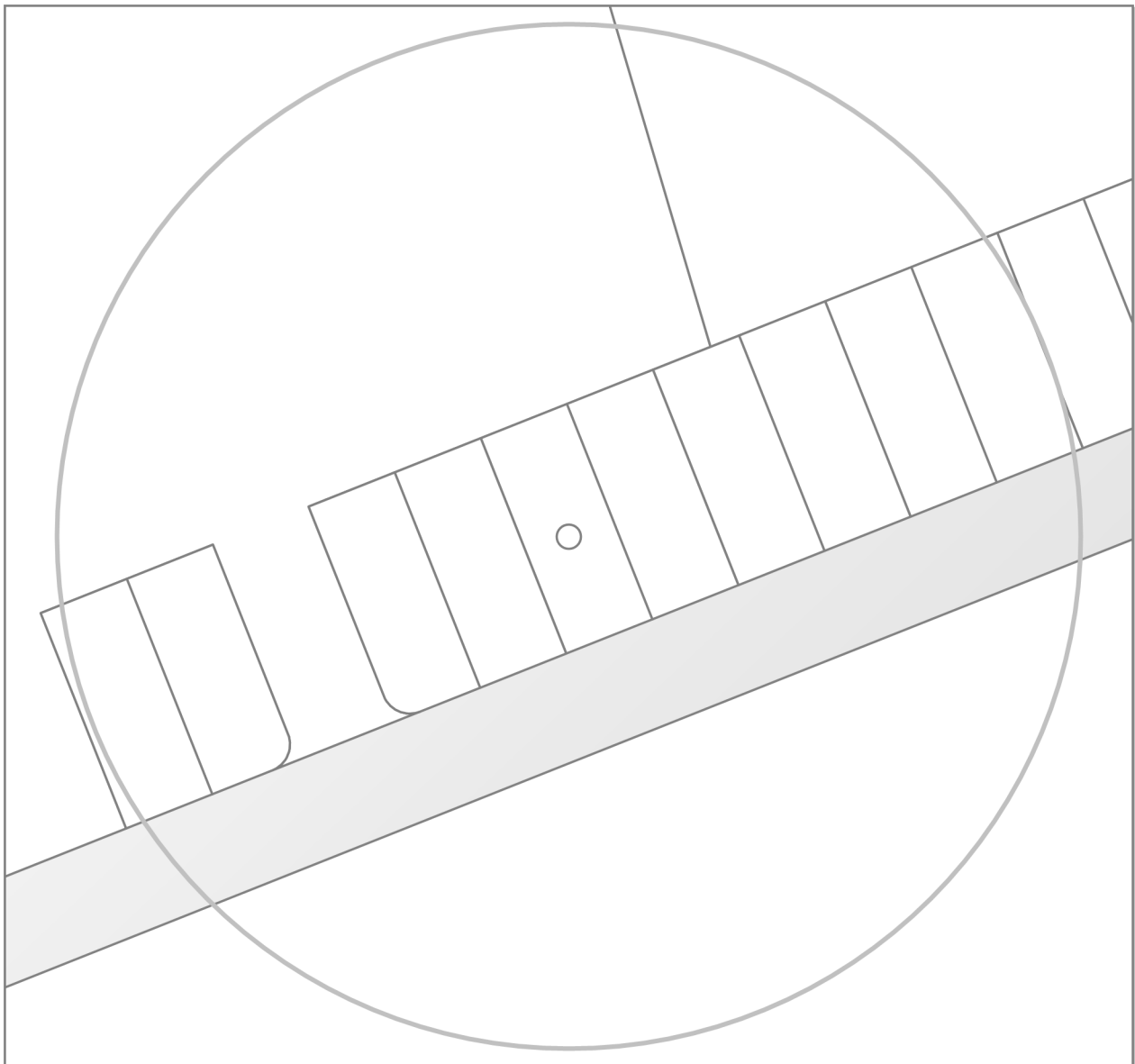


Land Information Memorandum



Property address:
419 Kainga Road

LIM number: H08870038

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

www.ccc.govt.nz

Application details

Date issued 7 June 2025
Date received 27 May 2025

Property details

Property address 419 Kainga Road, Brooklands, Christchurch
Valuation roll number 21918 32300
Valuation information Capital Value: \$680,000
Land Value: \$270,000
Improvements Value: \$410,000
Please note: these values are intended for Rating purposes
Legal description Lot 26 DP 10499
Existing owner James Alan Dean
Amy Helen Dean
145 Chinnerys Road
Woodend 7610

Council references

Rate account ID 73142092
LIM number H08870038
Property ID 1137996

Document information

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

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

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

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

A LIM is only valid at the date of issue as information is based only upon information the Council held at the time of that LIM request being made.

Property file service

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

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

Property address:

419 Kainga Road

LIM number: H08870038

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

1. Special features and characteristics of the land

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

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

- **Borelog/Engineer Report Image Available**

Borelog/Engineer Report Image Available

- **Coastal Hazard Inundation**

The Council has a report, Coastal Hazard Assessment for Christchurch District (2021), which indicates this area may be susceptible to coastal flooding. The 2021 report considers areas that might be at risk over the next 100 years and beyond as a result of sea level rise. To find out how your area might be affected go to www.ccc.govt.nz/coastalhazards.

- **Predicted 1 in 50 Year Flood Extent**

This property, or parts of this property are predicted to be within the extent of a 1 in 50 year flood event. For new developments a minimum finished floor level may be required for flood limitation purposes under the Building Code. For more information please refer to (<https://ccc.govt.nz/floorlevelmap>) or phone 941 8999.

- **Property located in Tsunami Risk Zone**

This property may be affected by flooding by some tsunami scenarios as shown in reports by GNS and NIWA commissioned by ECan and CCC. Links to reports can be found at <https://ccc.govt.nz/tsunami-evacuation-zones-and-routes/> and on ECan's web site <https://www.ecan.govt.nz> by searching for the terms tsunami hazard.

- **Liquefaction Assessment**

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

- **Consultant Report Available**

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

Related Information


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

Property address:
419 Kainga Road

LIM number: H08870038

2. Private and public stormwater and sewerage drains

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

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

Related Information

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

3. Drinking Water Supply

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

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

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

Water supply

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

4. Rates

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

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

(a) Annual rates

Annual rates to 30/06/2025: \$3,749.89

	Instalment Amount	Date Due
Instalment 1	\$937.41	31/08/2024
Instalment 2	\$937.41	30/11/2024
Instalment 3	\$937.41	28/02/2025
Instalment 4	\$937.66	31/05/2025

Rates owing as at 07/06/2025: \$0.00

(b) Excess Water Rates

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

(c) Final water meter reading required at settlement?

