sites.
 - (v) Recommendations proposing measures to avoid, remedy or mitigate any potential hazards on the land subject to the application, in accordance with the provisions of Section 106 of the Resource Management Act 1991.
3. In my professional opinion, I consider that Council is justified in granting consent incorporating the following conditions:

Foundation and geotechnical recommendations as per our attached geotechnical report
4. This professional opinion is furnished to the territorial authority and the owner/developer for their purposes alone, on the express condition that it will not be relied upon by any other person and does not remove the necessity for the normal inspection of foundation conditions at the time of erection of any building.
5. This certificate shall be read in conjunction with my/the geotechnical report referred to in Clause 2 above, and shall not be copied or reproduced except in conjunction with the full geotechnical completion report.
6. The geotechnical engineering firm issuing this statement holds a current policy of professional indemnity

insurance of no less than \$ 2,000,000.00

(Minimum amount of insurance shall be commensurate with the current amounts recommended by IPENZ, ACENZ, TNZ, INGENIUM.)



.....
(Signature of Engineer)

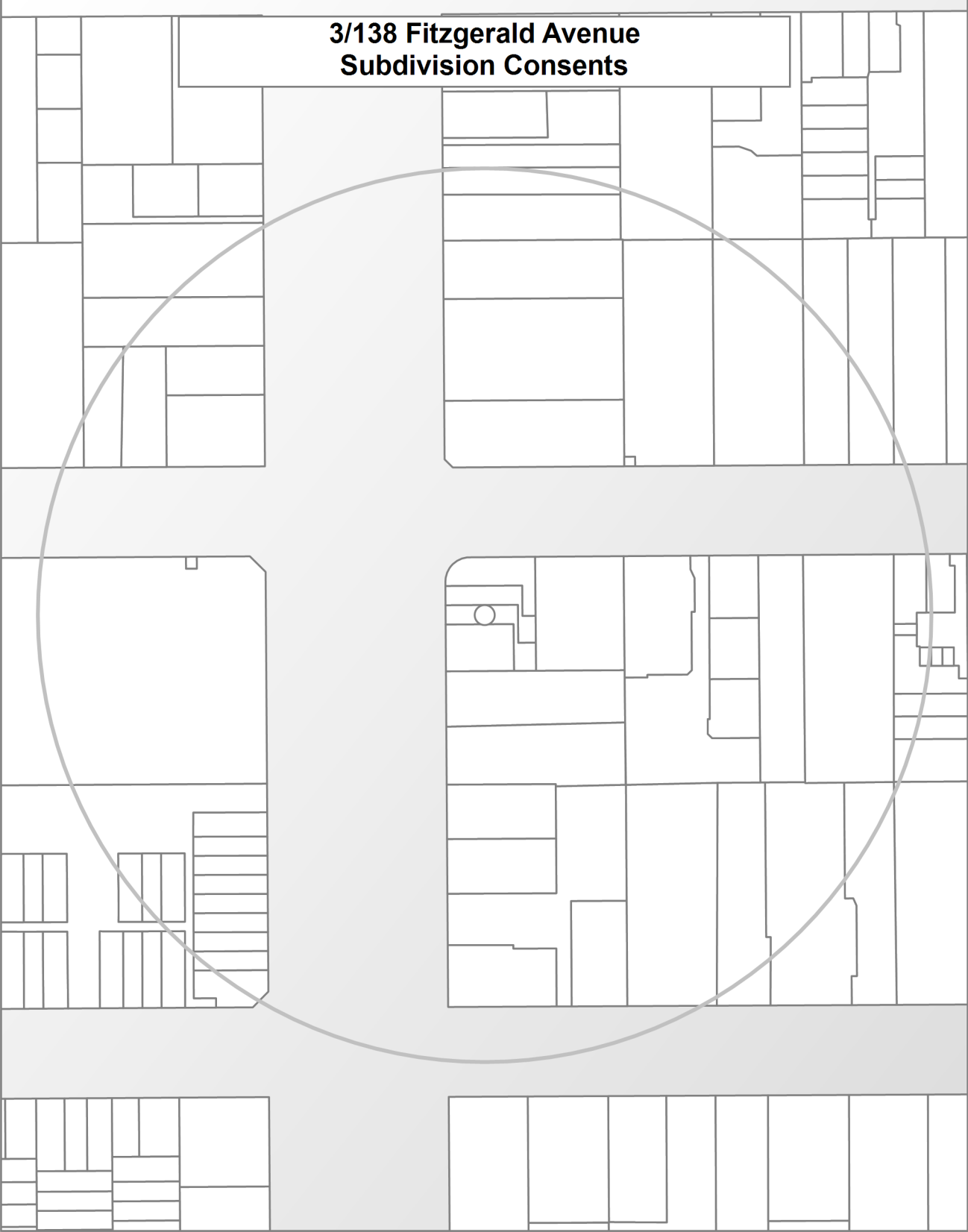
Date: 23 May 2024

Qualifications and experience: *BEngTech (Civil), MEngSt (Geotechnical), CMEngNZ, CPEng*

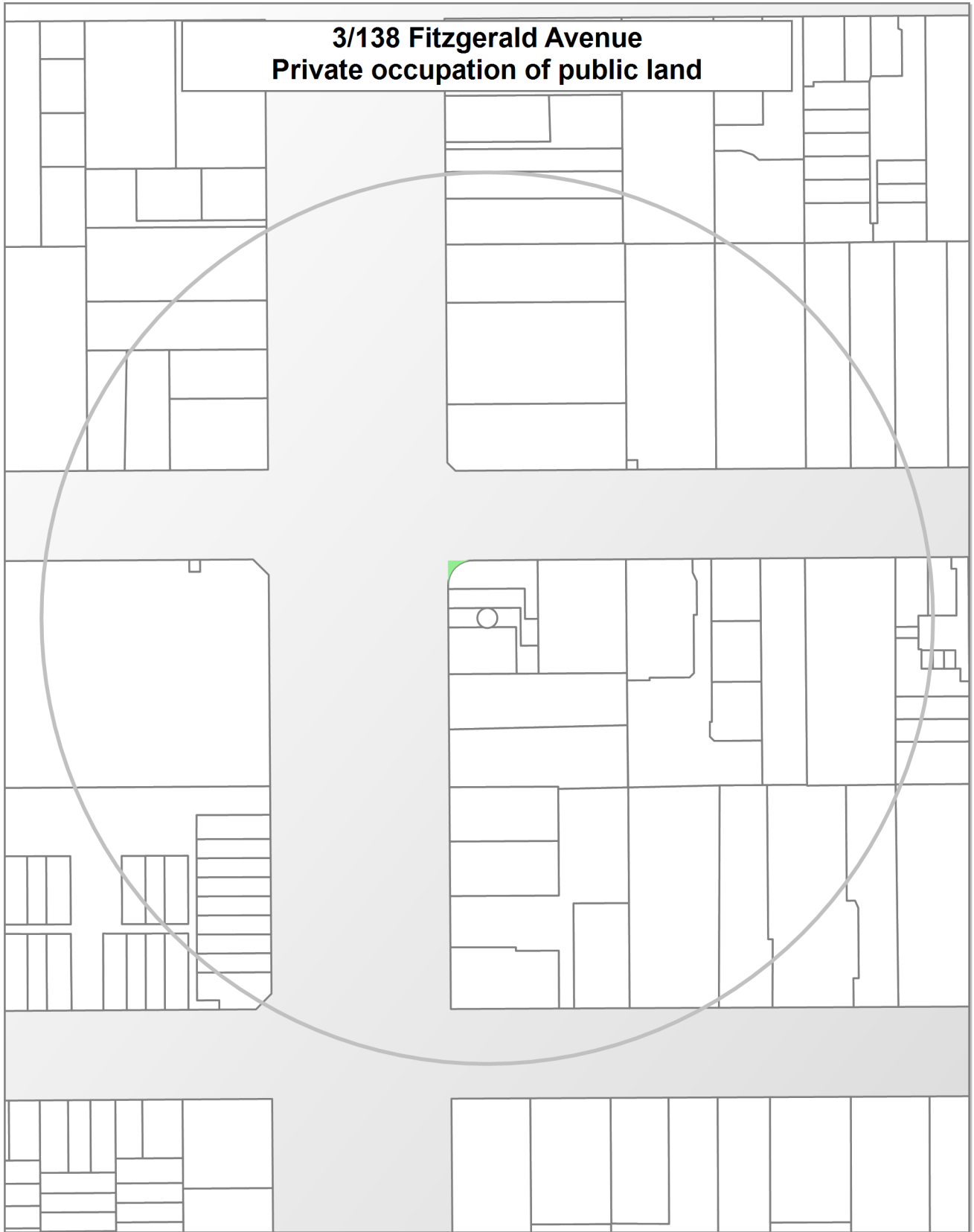
3/138 Fitzgerald Avenue Land Use Consents



