



Prestons Park Subdivision
GEOTECHNICAL REPORT FOR LOT 939
CDL Land NZ Limited

26 June 2023
Revision: 1
Reference: 235361

*Bringing ideas
to life*

Document control record

Document prepared by:

Aurecon New Zealand Limited

Level 2, Iwikau Building
93 Cambridge Terrace
Christchurch 8013
New Zealand

T +64 3 366 0821

F +64 3 379 6955

E christchurch@aurecongroup.com

W aurecongroup.com

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Name	Tom Tremain	Name	Dr Jan Kupec
Title	Geotechnical Engineer	Title	Technical Director

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1 Executive Summary

CDL Land NZ Ltd has commissioned Aurecon New Zealand Ltd to undertake site specific geotechnical investigations and assessments for individual residential lots for building consent purposes for the Prestons Park Subdivision Stage 5. This report documents the results of the geotechnical assessment and presents geotechnical comments together with foundation recommendations for the residential building on Lot 939 at the Prestons Park Subdivision.

As part of the subdivision development extensive geotechnical testing, including Cone Penetration Tests (CPTs), were carried out to define the liquefaction potential at the overall subdivision and to monitor the site works that have occurred. **Based on our information the property is likely to perform to a level equivalent to Technical Category 2 (TC2 - Yellow) set by the Ministry of Business, Innovation and Employment (MBIE) in their guidelines issued in December 2012.**

The site development has included extensive bulk earthworks. All earthworks and compliance testing have been undertaken in accordance with the earthworks specification. The engineering sign off and bulk earthworks are documented in the Geotechnical Completion Report. The earthfill at the subdivision construction stage was placed and signed off in accordance with NZS4431.

The geotechnical site specific assessment comprised a review of previous geotechnical investigations undertaken for the subdivision development and a site specific geotechnical investigation. A single hand auger borehole was undertaken to assess the upper soil profile and groundwater level. Two Dynamic Cone Penetrometers (DCPs) were carried out on the lot, one of the DCPs was located immediately adjacent to the hand auger borehole with the second DCP located on the opposite half of the lot.

Based on our knowledge of the site setting and our past work it is recommended that any residential structure constructed on Lot 939 be founded on a TC2 type 'enhanced foundation slab' as per Option 3 or 4 from the MBIE Guidelines (2012) Section 5.3.1.

These foundations require a minimum geotechnical ultimate bearing capacity of at least 200kPa, which for Lot 939 is achieved at a minimum depth of 0.4m below ground level as this represents the current thickness of the topsoil and loose material.

This report shall be read as a whole and an explanatory statement is presented in Section 7.

2 Introduction

CDL Land NZ Ltd is currently undertaking a large residential subdivision with associated commercial lots. Previously Aurecon New Zealand Ltd has undertaken detailed geotechnical investigations and assessments for the purpose of the plan change, subdivision resource consent application, liquefaction assessment, technical classification of the entire subdivision, and observation of bulk earthworks construction.

Aurecon New Zealand Ltd has since been commissioned to undertake site specific geotechnical investigations and assessment of individual lots for building consent application purposes. The site which this report is focused on comprises a single lot, designated Lot 939 at the Prestons Park Subdivision to the south of Prestons Road in Marshland, Christchurch. This report documents the results of the geotechnical assessment and presents geotechnical comments together with foundation recommendations for the proposed residential building on the lot. We note that at the time of writing this report the location and structural form of the dwelling were unknown, but is expected to comprise a timber or steel framed building with lightweight cladding.

This report shall be read as a whole and an explanatory statement is presented in Section 7.

3 Site Conditions

3.1 Site Description

The Prestons Subdivision is located on the northern fringes of Christchurch City. The site is made up of a series of adjacent properties forming an irregular and elongated rectangle shape, orientated approximately north to south. The total area of the overall Prestons Subdivision site is approximately 190ha. The site can be separated into two distinct blocks, Prestons North which runs from the Lower Styx Road in the north through to Prestons Road in the south and the Prestons Park development which continues from Prestons Road through to Mairehau Road to the south.

This building consent report is for Lot 939 which is located in Stage 5 of the Prestons Park Subdivision development (refer Figure 1 in Appendix A). The lot is boarded by residential lots to the east, west and south, with an access road to the north.