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

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

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

Property address:
419 Kainga Road

LIM number: H08870038

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

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

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

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

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

(a) Consents

- BCN/2009/2430 Applied: 12/05/2009 Status: Completed
419 Kainga Road Brooklands
Accepted for processing 12/05/2009
PIM Granted 26/05/2009
PIM Issued 26/05/2009
DWELLING WITH ATTACHED GARAGE- Historical Reference ABA10093163
- BCN/2009/4585 Applied: 17/08/2009 Status: Completed
419 Kainga Road Brooklands
PIM Granted 26/05/2009
PIM Issued 26/05/2009
Accepted for processing 17/08/2009
Building consent granted 25/11/2009
Building consent issued 26/11/2009
Code Compliance Certificate Granted 20/04/2010
Code Compliance Certificate Issued 20/04/2010
DWELLING WITH ATTACHED GARAGE / RETAINING WALL- Historical Reference ABA10095330

(b) Certificates

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

(c) Notices

- Placards issued under the Civil Defence Emergency Management Act 2002 as a result of the 4 September 2010 and 22 February 2011 earthquakes have now expired (by 12 July 2011 if not before). Some civil defence placards were replaced with dangerous building notices issued under section 124 Building Act 2004, and where this has happened the section 124 notice is separately recorded. Many other buildings, although not issued with a section 124 notice, may require structural work or other repairs before they can be occupied again. It is the building owners responsibility to make sure the building is safe for any occupier or visitor. Detailed structural engineering assessments may still be required to be carried out.
- CDB75003267 08/09/2010 419 Kainga Road
Building evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

Property address:
419 Kainga Road

LIM number: H08870038

(d) Orders

(e) Requisitions

Related Information

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

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:

419 Kainga Road

LIM number: H08870038

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7. Weathertightness

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

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

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

Property address:

419 Kainga Road

LIM number: H08870038

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8. Land use and conditions

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

There may be some provisions of the Christchurch City Plan or Banks Peninsula District Plan that affect this property that are still operative.

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

- **Regional plan or bylaw**

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

- **Waterway Provisions for Other Councils**

A resource consent or permit may also be required from the Canterbury Regional Council or other territorial authority, particularly with respect to water bodies managed by those authorities. Please refer to the relevant regional plan and any relevant bylaws, and contact the Christchurch City Council if you are uncertain which authority manages the water body in question.

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

(ii) Christchurch District Plan

- **Qualifying Matter**

Property or part of property within the Tsunami Management Area qualifying matter, which has been publicly notified

- **High Flood Hazard Management Area**

This property or parts of, are within the High Flood Hazard Management Area (HFHMA) in the Christchurch District Plan, which is operative. A resource consent is likely to be required for new buildings or to subdivide this property. Further information can be found at www.ccc.govt.nz/hfhma.

- **Flood Ponding**

Property or part of property within the Christchurch District Plan Flood Ponding Management Area overlay, which is operative.

- **Liquefaction Management Area (LMA)**

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

- **Waterway Provisions**

This property or part of this property is close to at least one waterway. It may be within the setback for a Network Waterway. Within that setback, District Plan rules apply to activities including buildings, earthworks, fences and impervious surfacing. Any part of the property within the setback will be affected by those rules. Rules associated with this waterway are operative under the District Plan.

- **District Plan Zone**

Property or part of property within the Rural Waimakariri Zone, which is operative.

Property address:

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- **Flood Management Area**

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

- **Fixed Minimum Floor Overlay**

This property or parts of the property are located within the Fixed Minimum Floor Overlay level in the Christchurch District Plan, which is operative. Under this plan pre-set minimum floor level requirements apply to new buildings and additions to existing buildings. The fixed minimum floor level can be searched at <http://ccc.govt.nz/floorlevelmap>. For more information please contact a CCC duty planner on 941 8999.

(b) Resource consents

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

- RMA/2009/1469 - Land Use Consent

419 Kainga Road Brooklands

Application to erect a dwelling with an attached garage - Historical Reference RMA92014941

Status: Processing complete

Applied 02/10/2009

Granted 20/11/2009

Decision issued 20/11/2009

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:

419 Kainga Road

LIM number: H08870038

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10. Network utility information

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

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

- **None recorded for this property**

11. Other information

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

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

(a) Kerbside waste collection

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

(b) Other

• Floor Levels Information

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

• Community Board

Property located in Coastal-Burwood-Linwood Community Board.

• Tsunami Evacuation Zone

This property is in the orange tsunami evacuation zone, and should be evacuated immediately after a long or strong earthquake, or when told to by an official civil defence warning. Residents should make a plan for where they would go in a tsunami evacuation and stay out of this zone until told it is safe to go back. More information can be found at <https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/>

• Electoral Ward

Property located in Coastal Electoral Ward

• Listed Land Use Register

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

• Spatial Query Report

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

Property address:
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www.ccc.govt.nz

ELECTRIC
WORKERS
BOARD

competency

Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).
To be completed whether or not an inspection is required.

No. 3184602

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer JAMES DEAN.

Phone:

Address of installation 419 KAINGA ROAD, BROOKMANAS

Postal address of customer (if not as above)

WORK DETAILS

42 No. of lighting outlets

2 No. of ranges

32 No. of socket outlets

1 No. of water heaters

Was any installation work carried out by the homeowner?

Yes ☒ No ☐

Please tick (✓) as appropriate where work includes:

☒ Mains☒ Main earthing system☒ Switchboard☐ Electric lines

Description NEW DOMESTIC DWELLING INCLUDING:
1st AIR GW FEED TO ISOLATING SW ONLY.
2nd 2 HEAT/FAN/LIGHTS.
1st 60W TOWER RACE

It is recommended that test results be recorded here:

Visual Examination ☒Earth Continuity ☒Bonding ☒Polarity ☒

Insulation Resistance > 990 Mohm

Other Fault Current 593 A

Earth loop impedance 0.39Ω

RCD Trip Test 20.4mA

1/6 GROUND MANS BY MAIN POWER

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name

D.T. JOHNSTONE

Registration no.

E12313.

Company

DOWN TO EARTH ELECTRIC LTD

Signature

Date

1/4/10.

Contact Ph No.

0274-358-138.

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name

Registration no.

Company

M/Power

Signature

Date

Contact Ph No.

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

☒ New mains☒ Switchboard☒ Earthing system☐ Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name

Signature

Peter Russell

Registration no.

I241 SOA

Date

08/09/2010

Daytime Contact Ph No.

This form is approved by the Electrical Workers Registration Board

THIS FORM SHOULD BE RETAINED



Eliot Sinclair & Partners Limited

Surveyors • Engineers • Planners

Our Ref: 302805

5 August 2009

Land Surveyors
Civil, Structural, Geotechnical
& Environmental Engineers
Resource Management Planners
Land Development Consultants
Hydrographic Surveyors

Level 5, 151 Kilmore Street
PO Box 4597
Christchurch 8140
New Zealand
Telephone 03 379 4014
Fax 03 365 2449
Email esp@eliotstinclair.co.nz
www.eliotstinclair.co.nz

PRODUCER STATEMENT - DESIGN Clause B1 - Structure

To: Christchurch City Council
Environmental Policy and Approvals Unit
PO Box 237
Christchurch 8140

DEAN HOUSE 419 KAINGA ROAD, BROOKLANDS

I, **Richard HJ Wilson**, an Engineer, Member of IPENZ, and an Associate with **Eliot Sinclair & Partners Ltd**, hereby certify that:

- This Consulting Practice has been engaged by **Stonewood Homes Ltd** to design and execute the appropriate engineering calculations for the **timber pole retaining walls, the engineered fill platform and the foundations of the proposed dwelling**.
- The design is shown on our **drawing numbered 302805 sheet 1 dated 5 August 2009** and is to be read in conjunction with the building plans prepared by Stonewood Homes Ltd.
- The fill platform, house foundation and timber pole retaining wall design is based on the results of our attached Site Investigation records.
- I have exercised reasonable control over the design processes for the works defined above which have been designed in accordance with sound and widely accepted engineering principles to support the loads specified in **AS/NZS 1170** and to meet the requirements of **Clause B1 of the New Zealand Building Code**. Various aspects of the design are in accordance with the standards **NZS 3101:2006 and NZS 3603:1993**.
- As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000.00, I believe on reasonable grounds that the stresses in the various materials of construction and force resisting elements of the structure under the above loads are such as to ensure the safety and stability of the structure if the works are constructed in accordance with the above described documents.
- This Producer Statement is valid for a period of one year from the date of issue.

