29 August 2018

Ngāi Tahu Property Limited
PO Box 13-0060
Christchurch
New Zealand

Attention: Dean Christie

Geotechnical and Foundation Report: Lot 33, Manakura Neighbourhood, Karamū Subdivision, Riccarton, Christchurch

1 Introduction

This report provides the geotechnical appraisal and foundation recommendations for Lot 33 (DP 518068), Manakura Neighbourhood, Karamū Subdivision, Riccarton, Christchurch.

We anticipate the building will comprise a residential dwelling that is designed and constructed within the scope of NZS 3604:2011. Buildings outside the scope of NZS 3604:2011 require specific engineering design.

This report is intended to be used as technical supporting documentation for foundation design and Building Consent application purposes.

2 Ground Model

Our knowledge of the ground model is based on information from a number of sources, including:

Subdivision investigation\(^1\) including shallow and deep testing. The subdivision report concluded “Based on our liquefaction assessment, we consider the site to behave similarly to MBIE Technical Category 1 (TC1)”. The surface geology is Springston Formation alluvium, comprising mixtures of silt, sand and gravel. Groundwater is at approximately 10m depth.

Subdivision earthworks engineering undertaken with Eliot Sinclair as designer and Engineer to Contract, and works constructed by Blakely Construction Limited. All controlled fill placed across the subdivision area was supervised by an Engineer from Eliot Sinclair & Partners, and has been certified to NZS4431 as reported in the Inspecting Engineer’s Report\(^2\). The existing topsoil layer and any unsuitable material was removed down to clean insitu alluvium, followed by placement of controlled fill and finished with topsoil.

Site specific testing - see details below.

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3 Site Specific Testing

Following the completion of the earthworks, we undertook site specific geotechnical testing across all residential lots within the subdivision. Testing within Lot 33 comprised 1 shallow spade hole, 3 hydraulic penetrometers, and 1 conventional Scala penetrometer.

Table 1 presents the inferred ground profile in Lot 33. The site investigation factual records and test location plans are attached.

Table 1: Inferred ground profile in Lot 33.

<table>
<thead>
<tr>
<th>Depth (Below Ground Level)</th>
<th>Soil Description</th>
<th>Information Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>0m to 0.4m</td>
<td>Silty TOPSOIL FILL</td>
<td>Spade hole following the earthworks.</td>
</tr>
<tr>
<td>0.4m to 0.45-0.6m</td>
<td>Controlled Fill: sandy SILT and/or silty SAND with minor to some gravel content.</td>
<td>Observations made during the earthworks.</td>
</tr>
<tr>
<td>0.45-0.6 to 1.0-1.25m</td>
<td>Insitu silts and sands.</td>
<td>Refusal depths from penetrometers.</td>
</tr>
<tr>
<td>1.0-1.25m to &gt;10m</td>
<td>Insitu sandy gravels.</td>
<td>Site wide subdivision testing.</td>
</tr>
</tbody>
</table>

4 Foundation Recommendations

The TC1 foundation design provisions of the MBIE residential guidelines apply to the site – refer to MBIE Section 5, Figure 5.1.

Typically, below the topsoil layer the penetrometer test results generally indicate a geotechnical ultimate bearing capacity <300 kPa, indicating specific engineering design of foundations is required. Refer to MBIE Section 5.2 Overview of new foundations options.

Once the design, geometry and location of the dwelling is known, building plans should be reviewed by a CPEng Structural or Geotechnical Engineer to determine foundation pressures and a suitable foundation solution. Eliot Sinclair & Partners is able to undertake a review of building plans and design of foundations, along with the design and sizing of any other structural elements, if required.

For a more resilient design the TC2 raft foundations Options 2 – 4 are suitable for the site.

5 Inspection Requirements

A suitably competent and experienced inspector should validate that the ground conditions exposed in the foundation excavations are consistent with the findings of this report and the foundation design assumptions. Loose material should be removed from excavations. Foundations should bear onto competent subgrade material.

The inspection can be undertaken by Council personnel or a consultant's engineering personnel.

Please contact us with 48 hours' notice if you require Eliot Sinclair & Partners to undertake the inspection work. Following a satisfactory inspection, we will provide a ‘Producer Statement - Construction Review’ to validate the exposed ground conditions.

