



# PROPERTY INFO PACK

## 26 GRANTLEY STREET (BACK SECTION), NEW BRIGHTON

PREPARED BY MORGAN PERRY



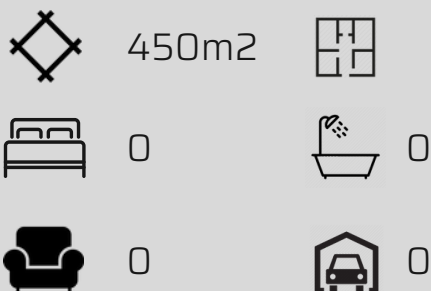
**PROPERTY  
VENTURES**  
REAL ESTATE



# 26 GRANTLEY STREET (BACK SECTION), NEW BRIGHTON

## BUILD YOUR DREAM HOME IN NEW BRIGHTON - RARE 450M2 SECTION

### FEATURES:



### PROPERTY DETAILS:

Address: 26 Grantley Street, New Brighton  
Legal Description: TBC  
Property Type: Section  
Sale by: Negotiation  
Close To: Shops, supermarket, motorway,  
beach

## PROPERTY DESCRIPTION:

Come one, come all, to this beautifully positioned, 450m2, TC2 plot of land.

Boasting 506m2 (including the driveway) or 450m2 (excluding the driveway), sits this plot of gold, ready and waiting for your dream home. With title soon to be released on this freehold section, our vendors have given us the orders to 'sell sell sell'.

With the potential for unobstructed port hills views (if building two-story and north facing), this is your opportunity to live within walking distance to the pier, local bars and restaurants, supermarkets and the newly built 'He Puna Taimoana' (New Brighton Hot Pools). Take advantage of the many sports played at Rawhiti Domain (rugby, softball, netball, cricket, athletics, tennis and golf), or whisk the lover down to New Brighton Beach for a 'fish n chipper' date!

Within walking distance to Rawhiti Primary, and in zone for Shirley Boys, Avonside Girls and Marian College, your schooling opportunities are plentiful.

If you're looking for a new build opportunity, are a first home buyer, wanting an investment project, or simply want to return to your roots, then get in touch today.

This will sell in a hurry, so don't wait, the future you may regret it.

Sale type: By Negotiation

Open home dates: Private viewing/by appointment only.

# PROPERTY PHOTOGRAPHY



# PROPERTY PHOTOGRAPHY



INDICATIVE ONLY



**2.1KM FROM GRANTLEY STREET**



**2KM FROM GRANTLEY STREET**



**900M FROM GRANTLEY STREET**



**2.1KM FROM GRANTLEY STREET**

# OPEN HOME DATES

1. Open Home One: Private viewing only

2. Open Home Two: Private viewing only

3. Open Home Three: Private viewing only

4. Open Home Four: Private viewing only

# PRIVATE VIEWINGS

\*\*\*Private viewings available upon request

## CONTACT DETAILS

**P: 0274131640**

**E: MORGAN@PROPERTYVENTURES.CO.NZ**

**W: MORGANPERRY.CO.NZ**

**W: PROPERTYVENTURES.CO.NZ**





# EQC DOCUMENTATION 26 GRANTLEY STREET (BACK SECTION), NEW BRIGHTON

PREPARED BY MORGAN PERRY



**PROPERTY  
VENTURES**  
REAL ESTATE



8 June 2017

Mrs P O'Loughlin  
44 Grantley Street  
New Brighton  
Christchurch 8083

Sent by email to: [peta@mwopg.co.nz](mailto:peta@mwopg.co.nz)

Dear Mrs O'Loughlin

**Information request – 26 Grantley Street, New Brighton, Christchurch 8083**

Thank you for your information request received on 11 May 2017. You asked for all lands documents and geotechnical reports for 26 Grantley Street. Your request has been considered under the Official Information Act and Privacy Act.

Please find the enclosed documentation in response to your request. An EQC staff surname has been withheld to protect the privacy of that individual. The enclosed information sheet provides an explanation of the geotechnical drilling data.

Personal information has been made available to you. If you believe any of this information is incorrect, you can ask us to correct it. If you have questions about your claim or would like an explanation of the information provided, please call EQC on 0800 326 243.

You have the option of approaching the Office of the Ombudsman and/or Privacy Commissioner should you wish.

Yours sincerely,



**Felicity Smith**  
Technical Statutory Advisor



### **Geotechnical Drilling Data Disclaimer**

EQC has been carrying out geotechnical investigations on Canterbury Technical Category 3 (TC3) land in order to understand the local soil conditions. The geotechnical investigation data (the Data) is highly complex and is used by geotechnical and structural engineers, council officers, and other specialists, to assist them with the design of building foundations. The Data may also be used by EQC when settling land claims but it cannot be relied upon for any other purpose. It is not a report on the status of the land on your property.

All EQC drilling information is uploaded to the CERA operated Canterbury Geotechnical Database (CGD). Anyone who is registered on the CGD can access whatever EQC drilling information is of interest to them without needing to request it from EQC.

Access to the CGD is currently limited to technical users and consulting engineers as these are the people who are able to interpret the raw geotechnical data. The usual process would be for engineers to be engaged by EQC, insurance companies or homeowners to provide advice as part of the repair/rebuild process. These engineers access the raw data and provide specialist interpretation and engineering recommendations based on that data.

Graphs contain a summary of the raw drilling data relating to your property. The data may not be directly from your property but will be the data from the closest drilling locations.

EQC and its consulting geotechnical engineering firm, Tonkin & Taylor Ltd, make no representations or warranties regarding the accuracy, adequacy, or completeness of the Data, or the suitability of the Data for any other use. EQC and Tonkin & Taylor Ltd do not accept any liability for the consequences of any other person using or relying on the Data in any way.



Claim: CLM/2011/043710

| LC: EQK | Clmt: PHOENIX TRUST | DoL: 22/02/2011 | St: Closed | EQC CM: Joshua [REDACTED] | Grp: 00  
Hagley Middle 201009 | LA:**Land Apportionment**

Claimant PHOENIX TRUST  
 Damage Location 26 GRANTLEY STREET, NEW BRIGHTON, CHRISTCHURCH 8083  
 Assessment Status Assessment Complete  
 Dispatch Criteria TC2  
 CERA Land Zone  
 DBH Land Zone  
 Land SoW Approval Status

Master	Claim	Event	Claim Loss Date	Loss Date	Settlement Amount	Approval Status
Master	CLM/2011/043710	Christchurch 10km SE, 5km, 6.3 - EVT/201102/0012 (22/02/2011)	22/02/2011		-	
	CLM/2010/043948	Christchurch 30km W, 04/09/2010 10km, 7.1 - EVT/201009/0016 (04/09/2010)			-	



Claim Number:  
CLM/2011/043710  
Property Address:  
26 GRANTLEY STREET, NEW BRIGHTON, CHRISTCHURCH 8083  
Property  
Site

Element	Damage	Repair
Land	No Earthquake Damage	
Garden Shed	No Earthquake Damage	

## Services

Element	Damage	Repair
Water Supply	No Earthquake Damage	
Sewerage	No Earthquake Damage	

## Main Building

## Exterior Element(s)

Elevation (North ground floor) - None Earthquake Damage

Elevation (South ground floor) - None Earthquake Damage

Elevation (East ground floor) - None Earthquake Damage

Elevation (West ground floor) - None Earthquake Damage

Elevation (North first floor) - None Earthquake Damage

Elevation (South first floor) - None Earthquake Damage

Elevation (East first floor) - None Earthquake Damage

Elevation (West first floor) - None Earthquake Damage

Foundations (Piles) - None Earthquake Damage

Roof (Ridge and gable also single slope) - None Earthquake Damage

## Ground Floor

Family Room - None Earthquake Damage

Bedroom (Master) - None Earthquake Damage

## Lounge

Element	Damage	Repair	
Ceiling	Cosmetic Damage	- Paint Ceiling	18.80 m2
	Structural damage	- Scrape off, rake out, fill, stipple	18.80 m2
	Structural damage	- Remove, dispose and replace hardboard	18.80 m2
Floor	No Earthquake Damage		
Wall covering	No Earthquake Damage		
Door (Internal)	No Earthquake Damage		



Window No Earthquake Damage

#### Kitchen

Element	Damage	Repair
Ceiling	No Earthquake Damage	
Floor	No Earthquake Damage	
Wall covering	No Earthquake Damage	
Door (Internal)	No Earthquake Damage	
Kitchen joinery	No Earthquake Damage	
Range ( Free standing oven )	No Earthquake Damage	
Window	No Earthquake Damage	

Rumpus - None Earthquake Damage

#### Laundry

Element	Damage	Repair	
Ceiling	Cosmetic Damage	- Paint Ceiling	3.48 m2
	Structural damage	- Remove, dispose and replace hardboard	3.48 m2
Floor	No Earthquake Damage		
Wall covering	No Earthquake Damage		
Wash tub	No Earthquake Damage		
Window	No Earthquake Damage		

Entry (At back of house) - No Damage

Bedroom (Children room) - None Earthquake Damage

#### Entry (At front of house)

Element	Damage	Repair	
Ceiling	No Earthquake Damage		
Floor	No Earthquake Damage		
Wall covering	Cosmetic damage	- Paint wall	17.69 m2
	Structural damage	- Remove, dispose, replace Gib, stop and undercoat	17.69 m2