The name and qualifications of the principal structural designer are - **Richard HJ Wilson**
BE, MIPENZ

Signature

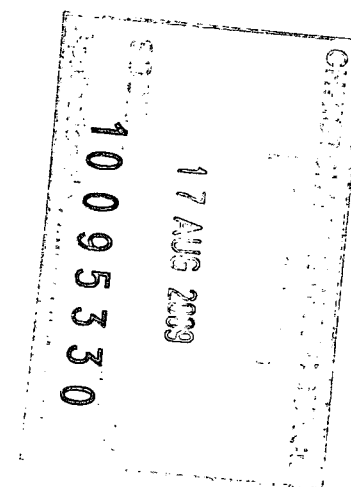
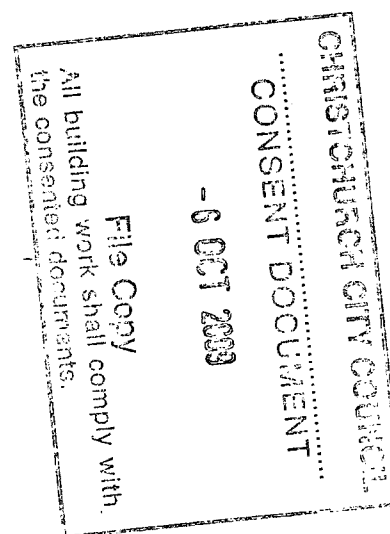
c.c. Stonewood Homes Ltd
PO Box 11036
Christchurch 8443

302805-003P-rhjw.doc

Directors:
Martin D Sinclair BE BSc MZIS MIPENZ (Civil & Geotechnical) CPEng IntPE RPSurv
Bruce E Sinclair BSc MZIS RPSurv
Maureen W Penwick Dip Surv MZIS RPSurv SSSI CP (HS1)
Mark A Allan BSc MZIS MIPENZ RPSurv
John des C Brouard BE MIPENZ (Civil)

Principals:
Waven J Haynes B Sc MZIS RPSurv
Richard HJ Wilson BE MIPENZ (Civil)

Associates:
Ken G Burrows NZCO AMZIS
Alistair D Cocks BSc MZIS MZIS RPSurv
L Simon Ironside B Sc MZIS RPSurv SSSI CP (HS1)
John M Henry BSc (Hons) MIPENZ (Civil & Structural) CPEng
Keith H Mills BSc MZIS RPSurv
Darrell C Sargent BSc (Env Policy & Planning) MZISPI





**Eliot Sinclair
& Partners Limited**
Surveyors • Engineers • Planners

Level 5, 151 Kilmore Street, Christchurch
PO Box 4597, Christchurch N.Z.
Ph. (03) 379-4014 Fax. (03) 365-2449

Job Number
302805

Date Tested
18-May-2009

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D.P.

Lot

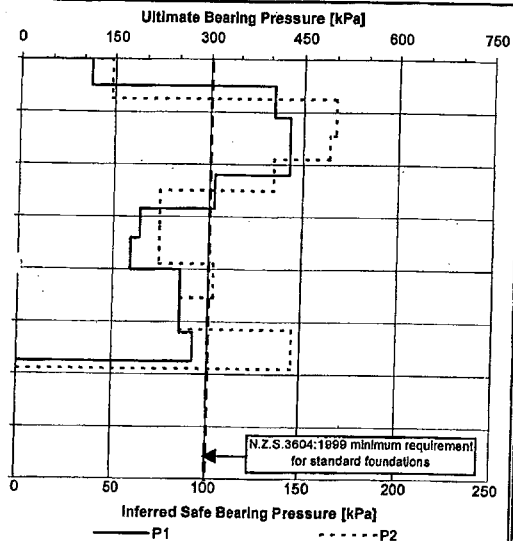
Project No.

SITE INVESTIGATION RECORD

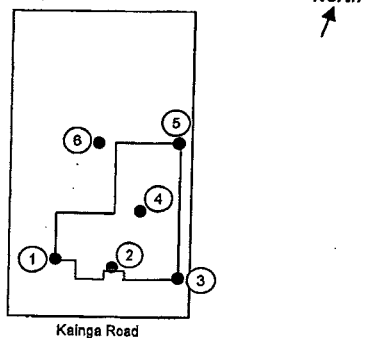
Client **Stonewood Homes Ltd**

Site **419 (Lot 26) Kainga Road, Brooklands**

SCALA PENETROMETER TESTS



SITE PLAN (Not to Scale)



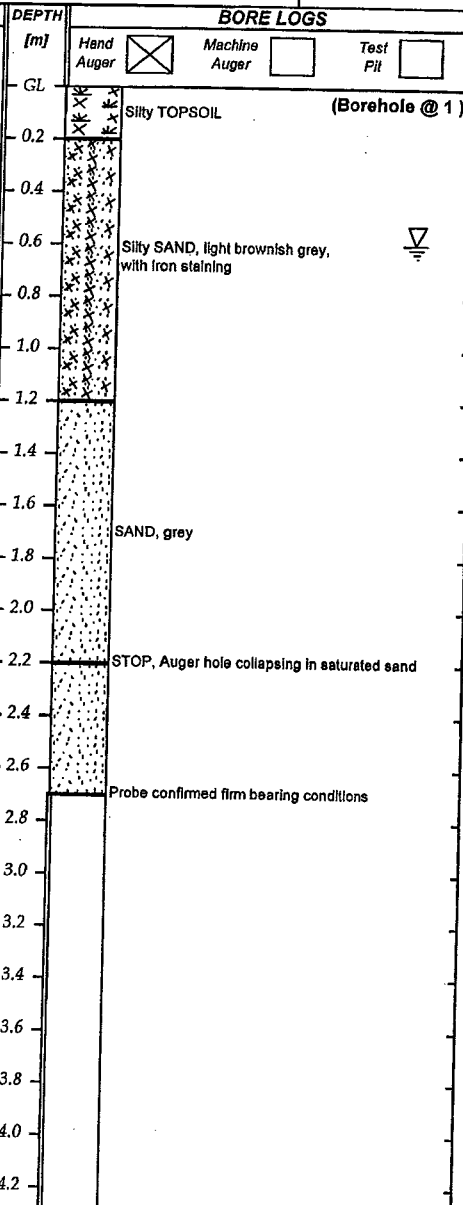
COMMENTS

Civil Engineer

Reflexion

Date: **21/5/09**

BORE LOGS





**Eliot Sinclair
& Partners Limited**
Surveyors • Engineers • Planners

Level 5, 151 Kilmore Street, Christchurch
PO Box 4597, Christchurch N.Z.
Ph. (03) 379-4014 Fax. (03) 365-2449

Job Number
302805

Date Tested
18-May-2009

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SITE INVESTIGATION RECORD

D.P.

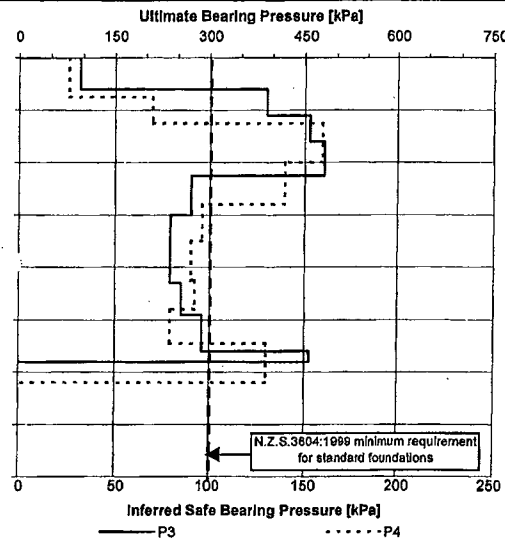
Lot

Project No.