**3/138 Fitzgerald Avenue
Subdivision Consents**



**3/138 Fitzgerald Avenue
Private occupation of public land**



Land Use Resource Consents within 100 metres of 3/138 Fitzgerald Avenue

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

1/138 Fitzgerald Avenue

RMA/2011/659

TEMPORARY ACCOMMODATION - Business Accommodation - Historical Reference RMA92018204

Expired

Applied 07/06/2011

Decision issued 07/06/2011

Granted 07/06/2011

RMA/2017/1206

Operate a land surveying and engineering business

Processing complete

Applied 29/05/2017

Decision issued 31/08/2017

Declined 30/08/2017

RMA/2024/1594

Build four residential units

Processing complete

Applied 04/06/2024

Decision issued 09/09/2024

Granted 09/09/2024

Within scope amendment accepted 11/12/2024

Within scope amendment decision issued 11/12/2024

RMA/2024/2411

Minimum Floor Level Certificate

Processing complete

Applied 23/08/2024

Certificate issued 23/08/2024

RMA/2025/1411

Subdivision - Fee Simple - 4 Lots with land use

Processing complete

Applied 19/05/2025

s223 Certificate issued 05/11/2025

s224 Certificate issued 04/12/2025

Decision issued 10/06/2025

Granted 10/06/2025

1/343 Cashel Street

RMA/1979/481

To erect a 3214m2 shed for storage of second hand goods relating to existing business in a Res/3 zone. - Historical Reference RES9218788

Processing complete

Applied 28/09/1979

Decision issued 19/02/1980

Granted 19/02/1980

1/343 Hereford Street

RMA/1977/37

To the siting of two cblocks of two storey flats - Historical Reference RES9202312

Processing complete

Applied 15/07/1977

Decision issued 21/07/1977

Granted 21/07/1977

1/345 Cashel Street

RMA/1998/3928

Failure to meet setbacks to living area window, building and parking for flats 1 - 4. - Historical Reference RMA699

Processing complete

Applied 24/06/1998

1/346 Hereford Street

RMA/2003/1005

Two storey flat addition to existing four flats with numerous non-compliances. - Historical Reference RMA20013287

Processing complete

Applied 14/04/2003

Decision issued 03/03/2004

Granted 02/03/2004
Granted 02/03/2004
Decision issued 03/03/2004

RMA/2004/2307

Three units with garages which exceed the building length rule. - Historical Reference RMA20017950

Processing complete

Applied 09/09/2004

Granted 04/10/2004

Decision issued 05/10/2004

Decision issued 05/10/2004

Granted 04/10/2004

RMA/2006/1826

Three dwellings with attached garages with various non compliances - Historical Reference RMA92005897

Processing complete

Applied 04/08/2006

Decision issued 19/01/2007

Granted 19/01/2007

Granted 19/01/2007

Decision issued 19/01/2007

1/353 Cashel Street

RMA/1995/1952

To erect a five unit development. - Historical Reference RES952202

Withdrawn

Applied 26/06/1995

RMA/1996/1088

To erect 5 units which exceeds the 20m maximum wall length without a 2.4m step in Plan and the first floor balconies intrude the 4m setback. - Historical Reference RES961270

Processing complete

Applied 27/05/1996

Decision issued 01/05/1997

Granted 01/05/1997

1/358 Hereford Street

RMA/2024/2168

New residential development comprising six units

Processing complete

Applied 31/07/2024

Decision issued 26/09/2024

Granted 26/09/2024

RMA/2025/1871

Subdivision - Fee Simple - 6 Lots with land use

Processing complete

Applied 19/06/2025

s223 Certificate issued 17/10/2025

s224 Certificate issued 17/10/2025

Decision issued 20/08/2025

Granted 19/08/2025

122 Fitzgerald Avenue

RMA/1998/2174

To erect a billboard advertising sign. - Historical Reference RES982488

Processing complete

Applied 10/09/1998

Decision issued 15/10/1998

Granted 15/10/1998

RMA/1998/808

To erect one 6 x 3m wall mounted general advertising hoarding on the side of a building which is located in a Residential area. - Historical Reference RES980848

Processing complete

Applied 30/03/1998

Decision issued 23/06/1998

Declined 23/06/1998

124 Fitzgerald Avenue

RMA/1998/2174

To erect a billboard advertising sign. - Historical Reference RES982488

Processing complete

Applied 10/09/1998

Decision issued 15/10/1998

Granted 15/10/1998

RMA/1998/808

To erect one 6 x 3m wall mounted general advertising hoarding on the side of a building which is located in a Residential area. - Historical Reference RES980848

Processing complete

Applied 30/03/1998

Decision issued 23/06/1998

Declined 23/06/1998

129 Fitzgerald Avenue

RMA/1984/520

Consent to reduce carpark requirement of 76 by 15 - joint use of carpark - Historical Reference RES9210712

Processing complete

Applied 09/08/1984

Granted 29/08/1984

Decision issued 29/08/1984

RMA/1991/1177

Consent to separate a hotel and bottle store - subdivide the site in a Res 5 zone - Historical Reference RES9222212

Processing complete

Applied 31/07/1991

Decision issued 27/09/1991

Granted 27/09/1991

RMA/1992/266

Consent to extend the liquor licensing hours of the hotel on a site in the ind 1 zone - 11pm to 3am for 6 days a week - Historical Reference RES9212243

Processing complete

Applied 16/10/1992

Decision issued 11/01/1993

Granted 11/01/1993

RMA/1998/841

Additions to an existing Tavern consisting of a pool and snooker room, a committee room and new bar and dance floor. Additions are proposed to intrude the required 6 metre road boundary set back by 3 metres. - Historical Reference RES980895

Processing complete

Applied 02/04/1998

Decision issued 18/05/1998

Granted 18/05/1998

RMA/2002/1888

Additions to the existing gaming area and lounge bar of the Fitzgerald Arms Tavern. - Historical Reference RMA20010915

Processing complete

Applied 02/08/2002

Decision issued 21/08/2002

Granted 19/08/2002

RMA/2021/3786

Construction of a 22 unit mixed use development with associated accesses, onsite parking and landscaping

Processing complete

Applied 11/11/2021

Conditions changed/cancelled - s127 26/08/2024

Decision issued 14/02/2022

Granted 14/02/2022

131 Fitzgerald Avenue

RMA/1984/520

Consent to reduce carpark requirement of 76 by 15 - joint use of carpark - Historical Reference RES9210712

Processing complete

Applied 09/08/1984

Decision issued 29/08/1984

Granted 29/08/1984

RMA/1991/1177

Consent to separate a hotel and bottle store - subdivide the site in a Res 5 zone - Historical Reference RES9222212