Door (External)      No Earthquake Damage

Door (Internal)      No Earthquake Damage

Bedroom (Girls room upstairs) - No Damage

Stairwell - No Damage

Bathroom - No Damage

PAUL TOTH

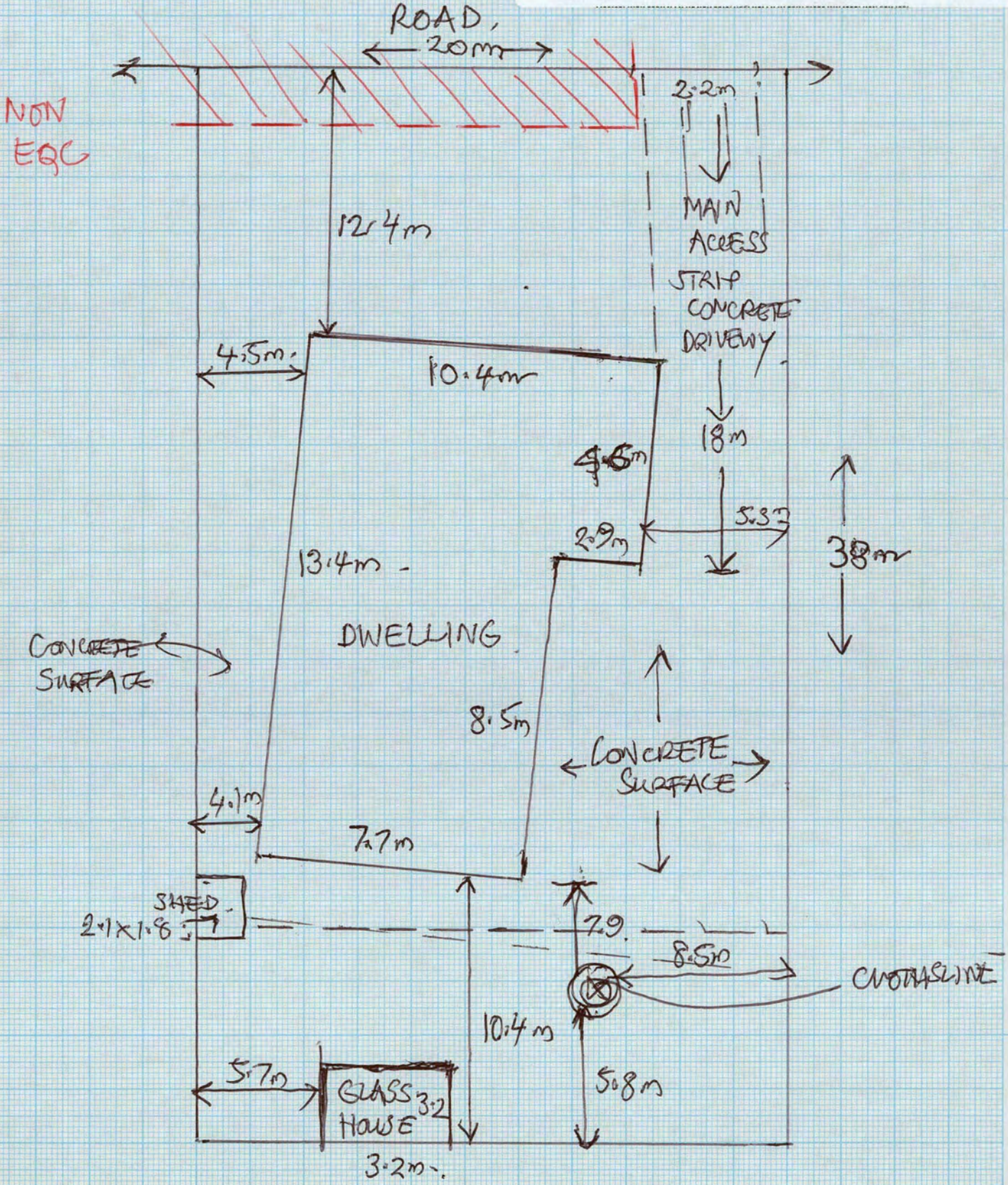
Released under the Official Information Act 1982

18/02/2013



PHOENIX TRUST  
26 GRANTLEY STREET  
NEW BRIGHTON  
CHRISTCHURCH  
H: & W:  
M:

(N) ←



CHECKED

# Inspection Summary

Released under the Official Information Act 1982



Completed by: Todd McKernan

Date: 18/2/2012 Page: 1 of 1  
dd/mm/yy

CLM / 2011 / 043710  
 PHOENIX TRUST  
 26 GRANTLEY STREET  
 NEW BRIGHTON  
 CHRISTCHURCH  
 H: & W:  
 M:

Time arrived at site: 11:00 Time left site: 12:00 Was an inspection carried out? Yes  No

Customer present: Yes  No  Customer Name: Phoenix Trust

Access denied  Loose dogs  Other  If other, please provide reason

If No inspection carried out, why not?

**Where an inspection has been conducted:**

	Yes	No	Notes
- Any land damage under the main access way or other hard surfaces?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Were any bridges or culverts damaged within EQC Cover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Were any retaining walls damaged within EQC Cover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is an engineer required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is a valuation required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is a resource consent required for any remediation work? (proximity to protected trees and waterways)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Has anything in this pack been escalated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Customer has advised of invoices for emergency work?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Customer advised of next action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Was any silt found under the dwelling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

- If there was nil damage, why was that? Building removed  Building repairs have fixed  No visible damage

- If a potential or actual 8/9 property, was the dwelling present? Building removed  Building present

Land Damage to Area A? If Yes, add details  
 Yes  No

Land Damage to Area B? If Yes, add details  
 Yes  No

Land Damage to Area C? If Yes, add details  
 Yes  No

Total m<sup>2</sup> of Damaged Land:  m<sup>2</sup> Notional Land Damage Value @\$300/m<sup>2</sup> (Incl GST): \$

☐ No apparent Land Damage under the EQC ACT 1993.

Next action close land exposure



CHECKED

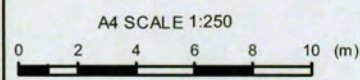
Released under the Official Information Act 1982



Lot Pt14 DP 801

Path: L:\2000\Working\Map\GIS\MapDoc\Field\AKLCHCH-C125 New Brighton.mxd Date: 2005/01/11 Time: 9:32:11 a.m.

Notes:



Drawn by:

Date:



22 FEB 2011 - EARTHQUAKE  
New Brighton, CHRISTCHURCH  
(C125-056762) - 26 Grantley Street

EQC Claim No: 201 \_ /

**0800 DAMAGE (0800 326 243)**

Phoenix Trust  
c/o Mrs. Peta O'Loughlin  
44 Grantley Street  
New Brighton, Christchurch 8083

22 March 2013

Dear Peta O'Loughlin,

### **Your land claim settlement**

The Earthquake Commission has received the following claim/s relating to land damage at 26 GRANTLEY STREET, NEW BRIGHTON, CHRISTCHURCH 8083:

- CLM/2011/043710 caused by Christchurch 10km SE, 5km, 6.3 (22/02/2011)

### **Decision**

EQC has reviewed your land claim/s and carried out an assessment of the damage to your property. We have found that the settlement amount for your land damage is less than the minimum excess with EQCover of \$500 per claim and therefore no payment will be made and your land claim/s will be closed.

This settlement for land does not affect other claims you may have submitted for content or dwelling with EQC. Those other claims will be settled separately, if not already.

### **Next steps**

If you do not agree with this decision, or you have new information you believe may support your claim, you can ask us to reconsider. Reconsideration may result in us upholding or overturning our original decision, or issuing a new decision for a different reason, not previously considered. Please send your request and supporting information within three months of the date of this letter.

### **How to contact us**

You can contact us by email to [info@eqc.govt.nz](mailto:info@eqc.govt.nz) or call 0800 DAMAGE (0800 326 243) international call +64 4 978 6400.

Yours sincerely

*Bruce Emson*

General Manager, Customer Services





**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**



**Historical Search Copy**

  
R.W. Muir  
Registrar-General  
of Land

**Identifier** CB403/10  
**Land Registration District** Canterbury  
**Date Issued** 20 January 1928

**Prior References**

CB263/173

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**Estate** Fee Simple  
**Area** 809 square metres more or less  
**Legal Description** Part Lot 13-14 Deposited Plan 801

**Original Proprietors**

Stuart Martin Johns

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**Interests**

Appurtenant hereto is a well and pipe easement granted by Transfer 155707  
7269961.1 Transfer to Michael William O'Loughlin, Peta Dorothy May O'Loughlin and Lorna Mary O'Loughlin -  
14.3.2007 at 1:49 pm  
7269961.2 Mortgage to ANZ National Bank Limited - 14.3.2007 at 1:49 pm

Identifier

CB403/10

(Land and Deeds—4)  
[Form B.]

NEW ZEALAND.

Reference: Vol. 263, Folio 173  
Transfer No. 181232  
Application No.  
Order for N/C No.