Client **Stonewood Homes Ltd**

Site **419 (Lot 26) Kainga Road, Brooklands**

SCALA PENETROMETER TESTS



DEPTH

[m]

Hand Auger

Machine Auger

Test Pit

Hand Auger

Machine Auger

Test Pit

(Borehole @ 3)

GL

0.2

0.4

0.6

0.8

1.0

1.2

1.4

1.6

1.8

2.0

2.2

2.4

2.6

2.8

3.0

3.2

3.4

3.6

3.8

4.0

4.2

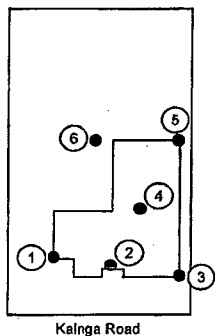
Silty TOPSOIL (Garden)

Silty SAND, light brownish grey, with iron staining

SAND, light brownish grey, with iron staining

STOP

SITE PLAN (Not to Scale)



Kainga Road

COMMENTS

Civil Engineer

Signature Date: 21/5/09

SITE INVESTIGATION RECORD

Client **Stonewood Homes Ltd**

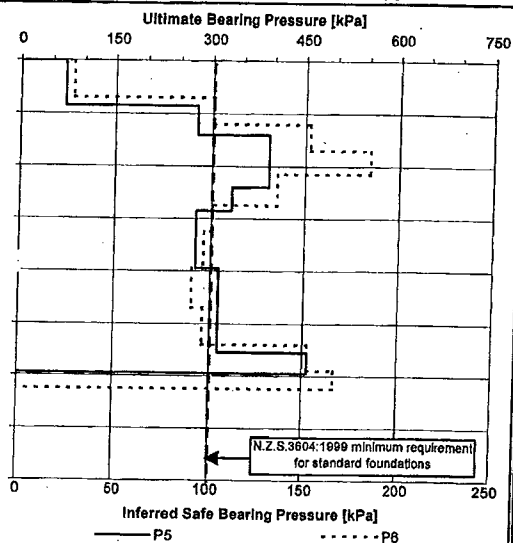
Site **419 (Lot 26) Kainga Road, Brooklands**

D.P.

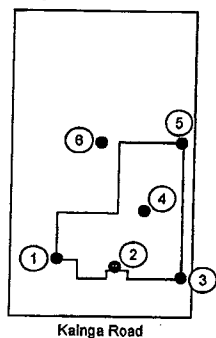
Lot

Project No.

SCALA PENETROMETER TESTS



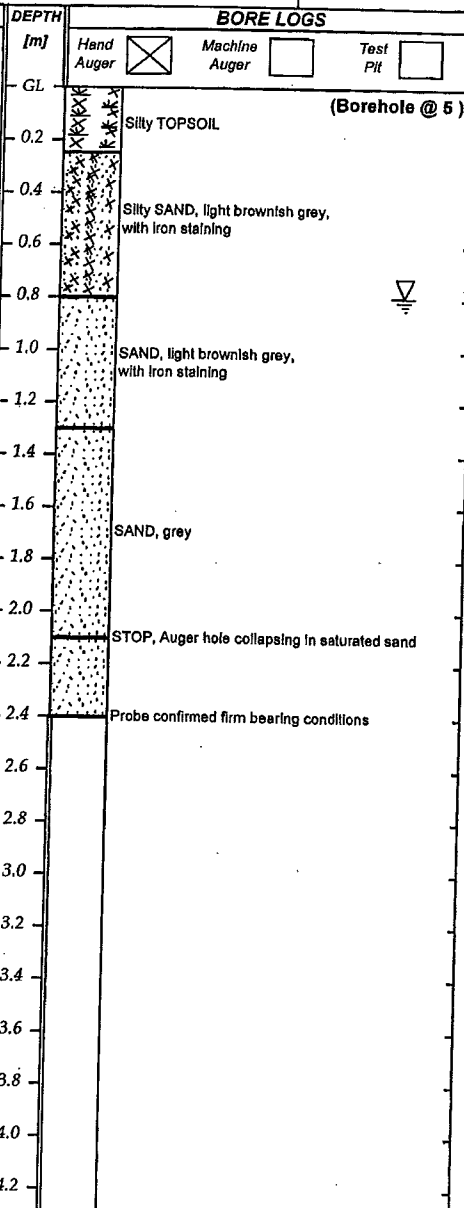
SITE PLAN (Not to Scale)