3.2 Surface Water

There are no natural sources of surface water on the subdivision. There is a storm water channel and pond to the east of Lot 939.

3.3 Regional Geology

The geology of the site is described in the 1:250,000 scale geological map – ‘*Geology of the Christchurch Area*’, published in 2008 by the Institute of Geological and Nuclear Sciences. Note this map has been referenced as it is at an appropriate scale and covers the entire site. The map indicates the underlying geology comprises ‘*Dominantly sand of fixed and semi-fixed dunes and beach deposits*’ and ‘*drained peat swamp*’. The subdivision geotechnical investigation identified that this area was predominantly underlain by aeolian (dune) and beach sand deposits.

The GNS Active Fault System database (GNS, 2012a) indicates that the site is located approximately:

- 27km north east of the eastern end of the Greendale Fault System. Movement on the Greendale Fault System was responsible for the Magnitude 7.1 Darfield (Canterbury) Earthquake on 4 September 2010.
- 14km north of the epicentre of the Magnitude 6.2 Christchurch Earthquake on 22 February 2011.
- 12km north west of the Magnitude 6.0 earthquake on 13 June 2011 (GNS, 2012b).
- 8km north west of the Magnitude 5.9 earthquake on 23 December 2012.

3.4 Site Earthworks

Site earthworks have been undertaken to prepare the site for residential building purposes. The subsurface profile was stripped back and the site has been cut down by up to 1.2m. No engineered fill was placed on the lot, but topsoil has been placed.

All earthworks and compliance testing have been undertaken in accordance with the earthworks specification. Details of the site bulk earthworks are provided in the Aurecon report titled ‘*Prestons Park Subdivision – Stage H1 G1 and G2 Geotechnical Completion Report*’, Revision 0 dated 28 April 2023. The Geotechnical Completion Report has been completed as part of the requirements of NZS4404:2010 ‘*Land development and subdivision infrastructure*’ and Christchurch City Council ‘*Infrastructure Design Standards - Part 4: Geotechnical Requirements*’. The compacted fill was placed and signed off in accordance with NZS4431:1989 ‘*Code of practice for earth fill for residential development*’ (since superseded by the NZS 4431:2022 ‘*Engineered fill construction for lightweight structures*’).

3.5 Technical Classification

The landcheck maps historically provided on The Canterbury Earthquake Recovery Authority (CERA) website indicated the site is classified as rural and unmapped. The technical categories were developed by the Ministry for Business, Innovation and Employment (MBIE) with the support from the Engineering Advisory Group (EAG) in mid-2011 and hence prior to the start of the subdivision development. The site has since been modified by civil engineering and bulk earthworks.

As part of the subdivision consent geotechnical assessment, site specific liquefaction assessment was carried out over the wider subdivision area. This is detailed in the Aurecon report titled '*Caldwell Block Subdivision – Resource Consent Geotechnical Report*', Revision 0 dated 11 June 2018 and then further refined for the lateral spreading ground improvement methodology and site earthworks, as detailed in '*Prestons Park Stage Five Gravel Embankment Design*', Revision 0 dated 10 October 2019 and '*Prestons Park Subdivision – Stage H1 G1 and G2 Geotechnical Completion Report*', Revision 0 dated 28 April 2023.

Based on the results from our original liquefaction assessment, bulk earthworks undertaken on the wider subdivision and our subsequent reassessment of liquefaction potential in the Aurecon Geotechnical Completion Report, Lot 939 is likely to perform to a level equivalent to Technical Category 2 (TC2 - Yellow) in the MBIE Guidelines issued in December 2012.

4 Geotechnical Assessment

4.1 General

The geotechnical assessment comprised a review of relevant previous geotechnical investigations and construction data and an in-situ geotechnical investigation. The geotechnical investigation comprised hand held testing on the individual lot. A single hand auger borehole was undertaken to assess the upper soil profile and the groundwater level. Two Dynamic Cone Penetrometers (DCPs) were carried out on the lot. The hand held testing was undertaken on the lot following the site earthworks. The testing density is considered reasonable as the geotechnical engineers were involved in the observation of the civil engineering works.