Processing complete

Applied 31/07/1991

Decision issued 27/09/1991

Granted 27/09/1991

RMA/1992/266

Consent to extend the liquor licensing hours of the hotel on a site in the ind 1 zone - 11pm to 3am for 6 days a week - Historical Reference RES9212243

Processing complete

Applied 16/10/1992

Decision issued 11/01/1993

Granted 11/01/1993

RMA/1998/841

Additions to an existing Tavern consisting of a pool and snooker room, a committee room and new bar and dance floor. Additions are proposed to intrude the required 6 metre road boundary set back by 3 metres. - Historical Reference RES980895

Processing complete

Applied 02/04/1998

Decision issued 18/05/1998

Granted 18/05/1998

RMA/2002/1888

Additions to the existing gaming area and lounge bar of the Fitzgerald Arms Tavern. - Historical Reference RMA20010915

Processing complete

Applied 02/08/2002

Decision issued 21/08/2002

Granted 19/08/2002

RMA/2021/3786

Construction of a 22 unit mixed use development with associated accesses, onsite parking and landscaping

Processing complete

Applied 11/11/2021

Conditions changed/cancelled - s127 26/08/2024

Decision issued 14/02/2022

Granted 14/02/2022

132 Fitzgerald Avenue

RMA/2025/1476

Multi-unit development - Three (3) residential units

Processing complete

Applied 22/05/2025

Decision issued 08/07/2025

Granted 08/07/2025

133 Fitzgerald Avenue

RMA/1984/520

Consent to reduce carpark requirement of 76 by 15 - joint use of carpark - Historical Reference RES9210712

Processing complete

Applied 09/08/1984

Decision issued 29/08/1984

Granted 29/08/1984

RMA/1991/1177

Consent to separate a hotel and bottle store - subdivide the site in a Res 5 zone - Historical Reference RES9222212

Processing complete

Applied 31/07/1991

Decision issued 27/09/1991

Granted 27/09/1991

RMA/1992/266

Consent to extend the liquor licensing hours of the hotel on a site in the ind 1 zone - 11pm to 3am for 6 days a week - Historical Reference RES9212243

Processing complete

Applied 16/10/1992

Decision issued 11/01/1993

Granted 11/01/1993

RMA/1998/841

Additions to an existing Tavern consisting of a pool and snooker room, a committee room and new bar and dance floor. Additions are proposed to intrude the required 6 metre road boundary set back by 3 metres. - Historical Reference RES980895

Processing complete

Applied 02/04/1998

Decision issued 18/05/1998

Granted 18/05/1998

RMA/2002/1888

Additions to the existing gaming area and lounge bar of the Fitzgerald Arms Tavern. - Historical Reference RMA20010915

Processing complete

Applied 02/08/2002

Decision issued 21/08/2002

Granted 19/08/2002

RMA/2021/3786

Construction of a 22 unit mixed use development with associated accesses, onsite parking and landscaping

Processing complete

Applied 11/11/2021

Conditions changed/cancelled - s127 26/08/2024

Decision issued 14/02/2022

Granted 14/02/2022

135 Fitzgerald Avenue

RMA/1984/520

Consent to reduce carpark requirement of 76 by 15 - joint use of carpark - Historical Reference RES9210712

Processing complete

Applied 09/08/1984

Decision issued 29/08/1984

Granted 29/08/1984

RMA/1991/1177

Consent to separate a hotel and bottle store - subdivide the site in a Res 5 zone - Historical Reference RES9222212

Processing complete

Applied 31/07/1991

Decision issued 27/09/1991

Granted 27/09/1991

RMA/1992/266

Consent to extend the liquor licensing hours of the hotel on a site in the ind 1 zone - 11pm to 3am for 6 days a week - Historical Reference RES9212243

Processing complete

Applied 16/10/1992

Decision issued 11/01/1993

Granted 11/01/1993

RMA/1998/841

Additions to an existing Tavern consisting of a pool and snooker room, a committee room and new bar and dance floor. Additions are proposed to intrude the required 6 metre road boundary set back by 3 metres. - Historical Reference RES980895

Processing complete

Applied 02/04/1998

Decision issued 18/05/1998

Granted 18/05/1998

RMA/2002/1888

Additions to the existing gaming area and lounge bar of the Fitzgerald Arms Tavern. - Historical Reference RMA20010915

Processing complete

Applied 02/08/2002

Decision issued 21/08/2002

Granted 19/08/2002

RMA/2021/3786

Construction of a 22 unit mixed use development with associated accesses, onsite parking and landscaping

Processing complete

Applied 11/11/2021

Conditions changed/cancelled - s127 26/08/2024

Decision issued 14/02/2022

Granted 14/02/2022

137 Fitzgerald Avenue

RMA/1984/520

Consent to reduce carpark requirement of 76 by 15 - joint use of carpark - Historical Reference RES9210712

Processing complete

Applied 09/08/1984

Decision issued 29/08/1984

Granted 29/08/1984

RMA/1991/1177

Consent to separate a hotel and bottle store - subdivide the site in a Res 5 zone - Historical Reference RES9222212

Processing complete

Applied 31/07/1991

Decision issued 27/09/1991

Granted 27/09/1991

RMA/1992/266

Consent to extend the liquor licensing hours of the hotel on a site in the ind 1 zone - 11pm to 3am for 6 days a week - Historical Reference RES9212243

Processing complete

Applied 16/10/1992

Decision issued 11/01/1993

Granted 11/01/1993

RMA/1998/841

Additions to an existing Tavern consisting of a pool and snooker room, a committee room and new bar and dance floor. Additions are proposed to intrude the required 6 metre road boundary set back by 3 metres. - Historical Reference RES980895

Processing complete

Applied 02/04/1998

Decision issued 18/05/1998

Granted 18/05/1998

RMA/2002/1888

Additions to the existing gaming area and lounge bar of the Fitzgerald Arms Tavern. - Historical Reference RMA20010915

Processing complete

Applied 02/08/2002

Decision issued 21/08/2002

Granted 19/08/2002

RMA/2021/3786

Construction of a 22 unit mixed use development with associated accesses, onsite parking and landscaping

Processing complete

Applied 11/11/2021

Conditions changed/cancelled - s127 26/08/2024

Decision issued 14/02/2022

Granted 14/02/2022

139 Fitzgerald Avenue

RMA/1984/520

Consent to reduce carpark requirement of 76 by 15 - joint use of carpark - Historical Reference RES9210712

Processing complete

Applied 09/08/1984

Decision issued 29/08/1984

Granted 29/08/1984

RMA/1991/1177

Consent to separate a hotel and bottle store - subdivide the site in a Res 5 zone - Historical Reference RES9222212

Processing complete

Applied 31/07/1991

Decision issued 27/09/1991

Granted 27/09/1991

RMA/1992/266

Consent to extend the liquor licensing hours of the hotel on a site in the ind 1 zone - 11pm to 3am for 6 days a week - Historical Reference RES9212243

Processing complete

Applied 16/10/1992

Decision issued 11/01/1993

Granted 11/01/1993

RMA/1998/841

Additions to an existing Tavern consisting of a pool and snooker room, a committee room and new bar and dance floor. Additions are proposed to intrude the required 6 metre road boundary set back by 3 metres. - Historical Reference RES980895

Processing complete

Applied 02/04/1998

Decision issued 18/05/1998

Granted 18/05/1998

RMA/2002/1888

Additions to the existing gaming area and lounge bar of the Fitzgerald Arms Tavern. - Historical Reference RMA20010915

Processing complete

Applied 02/08/2002

Decision issued 21/08/2002

Granted 19/08/2002

RMA/2021/3786

Construction of a 22 unit mixed use development with associated accesses, onsite parking and landscaping