Register-book,  
Vol. 403, folio 10

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twentieth day of January one thousand nine hundred and twenty-eight under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that BERNARD JOHN MCKENZIE of Christchurch Commercial Traveller

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing THIRTY-TWO PERCHES or thereabouts situated in the Borough of New Brighton being part of Lots 13 and 14 on plan deposited in the Land Registry Office at Christchurch as to 801 part of Rural Section 16013



*[Signature]*  
District Land Registrar.

Transfer 155707 granting a Well and Pipe Easement appurtenant to the above described land

Mortgage 160813 produced on 29 January 1928 at 12 noon Bernard John McKenzie to share of [Signature]

Transfer 19313 produced 21 January 1928 at 10 am Bernard John McKenzie to share of [Signature] brother wife of Charles Walter Cooper of Christchurch Banker

Transmission 652686 to the Public Trustee - 18.5.1965 at 10 am

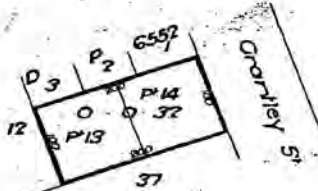
Transfer 666920 to Nancy Boyd of Christchurch Married Woman - 29.10.1965 at 1.47 pm

Mortgage 666921 to trustees Bruce Allen and Alfred Miles for Nancy Boyd - 29.10.1965 at 1.47 pm

Variation of Mortgage 666921 - 13.10.1966 at 2.30 pm

-OVER-

Image Quality due to Condition of Original



METRIC AREA: - 809 m<sup>2</sup>

Scale: 1 Chain to an Inch

403/010

403/010

Identifier

CB403/10

403/010

403/10

Transfer 726569 to Rupert Thomas Charlton  
of Christchurch Steward and Dorcas Jean  
Charlton his wife - 5.12.1967 at 9.10 am

*[Signature]*  
A.L.R.

Mortgage 726722 to Canterbury Technological  
Building Society of Deposits  
24.6.1968 at 9.10 am

THIS REPRESENTS A REDUCED SCALE  
CERTIFIED TO THE ACCURACY OF THE  
ORIGINAL REGISTER FOR THE PURPOSES OF  
SECTION 215A LAND TRANSFER ACT 1952  
*[Signature]*  
A.L.R.

Transfer 881559 to Stuart Martin  
Johns of Christchurch, Sewing  
Technician and Philippa Anne Johns  
his wife - 20/9/1972 at 9.10 a.m.

A.L.R.

Mortgage 881560 to The Prudential  
Building and Investment Society  
of Canterbury - 20/9/1972 at 9.10 a.m.

A.L.R.

~~Transfer 907532 to the above named  
Stuart Martin Johns - 27/4/1973 at  
10.15 a.m.~~

~~A.L.R.~~

Transfer 907532 to Stuart Martin Johns  
of Christchurch Sewing Technician -  
27/4/1973 at 10.15 a.m.

*[Signature]*  
A.L.R.

Transfer 907532 of her interest  
Philippa Anne Johns to the above  
named Stuart Martin Johns -  
27/4/1973 at 10.15 a.m.

*[Signature]*  
A.L.R.





**TONKIN & TAYLOR LTD**

**BOREHOLE LOG**

BH No: NBR-TC201-BH001  
Hole Location: 28 Grantley Street

SHEET 1 OF 2

PROJECT: CHCH GEOTECHNICAL INVESTIGATIONS	LOCATION: NEW BRIGHTON	JOB No: 52003.000
CO-ORDINATES: 5745467.38 mN 2487283.94 mE	DRILL TYPE: Roto-Sonic	HOLE STARTED: 28/2/13
R.L.: 3.15 m	DRILL METHOD: PQDT/Auto SPT	HOLE FINISHED: 28/2/13
DATUM: NZMG, MSL (CCC 20/01/12 Datum -9.043m)	DRILL FLUID: LP2000	DRILLED BY: Pro-Drill
		LOGGED BY: T&T-DT CHECKED: CMS

GEOLOGICAL						ENGINEERING DESCRIPTION												
GEOLOGICAL UNIT, GENERIC NAME, ORIGIN, MINERAL COMPOSITION.	FLUID LOSS	WATER	CORE RECOVERY (%)	METHOD	CASING	TESTS	SAMPLES	R.L. (m)	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL	MOISTURE CONDITION	WEATHERING	STRENGTH/DENSITY CLASSIFICATION	SHEAR STRENGTH (kPa)	COMPRESSIVE STRENGTH (MPa)	DEFECT SPACING (mm)	SOIL DESCRIPTION  Soil type, minor components, plasticity or particle size, colour.  ROCK DESCRIPTION  Substance: Rock type, particle size, colour, minor components.  Defects: Type, inclination, thickness, roughness, filling.
ASPHALT FILL CHRISTCHURCH FORMATION (MARINE/ ESTUARINE)			47	PQDT														
			80	SPT		*FC@1.5m 1/2/2/4/3/4 N=13	B											
			100	PQDT														
			100	SPT		*FC@3.0m 1/1/2/3/3/3 N=11	B											
			100	PQDT														
			100	SPT		3/3/4/5/6/6 N=21												
			100	PQDT														
			80	SPT		*FC@6.0m 0/1/1/1/2/2 N=6	B											
			90	PQDT														
			80	SPT		1/3/3/3/4/4 N=14												
			100	PQDT														
			100	SPT		*FC@9.0m 0/0/2/3/3/4 N=12	B											
			100	PQDT														

T&T DATATEMPLATE-SPT.GDT.rctb



**BOREHOLE LOG**

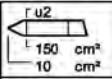
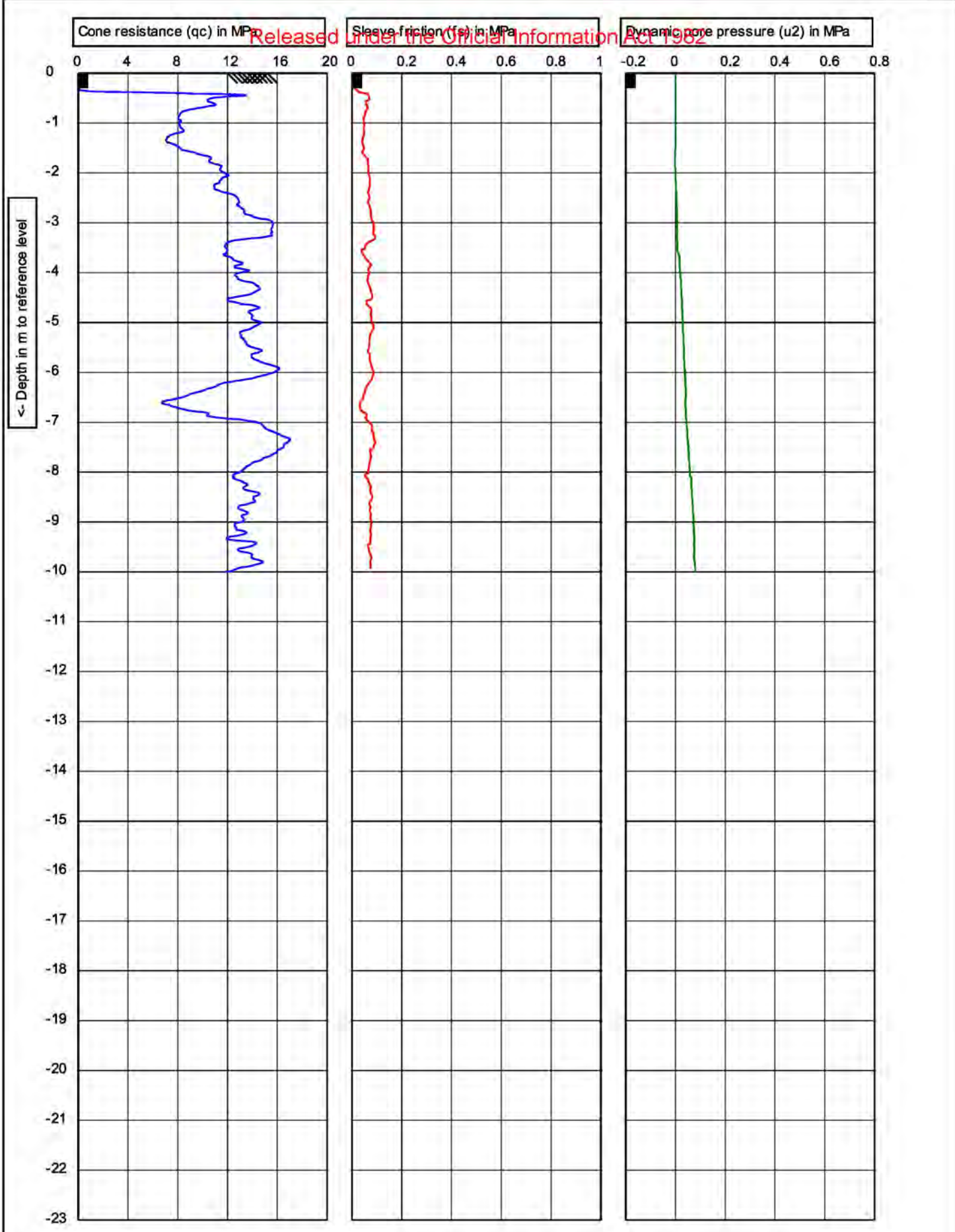
Hole Location: 28 Grantley Street