4.2 Previous Investigations

The previous geotechnical testing and investigations undertaken by Aurecon across the entire subdivision site comprised a combination of Cone Penetrometer Tests (CPT) and machine excavated test pits. Further details regarding these investigation locations are found in the Aurecon report titled '*Prestons Park Subdivision – Stage H1 G1 and G2 Geotechnical Completion Report*', Revision 0 dated 28 April 2023.

4.3 Hand Held Testing

One hand auger borehole was undertaken on the lot as part of the geotechnical investigation to assess the upper soil profile and the groundwater level. The test location and the borehole log have been uploaded to the New Zealand Geotechnical Database (NZGD). The borehole log is attached in Appendix B.

The hand auger borehole was terminated when soil samples became too dense to auger. The hand auger borehole indicates ground conditions comprise topsoil underlain by sand.

The logging of the recovered hand auger samples was undertaken in accordance with the New Zealand Geotechnical Society's "*Guideline for the Field Classification and Description of Soil and Rock for Engineering Purposes: 2005*".

4.4 Dynamic Cone Penetrometers

Two DCPs were carried out with the locations and results uploaded to the NZGD. The DCP test results are attached in Appendix B. One of the DCPs was located adjacent to the hand auger borehole, with the second DCP located on the opposite half of the lot.

DCP logs indicate two blows per 100mm penetration, which is equivalent to an ultimate bearing capacity of 200kPa, was consistently encountered from a shallow depth.

4.5 Groundwater Levels

Groundwater levels were measured within the hand auger borehole at the time of the investigation and correlated to our site specific knowledge. An indicative groundwater level was noted where holes collapsed due to saturated soil. Groundwater was encountered at 2.2m below ground level. Nearby investigations indicate that groundwater is typically encountered at approximately 1m to 2m depth. We note that the groundwater level could vary depending on the time of year.

A review of the NZGD indicates that regional groundwater levels are likely to be in the order of 1m to 2m below ground level. These groundwater levels are reasonably consistent with those measured during the investigation, when taking into account the subdivision earthworks filling and cutting.

4.6 Topsoil Depth

The depth of topsoil has been determined from the single hand auger and two DCPs undertaken on site. We note that the topsoil depths may vary by +/- 100mm between the testing locations and hence it is recommended that at least a 100mm tolerance should be allowed for building foundation excavations.

If greater certainty of topsoil depths across the whole site is required for construction costing, then further testing would be necessary across the footprint of the proposed structure (unknown at the time of writing this report). **The responsibility and liability for any additional testing shall be met by the section purchaser.**

5 Foundation Recommendations

5.1 Foundation Types

It is recommended that residential structures constructed on Lot 939 are founded on shallow foundations. Due to the potential for liquefaction, we recommend that the residential building is founded on a TC2 type 'enhanced foundation slab' as per Option 3 or 4 from the MBIE Guidelines (2012) Section 5.3.1. These foundations require a minimum geotechnical ultimate bearing capacity of at least 200kPa. The site investigation results indicate that approximately 350mm of topsoil was present, which will need to be removed and the clean subgrade exposed for foundation construction.

Based on our understanding of the site works and the investigation results, we recommend that MBIE Guidelines (2012) Section 5.3.1 compliant foundations are embedded a minimum depth of 0.4m below current ground level.

5.2 Foundation Construction Recommendations

Topsoil should be removed from beneath the floor slab and compacted hardfill placed to bring the foundation to the required level. In addition, the following recommendations should be considered:

1. To ensure that excavated footings are adequately founded we recommend that excavations should be undertaken by a digger fitted with a smooth edge bucket. The base should be tidily trimmed by hand, lightly compacted with a plate compactor and immediately covered with a concrete tidy slab or 100mm of compacted granular hardfill. A suitable qualified engineer with foundation experience or territorial authority building inspector should be retained to verify the adequate founding has been achieved and all loose and soft or compressible material was removed.
2. If there are significant soft layers beneath a sub-excavation, the softer material will have to be excavated and backfilled with 10MPa concrete or compacted hardfill underneath all load bearing foundation elements. For the hardfill, the sub-excavation will require plan dimensions of $B+2D$ where B is the footing width and D is the depth of undercut. For 10MPa concrete the sub-excavation can have the same dimensions as the footing.
3. Depending on the soil encountered, the time of year, and fluctuations of the groundwater level, it is possible that excavations may encounter groundwater. The building contractor is to take appropriate measures to deal with any groundwater ingress into the foundation excavations and keep the excavations and backfill free of groundwater intrusions until the footings are cast.
4. The footing excavations are likely to expose layers of granular soils, which can be adversely affected by rainfall or stormwater. Foundation excavations should not be left open for more than three days. In addition, rainfall and stormwater should not be allowed to pond within the footing excavations as this may affect the bearing capacity of the subsoils.

