

Land Information Memorandum



Property address:

2/80 McCormacks Bay Road

LIM number: H10261038

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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 9 July 2026

Date received 2 July 2026

Property details

Property address 2/80 McCormacks Bay Road, McCormacks Bay, Christchurch

Valuation roll number 22902 46600

Valuation information Capital Value: \$920,000

Land Value: \$300,000

Improvements Value: \$620,000

Please note: these values are intended for Rating purposes

Legal description Lot 2 DP 546628

Existing owner Marianne Therese De Gouw

2/80 McCormacks Bay Road
Christchurch 8081

Council references

Rate account ID 73194613

LIM number H10261038

Property ID 1188054

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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. It is essential that the applicant undertakes their own due diligence to verify the suitability of the property for their intended use.

Under Information Privacy Principle 3A (IPP3A) of the Privacy Act 2020, if personal information is collected indirectly (from someone other than the individual concerned), the affected person should be notified. If you are submitting a request on behalf of another individual and providing personal information to Council, please ensure that they are made aware of this prior to submission.

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.

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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 44(A)(2)(aa) LGOIMA. This is information known to the Council but is not apparent from 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 the likely presence of hazardous contaminants.

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

Natural Hazards

Section 44A(2)(a) LGOIMA. This is information known to the Council about natural hazards that is required by section 44B LGOIMA.

Council's information has primarily been obtained from external specialists with the technical expertise to carry out research, investigation or analysis. Under the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025, the Council isn't required to:

- prepare a risk assessment of the land concerned.
- undertake any further analysis relating to the land.
- conduct additional searches or inquiries about the existence of natural hazard information.

It is the LIM recipient's responsibility to seek qualified advice about any identified natural hazard and/or the suitability of the land for its intended purpose.

This section may also include natural hazard information provided by Environment Canterbury. Christchurch City Council is required to include such information in LIMs where Environment Canterbury considers it meets the criteria under section 44C of LGOIMA.

The following statement has been provided by Environment Canterbury:

This Land Information Memorandum includes natural hazard information deemed by Environment Canterbury to be the most up to date, useful, and relevant, and is provided in accordance with the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025. All due care has been taken to ensure current information required to be provided under the regulations is presented below.

Environment Canterbury may hold superseded or less reliable natural hazards information relating to the land that has not been included in this Land Information Memorandum. Please contact Environment Canterbury if you would like to enquire about this information.

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(a) Coastal Hazards

- 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 <https://ccc.govt.nz/environment/coast/adapting-to-coastal-hazards/coastalhazards>.

The rate of sea level rise in this area may also be impacted by vertical land movement (a faster rate where land is moving downwards, and a slower rate where land is moving upwards). To find out how your area might be affected go to https://ccc.govt.nz/assets/Documents/Environment/Coast/Canterbury-VLM-and-Implications-for-Future-SLR-2025_FINAL.pdf or for more information go to <https://ccc.govt.nz/assets/Documents/Environment/Coast/Factsheets/VLM-and-sea-level-rise-factsheet-Sep-2025.pdf>

Title of Report: Coastal Hazard Assessment for the Christchurch District: Technical Report

Purpose of report: To assess the extent to which coastal hazards will impact the Christchurch District under various future sea level rise projections

Scope of Report: District-wide

Where or how to access the report:

https://resources.ccc.govt.nz/assets/environment/land/coastalhazards/2021-09-29_CHA_Tech_Report.pdf

Date of report: September 2021

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: Tonkin and Taylor Ltd

Map: <https://gis.ccc.govt.nz/hazard-viewer/>

Title of Report: Co-seismic and post-seismic rates of vertical land movement in the Canterbury Region and implications for future changes in sea level

Purpose of report: To build on the 2023/24 reports, by providing a district-wide analysis, filling key knowledge gaps and utilising a more recent and robust satellite data set.

Scope of Report: The Christchurch District and the coastal zone of the wider Canterbury region.

Where or how to access the report: (link to report or spatial portal)

Date of report: 16th April 2025

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

- Sea Spray Zone

This property is in the sea spray zone as defined by NZS 3604 2011.

- Regional Hazard Information: Shoreline Modelling

Future shoreline modelling has not been completed for this area, however Environment Canterbury carries out regular surveying to monitor coastal change. Information on historic coastal change in this area may be available on Environment Canterbury's coastal hazard monitoring webapp at

<https://mapviewer.canterburymaps.govt.nz/?webmap=117b9d3b75cb422da15b9d1b6698c8c3>

(b) Earthquakes

- Liquefaction Assessment

Christchurch City Council holds indicative information about liquefaction hazards for Christchurch. Information, including an interactive web tool, can be found on the Council's website at ccc.govt.nz/liquefaction

Depending on the potential liquefaction hazard of an area that a property is in, the Council may require site-specific investigations before granting future subdivision or building consent for a property.

Title of report: Christchurch liquefaction vulnerability study

Purpose of report: To provide a district-wide liquefaction vulnerability assessment and to provide expected land performance for a range of potential future earthquake and groundwater scenarios. For use in land use planning, subdivision and building consenting

Scope of report: Christchurch urban area from the Waimakariri River mouth to Godley Head, and inland to the Selwyn District boundary

Where or how to access the report: <https://ccc.govt.nz/assets/Documents/Environment/Land/CCC-Liquefaction-ReportBody.pdf>

Date of report: July 2020

Name of person/entity that commissioned report: Christchurch City Council

Name of person/entity that prepared the report: Tonkin & Taylor Ltd

Title of Report: Geotechnical information on horizontal land movement due to the Canterbury earthquake sequence

Purpose of report: Background geotechnical information about shallow ground movements as a result of the earthquake sequence

Scope of Report: Christchurch City flat area, excluding Port Hills and Banks Peninsula

Where or how to access the report: <https://www.linz.govt.nz/resources/research/geotechnical-information-horizontal-land-movement-due-canterbury-earthquake-sequence>

Date of report: March 2015

Name of person/entity that commissioned report: Land Information New Zealand

The name of person/entity that prepared the report: Tonkin & Taylor Ltd

- Regional Liquefaction Information

Areas where there was evidence of liquefaction were mapped following the 2010/11 Canterbury earthquakes by Tonkin & Taylor for the Earthquake Commission (urban areas) and by a group of researchers for Environment Canterbury (rural, commercial and industrial areas). These are available in the Christchurch Liquefaction Viewer at <https://apps.canterburymaps.govt.nz/ChristchurchLiquefactionViewer/>.