North

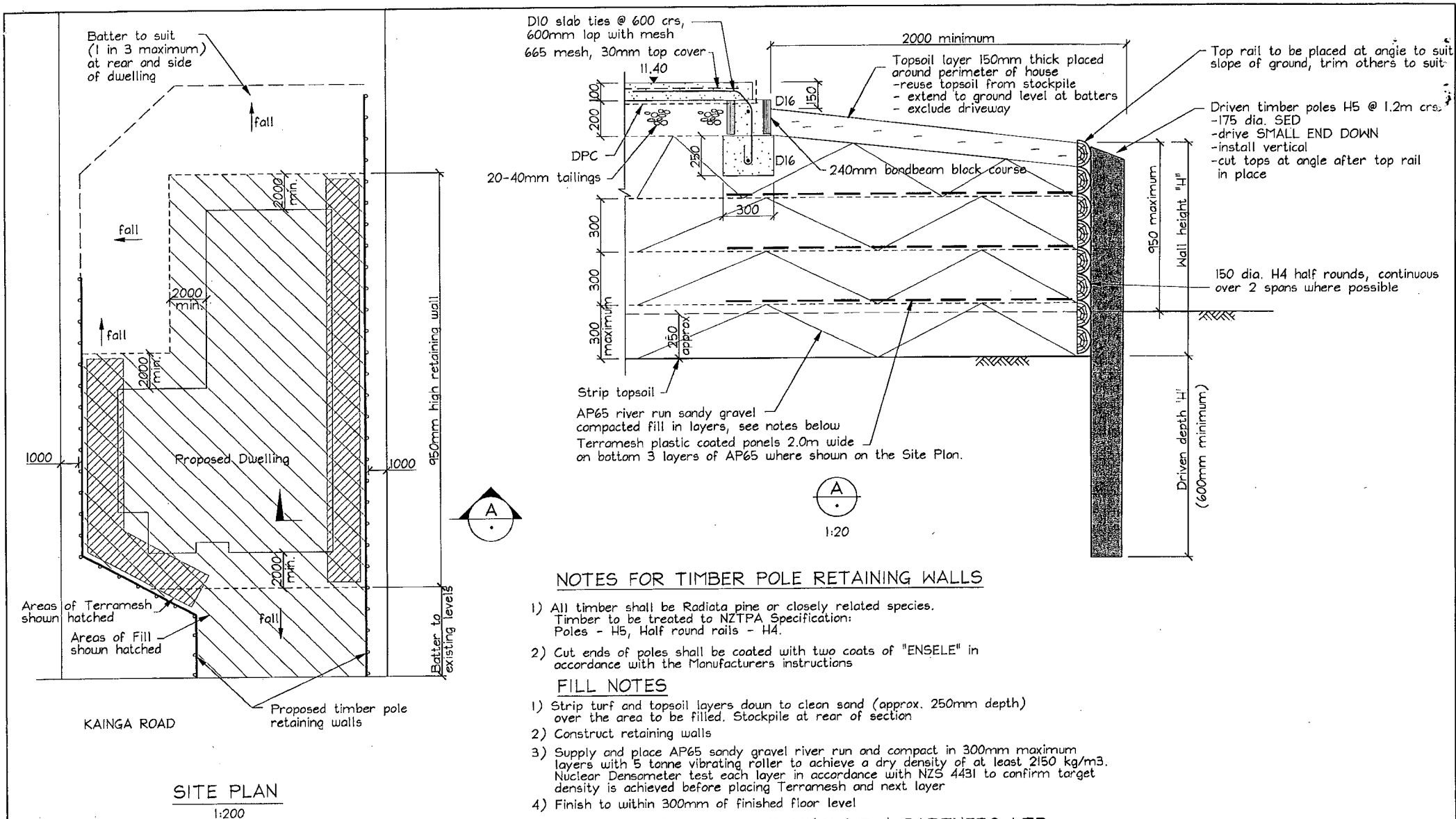
COMMENTS

BORE LOGS



Civil Engineer

R. Wilson Date: 21/5/09



NOTES FOR TIMBER POLE RETAINING WALLS

- All timber shall be Radiata pine or closely related species. Timber to be treated to NZTPA Specification: Poles - H5, Half round rails - H4.
- Cut ends of poles shall be coated with two coats of "ENSELE" in accordance with the Manufacturers instructions

FILL NOTES

- Strip turf and topsoil layers down to clean sand (approx. 250mm depth) over the area to be filled. Stockpile at rear of section
- Construct retaining walls
- Supply and place AP65 sandy gravel river run and compact in 300mm maximum layers with 5 tonne vibrating roller to achieve a dry density of at least 2150 kg/m³. Nuclear Densometer test each layer in accordance with NZS 4431 to confirm target density is achieved before placing Terramesh and next layer
- Finish to within 300mm of finished floor level

INSPECTIONS BY ELIOT SINCLAIR & PARTNERS LTD

- Ground conditions when subgrade excavated
- Driving of timber pole walls
- First layer of fill with Terramesh in place

Copyright of this drawing vested in Eliot Sinclair & Partners Ltd.

Scale: As Shown (A3)				Date: 5 Aug 2009			
no.	amendment	initial	date	checked			
				drawn	JFS	surveyed	
				designed	RW	surv.date	
				manager	RW	Cad No.	l.dgn

origin of levels

datum

PROPOSED DWELLING
419 KAINGA ROAD BROOKLANDS

Eliot Sinclair & Partners Limited
Surveyors • Engineers • Planners
151 Kilmore Street, PO Box 4597, Christchurch 8140, NZ
Telephone: (03) 379 4019 Fax: (03) 385 2449

Drawing Set
302805

Sheet 1 of 1

rev.

419 Kainga Road

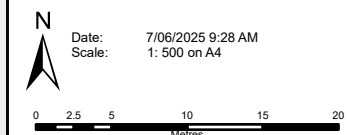
<ul style="list-style-type: none"> WwPrivateDrainFieldNo WwPump WwAccess Type Flush Manhole Flushing Point Trap Inspection Point Sealed Manhole Standard Manhole Vacuum Storage Manhole Vented Manhole WwValve WwVent WwAirGapSeparator WwLocalPressureBoundary WwLocalPressureControlPa WwLocalPressureTankSystem WwOutfall WwPipeRestrict WwFitting Type Change End Cap Junction WwEye Type Eye Eye (Vertical) WwLateralFitting Type Raised Inspection Point Lateral Fitting WwVacuumBreather WwVacuumChamber Type Collector Interceptor Tank Valve Riser WwVacuumBreatherPip WwPipeFlowDirection WwPipeBlockageCount NumberOfBlockages 2 or less Blockages 3 or more Blockages WwPipe NominalDiameter Diameter is 200mm or smaller Diameter is greater than 200mm, up to 450mm Diameter is greater than 450mm Other (non-circular pipes) WwPipe (non-gravity) NominalDiameter Diameter is 200mm or smaller Diameter is greater than 200mm, up to 450mm Diameter is greater than 450mm Other (non-circular pipes) WwLateral WwPipeProtection WwFlushTank WwStructure WwStation WwPumpStationCatchme WwPipe (non CCC) In Service Abandoned Removed 	<ul style="list-style-type: none"> Out of Service WwLateral (non CCC) In Service Abandoned Removed Out of Service Proposed WwPrivateDrainFieldNot WwValve NormalPosition,Type Air Release Backflow Prevention Butterfly Gate Non Return Pressure Activated Sluice Sluice, Normally Closed Valve Washdrant Washlet WwConnection Type Fire Restrictor Toby Meter WwOutlet WwPipeRestrict WwFieldNote WwFitting Type Single Sump Double Sump Triple Sump Inlet Pipe End Gross Debris Trap Silt Trap SwOutlet SwPipeRestrict SwFitting Type Change Bend Junction End Cap SwEye SwPipeFlowDirection SwLateralFitting Type Single Sump Double Sump Inspection Point Manhole Lateral Fitting Soak Pit SwPipe NominalDiameter Diameter is 450mm or smaller Diameter is greater than 450mm, up to 700mm Diameter is greater than 700mm Other (non-circular pipes) SwLateral SwPipeProtection SwFacility SwStructure SwStation SwRainGarden WwPumpStationCatchme WwPipe (non CCC) In Service Abandoned Removed Out of Service 	<ul style="list-style-type: none"> Proposed SwLateral (non CCC) In Service Abandoned Removed Out of Service WwPump WwValve NormalPosition,Type Air Release Backflow Prevention Butterfly Gate Non Return Pressure Activated Sluice Sluice, Normally Closed Valve Washdrant Washlet WwConnection Type Fire Restrictor Toby Meter WwOutlet WwPipeRestrict WwFieldNote WwFitting Type Single Sump Double Sump Triple Sump Inlet Pipe End Gross Debris Trap Silt Trap SwOutlet SwPipeRestrict SwFitting Type Change Bend Junction End Cap SwEye SwPipeFlowDirection SwLateralFitting Type Single Sump Double Sump Inspection Point Manhole Lateral Fitting Soak Pit SwPipe NominalDiameter Diameter is 450mm or smaller Diameter is greater than 450mm, up to 700mm Diameter is greater than 700mm Other (non-circular pipes) SwLateral SwPipeProtection SwFacility SwStructure SwStation SwRainGarden WwPumpStationCatchme WwPipe (non CCC) In Service Abandoned Removed Out of Service
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Christchurch City Council