6 References

Aurecon New Zealand Limited, 2018. *Caldwell Block Subdivision Resource Consent Geotechnical Report*, Rev 0. Christchurch, New Zealand.

Aurecon New Zealand Limited, 2019. *Prestons Park Stage Five Gravel Embankment Design*, Rev 0. Christchurch, New Zealand.

Aurecon New Zealand Limited, 2022. *Prestons Park Subdivision – Stage H1 G1 and G2 Geotechnical Completion Report*, Rev 0. Christchurch New Zealand.

Forsyth, Barrell & Jongers, (compilers), 2008. *Geology of the Christchurch Area*. Institute of Geological and Nuclear Sciences, 1:250,000 Geological Map 16.

New Zealand Geotechnical Database (2016). Retrieved 1 May 2017 from <https://www.nzgd.org.nz>

Christchurch City Council, 2010. *Infrastructure Design Standards - Part 4: Geotechnical Requirements*.

Geonet, 2012. <ftp://ftp.geonet.org.nz/strong/processed/Proc> (23/10/12)

GNS, 2012a. <http://maps.gns.cri.nz/website/af/viewer.htm> (23/10/12)

GNS, 2012b. <http://www.gns.cri.nz/Home/News-and-Events/Media-Releases/earthquake-part-of-aftershock-sequence> (23/10/12)

Ministry of Business Innovation and Employment (MBIE), 2012. *Repairing and rebuilding houses affected by the Canterbury earthquakes*.

NZGS, 2005. *Guidelines for the Classification and Field Description of Soils and Rocks in Engineering*. NZ Geotechnical Society Inc, Wellington, New Zealand.

NZS 3604:2011. *Timber Framed Buildings*. Standards New Zealand, Wellington, New Zealand.

NZS 4404:2010 *Land development and subdivision infrastructure*. Standards New Zealand, Wellington, New Zealand.

NZS 4431:1989 *Code of practice for earth fill for residential development*. Standards New Zealand, Wellington, New Zealand.

NZS 4431:2022 *Engineered Fill Construction for Lightweight Structures*. Standards New Zealand, Wellington, New Zealand.

7 Explanatory Statement

We have prepared this report in accordance with the brief as provided. The contents of the report are for the sole use of the Client for the purpose of building consent application only, and no responsibility or liability will be accepted to any other third party. Data or opinions contained within the report may not be used in other contexts or for any other purposes without our prior review and agreement.

The recommendations in this report are based on data collected at specific locations and by using suitable investigation techniques with limited site coverage. Only a finite amount of information has been collected to meet the specific financial and technical requirements of the Client's brief and this report does not purport to completely describe all the site characteristics and properties. The nature and continuity of the ground and groundwater between test locations has been inferred using experience and judgment and it must be appreciated that actual conditions could vary from the assumed model.

Subsurface conditions relevant to construction works should be assessed by contractors who can make their own interpretation of the factual data provided. They should perform any additional tests as necessary for their own purposes.

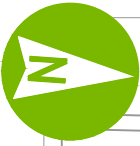
Subsurface conditions, such as groundwater levels, can change over time. This should be borne in mind, particularly if the report is used after a protracted delay.