Technical report information:

Title: Review of liquefaction hazard information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts.

Date: December 2012.

Author: H Brackley (compiler).

Commissioned by: Environment Canterbury.

Purpose of report: To collate liquefaction occurrence during the 2010/11 Canterbury earthquakes, and to determine liquefaction vulnerability. For use in land use planning, subdivision and building consenting.

Study area: Coastal Canterbury from the Waipara River mouth to the Rakaia River mouth, including Banks Peninsula, and inland to Rangiora, Aylesbury, Selwyn and Southbridge.

Accessible at: <https://www.ecan.govt.nz/document/download?uri=1702192>.

- Regional Hazard Information: Earthquake fault deformation

There are no known earthquake faults at the ground surface in Christchurch. However, it is possible there are some faults in Christchurch that are yet to be identified because they are not visible at the ground surface.

More information on fault deformation is available on Environment Canterbury's fault deformation map at <https://mapviewer.canterburymaps.govt.nz/?webmap=b5f859bd18ee4912828cb092bef6c449>.

(c) Flooding

- Flooding

Flood models are used to show the probability and potential location of flooding in Christchurch. These are computer-based models, and use the data on the Council stormwater network, rainfall, topography, hydrology, soil, land-use and historic flooding. They also incorporate outputs of other modelling such as urban growth, ground water, sea level rise and climate change. Detailed reports on the modelling including its assumptions and limitations can be found at <https://ccc.govt.nz/consents-and-licences/property-information-and-lims/land-information-memorandum-lim>.

- Predicted 1 in 50 Year Flood Extent

Flood modelling shows this property, or parts of this property, is within a 1-in-50-year flood extent, including impacts of climate change and sea level rise. You can view this on the flood extent map at <https://ccc.govt.nz/flood-and-floor-level-viewer>. If changes such as land development or major infrastructure have occurred on this property, or in the surrounding area since the flood modelling, this may change the flood extent. For more information, please refer to <https://ccc.govt.nz/flooding-and-floor-levels>.

- Predicted 1 in 200 Year Flood Extent

Flood modelling shows this property, or parts of this property, is within a 1-in-200-year flood extent, including impacts of climate change and sea level rise. You can view this on the flood extent map at <https://ccc.govt.nz/flood-and-floor-level-viewer>. If changes such as land development or major infrastructure have occurred on this property, or in the surrounding area since the flood modelling, this may change the flood extent. For more information, please refer to <https://ccc.govt.nz/flooding-and-floor-levels>.

- Regional Hazard Information: Flood Photographs

Photographs showing the property during or following past flood events may be available. Flood photographs are available on Environment Canterbury's flood imagery register at <https://apps.canterburymaps.govt.nz/FIR>.

- Regional Hazard Information: Site Specific Flood Assessment

A site specific flood hazard assessment may have been completed for the property by Environment Canterbury. The information contained in this assessment may now be outdated. Please contact Environment Canterbury if you would like to request a copy.

- Regional Hazard Information: Flood Assessment Request

You can request a new site-specific flood hazard assessment for the property from Environment Canterbury at: <https://www.ecan.govt.nz/do-it-online/property-information/flood-hazard-assessments>.

(d) Landslides

- Consultant Report – Area of Mass Movement

Council commissioned the GNS Science Consultancy Report 2012/317 dated 1 August 2013 to provide a current list of areas susceptible to significant mass movement and the boundaries of these areas. This property is located in an area identified in the report as an area in the CLASS I hazard exposure category. To view the report visit <http://www.ccc.govt.nz/porthillsgnsreports> or call (03) 941 8999

- Consultant Report Available

Council holds indicative information that this property may be subject to risk from geological hazards. These may be but not limited to potential erosion (eg cliff collapse, tunnel gully erosion, slip/sheet erosion, rockfall), falling debris (eg boulder rolls, rockfall), subsidence, slippage (eg slope instability) or inundation. Council may require site-specific investigations before granting future sub-division or building consent for the property depending on the hazard.

The risk information is based on the following consultant reports on the Port Hills which can be found on Councils website at <https://www.ccc.govt.nz/environment/land/slope-stability/port-hills-gns-reports>. These consultant reports may or may not make reference to information about your individual property.

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Maffey's Road
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes from the Maffey's Road site, with numerical slope-stability modelling to assess the risk to people in dwellings within the assessment area.