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3 Hydraulc penetrometer testing was undertaken by Canterbury Geotest Ltd.
4 Ministry of Business, Innovation & Employment "Guidance: Repairing and Rebuilding houses affected by the Canterbury earthquakes".
6  Disclaimer

Comments made in this report are based on reporting by others, our earthworks reporting, our soil investigations, and the Ministry of Business Innovation & Employment Guidelines.

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

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

This report has been prepared for the benefit of Ngāi Tahu Property Ltd (or purchasers of the site from Ngāi Tahu Property Ltd), and the Christchurch City Council. No liability is accepted by this company or any employee of this company with respect to the use of this report by any other party.

Yours sincerely
ELIOT SINCLAIR & PARTNERS LTD

Prepared By:
Ryan Orange
BEngTech (Civil) NZDipEng (Civil) MEngNZ
Geotechnical Engineering Technologist

Reviewed & Approved for Release By:
Nick Harwood
BE(Hons) MSc DIC IntPE(NZ) CMEngNZ CPEng (1007273)
Principal
Senior Geotechnical Engineer

Encl.

- Site Investigation Records – 2 pages
SITE INVESTIGATION RECORD

Client: Ngāi Tahu Property Ltd
Site: Stage 1, Manakura Neighbourhood, Karamū Subdivision, Riccarton Park

SCALA PENETROMETER TEST RESULTS

<table>
<thead>
<tr>
<th>Number of Blows per 100mm</th>
<th>Depth (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
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<tr>
<td>2</td>
<td></td>
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<td>13</td>
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<td>14</td>
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</tbody>
</table>

SOIL PROFILE

Test Location - Lot 33, A

- FILL: silty TOPSOIL, with trace gravel; dark brown. Moist; gravel, fine to medium, subround to round.
- FILL: silty fine to medium SAND, with trace gravel; greyish brown. Moist.
- EOH: 0.45m - Target depth. Little to no fill indicated from survey plans at P02.
- 0.50m: Indicative depth of controlled fill at P03 and A.
- 0.55m: Indicative depth of controlled fill at P01.

COMMENTS

Scalé penetrometers undertaken by Canterbury Geotest Ltd using a Hydraulic penetrometer rig.

For test locations, refer to Eliot Sinclair & Partners drawing: "Geotechnical Test Locations and Controlled/Engineered Fill Thickness Contour Plan"; Project No. 419748; Set No. G7; Sht No. 1 or 2; Rev. A.
### SITE INVESTIGATION RECORD

**Client:** Ngāi Tahu Property Ltd  
**Site:** Stage 1, Manakura Neighbourhood, Karamū Subdivision, Riccarton Park

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#### SCALA PENETROMETER TEST RESULTS

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<td>14</td>
<td>2.8</td>
</tr>
</tbody>
</table>

#### SOIL PROFILE

- **Lot 33 P04:** Indicative depth of controlled fill at P04.

#### SITE PLAN

(Not to Scale)

For test locations, refer to Eliot Sinclair & Partners drawing: "Geotechnical Test Locations and Controlled/Engineered Fill Thickness Contour Plan"; Project No. 419748; Set No. G7; Sh. No. 1 or 2; Rev. A.

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#### COMMENTS

Conventional Scala penetrometer undertaken by Eliot Sinclair & Partners at P04.

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**Field Staff:** LBW  
**Prepared By:** LBW/ JSF  
**Job Manager:** MAA  
**Approved By:** NKH
1) The Aurecon test locations shown have been sourced from Aurecon New Zealand Limited - Champions Mile Geotechnical Investigation Report. Dated 23 September 2016. The coordinates of test locations have not been confirmed or verified by Eliot Sinclair.

2) Lots 6, 7 and 8 have been amalgamated into one lot - Lot 6 under consent variation RMA/2017/2099/A.

Notes:

Area shown in grey has not been updated at the time of reporting and plan preparation.

All controlled fill has been placed to -400m below finished ground level.
1) The Aurecon test locations shown have been sourced from Aurecon New Zealand Limited - Champions Mile Geotechnical Investigation Report. Dated 23 September 2016. The coordinates of test locations have not been confirmed or verified by Eliot Sinclair.

2) Lots 6, and 8 have been amalgamated into one lot - Lot 6 under consent variation RMA/2017/2099/A.