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Appendix A

Figures



LOCATION PLAN
SCALE 1:10,000



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CLIENT
PRESTONS PARK

REV	DATE	REVISION DETAILS
A	13/05/22	ISSUE FOR INFORMATION

APPROVED
T BROWNE

DRAWN	DESIGNED
M KORAKO	C DOHERTY
CHECKED	
J MUIRSON	
APPROVED	DATE
T BROWNE	
T BROWNE	

PROJECT
PRESTONS PARK

TITLE
**LOT 939
SITE LOCATION PLAN
FIGURE 1**


INFORMATION


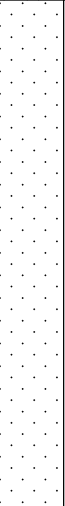

PROJECT No.	235361
SCALE	1:400
DRAWING No.	G0-PS-S5-IN-939
SIZE	A4
REV	A



Appendix B

Test Results

 www.aurecongroup.com	HAND AUGER RECORD	HOLE NO. Lot 939 - HA1
		PROJECT NO. 235361
PROJECT Prestons Park Subdivision Stage 5		
CLIENT CDL Land NZ Ltd	CO-ORDINATES (NZTM) E 1573711 N 5185393	SHEET 1 of 1
METHOD Hand Auger		DATE from 17/02/2023 to 17/02/2023
MACHINE & NO. NA	ORIENTATION VERTICAL	GROUND-LEVEL +13.03 m RL

Water level	Tests	Samples			Reduced Level	Depth (m)	Legend	STRATA DESCRIPTION <small>SUBORDINATE FRACTION, MAJOR FRACTION, MINOR FRACTION, COLOUR, STRUCTURE, STRENGTH, MOISTURE CONDITION GRADING, BEDDING, PLASTICITY, ETC... (NZ GEOTECHNICAL SOCIETY - FIELD DESCRIPTION OF SOIL AND ROCK)</small>
		Type	Ref	Depth				
					+12.68	0.35		Sandy SILT with trace organics; dark brown. Dry [TOPSOIL].
								Fine to medium SAND; grey. Dense, dry. 0.35m - 0.40m Becomes with wood fragments. 1.20m Becomes moist. 1.50m Becomes very dense. 1.90m Becomes wet. 2.20m Becomes saturated.
					+10.73	2.30		End of Hand Auger at 2.30m, on 17/02/2023 <i>Termination Reason:</i> Effective refusal, hole collapsing.

<ul style="list-style-type: none">Small Disturbed SampleLarge Disturbed SampleSPT Liner SampleThin Wall Undisturbed SampleU100 Undisturbed SamplePocket Penetrometer TestPiston Sample	<ul style="list-style-type: none">Water LevelImpression Packer TestStandard Penetration TestPermeability TestPiezometer / Standpipe TipPacker TestIn-situ Vane Shear Test	LOGGED T. TREMAIN DATE 17/02/2023 CHECKED C. SCOTT DATE 24/02/2023	REMARKS Groundwater encountered at 2.2m below ground level. Co-ordinates and elevation data from site survey. Elevation based on Christchurch Drainage Datum.
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Report ID: AGS4 HAND AUGER RECORD || Project: 235361 - STAGE 5_GPJ || Library: AGS 4_0.GLB || Date: 6 March 2023

PROJECT **Prestons Park Subdivision
Stage 5**

PROJECT NO. **235361**

CO-ORDINATES (NZTM)

E 1573711

N 5185393

GROUND LEVEL **+13.03** m RL

TESTED / SUPERVISED BY **T. TREMAIN**

DATE **17/02/2023**

CHECKED BY **C. SCOTT**

DATE **24/02/2023**

Results

Depth (m)	Blows per 100 mm	Depth (m)	Blows per 100 mm
0.0	9	3.5	
	18		
	10		
	10		
0.5	12	4.0	
	16		
	18		
	16		
	16		
1.0	15	4.5	
	11		
	12		
	12		
	15		
1.5	15	5.0	
	18		
	18		
	20		
	20		
2.0			
2.5			
3.0			
3.5			

Remarks:

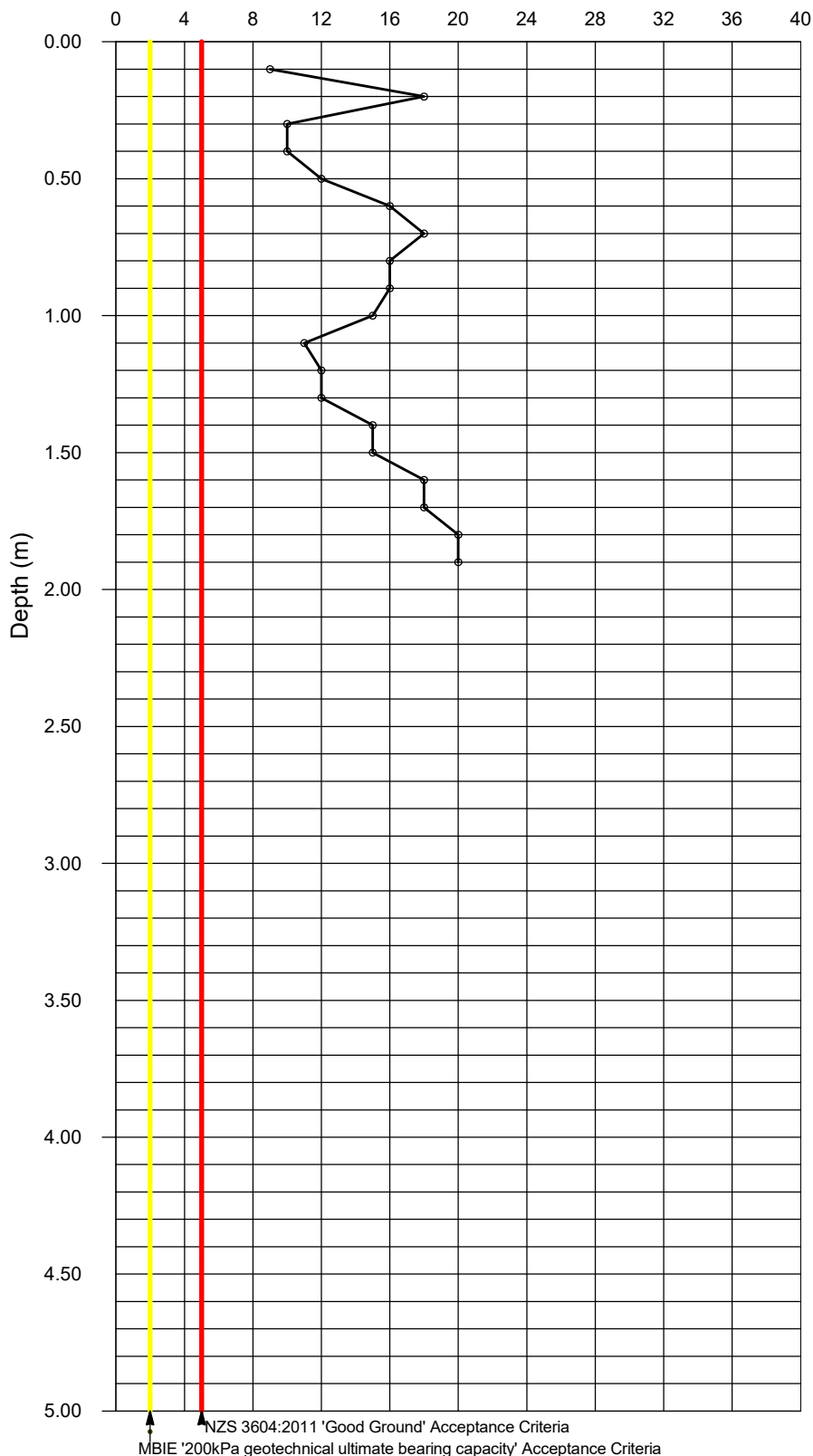
20 blows for 100mm in the last increment.

Co-ordinates and elevation data from site survey.

Elevation based on Christchurch Drainage Datum.

Effective refusal, 20+ blows per 100mm

Number of blows per 100mm



PROJECT **Prestons Park Subdivision
Stage 5**

PROJECT NO. **235361**

CO-ORDINATES (NZTM)