Scope of report: Maffey's Road and surrounding area

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-79Maffey'sRdFINAL.pdf>

Date of report: August 2014

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Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Quarry Road
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes from the Quarry Road site, with numerical slope-stability modelling to assess the risk to people in dwellings within the assessment area.
Scope of report: Quarry Road and surrounding area
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-75QuarryRoadFINAL.pdf>
Date of report: August 2014
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Cliff Street
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes from the Cliff Street site with numerical slope-stability modelling to assess the risk to people in dwellings within the assessment area.
Scope of report: Cliff Street and surrounding area
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-73CliffStFINAL.pdf>
Date of report: August 2014
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Earth/debris flow risk assessment for Defender Lane
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes from the Defender Lane site with numerical slope-stability modelling to assess the risk to people in dwellings within the assessment area.
Scope of report: Defender Lane and surrounding area
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-67DefenderLaneFINAL.pdf>
Date of report: August 2014
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Debris avalanche risk assessment for Richmond Hill
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes on the Richmond Hill site with numerical slope-stability modelling to assess the risk to people in dwellings and users of the assessment area from cliff-collapse hazards (debris avalanches and cliff-top recession).
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-034RichmondHillFINAL.pdf>
Date of report: August 2014
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Redcliffs
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes on the Redcliffs site and uses numerical models of slope stability to assess the risk to people in dwellings and users of Main Road from cliff-collapse hazards (debris avalanches and cliff-top recession).
Scope of report: Redcliffs
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-78RedcliffsFINAL.pdf>
Date of report: August 2014
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

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Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Deans Head
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes on the Deans Head site, with numerical slope-stability modelling to assess the risk to people in dwellings and users of Main Road from mass movement at the site.
Scope of Report: Deans Head and surrounding area
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-77DeansHeadFINAL.pdf>
Date of report: August 2014
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury Earthquakes 2010/11 Port Hills slope stability: Risk assessment for Clifton Terrace
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes on the Clifton Terrace mass movement site, with numerical slope-stability modelling to assess the risk to people in dwellings from mass movements. The assessment area also includes an area containing cliff-collapse hazards.
Scope of Report: Clifton Terrace and surrounding area
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-76CliftonTerrace.pdf>
Date of report: August 2014
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury Earthquakes 2010/11 Port Hills slope stability: Stage 1 report on the findings from investigations into areas of significant ground damage (mass movements)
Purpose of report: Detailed investigations of previously identified areas of mass movement following the 2010/11 Canterbury earthquakes, in order to assess the nature of the hazard, the frequency of the hazard occurring, and whether the hazard, if it occurs, poses a risk to life, a risk to existing dwellings and/or a risk to critical infrastructure.
Scope of Report: Port Hills
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2012-317Stage1.pdf>
Date of report: August 2013
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of Report: Canterbury earthquakes 2010/2011 Port Hills slope stability: Geomorphology mapping for rockfall risk assessment
Purpose of report: Geomorphic mapping of near-surface materials and processes present in the Port Hills of Christchurch to provide information as inputs to the rockfall hazard and risk assessments undertaken by GNS.
Scope of Report: Port Hills
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/gns-ph-geomorph721493web-s.pdf>
Date of report: September 2012
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Pilot study for assessing life-safety risk from cliff collapse
Purpose of report: Assess and report on slope instability risk in the Port Hills following the deaths of three people from cliff collapse in the earthquakes of 22 February 2011. This report is one of a series of reports on selected areas where much damage occurred from boulders moved during the 2010/11 Canterbury earthquakes. It specifically presents assessments of the risk to life (death) faced by someone living above or below.
Scope of report: Areas immediately above or below the cliffs at parts of Redcliffs, Shag Rock Reserve (Kinsey Terrace and the non-residential Shag Rock Reserve), Sumner (Wakefield Avenue, Nayland Street, and Richmond Hill Road), and Whitewash Head (Scarborough).

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Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/gns-ph-pilotlifesafetycliffcollapse12687374web.pdf>

Date of report: March 2012

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills stability: Life-safety risk from cliff collapse in the Port Hills

Purpose of report: Assess and report on slope instability risk in the Port Hills following the deaths of five people (two from rockfall and three from cliff collapse) in the earthquakes of 22 February 2011. This report is one of a series of reports on areas where much damage occurs. It covers the areas that were not included in the 2012 pilot study report and in which the cliffs meet certain criteria. It presents an assessment of the risk to life faced by someone living above or below cliffs.

Scope of report: Port Hills residential areas above and below steep cliffs not included in the 2012 pilot study (included in the pilot study: areas immediately above or below the cliffs at parts of Redcliffs, Shag Rock Reserve (Kinsey Terrace and the non-residential Shag Rock Reserve), Sumner (Wakefield Avenue, Nayland Street, and Richmond Hill Road), and Whitewash Head (Scarborough).)

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2012-124-01AUG2013.pdf>

Date of report: May 2012

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope instability: additional assessment of the life-safety risk from rockfalls (boulder rolls)

Purpose of report: Assess the risk to people living in the Port Hills of Christchurch from rockfall (boulder roll).

Scope of report: Port Hills

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/gns-ph-additionalassessmtrockfalls12687628.pdf>

Date of report: September 2012

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Pilot study for assessing life-safety risk from rockfalls (boulder rolls)

Purpose of report: Assess and report on slope instability risk in the Port Hills following the deaths of five people from rockfall and cliff collapse in the earthquakes of 22 February 2011. This report is one of a series of reports on selected geographic areas where much damage occurred. It specifically presents assessments of the risk to life (death) faced by someone living below rocky bluffs where life safety is threatened by the hazard of falling debris in the form of isolated boulders rolling and bouncing at high speed for long distances downslope.

Scope of Report: Avoca Valley, Bowenvale, Cashmere, Castle Rock, Heathcote Valley, Hillsborough (Vernon Terrace only), Sumner (Wakefield Avenue and Heberden Avenue areas only), Lyttelton, and Rapaki Bay.

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2011-311-01AUG2013.pdf>

Date of report: March 2012

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Life-safety risk from rockfalls (boulder rolls) in the Port Hills

Purpose of report: Assess and report on slope instability risk in the Port Hills following the deaths of five people and much property damage from rockfalls and cliff collapse in the earthquakes of 22 February 2011. This report is one of a series of reports which assess the risk to life faced by someone living below rocky bluffs in the Port Hills where life safety is threatened by the hazard of falling debris. This report covers those areas where the life safety hazard is from isolated boulders rolling and bouncing downslope and which were not assessed in Massey et al. (2012, GNS report CR2011/311).