PROJECT: CHCH GEOTECHNICAL INVESTIGATIONS LOCATION: NEW BRIGHTON JOB No: 52003.000

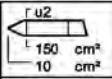
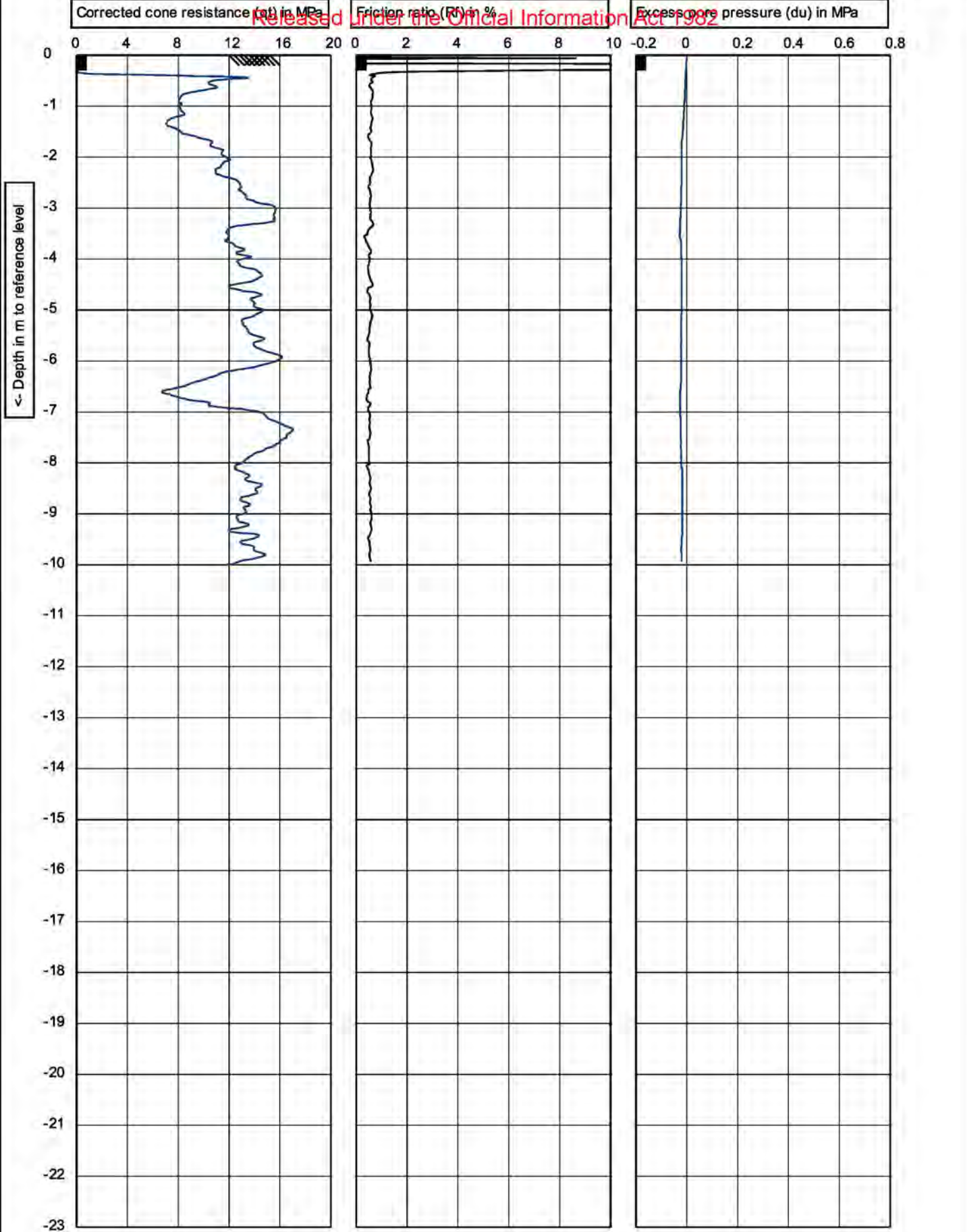
CO-ORDINATES: 5745467.38 mN DRILL TYPE: Roto-Sonic HOLE STARTED: 28/2/13  
 2487283.94 mE DRILL METHOD: PQDT/Auto SPT HOLE FINISHED: 28/2/13  
 R.L.: 3.15 m DRILLED BY: Pro-Drill  
 DATUM: NZMG, MSL (CCC 20/01/12 Datum -9.043m) DRILL FLUID: LP2000 LOGGED BY: T&T-DT CHECKED: CMS

GEOLOGICAL						ENGINEERING DESCRIPTION												
GEOLOGICAL UNIT, GENERIC NAME, ORIGIN, MINERAL COMPOSITION.	FLUID LOSS	WATER	CORE RECOVERY (%)	METHOD	CASING	TESTS	SAMPLES	R.L. (m)	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL	MOISTURE CONDITION	WEATHERING	STRENGTH/DENSITY CLASSIFICATION	SHEAR STRENGTH (kPa)	COMPRESSIVE STRENGTH (MPa)	DEFECT SPACING (mm)	SOIL DESCRIPTION  Soil type, minor components, plasticity or particle size, colour.  ROCK DESCRIPTION  Substance: Rock type, particle size, colour, minor components.  Defects: Type, inclination, thickness, roughness, filling.
CHRISTCHURCH FORMATION (MARINE/ ESTUARINE)			70	PQDT				-7		X	SP	W	MD					Fine to medium SAND with some silt, brownish grey, medium dense, wet, poorly graded. 10.35 to 10.5m- no recovery.
								-8										10.5m- 0.4m heave observed prior to SPT. No SPT. End of borehole at 10.5mbgl (target depth)
								-9										
								-10										
								-11										
								-12										
								-13										
								-14										
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								-19										
								-20										

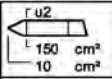
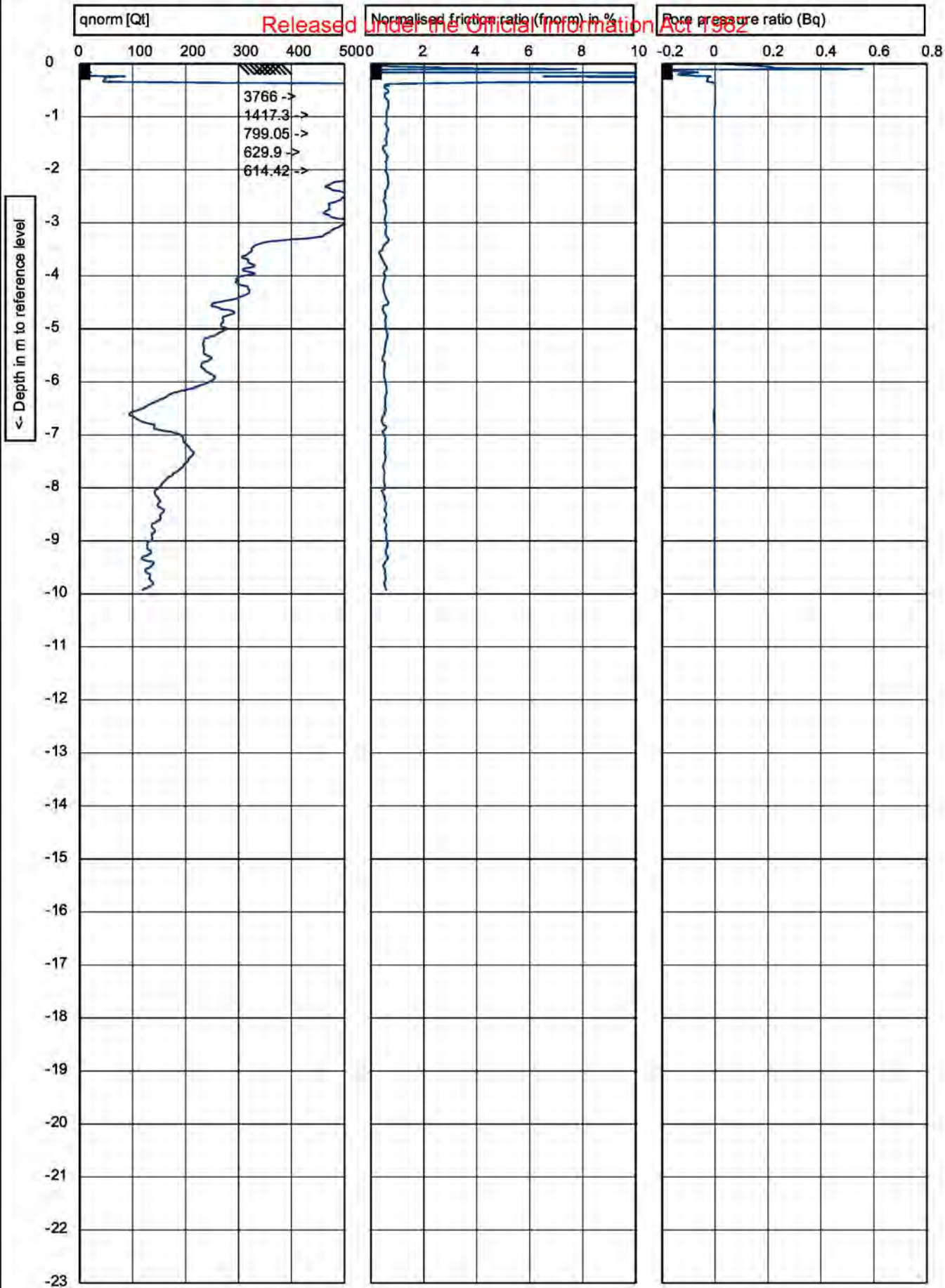
T&T DATATEMPLATE-SPT.GDT tcb