E 1573704

N 5185408

GROUND LEVEL **+12.91** m RL

TESTED / SUPERVISED BY **T. TREMAIN**

DATE **17/02/2023**

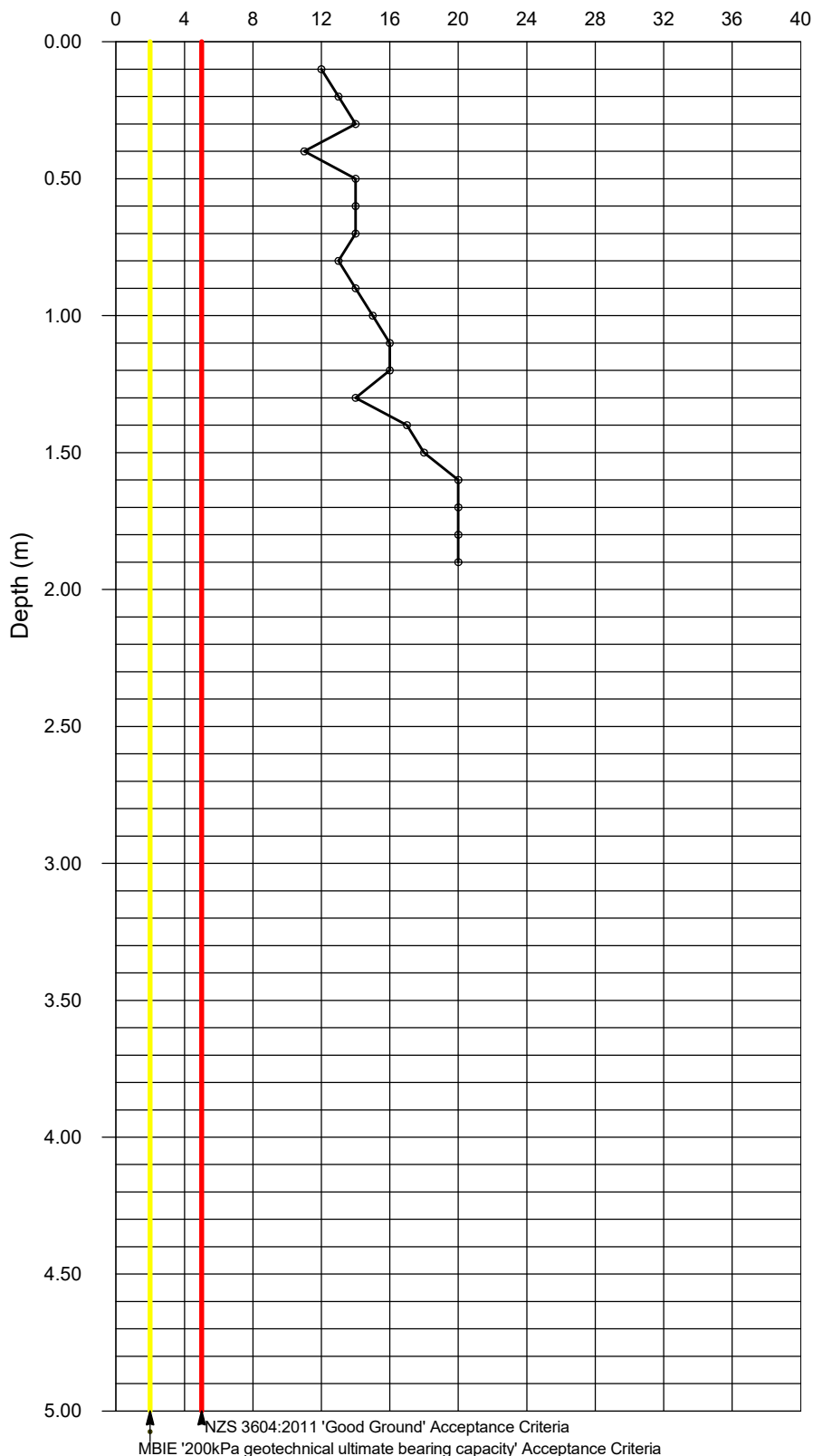
CHECKED BY **C. SCOTT**

DATE **24/02/2023**

Results

Depth (m)	Blows per 100 mm	Depth (m)	Blows per 100 mm
0.0	12	3.5	
	13		
	14		
	11		
0.5	14	4.0	
	14		
	14		
	13		
	14		
1.0	15	4.5	
	16		
	16		
	14		
	17		
1.5	18	5.0	
	20		
	20		
	20		
	20		
2.0			
2.5			
3.0			
3.5			

Number of blows per 100mm





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Aurecon New Zealand Limited

Level 2, Iwikau Building
93 Cambridge Terrace
Christchurch 8013
New Zealand

T +64 3 366 0821

F +64 3 379 6955

E christchurch@aurecongroup.com

W aurecongroup.com

Aurecon offices are located in:

Angola, Australia, Botswana, China,
Ghana, Hong Kong, Indonesia, Kenya,
Lesotho, Macau, Mozambique,
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