Scope of report: Hillsborough, Richmond Hill Road, McCormacks Bay, Mt Cavendish, Taylors Mistake,

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Moncks Bay, Cass Bay, Governors Bay, and some areas in Lyttelton (east and west), Bowenvale, Sumner (Wakefield Street and Heberden Ave), Vernon Terrace, and Avoca Valley.
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2012-123-01AUG2013.pdf>
Date of report: May 2012
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

(e) Subsidence

As at the date of this LIM, Council research found no information under this heading.

(f) Tsunamis

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- 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.

Title of Report: Multiple scenario tsunami modelling for Canterbury, GNS Science Consultancy Report 2018/198 November 2019

Purpose of report: Modelled inundation of the southern Pegasus Bay coast and Lyttelton Harbour in multiple local, regional and distant tsunami scenarios.

Scope of Report: Christchurch coast from Purau to Pines/Kairaki Beach

Where or how to access the report: <https://www.ecan.govt.nz/document/download?uri=3752435>

Date of report: November 2019

Name of person/entity that commissioned report: Environment Canterbury

The name of person/entity that prepared the report: GNS Science

Title of Report: Multiple scenario tsunami modelling for northern Pegasus Bay and northern Banks Peninsula Bays, GNS Science Consultancy Report 2020/136 November 2020

Purpose of report: Modelled inundation of northern Banks Peninsula coast in multiple local, regional and distant tsunami scenarios.

Scope of Report: Banks Peninsula from Godley Head to Le Bons Bay

Where or how to access the report: <https://www.ecan.govt.nz/document/download?uri=3996252>

Date of report: November 2020

Name of person/entity that commissioned report: Environment Canterbury

The name of person/entity that prepared the report: GNS Science

Title of Report: Multiple scenario tsunami modelling for the Selwyn Coastline, Kaitorete Barrier and Akaroa Harbour, GNS Science Consultancy Report 2020/47 November 2020

Purpose of report: Modelled inundation of southern Banks Peninsula coast and Kaitorete Barrier in multiple local, regional and distant tsunami scenarios.

Scope of Report: Banks Peninsula and Kaitorete Barrier, from Le Bons Bay to Taumutu

Where or how to access the report: <https://www.ecan.govt.nz/document/download?uri=3996251>

Date of report: November 2020

Name of person/entity that commissioned report: Environment Canterbury

The name of person/entity that prepared the report: GNS Science

Title of Report: Land Drainage Recovery Programme: Tsunami Study

Purpose of report: Modelled inundation of the Christchurch City coast in 500 and 2500 year return period tsunami scenarios.

Scope of Report: Christchurch City from Waimakariri River Mouth to Taylors Mistake

Where or how to access the report: <https://ccc.govt.nz/assets/Documents/Environment/Water/Flooding-Land-Drainage/Tsunami-Study-Final-report-June-19.pdf>

Date of report: February 2018

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: NIWA

Title of Report: Tsunami inundation modelling for Lyttelton and Akaroa Harbours NIWA Client Report No: 2018111CH May 2018

Purpose of report: Modelled inundation of Lyttelton and Akaroa Harbours in a 500 year return period tsunami scenario.

Scope of Report: Lyttelton Harbour from Godley Head to Adderley Head and Akaroa Harbour from Timutimu Head to Akaroa Head

Where or how to access the report: <https://ccc.govt.nz/assets/Documents/Consents-and-Licences/property-information-and-lims/Tsunami-inundation-modelling-for-Lyttelton-and-Akaroa-Harbours-1-500-year-event-from-South-America-NIWA.pdf>

Date of report: May 2018

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: NIWA

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(g) Volcanic and Geothermal Hazards

As at the date of this LIM, Council research found no information under this heading.

(h) Wind

As at the date of this LIM, Council research found no information under this heading.

(i) Any Other Natural Hazards

As at the date of this LIM, Council research found no information under this heading.

(j) District Plan Natural Hazard Information

Please refer to *Section 8. Land use and conditions* of this report for District Plan related natural hazard information.

(k) Building Notices

Please refer to *Section 5. Consents, certificates, notices, orders, or requisitions affecting the land and buildings* of this report for Building Act notice information.

Other Special Features or Characteristics of the Land

As at the date of this LIM, Council research found no information under this heading.

Related Information

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

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

- Council records show public sewer pipes passing through this site.
- The council plan shows no public stormwater lateral plotted to this site.
- This property is shown to be served by Christchurch City Council Sewer.
- 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.

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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.

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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 30/06/2027: \$5,693.59

	Instalment Amount	Date Due
Instalment 1	\$1,423.31	15/09/2026
Instalment 2	\$1,423.31	15/12/2026
Instalment 3	\$1,423.31	15/03/2027
Instalment 4	\$1,423.66	15/06/2027

Rates owing as at 09/07/2026: \$3,654.75

(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.

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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.

The building consents recorded in this LIM are only those that the Council has issued or been notified of by a stand-alone BCA. There may be others if a stand-alone BCA has issued consents without notifying the Council.

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.

Sections 71 to 74 of the Building Act 2004 require the Building Consent Authority to consider natural hazards when it receives a building consent application for the construction or major alteration of a building on land that is subject to, or likely to be subject to, a natural hazard. A building consent for this property may have been issued subject to a section 72 or 73 notice. This means at the time of building consent the Building Consent Authority was not satisfied that adequate provision would be made to protect the building and land from the natural hazard and was subsequently required to notify the Registrar-General of Land to record the natural hazard on the Record of Title. The Building Act 2004 defines natural hazards as erosion (including coastal erosion, bank erosion, and sheet erosion), falling debris (including soil, rock, snow, and ice), subsidence, inundation (including flooding, overland flow, storm surge, tidal effects, and ponding), and slippage.