Test according to A.S.T.M standard D-5778-12		Predrill : <b>0.3 m Predrilled</b>	
G.L. 0	W.L.: 0	Date:	<b>14/03/2013</b>
Project:	<b>TC3- 28 Grantley St</b>	Cone no.:	<b>C10CFIP.C11284</b>
Location:	<b>GPS: E1577279 N5183853</b>	Project no.:	<b>2-68292.13_003</b>
Position:		CPT no.:	<b>NBR-TC201-CP1004</b>
			<b>1/6</b>

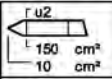
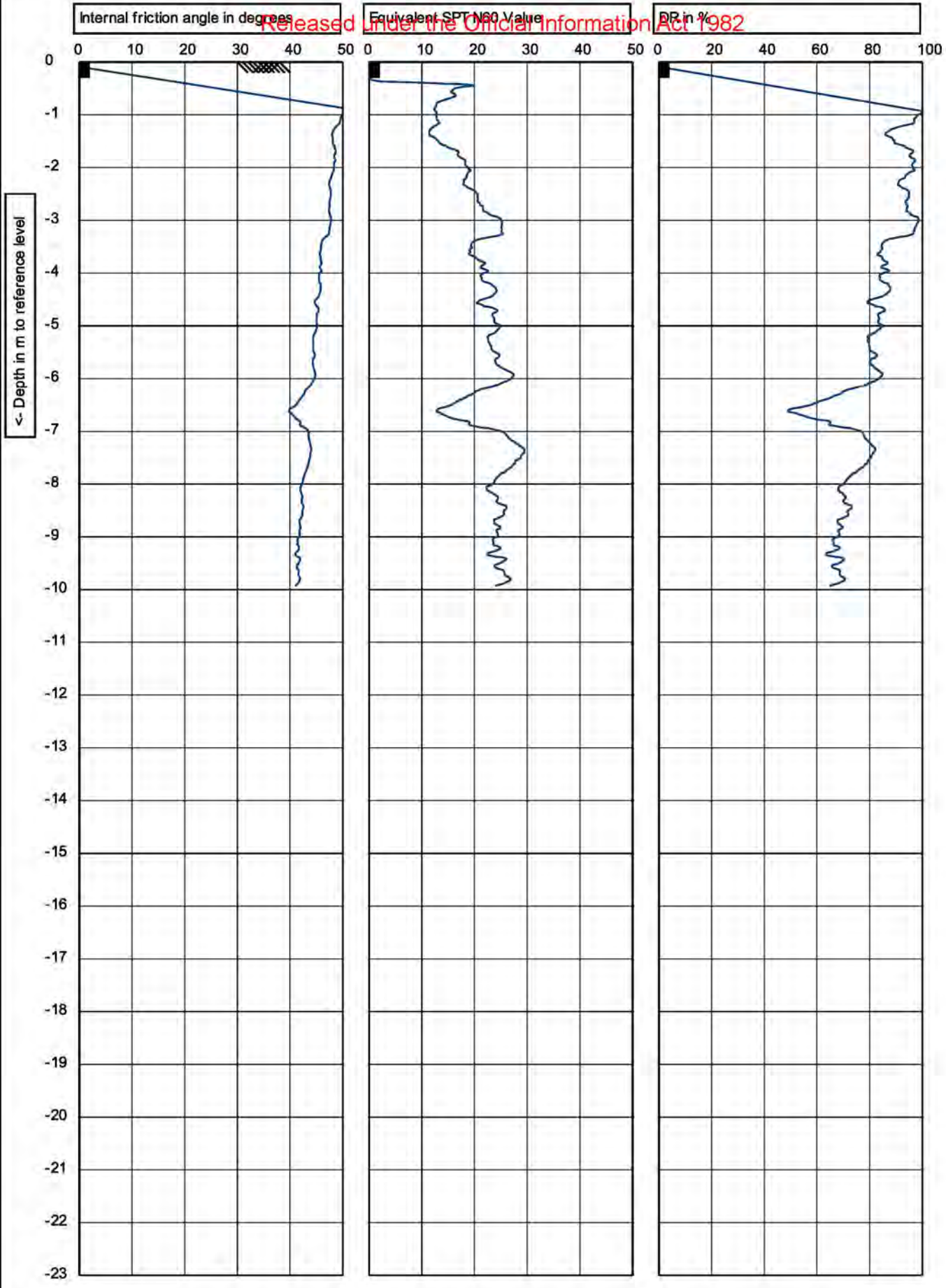


Test according to A.S.T.M standard D-5778-12		Predrill : <b>0.3 m Predrilled</b>	
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Project: <b>TC3- 28 Grantley St</b>		Cone no.: <b>C10CFIP.C11284</b>	
Location: <b>GPS: E1577279 N5183853</b>		Project no.: <b>2-68292.13_003</b>	
Position:		CPT no.:	<b>NBR-TC201-CP T004</b>   <b>2/6</b>

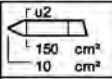
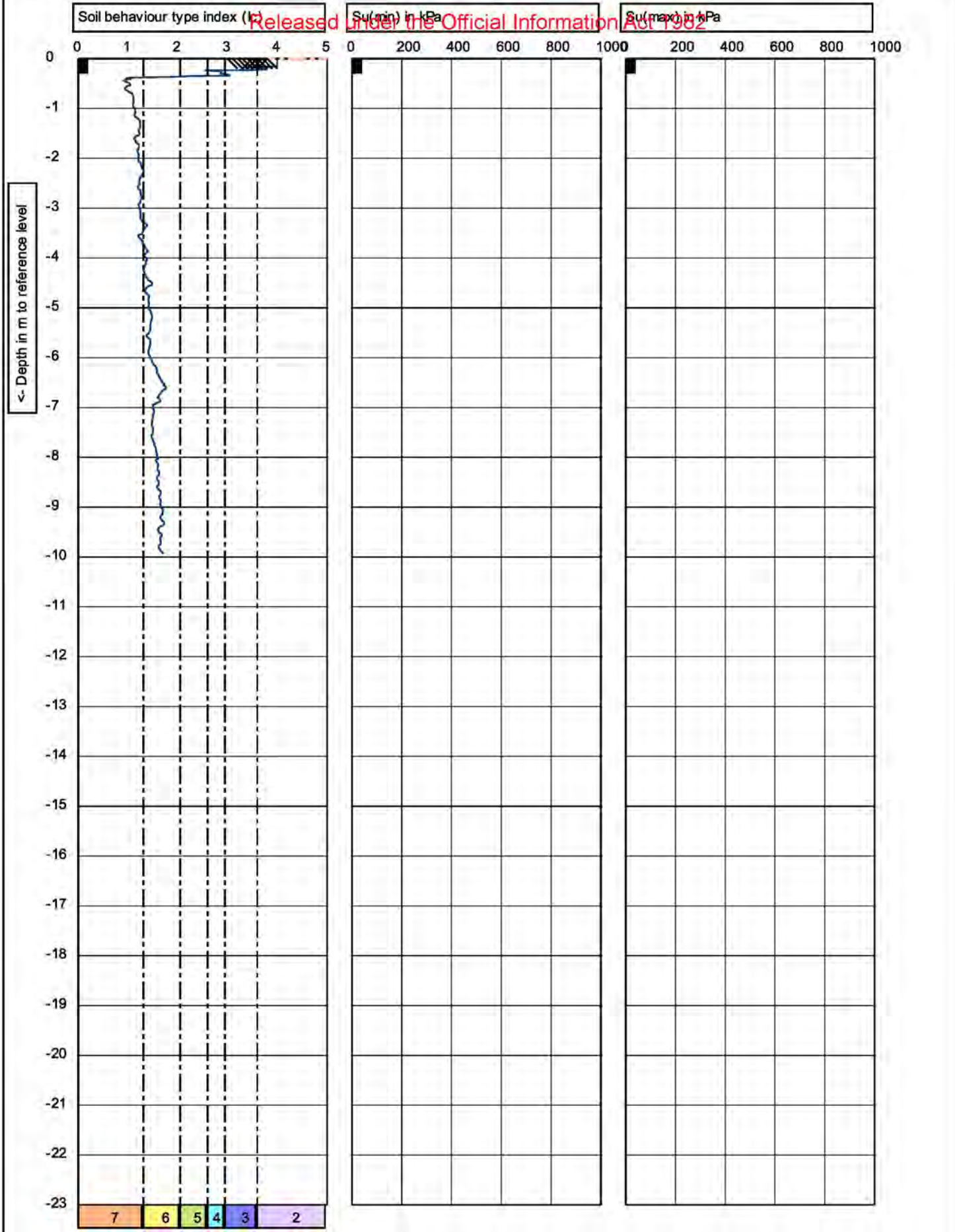