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

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

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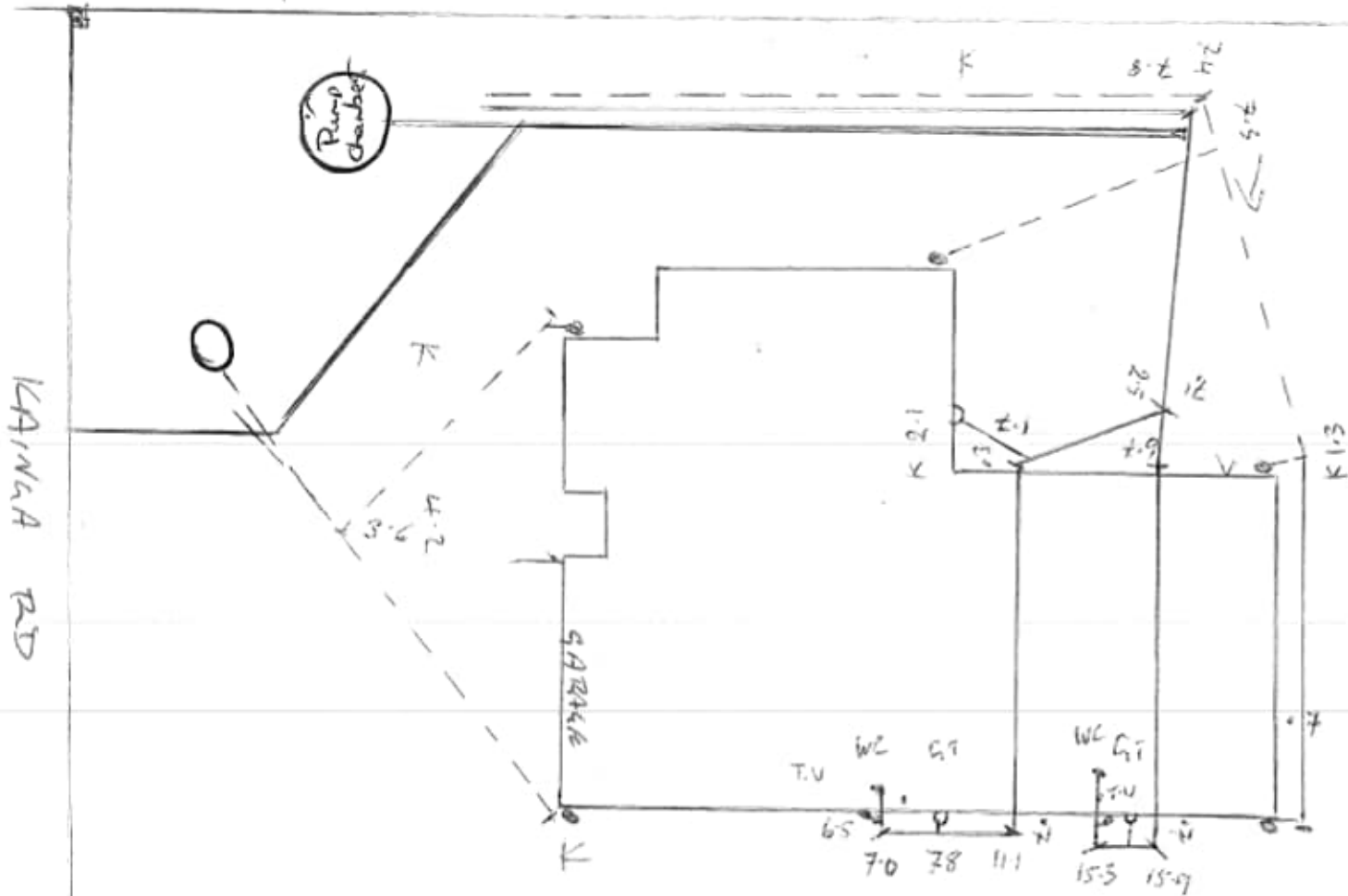
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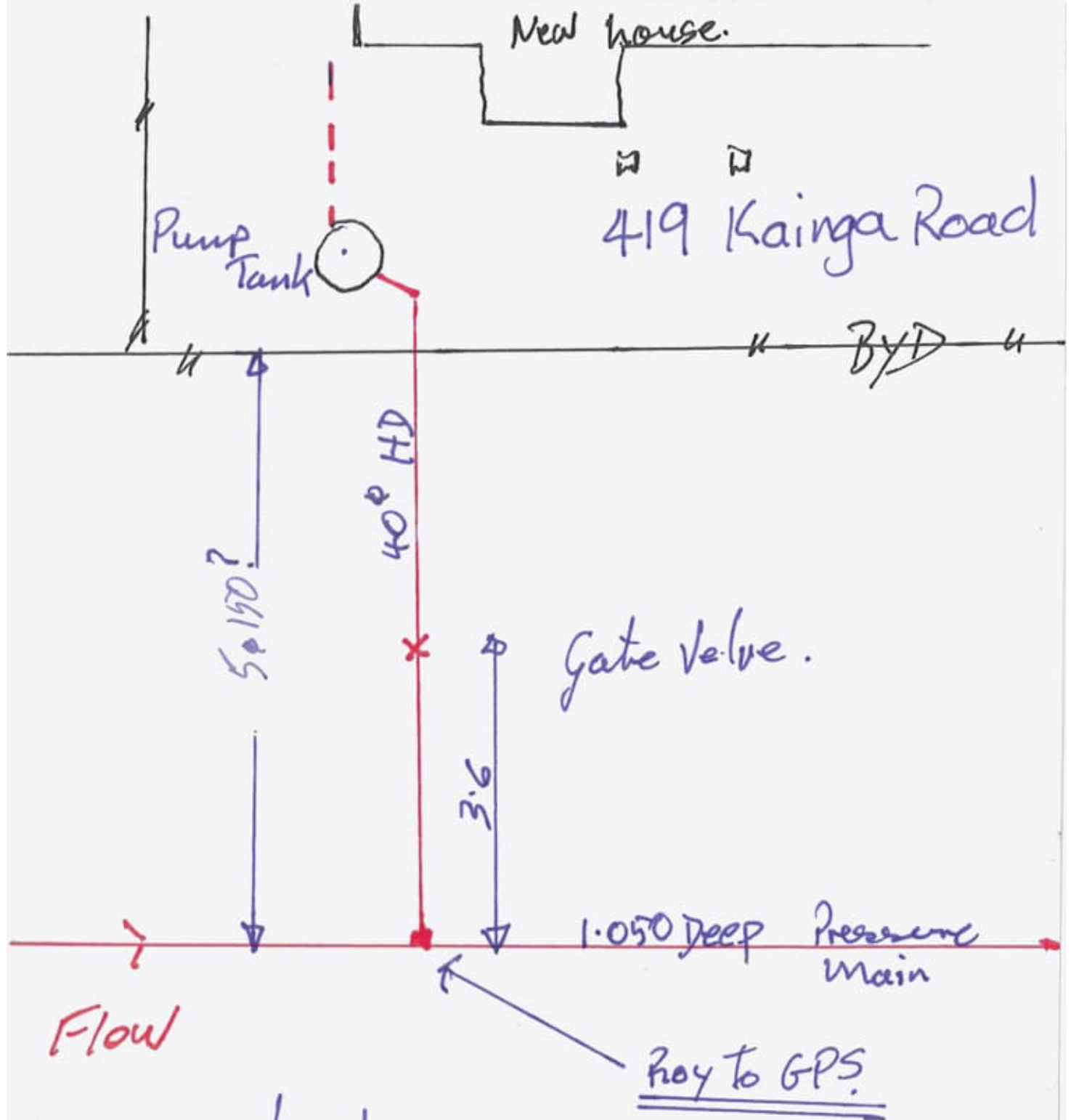
10095330.