If your property contains a notice under s73 of the Building Act 2004, this will be identified on the building consent decision below (decision under s72 of the Building Act 2004) and on the properties' Record of Title. The Record of Title may also record this as a s36 notice under the Building Act 1991, or a s641A notice under the Local Government Act 1974.

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

(a) Consents

- BCN/1972/1009 Applied: 28/02/1972 Status: Completed
1/80 McCormacks Bay Road McCormacks Bay
Permit issued 09/03/1972
2 FLATS No plans/additional information held on property file- Historical Reference PER7172457
- BCN/1973/6829 Applied: 19/10/1973 Status: Completed
1/80 McCormacks Bay Road McCormacks Bay
Permit issued 09/04/1974
2 FLATS & GARAGES- Historical Reference PER7374271
- BCN/1985/287 Applied: 24/01/1985 Status: Completed
2/80 McCormacks Bay Road McCormacks Bay
Permit issued 05/06/1985
ALTER GARAGE TO ROOM- Historical Reference PER84854131
- BCN/1995/7300 Applied: 11/09/1995 Status: Completed
2/80 McCormacks Bay Road McCormacks Bay
Accepted for processing 11/09/1995
Building consent granted 29/09/1995
Building consent issued 04/10/1995
Code Compliance Certificate Granted 21/12/1995

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Code Compliance Certificate Issued 21/12/1995

DWELLING ADDS ALTS, NEW DECKING, WINDOWS- Historical Reference CON95007907

- BCN/2019/517 Applied: 29/01/2019 Status: Completed
1/80 McCormacks Bay Road McCormacks Bay
Exemption from building consent approved 01/02/2019
Re-leveling of floor
- BCN/2019/1831 Applied: 25/03/2019 Status: Completed
1/80 McCormacks Bay Road McCormacks Bay
Exemption from building consent approved 28/03/2019
Dwelling alterations

(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.
- CDB75081463 07/09/2011 2/80 McCormacks Bay Road
Building Evaluation : Building Act Section 124(1(b) Notice Issued, Not To Approach
- CDB75081463 11/07/2011 2/80 McCormacks Bay Road
Building Evaluation : Building Act Section 124(1(b) Notice Issued, Not To Approach
- CDB75081463 26/10/2011 2/80 McCormacks Bay Road
Building Evaluation : Building Act Section 124(1(b) Notice Issued, Not To Approach
- CDB75081463 11/07/2011 2/80 McCormacks Bay Road
Building Evaluation : Building Deemed Dangerous, Geotechnical Issues
- CDB75081463 11/03/2011 2/80 McCormacks Bay Road
Building Evaluation : Building Inspected Under Civil Defence Emergency , Red Placard Issued (a deemed Building Act notice)
- CDB75081463 18/10/2012 2/80 McCormacks Bay Road
Building Evaluation : Geotechnical Advise Remove Dangerous Status of Buildings

(d) Orders

(e) Requisitions

Related Information

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- The Council has previously issued other consents, certificates, notices, orders, and/ or requisitions for this property that have been resolved or are no longer current or relate to a building that is no longer on the land. Further information is available on the property file.

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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.

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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.

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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).

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

(ii) Christchurch District Plan

- **Coastal Environment**

Property or part of property within the Coastal Environment overlay, which is operative.

- **Sites of Ngai Tahu Cultural Significance**

Property or part of property within the Nga Turanga Tupuna overlay, which is operative.

- **Liquefaction Management Area (LMA)**

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

- **Mass Movement Management Area 2**

Property or part of property within the Christchurch District Plan Mass Movement Management Area 2 overlay, which is operative.

- **District Plan Zone**

Property or part of property within the Residential Suburban Zone, which is operative.

- **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.

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(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/1999/484 - Resource consents
1/80 McCormacks Bay Road McCormacks Bay
Erect a garage that will reduce complying garage to 2.9m internal width. - Historical Reference RES9206219
Status: Processing complete
Applied 01/01/1999
Granted 11/03/1985
Decision issued 11/03/1985
- RMA/2019/2418 - Combined subdivision / land use consent
1/80 McCormacks Bay Road McCormacks Bay
Fee Simple Subdivision - Two Lots
Status: Processing complete
Applied 21/10/2019
Granted 20/11/2019
Decision issued 20/11/2019
s223 Certificate issued 21/02/2020
s224 Certificate issued 21/02/2020
s224 Certificate issued 24/02/2020

(c) Resource Consents Natural Hazard Information

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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

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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**

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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 Monday. Please leave your organics at the Kerbside by 6:00 a.m.
- Your recycling is collected Fortnightly on the Week 1 collection cycle on a Monday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Metro Place EcoDrop.
- Your refuse is collected Fortnightly on the Week 1 collection cycle on a Monday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Metro Place EcoDrop.

(b) Other

• Floor Levels Information

Council holds a variety of information on requirements for building or property development. This includes:

- required minimum finished floor levels, which 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 property, you can view it online at <https://ccc.govt.nz/flooding-and-floor-levels>.

Otherwise, if you are building or developing on this land, you can request a calculation on required finished floor levels for your proposed building by emailing us at floorlevels@ccc.govt.nz.

• Guest Accommodation

Guest accommodation (including whole unit listings on Airbnb; BookaBach; etc.) generally requires a resource consent in this zone when the owner is not residing on the site. For more information, please refer to: <https://ccc.govt.nz/providing-guest-accommodation/>.

• Community Board

Property located in Spreydon-Cashmere-Heathcote 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 Heathcote 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

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- **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.

Related Information

- The Council has received a third party work completion report/information relating to the building exemption application on this property. It has been placed on the property file. The Council does not accept any liability for the contents, or representations, made within the report/information. The report/information is not included in the Land Information Memorandum (LIM) because the Council has not verify the information/report supplied.