Test according to A.S.T.M standard D-5778-12		Predrill : <b>0.3 m Predrilled</b>	
G.L. 0	W.L.: 0	Date:	<b>14/03/2013</b>
Project: <b>TC3- 28 Grantley St</b>		Cone no.: <b>C10CFIP.C11284</b>	
Location: <b>GPS: E1577279 N5183853</b>		Project no.: <b>2-68292.13_003</b>	
Position:		CPT no.:	<b>NBR-TC201-CP1004</b>   <b>3/6</b>





Test according to A.S.T.M standard D-5778-12		Predrill :	0.3 m Predrilled
G.L. 0	W.L.: 0	Date:	14/03/2013
Project:	TC3- 28 Grantley St	Cone no.:	C10CFIP.C11284
Location:	GPS: E1577279 N5183853	Project no.:	2-68292.13_003
Position:		CPT no.:	NBR-TC201-CP T004
			4/6

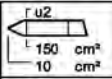
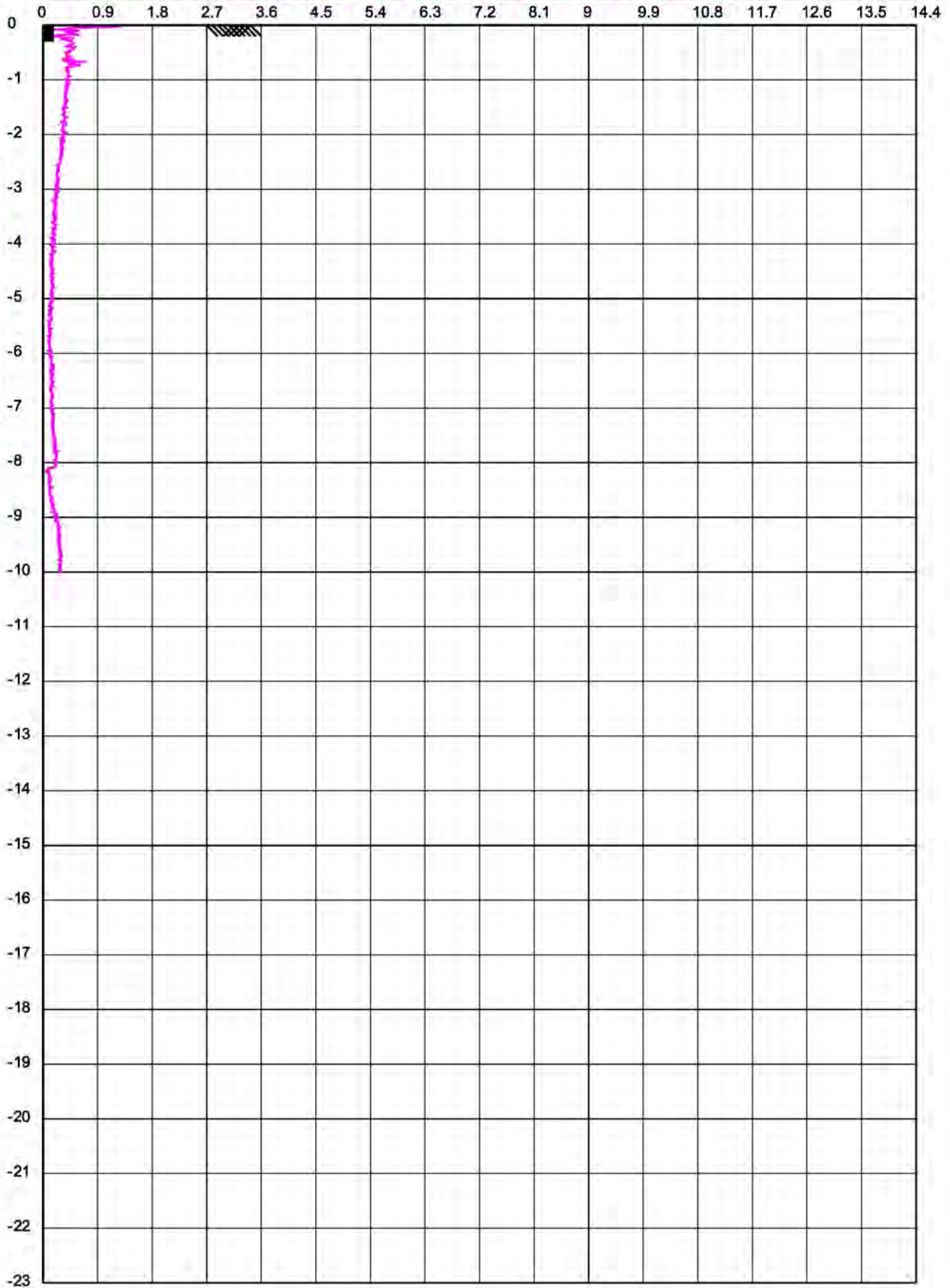


Test according to A.S.T.M standard D-5778-12		Predrill : 0.3 m Predrilled	
G.L. 0	W.L.: 0	Date:	14/03/2013
Project: TC3- 28 Grantley St		Cone no.: C10CFIP.C11284	
Location: GPS: E1577279 N5183853		Project no.: 2-68292.13_003	
Position:		CPT no.: NBR-TC201-CP1004	5/6

Inclination (I) in degr

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Depth in m to reference level



Test according to A.S.T.M standard D-5778-12		Predrill :	0.3 m Predrilled
G.L. 0	W.L.: 0	Date:	14/03/2013
Project: TC3- 28 Grantley St	Cone no.:		C10CFIP.C11284
Location: GPS: E1577279 N5183853	Project no.:		2-68292.13_003
Position:	CPT no.:	NBR-TC201-CP1004	6/6

Test number 1

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U<sub>begin</sub> : 0.008 MPa

U<sub>o</sub> : 0.036 MPa

Dynamic pore pressure (u) in kPa

200  
150  
100  
50  
0

10  
7.5  
5  
2.5  
0

Cone resistance (qc) in MPa

10

100

1000

10000

100000

Time in seconds ( Absolute sampling time in seconds: 600 )



Test according to A.S.T.M standard D-5778-12

Project : TC3- 28 Grantley St

Location : GPS: E1577279 N5183853

Date : 14/03/2013

Project no. : 2-68292.13\_003

CPT no. : NBR-TC201-CPT004

Test depth : -3.62 [m] - G.L.

Water level : 0 [m] - G.L.

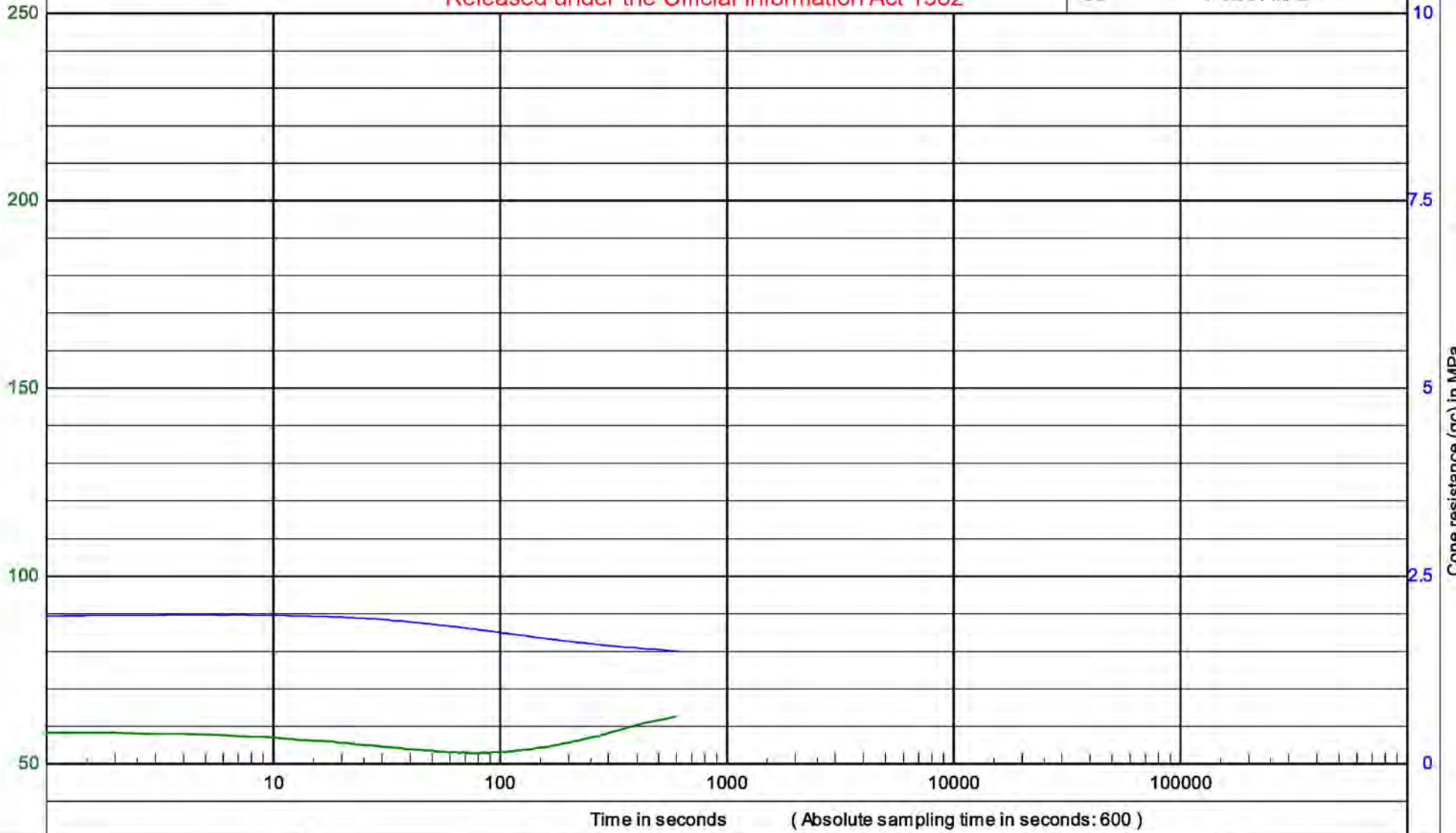
Test number 2

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U<sub>begin</sub> : 0.058 MPa