16.3-10

GREY/NENFIELD DRAINAGE

FISH



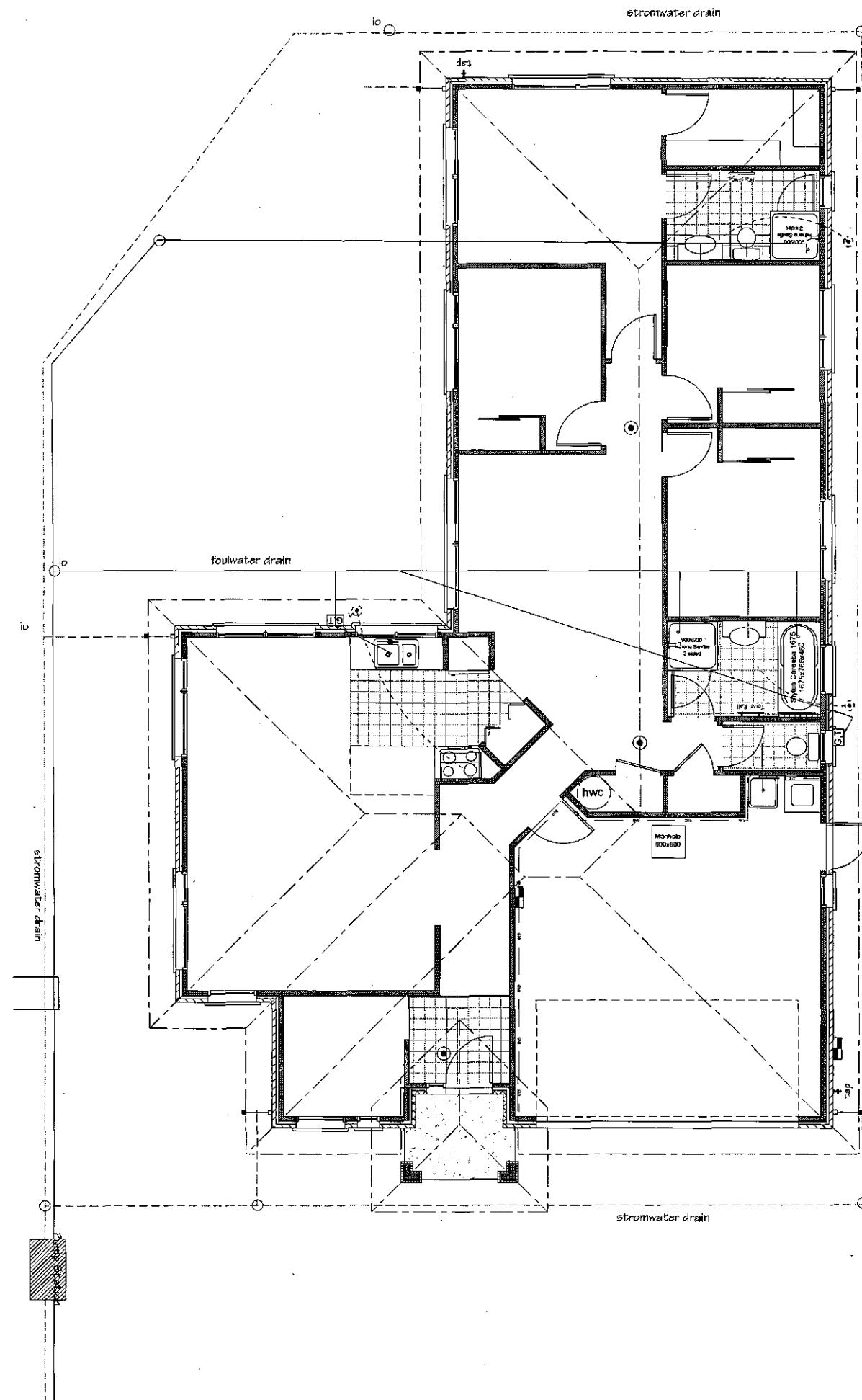


20/04/10

Consent No: 10095330

Drainlayers: Newfield Drainage Ltd
(The Newfield)

UHP




Drainage Schedule	AS/NZS 3500	
Kitchen		
Sink:	Ø65mm @1:40	(1 Fixture unit rating)
Bathrooms		
Vanity:	Ø40mm @ 1:40	(1 Fixture unit rating per basin)
Shower:	Ø40mm @1:40	(2 Fixture unit rating)
Bath:	Ø40mm @1:40	(4 Fixture unit rating)
WC:	Ø100mm @1:40	(4 Fixture unit rating)
Laundry		
Sink:	Ø65mm @1:40 min	(1 Fixture unit rating)
Floor Waste Gully	Ø40mm @1:40 min (0 Fixture unit rating)	
Floor Waste Gully (with fixture)	Ø40mm @1:40 min (as per fixture rating)	
Main Foulwater Vented Drain	Ø100mm @ 1:60 min.	
Stormwater Drain	Ø100mm @ 1:60 min.	
Drain Vent	Ø80mm	
Branch Vent	Ø50mm	
Heatpump	Drain over DP or GT	
Hot water Cylinder	Drain over GT or DP	
Services	To existing connections	

SUPERSEDED
SEE AMENDED COPY
 Date

LEGEND.	
Sewer Pipe	-----
S/W Pipe	-----
Down Pipe	DP
Gully Trap	GT
Terminal Vent	TV
Vent	Y

Consent Plans



BE PART OF THE REVOLUTION!

Stonewood Homes Christchurch Ltd
 204 Main North Rd
 P.O Box 11 036
 Christchurch, New Zealand.
 Phone: +64 3 354 2344
 Fax: +64 3 354 2342
 Email: info@stonewood.co.nz
 Internet: www.stonewood.co.nz

This plan is developed for the purchaser and is copyright to Stonewood Homes Ltd.

Client :
 Dean, James & Amy
 Address :
 Lot 26, DP 10499
 419 Kainga Road
 Brooklands

Project Information
 Roof: 25° Long run
 Walls: 70 Series Brick (Midland Clay)
 Insulated cladding system (40mm Poly) on 20mm cavity battens
 Wind Zone: Medium Earthquake: B
 Snow Zone: As per Truss Design
 Corrosion Zone: 1

