Ground Spatial
NEW ZEALAND

PRELIMINARY SITE FEASIBILITY SCAN

Architectural Pre-Design Cadastral & Reticulation Intelligence

Desktop Feasibility Deliverable ($450 Flat Rate, GST Exempt) • Datum: EPSG:2193 (NZTM2000)

TARGET PROPERTY / SITE LOCATION

42 STRAVEN ROAD, FENDALTON, CHRISTCHURCH

Territorial Authority: Christchurch City Council • District Plan: Residential MDRS

LEGAL ESTATE & CADASTRAL RECORD

Lot 2 DP 14592

LINZ Parcel ID: 69260 • Christchurch Survey Cadastre



PROPERTY PARAMETER	SPECIFICATION & CLASSIFICATION	PLANNING CONTROL	COUNCIL COMPLIANCE / OVERLAY
Legal Appellation	**Lot 2 DP 14592** (Survey Record)	**Coordinate Datum**	EPSG:2193 (NZTM2000 Metric)
Site Parcel Area	**1,058 m²** (Cadastral Boundary)	**District Plan Zoning**	Residential (MDRS / RSDT Qualifying)
MDRS Building Envelope	**900 m²** (85% Net Buildable)	**Permitted Site Coverage**	**529 m²** (50% Max Footprint)
3.0m Pipe Avoidance	● **ATTENTION** 10.1 m² Conflict in MDRS Envelope	**Daylight Recession**	45° South / 55° North (HIRB 2.5m)
FMA Flood Risk	● **CLEAR** Outside CCC Flood Management Area	**Elevation Datum**	NZVD2016 Orthometric (LiDAR Benchmarked)

MDRS DEVELOPMENT CONTROLS

Under Christchurch District Plan MDRS provisions, qualifying sites permit up to **3 residential dwellings** up to **11.0m height** as a permitted activity without resource consent, subject to standard 1.5m frontage and 1.0m side/rear yard clearances, 50% max coverage, and 20 m² ground-floor outdoor living per unit.

CCC 3-WATERS ASSET PROTECTION

Christchurch City Council requires an unencumbered **3.0m maintenance corridor** along public mains. Building foundations encroaching this envelope trigger formal CCC Works Over approval, pre- and post-construction CCTV inspection, and structural piling bearing below the pipe invert zone of influence (45° projection).

SITE DE-RISKING & NEXT STEPS

This preliminary scan establishes legal cadastral boundaries and reticulation clearance. Commissioning the **Full 3D Digital Twin** delivers 0.25m AutoCAD contours, exact 3D daylight recession envelopes, and physical curb/invert levels, with **100% of this $450 fee credited toward the $950 deliverable**.

COMMISSION 360° SITE DE-RISKING DIGITAL TWIN — $950 Flat Rate, GST Exempt

Direct Architectural Assets for Archicad, Revit & AutoCAD: • 0.25m & 1.0m 3D Contours (DXF) • 3D MDRS Daylight Recession Envelopes (HIRB DXF) • Sub-Centimeter Drone Orthomosaic (GeoTIFF) • Interactive 3D WebGL Point Cloud • CCC 3m Pipe Clearance Micro-Audit.

Desktop Feasibility Fee Credit: 100% of your $450 Desktop Feasibility Fee is credited toward the Full Field Drone Twin if commissioned within 30 days ($500 balance payable upon delivery).

Contact: Spatial Operations Lead | Mobile: 021 0899 0224 | Email: info@groundspatial.com | Web: groundspatial.com | Turnaround: 24–48 Hours

[WEBGL]
3D DIGITAL TWIN
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