U<sub>o</sub> : 0.081 MPa

Dynamic pore pressure (u) in kPa



Cone resistance (qc) in MPa

Time in seconds ( Absolute sampling time in seconds: 600 )



Test according to A.S.T.M standard D-5778-12

Project : TC3- 28 Grantley St

Location : GPS: E1577279 N5183853


Date : 14/03/2013

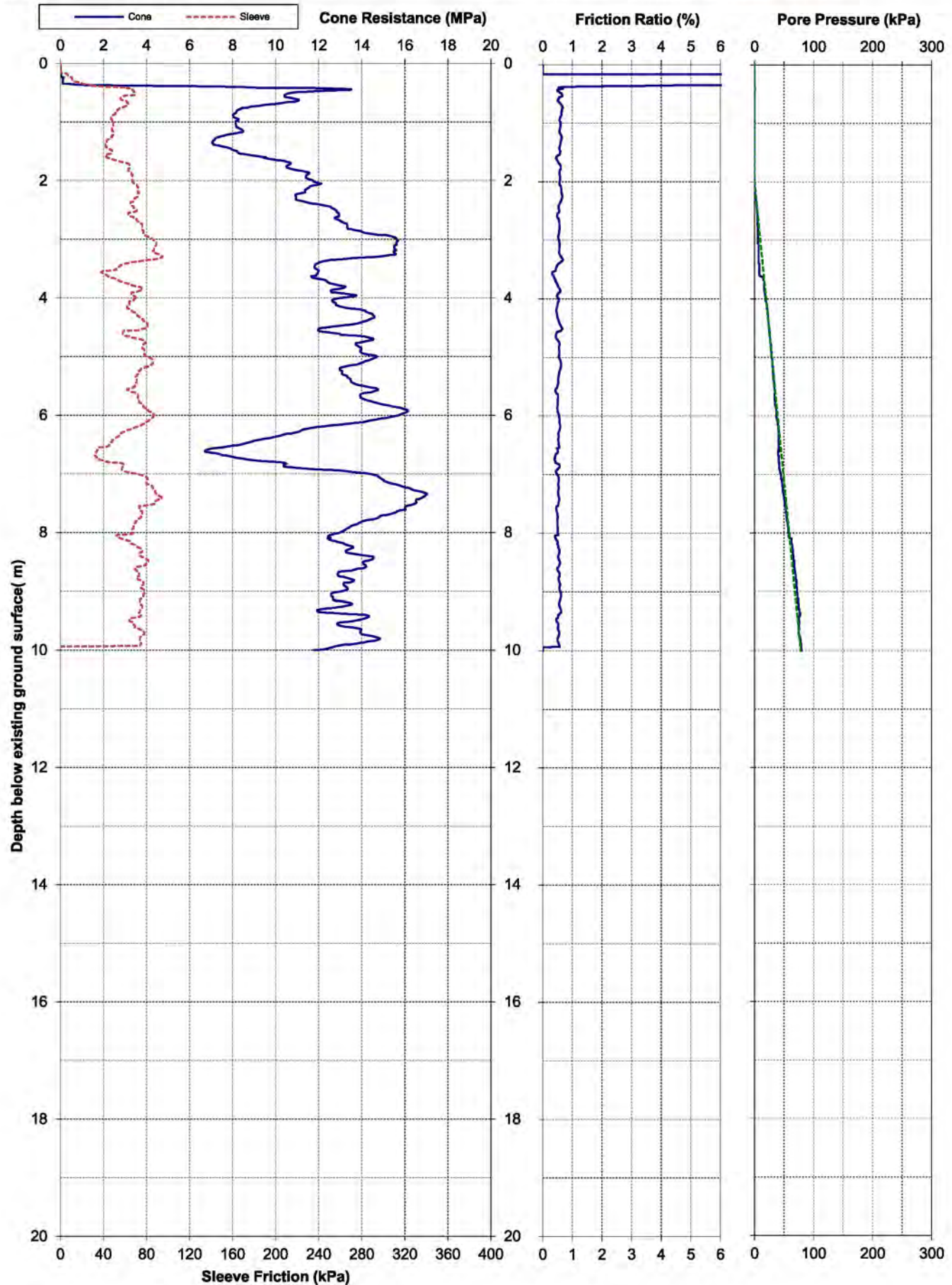
Project no. : 2-68292.13\_003

CPT no. : NBR-TC201-CPT004

Test depth : -8.09 [m] - G.L.

Water level : 0 [m] - G.L.

<b>Project:</b> Christchurch Geotechnical Investigations		Page 1 of 2		<b>NBR-TC201-CPT04</b>
<b>Test Date:</b> 14-Mar-2013	<b>Suburb:</b> New Brighton	<b>Operator:</b> Opus		
<b>Pre-Drill:</b> 0.3m	<b>Assumed GWL:</b> 2mBGL	<b>Located By:</b> Survey GPS		
<b>Position:</b> 2487284.43mE 5745465.54mN 3.23mRL	<b>Coord. System:</b> NZMG			
<b>Address:</b> In road, 28 Grantley St		<b>Datum Reference:</b> MSL (CCC 20/01/12 Datum -9.043)		



prepared and/or compiled for the Earthquake Commission (EQC) to assist in assessing insurance claims under the Earthquake Commission Act 1993 and/or for the Canterbury Geotechnical Database on behalf of the Canterbury Earthquake Recovery Authority (CERA). It was not intended for any other purpose. EQC, CERA, their data suppliers and their licensors, have no liability to any user of this map and data or for the consequences of any person relying on the Canterbury Geotechnical Database (<https://canterburygeotechnicaldatabase.projectorbit.com/>), map and data solely on the basis that:  
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Released under the Official Information Act 1982



26 Grantley St

CPT\_21185 BH\_18176

- Legend
- △ Cone
  - ⊗ Scala
  - ◇ Hand
  - ◇ Hand
  - ⊕ Machi
  - ⊕ ECan
  - ⊙ Swed
  - ⚒ Active
  - Active
  - Geote
  - Repor
- Click more i