Processing complete

Applied 11/11/2021

Conditions changed/cancelled - s127 26/08/2024

Decision issued 14/02/2022

Granted 14/02/2022

141 Fitzgerald Avenue

RMA/1984/520

Consent to reduce carpark requirement of 76 by 15 - joint use of carpark - Historical Reference RES9210712

Processing complete

Applied 09/08/1984

Decision issued 29/08/1984

Granted 29/08/1984

RMA/1991/1177

Consent to separate a hotel and bottle store - subdivide the site in a Res 5 zone - Historical Reference RES9222212

Processing complete

Applied 31/07/1991

Decision issued 27/09/1991

Granted 27/09/1991

RMA/1992/266

Consent to extend the liquor licensing hours of the hotel on a site in the ind 1 zone - 11pm to 3am for 6 days a week - Historical Reference RES9212243

Processing complete

Applied 16/10/1992

Decision issued 11/01/1993

Granted 11/01/1993

RMA/1998/841

Additions to an existing Tavern consisting of a pool and snooker room, a committee room and new bar and dance floor. Additions are proposed to intrude the required 6 metre road boundary set back by 3 metres. - Historical Reference RES980895

Processing complete

Applied 02/04/1998

Decision issued 18/05/1998

Granted 18/05/1998

RMA/2002/1888

Additions to the existing gaming area and lounge bar of the Fitzgerald Arms Tavern. - Historical Reference RMA20010915

Processing complete

Applied 02/08/2002

Decision issued 21/08/2002

Granted 19/08/2002

RMA/2021/3786

Construction of a 22 unit mixed use development with associated accesses, onsite parking and landscaping

Processing complete

Applied 11/11/2021

Conditions changed/cancelled - s127 26/08/2024

Decision issued 14/02/2022

Granted 14/02/2022

142 Fitzgerald Avenue

RMA/1987/868

To erect and use building for motor vehicle lubrication together with a car wash and a revolving sign on land zoned residential 4. - Historical Reference RES9218770

Processing complete

Applied 30/08/1987

Decision issued 10/03/1988

Granted 10/03/1988

RMA/1996/1052

To erect a 72m2 addition to the existing AA lube premises to provide for retailing, fitting and servicing of batteries, tyres, wheel alignment, brakes and suspension systems on a site zoned residential4/ Living 3. the activity is non-complyin - Historical Reference RES961229

Processing complete

Applied 22/05/1996

Decision issued 17/09/1996

Granted 17/09/1996

RMA/1999/1090

For commercial purposes in connection with the garage and sService Station. - Historical Reference RES9218769

Processing complete

Applied 01/01/1999

Decision issued 06/04/1965

Granted 06/04/1965

143 Fitzgerald Avenue

RMA/1984/520

Consent to reduce carpark requirement of 76 by 15 - joint use of carpark - Historical Reference RES9210712

Processing complete

Applied 09/08/1984

Decision issued 29/08/1984

Granted 29/08/1984

RMA/1991/1177

Consent to separate a hotel and bottle store - subdivide the site in a Res 5 zone - Historical Reference RES9222212

Processing complete

Applied 31/07/1991

Decision issued 27/09/1991

Granted 27/09/1991

RMA/1992/266

Consent to extend the liquor licensing hours of the hotel on a site in the ind 1 zone - 11pm to 3am for 6 days a week - Historical Reference RES9212243

Processing complete

Applied 16/10/1992

Decision issued 11/01/1993

Granted 11/01/1993

RMA/1998/841

Additions to an existing Tavern consisting of a pool and snooker room, a committee room and new bar and dance floor. Additions are proposed to intrude the required 6 metre road boundary set back by 3 metres. - Historical Reference RES980895

Processing complete

Applied 02/04/1998

Decision issued 18/05/1998

Granted 18/05/1998

RMA/2002/1888

Additions to the existing gaming area and lounge bar of the Fitzgerald Arms Tavern. - Historical Reference RMA20010915

Processing complete

Applied 02/08/2002

Decision issued 21/08/2002

Granted 19/08/2002

RMA/2021/3786

Construction of a 22 unit mixed use development with associated accesses, onsite parking and landscaping

Processing complete

Applied 11/11/2021

Conditions changed/cancelled - s127 26/08/2024

Decision issued 14/02/2022

Granted 14/02/2022

145 Fitzgerald Avenue

RMA/1984/520

Consent to reduce carpark requirement of 76 by 15 - joint use of carpark - Historical Reference RES9210712

Processing complete

Applied 09/08/1984

Decision issued 29/08/1984

Granted 29/08/1984

RMA/1991/1177

Consent to separate a hotel and bottle store - subdivide the site in a Res 5 zone - Historical Reference RES9222212

Processing complete

Applied 31/07/1991

Decision issued 27/09/1991

Granted 27/09/1991

RMA/1992/266

Consent to extend the liquor licensing hours of the hotel on a site in the ind 1 zone - 11pm to 3am for 6 days a week - Historical Reference RES9212243

Processing complete

Applied 16/10/1992

Decision issued 11/01/1993

Granted 11/01/1993

RMA/1998/841

Additions to an existing Tavern consisting of a pool and snooker room, a committee room and new bar and dance floor. Additions are proposed to intrude the required 6 metre road boundary set back by 3 metres. - Historical Reference RES980895

Processing complete

Applied 02/04/1998

Decision issued 18/05/1998

Granted 18/05/1998

RMA/2002/1888

Additions to the existing gaming area and lounge bar of the Fitzgerald Arms Tavern. - Historical Reference RMA20010915

Processing complete

Applied 02/08/2002

Decision issued 21/08/2002

Granted 19/08/2002

RMA/2021/3786

Construction of a 22 unit mixed use development with associated accesses, onsite parking and landscaping

Processing complete

Applied 11/11/2021

Conditions changed/cancelled - s127 26/08/2024

Decision issued 14/02/2022

Granted 14/02/2022

147 Fitzgerald Avenue

RMA/1999/4665

Workshop extension - Historical Reference RMA20000064

Processing complete

Applied 01/12/1999

Decision issued 11/02/2000

Granted 11/02/2000

RMA/1999/5865

To build a workshop extension to a commercial building in a residentially zoned area. - Historical Reference RMA931

Withdrawn

Applied 11/05/1999

148 Fitzgerald Avenue

RMA/1985/974

To waive an additional off-street parking space associated with 2 flats in a residential zone. - Historical Reference RES9218773

Processing complete

Applied 17/09/1985

Decision issued 07/10/1985

Granted 07/10/1985

RMA/2021/1432

To establish three new residential units

Withdrawn

Applied 18/05/2021

150 Fitzgerald Avenue

RMA/1992/912

For a land use consent to convert a garage to a dwelling which is to be setback less than 1.8m from boundaries. - Historical Reference RES9218774

Processing complete

Applied 30/01/1992

Decision issued 01/01/1999

Declined 01/01/1999

RMA/2007/842

Dwelling addition which intrudes the recession plane and 1.8m southern boundary setback - Historical Reference RMA92008084

Processing complete

Applied 13/04/2007

Decision issued 16/07/2007

Granted 16/07/2007

RMA/2016/1528

150 and 152 Fitzgerald Ave Existing buildings demolished due to earthquake. Proposed 10 Studio units

Processing complete

Applied 09/06/2016

Decision issued 02/08/2016

Granted 02/08/2016

151 Fitzgerald Avenue

RMA/1986/641

Consent to use existing shop to sell used clothing from - zoned Res 4 - E.U.R. expired - Historical Reference RES9211783

Processing complete

Applied 01/09/1986

Decision issued 10/02/1987

Declined 10/02/1987

RMA/1989/542

Consent to a reduction in 6m setback for a garage - 0.5m setback, conversion of an existing building (shop) to a garage by adding a door - Historical Reference RES9211780