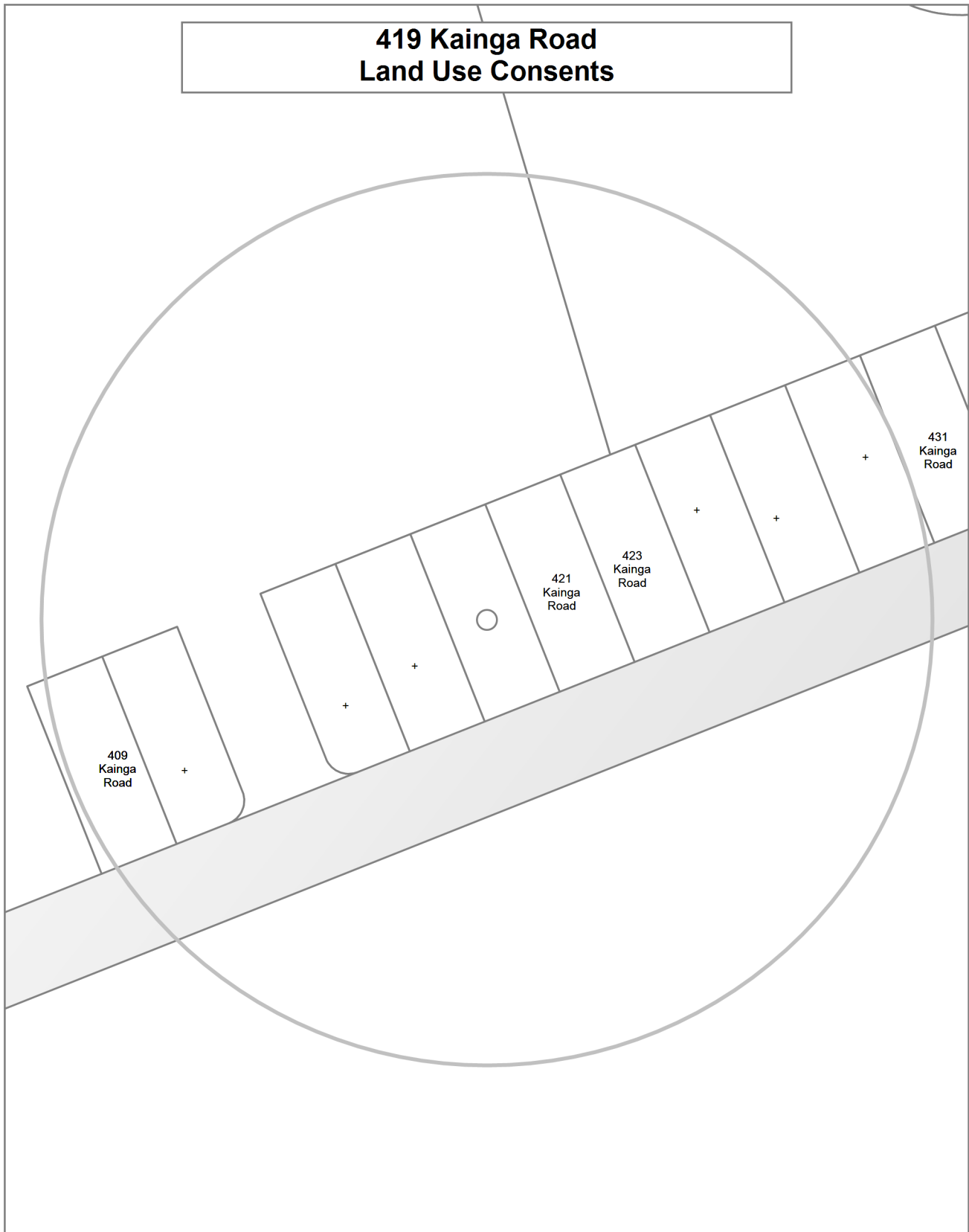
Drainage Plan

Version	Sales.	QS	DK	Sheet.
07	GS			7
	Scale.	Drawn.	Jerm	
	1:100			
	Date:			
	13/08/2009			

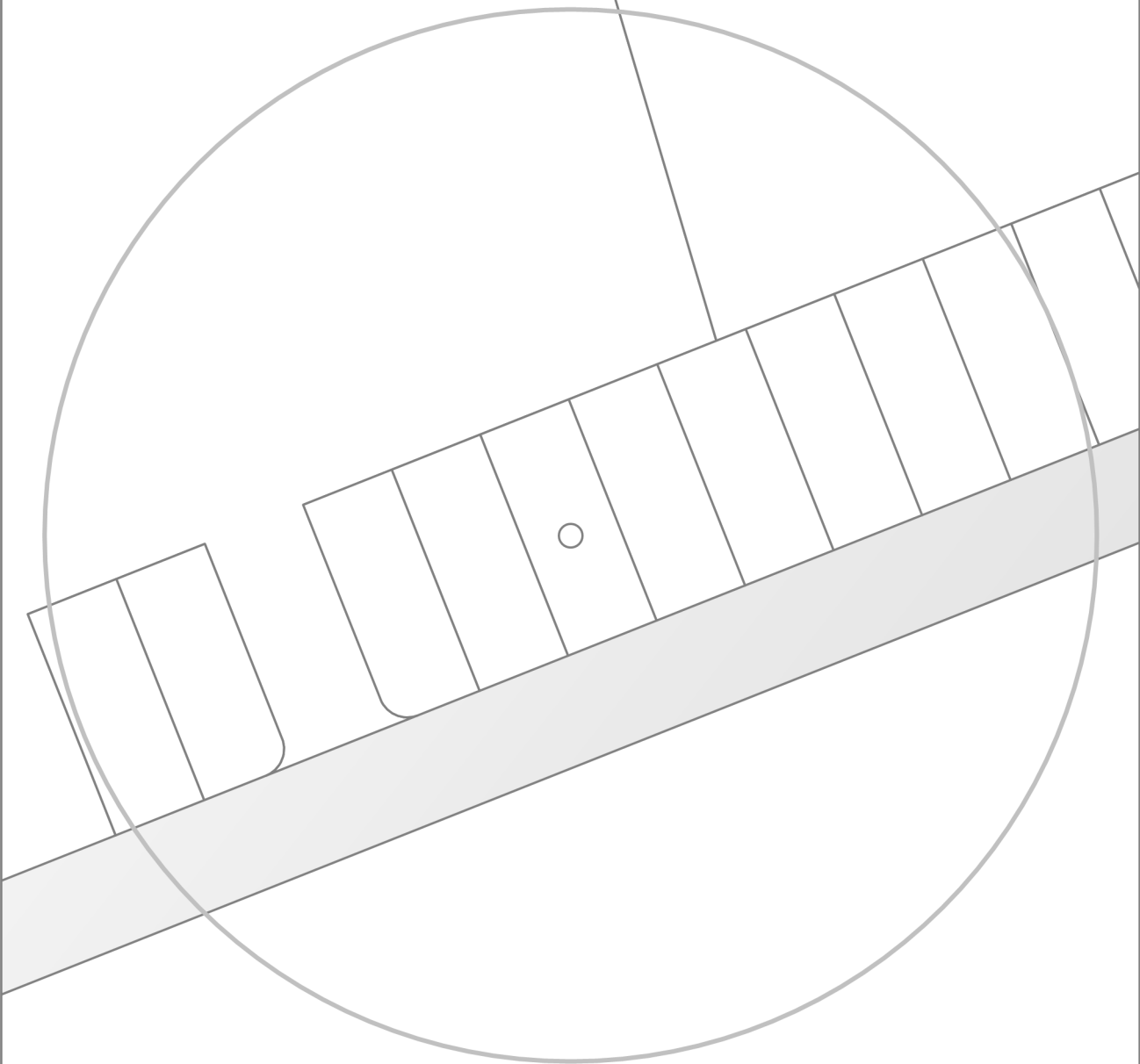
Job Number. **2734**

17 AUG 2009
 10 095330

419 Kainga Road Land Use Consents



**419 Kainga Road
Subdivision Consents**



Land Use Resource Consents within 100 metres of 419 Kainga Road

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

12 Earlham Street

RMA/1995/2846

Model aircraft flying. - Historical Reference RES955860

Withdrawn

Applied 06/11/1995

409 Kainga Road

RMA/1998/3981

Erect a 2 bedroom dwelling - Historical Reference RMA725

Processing complete

Applied 06/08/1998

Decision issued 16/02/2000

Granted on appeal 16/02/2000

Granted 16/02/2000

RMA/2001/219

New dwelling within the rural zone within the internal boundary setback. - Historical Reference RMA20004069

Processing complete

Applied 22/01/2001

Decision issued 23/02/2001

Granted 22/02/2001

421 Kainga Road

RMA/2002/1351

Rural dwelling on an undersized site - Historical Reference RMA20010358

Processing complete

Applied 11/06/2002

Decision issued 13/08/2002

Granted 13/08/2002

423 Kainga Road

RMA/2013/282

Construct a new residential dwelling within Rural 1 Zone - Historical Reference RMA92021869

Processing complete

Applied 21/02/2013

Decision issued 30/05/2013

Granted 30/05/2013

431 Kainga Road

RMA/2021/339

Erect relocatable dwelling

Processing complete

Applied 15/02/2021

Decision issued 21/06/2021

Declined 21/06/2021

Granted on appeal 25/05/2022

Data Quality Statement

Land Use Consents

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

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

Subdivision Consents

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

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

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

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