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80 McCormacks Bay Road,
McCormacks Bay,
Christchurch 8081

1. INTRODUCTION

Fil Engineers NZ Ltd has been commissioned by Tri Power Limited to undertake structural engineering design for mechanical slab re-levelling at 80 McCormacks Bay Road, McCormacks Bay.

The existing dwelling is a three-storey timber framed structure with masonry external cladding and metal roofing. The foundation of the building is a concrete slab-on-grade foundation and is classified as Type C foundation.

2. MEANS OF COMPLIANCE

The design of the structure conform to the following design code and standards:

- 1 NZS 1170.0 – Structural Design Actions – General Principles
- 2 NZS 1170.1 – Structural Design Action Part 1 – Permanent, Imposed and Other Actions
- 3 NZS 3101 – Concrete Structures Standard

3. MATERIAL PROPERTIES

The following material strengths shall be used in the structural analysis and design check of the building.

1. Concrete
Compressive strength of concrete, f'_c ----- 25MPa
2. Steel Reinforcement
Steel yield strength, f_y ----- 300MPa/ 500MPa

4. LOADINGS

All the permanent and imposed loads (construction live load) are considered for the foundation underpinning design. Load combination factors are as specified in NZS1170.0

5. LOAD COMBINATIONS

Member design forces were taken from load combinations specified in NZS1170.0 section 4.

LATERAL LOAD DISTRIBUTION STRUCTURAL ELEMENTS SHEAR DEMAND CALCULATION

Project : 80 McCormacks Bay Road, McCormacks Bay
Designer : AA
Date : 24/01/2019

Level : Foundation
Loading :
Direction :

Design Parameters		- Three Storey	
Importance Level	2	2	
Number of storeys	Three	3	
Structures	Masonry	3	
h_0	5	m	a.m.s.l.
Roof Pitch, α	30	°	
Roofing Weight	Light		Specific Uses
L.D. of Roof	1.5	m	Structural element
Cladding Weight	Heavy		
Floor Type	Lightweight Concrete		
L.D. of Floor	1.2	m	
Slab Thickness	100	mm	
Wall Height, H_w	2.40	m	

Notes:
- Design working life to be 50 years
- Loading dimension, L.D.

Foundation Parameters	
Foundation to be	re-levelled
Height of footing above ground	400 mm
Depth of footing below ground	300 mm
Width of Footing	300 mm
Concrete Pad	☒ 1000mm x 250mm Depth @2.00m CRS - concrete pad ☐ 450mm x 1500mm Depth @2.00m CRS
Total Pad Embedment	550mm
	0.25

Load Patterns	G, Dead (kN/m)	Q, Live (kN/m)	S_u , Snow (kN/m)
Roofing	0.82	0.375	0.6
Wall Lining	17.28		
Flooring	3.84	7.20	
Footing	5.04		
Beam	1.75		
Total	28.725	7.575	0.60

Notes:
- Q, Live Load on floor is assumed to be 2.0kPa;
- Floor load to be measured (1.2m from end.);
- Building is assumed to locate within N4 region (Alpine or Sub-alpine) with for sheltered roof, therefore $C_e=1.00$;
Self Weight of Pile is disregarded as (Pile base Area) x (Overburden Pressure at Pile base) is approximately equal to the Self Weight

1.35G	=	38.78	38.77875
1.2G + 1.5Q	=	45.83	45.8325
1.2G + S_u + $\Psi_c Q$	=	37.95	37.95

Notes:
- Combination of actions for ultimate limit states as per AS/NZS 1170.0:2002

Foundation Condition	
σ^*	= 70.51 kPa - minimum ultimate bearing capacity required
Refer to the attached Penetrometer Data Sheet, ultimate bearing capacity:	
Footing	σ = kPa at the depth of 300mm below E.G.L
Footing/Pad/Ring	σ = 200.00 kPa at the depth of 550mm below E.G.L
Φ	= 0.50
$\Rightarrow \sigma_{ult}$	> σ^*
Loading Capacity, kN	Actual Loading, kN
Footing	100.00 > 91.66
OK! Use foundation specification as shown above.	

Standard designs as per NZS 3604:2011 Timber Framed Buildings and NZS 4229:1999 Concrete Masonry Buildings

BORELOG / SCALA PENETROMETER RESULTS

Job Name: PROPOSED BUILDING
Location: 80 MCCORMACKS BAY ROAD
Date: 23-Jan-19
Weather: SUNNY
Date of Testing: 23-Jan-19



Test site 1

North of dwelling

No. of Blows	Depth (mm)	Depth / blow (mm)	Ultimate Bearing Capacity (kPa)	Auger
Start	0			
2	100	50	204	
3	200	33	294	
4	300	25	399	
7	400	14	570	
7	500	14	570	
4	600	25	399	
2	700	50	204	
2	800	50	204	
2	900	50	204	
2	1000	50	204	
2	1100	50	204	
3	1200	33	294	
6	1300	17	510	
4	1400	25	399	
5	1500	20	435	
3	1600	33	294	
5	1700	20	435	
5	1800	20	435	
5	1900	20	435	
5	2000	20	435	
6	2100	17	510	
6	2200	17	510	
6	2300	17	510	
6	2400	17	510	
7	2500	14	570	
7	2600	14	570	
6	2700	17	510	
6	2800	17	510	
6	2900	17	510	
Penetrometer End				

BORELOG / SCALA PENETROMETER RESULTS

Job Name: PROPOSED BUILDING
Location: 80 MCCORMACKS BAY ROAD
Date: 23-Jan-19
Weather: SUNNY
Date of Testing: 23-Jan-19



Test site 2 East of dwelling

No. of Blows	Depth (mm)	Depth / blow (mm)	Ultimate Bearing Capacity (kPa)	Auger
Start	0			EGL
1	100	100	108	
3	200	33	294	
5	300	20	435	
6	400	17	510	
5	500	20	435	
6	600	17	510	
2	700	50	204	
3	800	33	294	
2	900	50	204	
2	1000	50	204	
6	1100	17	510	
10	1200	10	720	
14	1300	7	915	
15	1400	7	990	
14	1500	7	915	
Penetrometer End				