Processing complete

Applied 22/02/1989

Decision issued 08/03/1989

Granted 08/03/1989

2/138 Fitzgerald Avenue

RMA/2011/659

TEMPORARY ACCOMMODATION - Business Accommodation - Historical Reference RMA92018204

Expired

Applied 07/06/2011

Decision issued 07/06/2011

Granted 07/06/2011

RMA/2017/1206

Operate a land surveying and engineering business

Processing complete

Applied 29/05/2017

Decision issued 31/08/2017

Declined 30/08/2017

RMA/2024/1594

Build four residential units

Processing complete

Applied 04/06/2024

Decision issued 09/09/2024

Granted 09/09/2024

Within scope amendment accepted 11/12/2024

Within scope amendment decision issued 11/12/2024

RMA/2024/2411

Minimum Floor Level Certificate

Processing complete

Applied 23/08/2024

Certificate issued 23/08/2024

RMA/2025/1411

Subdivision - Fee Simple - 4 Lots with land use

Processing complete

Applied 19/05/2025

s223 Certificate issued 05/11/2025

s224 Certificate issued 04/12/2025

Decision issued 10/06/2025

Granted 10/06/2025

2/346 Hereford Street

RMA/2003/1005

Two storey flat addition to existing four flats with numerous non-compliances. - Historical Reference RMA20013287

Processing complete

Applied 14/04/2003

Granted 02/03/2004

Decision issued 03/03/2004

Granted 02/03/2004

Decision issued 03/03/2004

RMA/2004/2307

Three units with garages which exceed the building length rule. - Historical Reference RMA20017950

Processing complete

Applied 09/09/2004

Decision issued 05/10/2004

Granted 04/10/2004

Granted 04/10/2004

Decision issued 05/10/2004

RMA/2006/1826

Three dwellings with attached garages with various non compliances - Historical Reference RMA92005897

Processing complete

Applied 04/08/2006

Granted 19/01/2007

Decision issued 19/01/2007

Decision issued 19/01/2007

Granted 19/01/2007

2/353 Cashel Street

RMA/1995/1952

To erect a five unit development. - Historical Reference RES952202

Withdrawn

Applied 26/06/1995

RMA/1996/1088

To erect 5 units which exceeds the 20m maximum wall length without a 2.4m step in Plan and the first floor balconies intrude the 4m setback. - Historical Reference RES961270

Processing complete

Applied 27/05/1996

Decision issued 01/05/1997

Granted 01/05/1997

2/358 Hereford Street

RMA/2024/2168

New residential development comprising six units

Processing complete

Applied 31/07/2024

Decision issued 26/09/2024

Granted 26/09/2024

RMA/2025/1871

Subdivision - Fee Simple - 6 Lots with land use

Processing complete

Applied 19/06/2025

s223 Certificate issued 17/10/2025

s224 Certificate issued 17/10/2025

Decision issued 20/08/2025

Granted 19/08/2025

3/346 Hereford Street

RMA/2003/1005

Two storey flat addition to existing four flats with numerous non-compliances. - Historical Reference RMA20013287

Processing complete

Applied 14/04/2003

Decision issued 03/03/2004

Granted 02/03/2004

Granted 02/03/2004

Decision issued 03/03/2004

RMA/2004/2307

Three units with garages which exceed the building length rule. - Historical Reference RMA20017950

Processing complete

Applied 09/09/2004

Decision issued 05/10/2004

Granted 04/10/2004

Granted 04/10/2004

Decision issued 05/10/2004

RMA/2006/1826

Three dwellings with attached garages with various non compliances - Historical Reference RMA92005897

Processing complete

Applied 04/08/2006

Granted 19/01/2007

Decision issued 19/01/2007

Decision issued 19/01/2007

Granted 19/01/2007

3/353 Cashel Street

RMA/1995/1952

To erect a five unit development. - Historical Reference RES952202

Withdrawn

Applied 26/06/1995

RMA/1996/1088

To erect 5 units which exceeds the 20m maximum wall length without a 2.4m step in Plan and the first floor balconies intrude the 4m setback. - Historical Reference RES961270

Processing complete

Applied 27/05/1996

Decision issued 01/05/1997

Granted 01/05/1997

3/358 Hereford Street

RMA/2024/2168

New residential development comprising six units

Processing complete

Applied 31/07/2024

Decision issued 26/09/2024

Granted 26/09/2024

RMA/2025/1871

Subdivision - Fee Simple - 6 Lots with land use

Processing complete

Applied 19/06/2025

s223 Certificate issued 17/10/2025

s224 Certificate issued 17/10/2025

Decision issued 20/08/2025

Granted 19/08/2025

300A Worcester Street

RMA/1995/1979

To erect a Third dwelling on the site and intrude the 35 degree recession plane from the rear boundary - Historical Reference RES952233

Processing complete

Applied 23/06/1995

Decision issued 05/07/1995

Granted 05/07/1995

RMA/1995/240

To erect a dwelling unit intruding the 35 degree recess ion plane from the southern site boundary - Historical Reference RES950479

Processing complete

Applied 15/03/1995

Decision issued 03/04/1995

Granted 03/04/1995

323 Hereford Street

RMA/1999/4026

To build 3 units with basement car parking. This propo sal does not comply in the following respects; Basement ement exceeds 9m in length where it is within 1.8m of b - Historical Reference RMA1039

Withdrawn

Applied 23/08/1999

332 Hereford Street

RMA/2001/1987

To operate the existing liquor stor - Historical Reference RMA20007889

Processing complete

Applied 20/08/2001

Decision issued 05/09/2001

Granted 05/09/2001

RMA/2003/2373

To extend the existing liquor store, in a living zone that exceeds floor area for other activites, parking shortfall and is a high traffic generator. - Historical Reference RMA20014692

Processing complete

Applied 11/09/2003

Decision issued 29/10/2003

Granted 29/10/2003

RMA/2004/1969

Demolition of existing and construction of new liquor s tore, which is sited in a living zone. - Historical Reference RMA20017599

Processing complete

Applied 30/07/2004

Decision issued 04/04/2005

Granted 04/04/2005

RMA/2005/1608

S357 objection to fees. - Historical Reference RMA20020477

Withdrawn

Applied 14/07/2005

RMA/2019/326

Erect commercial building with associated parking and signage

Processing complete

Applied 20/02/2019

Decision issued 08/04/2019

Granted 05/04/2019

333A Cashel Street

RMA/1984/520

Consent to reduce carpark requirement of 76 by 15 - joint use of carpark - Historical Reference RES9210712

Processing complete

Applied 09/08/1984

Decision issued 29/08/1984

Granted 29/08/1984

RMA/1991/1177

Consent to separate a hotel and bottle store - subdivide the site in a Res 5 zone - Historical Reference RES9222212

Processing complete

Applied 31/07/1991

Decision issued 27/09/1991

Granted 27/09/1991

RMA/1992/266

Consent to extend the liquor licensing hours of the hotel on a site in the ind 1 zone - 11pm to 3am for 6 days a week - Historical Reference RES9212243

Processing complete

Applied 16/10/1992

Decision issued 11/01/1993

Granted 11/01/1993

RMA/1998/841

Additions to an existing Tavern consisting of a pool and snooker room, a committee room and new bar and dance floor. Additions are proposed to intrude the required 6 metre road boundary set back by 3 metres. - Historical Reference RES980895

Processing complete

Applied 02/04/1998

Decision issued 18/05/1998

Granted 18/05/1998

RMA/2002/1888

Additions to the existing gaming area and lounge bar of the Fitzgerald Arms Tavern. - Historical Reference RMA20010915

Processing complete

Applied 02/08/2002

Granted 19/08/2002

Decision issued 21/08/2002

RMA/2021/3786

Construction of a 22 unit mixed use development with associated accesses, onsite parking and landscaping