Ministry of Civil Defence & Emergency Management  
Te Rākau Whakamārama

CERA  
Canterbury Earthquake Recovery Authority

EQC  
EARTHQUAKE COMMISSION  
Awhiwhiwhi Kōwhiriwhi

T&T  
Tonkin & Taylor

earth

40 m



# **ADDITIONAL DOCUMENTATION 26 GRANTLEY STREET (BACK SECTION), NEW BRIGHTON**

PREPARED BY MORGAN PERRY



**PROPERTY  
VENTURES**  
REAL ESTATE





A4

# Bowhill Road

**Lot 4**  
2m<sup>2</sup>



**NOTE:**  
 Areas and dimensions are subject to final survey

Copyright to Balfour Taylor Limited

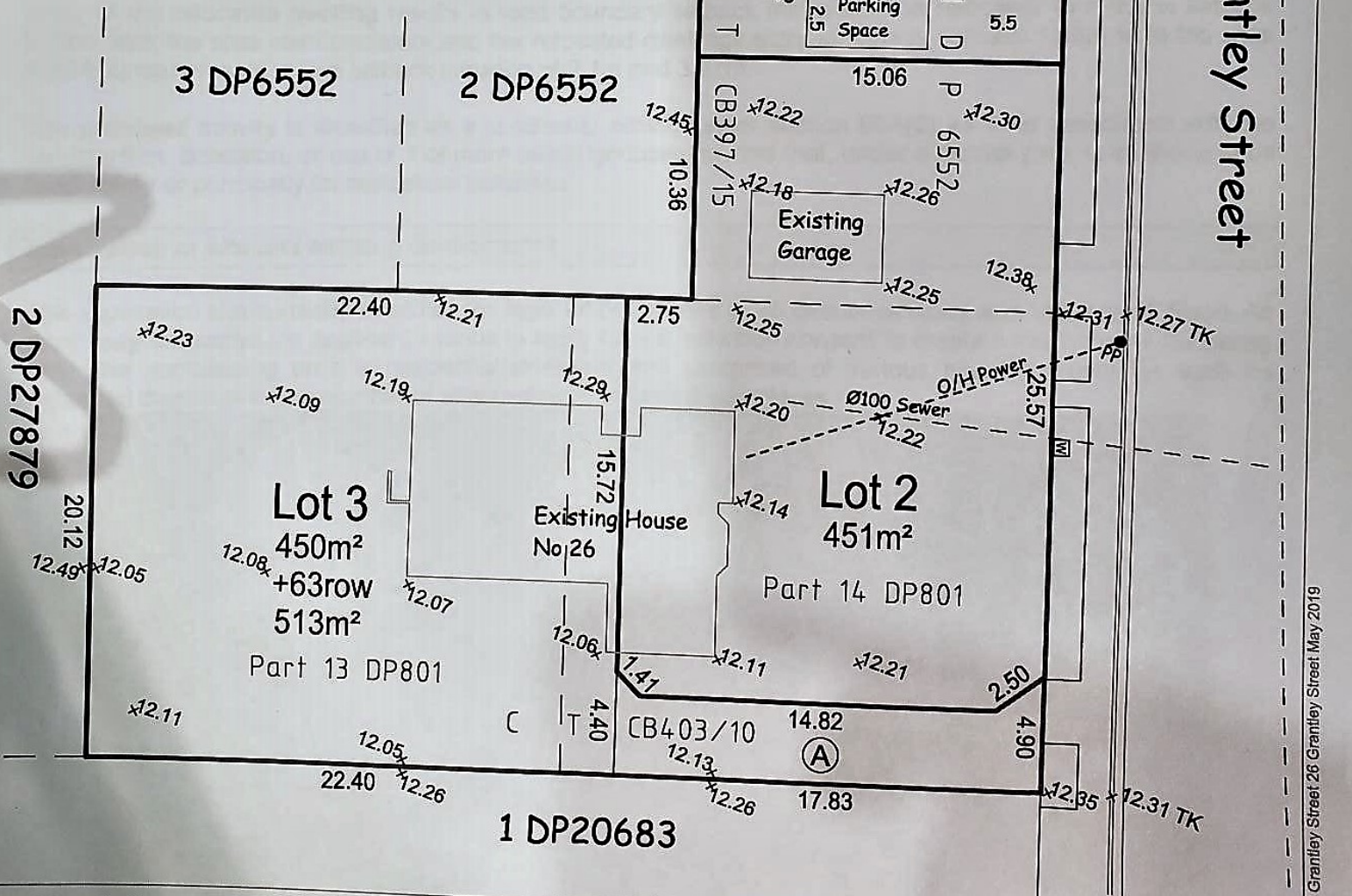
This plan has been prepared for the purposes of obtaining a subdivision consent only

Levels are in terms of the Christchurch Drainage Datum (Source: February 2016 values)

The origin of levels is from CCC BM: 347 - 12.125 RL which is located on the corner of Rookwood Avenue and Leaver Terrace

### MEMORANDUM OF EASEMENTS

Purpose	Shown	Serv Tene	Dom Tene
ROW, right to drain sewage & water and to convey water, electricity & telecommunications	A	3	2



**Balfour Taylor Limited**  
 Licensed Cadastral Surveyors & Consultants

PO Box 8190 Christchurch, New Zealand  
 Telephone 03 980 1930  
 Fax 03 980 1950

Drawing Title:  
**Proposed Subdivision of Part Lots 13 & 14 DP801 and Lot 1 DP6552**

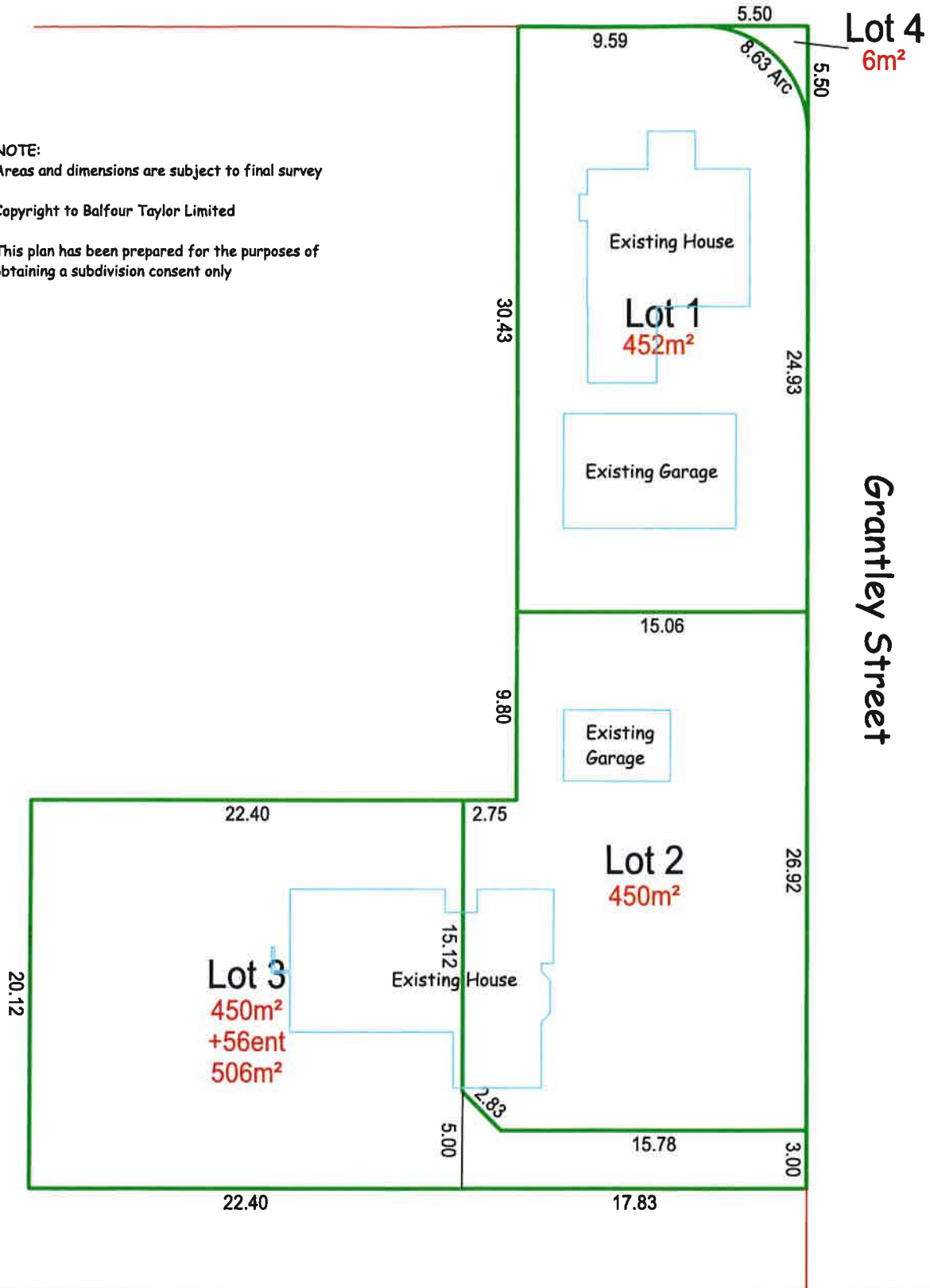
Applicant: **BP & CJ Donovan**  
 CT reference: **CB403/10 and CB397/15**  
 Area: **1,416m<sup>2</sup>**  
 Date: **May 2019**

ve\Current Jobs\4134-26 Grantley Street\26 Grantley Street May 2019



# Bowhill Road

**NOTE:**  
 Areas and dimensions are subject to final survey  
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 obtaining a subdivision consent only



**Balfour Taylor**  
 Limited  
 Licenced Cadastral Surveyors & Consultants  
 PO Box 8190 Christchurch, New Zealand  
 Telephone 03 980 1930  
 Fax 03 980 1950

Drawing Title:  
**Proposed Subdivision of  
 Part Lots 13 & 14 DP801  
 and Lot 1 DP6552**

Applicant: <b>LM O'Loughlin and others</b>	
CT reference: <b>CB403/10 and CB397/15</b>	
Area:	<b>1,416m²</b>
Date:	<b>Mar 2017</b>
Scale:	<b>1:300</b>
Project No.	<b>4134</b>
Drawing No.	<b>1</b>
Rev	<b>A</b>



## SELLING AGENT: MORGAN PERRY

---

With well over a decade of business experience, Morgan understands what it takes to grow a brand from the ground up.


Having developed multiple businesses and charities, in industries including Health, Marketing and IT, Morgan has the ability to adjust his approach to suit the unified goal, with an unequivocal drive to succeed in anything he does.


Whilst Morgan loved the challenges of business he knew his true passion lay with sales. Having worked with some of Australasia's largest brands including British Petroleum, Mobil, Coles and Woolworths, Morgan understands the need to deliver, on time, every time, a high level of work to exceed expectations.

Morgan's goal in the Real Estate industry is to remove the stigma sometimes attached to Real Estate Salespeople, delivering an experience that is holistic, genuine and professional.

Listing with Morgan will get you a high-level negotiator, with years of business experience, who's prepared to 'go into bat' for you.

 10 years of social media marketing.

 15 years in sales.

 12 years running businesses.

 An unwavering drive.

# \$1200

## REFERRAL REWARDS



REFER ME AN APPRAISAL; IF IT  
RESULTS IN A LISTING & SALE, EARN  
YOURSELF 12 ERNEST RUTHERFORD'S



# CONTACT ME TO MAKE AN OFFER

MORGAN@PROPERTYVENTURES.CO.NZ  
0274131640



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