BORELOG / SCALA PENETROMETER RESULTS

Job Name: PROPOSED BUILDING

Location: 80 MCCORMACKS BAY ROAD

Date: 23-Jan-19

Weather: SUNNY

Date of Testing: 23-Jan-19

Test site 3

Southwest of Dwelling



No. of Blows	Depth (mm)	Depth / blow (mm)	Ultimate Bearing Capacity (kPa)	Auger
Start	0			EGL
1	100	100	108	
1	200	100	108	
2	300	50	204	
4	400	25	399	
4	500	25	399	
3	600	33	294	
3	700	33	294	
3	800	33	294	
3	900	33	294	
2	1000	50	204	
2	1100	50	204	
2	1200	50	204	
3	1300	33	294	
5	1400	20	435	
5	1500	20	435	
5	1600	20	435	
5	1700	20	435	
4	1800	25	399	
4	1900	25	399	
4	2000	25	399	
4	2100	25	399	
6	2200	17	510	
7	2300	14	570	
7	2400	14	570	
7	2500	14	570	
7	2600	14	570	
6	2700	17	510	
7	2800	14	570	
7	2900	14	570	

Penetrometer End

Note: Penetrometer impending refusal at depth 2900mm below ground level

Prepared by:

A handwritten signature in blue ink, appearing to read 'A Abalos', with a horizontal line drawn through it.

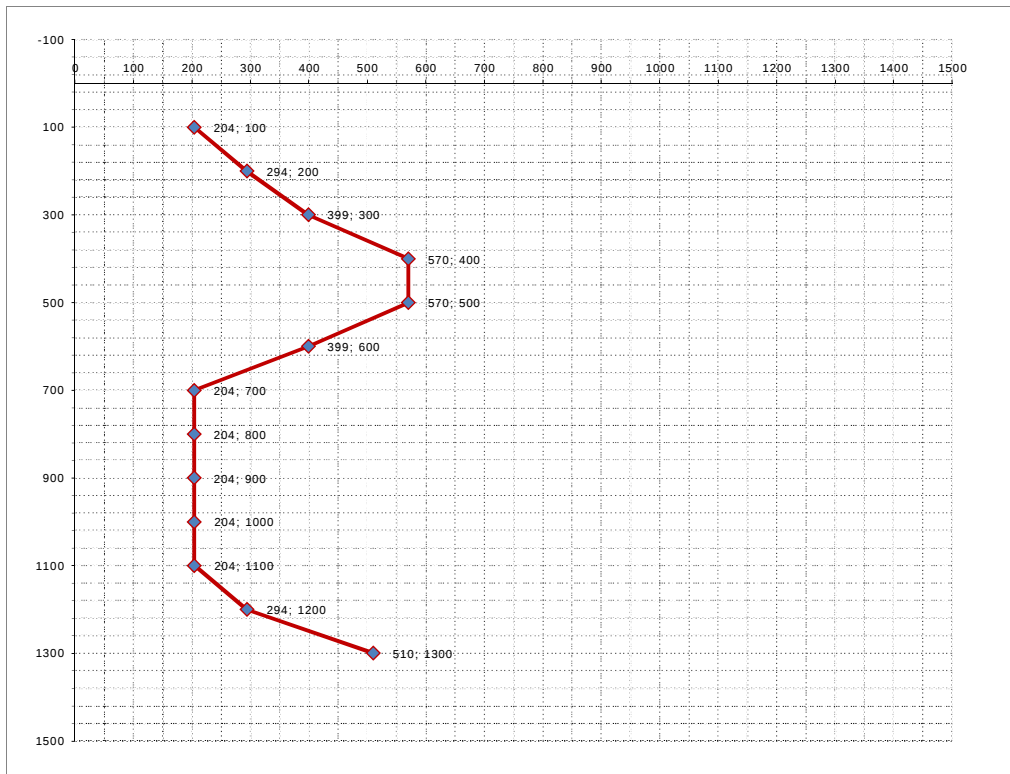
A Abalos
BSCE, MEngNZ

Reviewed by:

A handwritten signature in blue ink, appearing to read 'A Boiser', with a circular flourish at the end.

A Boiser,
BSCE, Mengst, CMEngNZ, CPEng, IntPE(NZ)

SAFE BEARING PRESSURE - kPa



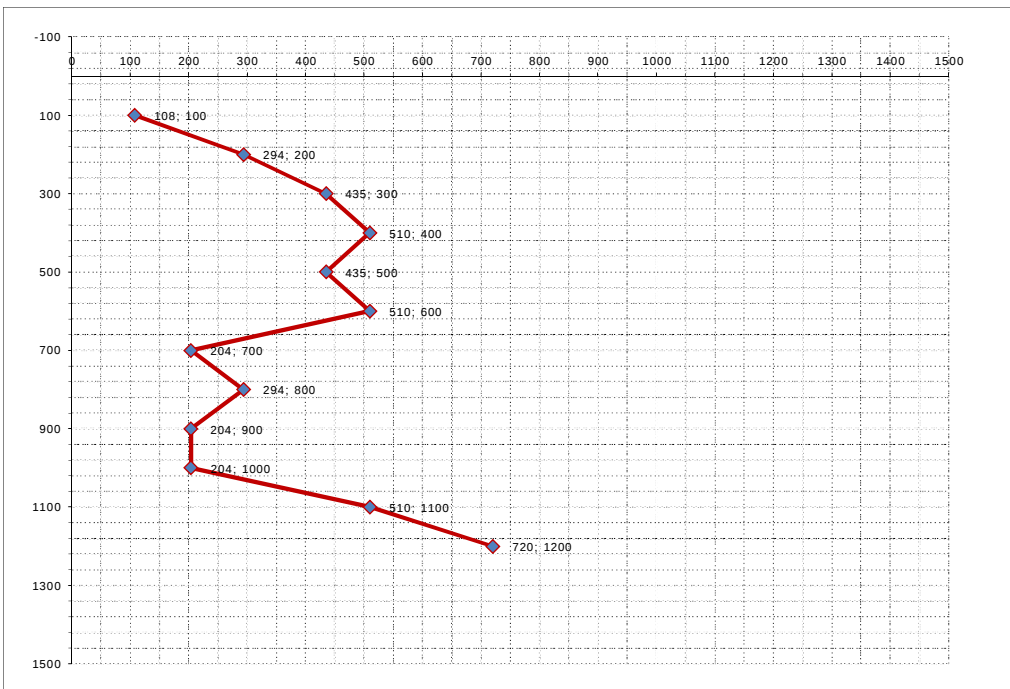
Penetration Depth (mm)