Processing complete

Applied 11/11/2021

Conditions changed/cancelled - s127 26/08/2024

Decision issued 14/02/2022

Granted 14/02/2022

333B Cashel Street

RMA/1984/520

Consent to reduce carpark requirement of 76 by 15 - joint use of carpark - Historical Reference RES9210712

Processing complete

Applied 09/08/1984

Decision issued 29/08/1984

Granted 29/08/1984

RMA/1991/1177

Consent to separate a hotel and bottle store - subdivide the site in a Res 5 zone - Historical Reference RES9222212

Processing complete

Applied 31/07/1991

Decision issued 27/09/1991

Granted 27/09/1991

RMA/1992/266

Consent to extend the liquor licensing hours of the hotel on a site in the ind 1 zone - 11pm to 3am for 6 days a week - Historical Reference RES9212243

Processing complete

Applied 16/10/1992

Decision issued 11/01/1993

Granted 11/01/1993

RMA/1998/841

Additions to an existing Tavern consisting of a pool and snooker room, a committee room and new bar and dance floor. Additions are proposed to intrude the required 6 metre road boundary set back by 3 metres. - Historical Reference RES980895

Processing complete

Applied 02/04/1998

Decision issued 18/05/1998

Granted 18/05/1998

RMA/2002/1888

Additions to the existing gaming area and lounge bar of the Fitzgerald Arms Tavern. - Historical Reference RMA20010915

Processing complete

Applied 02/08/2002

Decision issued 21/08/2002

Granted 19/08/2002

RMA/2021/3786

Construction of a 22 unit mixed use development with associated accesses, onsite parking and landscaping

Processing complete

Applied 11/11/2021

Granted 14/02/2022

Conditions changed/cancelled - s127 26/08/2024

Decision issued 14/02/2022

333C Cashel Street

RMA/1984/520

Consent to reduce carpark requirement of 76 by 15 - joint use of carpark - Historical Reference RES9210712

Processing complete

Applied 09/08/1984

Decision issued 29/08/1984

Granted 29/08/1984

RMA/1991/1177

Consent to separate a hotel and bottle store - subdivide the site in a Res 5 zone - Historical Reference RES9222212

Processing complete

Applied 31/07/1991

Granted 27/09/1991

Decision issued 27/09/1991

RMA/1992/266

Consent to extend the liquor licensing hours of the hotel on a site in the ind 1 zone - 11pm to 3am for 6 days a week - Historical Reference RES9212243

Processing complete

Applied 16/10/1992

Decision issued 11/01/1993

Granted 11/01/1993

RMA/1998/841

Additions to an existing Tavern consisting of a pool and snooker room, a committee room and new bar and dance floor. Additions are proposed to intrude the required 6 metre road boundary set back by 3 metres. - Historical Reference RES980895

Processing complete

Applied 02/04/1998

Decision issued 18/05/1998

Granted 18/05/1998

RMA/2002/1888

Additions to the existing gaming area and lounge bar of the Fitzgerald Arms Tavern. - Historical Reference RMA20010915

Processing complete

Applied 02/08/2002

Decision issued 21/08/2002

Granted 19/08/2002

RMA/2021/3786

Construction of a 22 unit mixed use development with associated accesses, onsite parking and landscaping

Processing complete

Applied 11/11/2021

Conditions changed/cancelled - s127 26/08/2024

Decision issued 14/02/2022

Granted 14/02/2022

337A Cashel Street

RMA/1984/520

Consent to reduce carpark requirement of 76 by 15 - joint use of carpark - Historical Reference RES9210712

Processing complete

Applied 09/08/1984

Decision issued 29/08/1984

Granted 29/08/1984

RMA/1991/1177

Consent to separate a hotel and bottle store - subdivide the site in a Res 5 zone - Historical Reference RES9222212

Processing complete

Applied 31/07/1991

Decision issued 27/09/1991

Granted 27/09/1991

RMA/1992/266

Consent to extend the liquor licensing hours of the hotel on a site in the ind 1 zone - 11pm to 3am for 6 days a week - Historical Reference RES9212243

Processing complete

Applied 16/10/1992

Decision issued 11/01/1993

Granted 11/01/1993

RMA/1998/841

Additions to an existing Tavern consisting of a pool and snooker room, a committee room and new bar and dance floor. Additions are proposed to intrude the required 6 metre road boundary set back by 3 metres. - Historical Reference RES980895

Processing complete

Applied 02/04/1998

Decision issued 18/05/1998

Granted 18/05/1998

RMA/2002/1888

Additions to the existing gaming area and lounge bar of the Fitzgerald Arms Tavern. - Historical Reference RMA20010915

Processing complete

Applied 02/08/2002

Decision issued 21/08/2002

Granted 19/08/2002

RMA/2021/3786

Construction of a 22 unit mixed use development with associated accesses, onsite parking and landscaping

Processing complete

Applied 11/11/2021

Conditions changed/cancelled - s127 26/08/2024

Decision issued 14/02/2022

Granted 14/02/2022

337B Cashel Street

RMA/1984/520

Consent to reduce carpark requirement of 76 by 15 - joint use of carpark - Historical Reference RES9210712

Processing complete

Applied 09/08/1984

Decision issued 29/08/1984

Granted 29/08/1984

RMA/1991/1177

Consent to separate a hotel and bottle store - subdivide the site in a Res 5 zone - Historical Reference RES9222212

Processing complete

Applied 31/07/1991

Decision issued 27/09/1991

Granted 27/09/1991

RMA/1992/266

Consent to extend the liquor licensing hours of the hotel on a site in the ind 1 zone - 11pm to 3am for 6 days a week - Historical Reference RES9212243

Processing complete

Applied 16/10/1992

Decision issued 11/01/1993

Granted 11/01/1993

RMA/1998/841

Additions to an existing Tavern consisting of a pool and snooker room, a committee room and new bar and dance floor. Additions are proposed to intrude the required 6 metre road boundary set back by 3 metres. - Historical Reference RES980895

Processing complete

Applied 02/04/1998

Decision issued 18/05/1998

Granted 18/05/1998

RMA/2002/1888

Additions to the existing gaming area and lounge bar of the Fitzgerald Arms Tavern. - Historical Reference RMA20010915

Processing complete

Applied 02/08/2002

Decision issued 21/08/2002

Granted 19/08/2002

RMA/2021/3786

Construction of a 22 unit mixed use development with associated accesses, onsite parking and landscaping

Processing complete

Applied 11/11/2021

Conditions changed/cancelled - s127 26/08/2024

Decision issued 14/02/2022

Granted 14/02/2022

337C Cashel Street

RMA/1984/520

Consent to reduce carpark requirement of 76 by 15 - joint use of carpark - Historical Reference RES9210712

Processing complete

Applied 09/08/1984

Decision issued 29/08/1984

Granted 29/08/1984

RMA/1991/1177

Consent to separate a hotel and bottle store - subdivide the site in a Res 5 zone - Historical Reference RES9222212

Processing complete

Applied 31/07/1991

Decision issued 27/09/1991

Granted 27/09/1991

RMA/1992/266

Consent to extend the liquor licensing hours of the hotel on a site in the ind 1 zone - 11pm to 3am for 6 days a week - Historical Reference RES9212243

Processing complete

Applied 16/10/1992

Decision issued 11/01/1993

Granted 11/01/1993

RMA/1998/841

Additions to an existing Tavern consisting of a pool and snooker room, a committee room and new bar and dance floor. Additions are proposed to intrude the required 6 metre road boundary set back by 3 metres. - Historical Reference RES980895

Processing complete

Applied 02/04/1998

Decision issued 18/05/1998

Granted 18/05/1998

RMA/2002/1888

Additions to the existing gaming area and lounge bar of the Fitzgerald Arms Tavern. - Historical Reference RMA20010915

Processing complete

Applied 02/08/2002

Decision issued 21/08/2002

Granted 19/08/2002

RMA/2021/3786

Construction of a 22 unit mixed use development with associated accesses, onsite parking and landscaping

Processing complete

Applied 11/11/2021

Conditions changed/cancelled - s127 26/08/2024

Decision issued 14/02/2022

Granted 14/02/2022

339 Cashel Street

RMA/1998/2174

To erect a billboard advertising sign. - Historical Reference RES982488

Processing complete

Applied 10/09/1998

Decision issued 15/10/1998

Granted 15/10/1998

RMA/1998/808

To erect one 6 x 3m wall mounted general advertising hoarding on the side of a building which is located in a Residential area. - Historical Reference RES980848

Processing complete

Applied 30/03/1998

Decision issued 23/06/1998

Declined 23/06/1998

339A Cashel Street

RMA/1984/520

Consent to reduce carpark requirement of 76 by 15 - joint use of carpark - Historical Reference RES9210712

Processing complete

Applied 09/08/1984

Decision issued 29/08/1984

Granted 29/08/1984

RMA/1991/1177

Consent to separate a hotel and bottle store - subdivide the site in a Res 5 zone - Historical Reference RES9222212

Processing complete

Applied 31/07/1991

Decision issued 27/09/1991

Granted 27/09/1991

RMA/1992/266

Consent to extend the liquor licensing hours of the hotel on a site in the ind 1 zone - 11pm to 3am for 6 days a week - Historical Reference RES9212243

Processing complete

Applied 16/10/1992

Decision issued 11/01/1993

Granted 11/01/1993

RMA/1998/841

Additions to an existing Tavern consisting of a pool and snooker room, a committee room and new bar and dance floor. Additions are proposed to intrude the required 6 metre road boundary set back by 3 metres. - Historical Reference RES980895

Processing complete

Applied 02/04/1998

Decision issued 18/05/1998

Granted 18/05/1998

RMA/2002/1888

Additions to the existing gaming area and lounge bar of the Fitzgerald Arms Tavern. - Historical Reference RMA20010915

Processing complete

Applied 02/08/2002

Decision issued 21/08/2002

Granted 19/08/2002

RMA/2021/3786

Construction of a 22 unit mixed use development with associated accesses, onsite parking and landscaping

Processing complete

Applied 11/11/2021

Conditions changed/cancelled - s127 26/08/2024

Decision issued 14/02/2022

Granted 14/02/2022

339B Cashel Street

RMA/1984/520

Consent to reduce carpark requirement of 76 by 15 - joint use of carpark - Historical Reference RES9210712

Processing complete

Applied 09/08/1984

Decision issued 29/08/1984

Granted 29/08/1984

RMA/1991/1177

Consent to separate a hotel and bottle store - subdivide the site in a Res 5 zone - Historical Reference RES9222212

Processing complete

Applied 31/07/1991

Decision issued 27/09/1991

Granted 27/09/1991

RMA/1992/266

Consent to extend the liquor licensing hours of the hotel on a site in the ind 1 zone - 11pm to 3am for 6 days a week - Historical Reference RES9212243

Processing complete

Applied 16/10/1992

Decision issued 11/01/1993

Granted 11/01/1993

RMA/1998/841

Additions to an existing Tavern consisting of a pool and snooker room, a committee room and new bar and dance floor. Additions are proposed to intrude the required 6 metre road boundary set back by 3 metres. - Historical Reference RES980895

Processing complete

Applied 02/04/1998

Decision issued 18/05/1998

Granted 18/05/1998

RMA/2002/1888

Additions to the existing gaming area and lounge bar of the Fitzgerald Arms Tavern. - Historical Reference RMA20010915

Processing complete

Applied 02/08/2002

Decision issued 21/08/2002

Granted 19/08/2002

RMA/2021/3786

Construction of a 22 unit mixed use development with associated accesses, onsite parking and landscaping

Processing complete

Applied 11/11/2021

Conditions changed/cancelled - s127 26/08/2024

Decision issued 14/02/2022

Granted 14/02/2022

339C Cashel Street

RMA/1984/520

Consent to reduce carpark requirement of 76 by 15 - joint use of carpark - Historical Reference RES9210712

Processing complete

Applied 09/08/1984

Decision issued 29/08/1984

Granted 29/08/1984

RMA/1991/1177

Consent to separate a hotel and bottle store - subdivide the site in a Res 5 zone - Historical Reference RES9222212

Processing complete

Applied 31/07/1991

Granted 27/09/1991

Decision issued 27/09/1991

RMA/1992/266

Consent to extend the liquor licensing hours of the hotel on a site in the ind 1 zone - 11pm to 3am for 6 days a week - Historical Reference RES9212243

Processing complete

Applied 16/10/1992

Decision issued 11/01/1993

Granted 11/01/1993

RMA/1998/841

Additions to an existing Tavern consisting of a pool and snooker room, a committee room and new bar and dance floor. Additions are proposed to intrude the required 6 metre road boundary set back by 3 metres. - Historical Reference RES980895

Processing complete

Applied 02/04/1998

Decision issued 18/05/1998

Granted 18/05/1998

RMA/2002/1888

Additions to the existing gaming area and lounge bar of the Fitzgerald Arms Tavern. - Historical Reference RMA20010915

Processing complete

Applied 02/08/2002

Decision issued 21/08/2002

Granted 19/08/2002

RMA/2021/3786

Construction of a 22 unit mixed use development with associated accesses, onsite parking and landscaping

Processing complete

Applied 11/11/2021

Conditions changed/cancelled - s127 26/08/2024

Decision issued 14/02/2022

Granted 14/02/2022

339D Cashel Street

RMA/1984/520

Consent to reduce carpark requirement of 76 by 15 - joint use of carpark - Historical Reference RES9210712

Processing complete

Applied 09/08/1984

Decision issued 29/08/1984

Granted 29/08/1984

RMA/1991/1177

Consent to separate a hotel and bottle store - subdivide the site in a Res 5 zone - Historical Reference RES9222212

Processing complete

Applied 31/07/1991

Decision issued 27/09/1991

Granted 27/09/1991

RMA/1992/266

Consent to extend the liquor licensing hours of the hotel on a site in the ind 1 zone - 11pm to 3am for 6 days a week - Historical Reference RES9212243

Processing complete

Applied 16/10/1992

Decision issued 11/01/1993

Granted 11/01/1993

RMA/1998/841

Additions to an existing Tavern consisting of a pool and snooker room, a committee room and new bar and dance floor. Additions are proposed to intrude the required 6 metre road boundary set back by 3 metres. - Historical Reference RES980895

Processing complete

Applied 02/04/1998

Decision issued 18/05/1998

Granted 18/05/1998

RMA/2002/1888

Additions to the existing gaming area and lounge bar of the Fitzgerald Arms Tavern. - Historical Reference RMA20010915

Processing complete

Applied 02/08/2002

Decision issued 21/08/2002

Granted 19/08/2002

RMA/2021/3786

Construction of a 22 unit mixed use development with associated accesses, onsite parking and landscaping

Processing complete

Applied 11/11/2021

Conditions changed/cancelled - s127 26/08/2024

Decision issued 14/02/2022

Granted 14/02/2022

341 Cashel Street

RMA/1998/2174

To erect a billboard advertising sign. - Historical Reference RES982488

Processing complete

Applied 10/09/1998

Decision issued 15/10/1998

Granted 15/10/1998

RMA/1998/808

To erect one 6 x 3m wall mounted general advertising hoarding on the side of a building which is located in a Residential area. - Historical Reference RES980848

Processing complete

Applied 30/03/1998

Decision issued 23/06/1998

Declined 23/06/1998

RMA/2013/2488

Existing Use Certificate - Historical Reference RMA92024209

Processing complete

Applied 21/11/2013

Certificate issued 20/12/2013

347 Hereford Street

RMA/1972/25

To erect a carport which will exceed the permitted accessory building area of 900sqft (1088sq FT) no approval Letter on file. - Historical Reference RES9202319

Processing complete

Applied 21/07/1972

Decision issued 21/07/1972

Granted 21/07/1972

RMA/1981/84

To extend dwelling along existing line to within 0.6m of western boundary - Historical Reference RES9202326

Processing complete

Applied 30/07/1981

Decision issued 04/09/1981

Granted 04/09/1981

RMA/1992/114

To erect conservatory additions with 1.8m of the boundary. - Historical Reference RES9202329

Processing complete

Applied 18/02/1992

Decision issued 13/03/1992

Granted 13/03/1992

351 Hereford Street

RMA/1970/21

To convert an existing dwelling into two flats. - Historical Reference RES9202333

Processing complete

Applied 07/04/1970

Decision issued 19/05/1970

Granted 19/05/1970

RMA/2012/2061

To construct three single storey residential units with attached garages - Historical Reference RMA92021508

Processing complete

Applied 13/12/2012

Decision issued 29/01/2013

Granted 29/01/2013

352 Hereford Street

RMA/2019/2321

To Provide Supported Accommodation

Processing complete

Applied 09/10/2019

Decision issued 24/01/2020

Granted 24/01/2020

RMA/2020/472

To provide supported bail accommodation in existing dwelling and use of two sleepouts.

Withdrawn

Applied 05/03/2020

355 Cashel Street

RMA/1985/976

To waive the 1.8m boundary setback for first floor addition, sited 1.06m from the boundary. - Historical Reference RES9218789

Processing complete

Applied 03/11/1985

Decision issued 09/12/1985

Granted 09/12/1985

359 Cashel Street

RMA/1993/1063

Consent to a sky sign which is positioned higher than the 6m permitted - Historical Reference RES9222158

Processing complete

Applied 01/01/1993

Decision issued 13/05/1993

Granted 13/05/1993

RMA/2010/1656

ADDITIONS & ALTERATIONS TO UNIT 1-6 + BUILDING TWO ADDITIONAL UNITS WITH ATTACHED GARAGE - Historical Reference RMA92017267

Processing complete

Applied 18/11/2010

Decision issued 08/02/2011

Granted 08/02/2011

4/138 Fitzgerald Avenue

RMA/2011/659

TEMPORARY ACCOMMODATION - Business Accommodation - Historical Reference RMA92018204

Expired

Applied 07/06/2011

Decision issued 07/06/2011

Granted 07/06/2011

RMA/2017/1206

Operate a land surveying and engineering business

Processing complete

Applied 29/05/2017

Decision issued 31/08/2017

Declined 30/08/2017

RMA/2024/1594

Build four residential units

Processing complete

Applied 04/06/2024

Decision issued 09/09/2024

Granted 09/09/2024

Within scope amendment accepted 11/12/2024

Within scope amendment decision issued 11/12/2024

RMA/2024/2411

Minimum Floor Level Certificate

Processing complete

Applied 23/08/2024

Certificate issued 23/08/2024

RMA/2025/1411

Subdivision - Fee Simple - 4 Lots with land use

Processing complete

Applied 19/05/2025

s223 Certificate issued 05/11/2025

s224 Certificate issued 04/12/2025

Decision issued 10/06/2025

Granted 10/06/2025

4/346 Hereford Street

RMA/2003/1005

Two storey flat addition to existing four flats with numerous non-compliances. - Historical Reference RMA20013287

Processing complete

Applied 14/04/2003

Granted 02/03/2004

Decision issued 03/03/2004

Decision issued 03/03/2004

Granted 02/03/2004

RMA/2004/2307

Three units with garages which exceed the building length rule. - Historical Reference RMA20017950

Processing complete

Applied 09/09/2004

Decision issued 05/10/2004

Granted 04/10/2004

Granted 04/10/2004

Decision issued 05/10/2004

RMA/2006/1826

Three dwellings with attached garages with various non compliances - Historical Reference RMA92005897

Processing complete

Applied 04/08/2006

Decision issued 19/01/2007

Granted 19/01/2007

Granted 19/01/2007

Decision issued 19/01/2007

4/353 Cashel Street

RMA/1995/1952

To erect a five unit development. - Historical Reference RES952202

Withdrawn

Applied 26/06/1995

RMA/1996/1088

To erect 5 units which exceeds the 20m maximum wall length without a 2.4m step in Plan and the first floor balconies intrude the 4m setback. - Historical Reference RES961270

Processing complete

Applied 27/05/1996

Decision issued 01/05/1997

Granted 01/05/1997

4/358 Hereford Street

RMA/2024/2168

New residential development comprising six units

Processing complete

Applied 31/07/2024

Decision issued 26/09/2024

Granted 26/09/2024

RMA/2025/1871

Subdivision - Fee Simple - 6 Lots with land use

Processing complete

Applied 19/06/2025

s223 Certificate issued 17/10/2025

s224 Certificate issued 17/10/2025

Decision issued 20/08/2025

Granted 19/08/2025

5/346 Hereford Street

RMA/2003/1005

Two storey flat addition to existing four flats with numerous non-compliances. - Historical Reference RMA20013287

Processing complete

Applied 14/04/2003

Granted 02/03/2004

Decision issued 03/03/2004

Decision issued 03/03/2004

Granted 02/03/2004

RMA/2004/2307

Three units with garages which exceed the building length rule. - Historical Reference RMA20017950

Processing complete

Applied 09/09/2004

Decision issued 05/10/2004

Granted 04/10/2004

Granted 04/10/2004

Decision issued 05/10/2004

RMA/2006/1826

Three dwellings with attached garages with various non compliances - Historical Reference RMA92005897

Processing complete

Applied 04/08/2006

Granted 19/01/2007

Decision issued 19/01/2007

Decision issued 19/01/2007

Granted 19/01/2007

5/353 Cashel Street

RMA/1995/1952

To erect a five unit development. - Historical Reference RES952202

Withdrawn

Applied 26/06/1995

RMA/1996/1088

To erect 5 units which exceeds the 20m maximum wall length without a 2.4m step in Plan and the first floor balconies intrude the 4m setback. - Historical Reference RES961270

Processing complete

Applied 27/05/1996

Decision issued 01/05/1997

Granted 01/05/1997

5/358 Hereford Street

RMA/2024/2168

New residential development comprising six units

Processing complete

Applied 31/07/2024

Decision issued 26/09/2024

Granted 26/09/2024

RMA/2025/1871

Subdivision - Fee Simple - 6 Lots with land use

Processing complete

Applied 19/06/2025

s223 Certificate issued 17/10/2025

s224 Certificate issued 17/10/2025

Decision issued 20/08/2025

Granted 19/08/2025

6/298 Worcester Street

RMA/2015/292

Fifteen Residential Units - Historical Reference RMA92028470

Processing complete

Applied 04/02/2015

Decision issued 16/03/2015

Granted 16/03/2015

6/358 Hereford Street

RMA/2024/2168

New residential development comprising six units

Processing complete

Applied 31/07/2024

Decision issued 26/09/2024

Granted 26/09/2024

RMA/2025/1871

Subdivision - Fee Simple - 6 Lots with land use

Processing complete

Applied 19/06/2025

Decision issued 20/08/2025

Granted 19/08/2025

s223 Certificate issued 17/10/2025

s224 Certificate issued 17/10/2025

7/298 Worcester Street

RMA/2015/292

Fifteen Residential Units - Historical Reference RMA92028470

Processing complete

Applied 04/02/2015

Decision issued 16/03/2015

Granted 16/03/2015

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