PROPOSED BUILDING
80 MCCORMACKS BAY ROAD
Soil Test site 1

Project:	
Prepared: RV	
Checked: NL	Approved: AB
Date:	01/23/19



SAFE BEARING PRESSURE - kPa



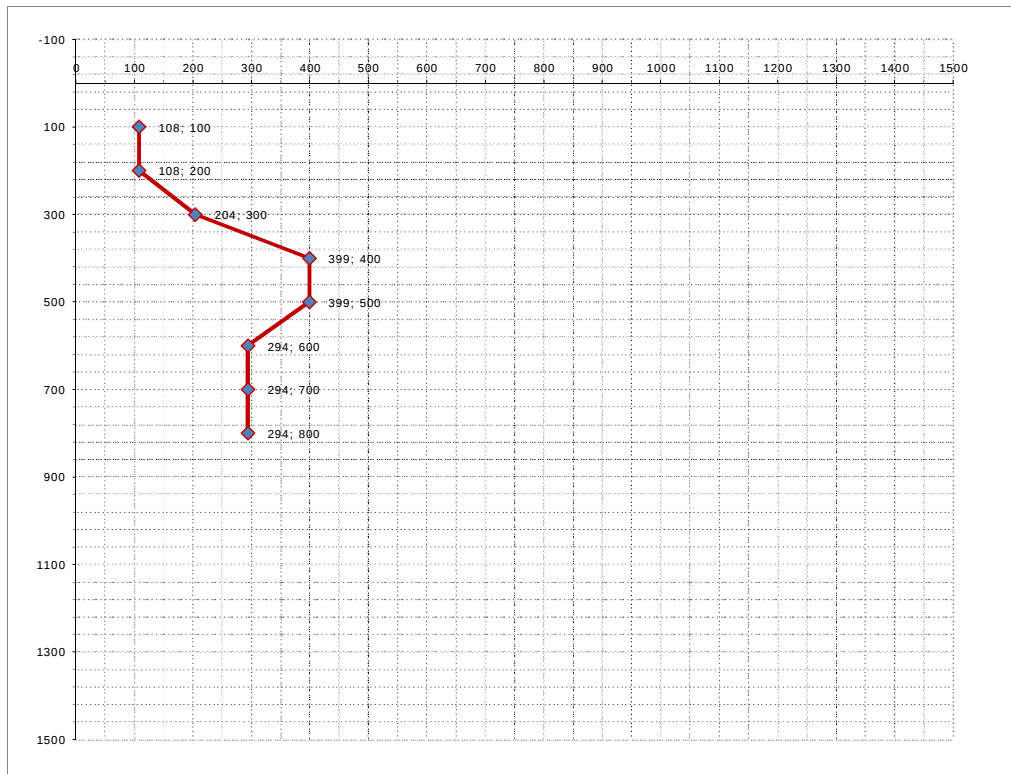
Penetration Depth (mm)

PROPOSED BUILDING
80 MCCORMACKS BAY ROAD
Soil Test site 2

Project:	
Prepared: RV	
Checked: NL	Approved: AB
Date:	01/23/19



SAFE BEARING PRESSURE - kPa



Penetration Depth (mm)

PROPOSED BUILDING
80 MCCORMACKS BAY ROAD
Soil Test site 3

Project:	
Prepared: RV	
Checked: NL	Approved: AB
Date: 01/23/19	



PHOTOS

ADDRESS: 80 MCCORMACKS BAY ROAD



DCP 1
NORTH OF
THE
DWELLING



DCP 2
EAST OF
THE
DWELLING



DCP 3
SOUTHWEST
OF THE
DWELLING

APPENDIX



BORELOG / SCALA PENETROMETER RESULTS

AD WORLD

Job Name: RD MCCORMACKS BAY RD.
 Location: RD MCCORMACKS BAY RD.
 Date: 23-JANUARY-19
 Weather: SUNNY
 Date of Testing: 23-JANUARY-19

Test site

No. of Blows	Depth (mm)	Depth/blow (mm)	Ultimate Bearing Capacity (kPa)	Auger
Start	0			
2	100	1	1	
3	200	3	1	
4	300	5	2	
7	400	6	4	
7	500	5	4	
4	600	6	3	
2	700	2	3	
2	800	3	3	
2	900	2	3	
2	1000	2	2	
2	1100	6	2	
3	1200	10	2	
6	1300	14	3	
4	1400	15	5	
5	1500	14	5	
3	1600		5	
5	1700		5	
5	1800		4	
5	1900		4	
5	2000		4	
6	2100		21	
6	2200		6	
6	2300		7	
6	2400		7	
7	2500		7	
7	2600		7	
6	2700		6	
6	2800		7	
6	2900		7	
	3000			
	3100			
	3200			
	3300			

Penetrometer End

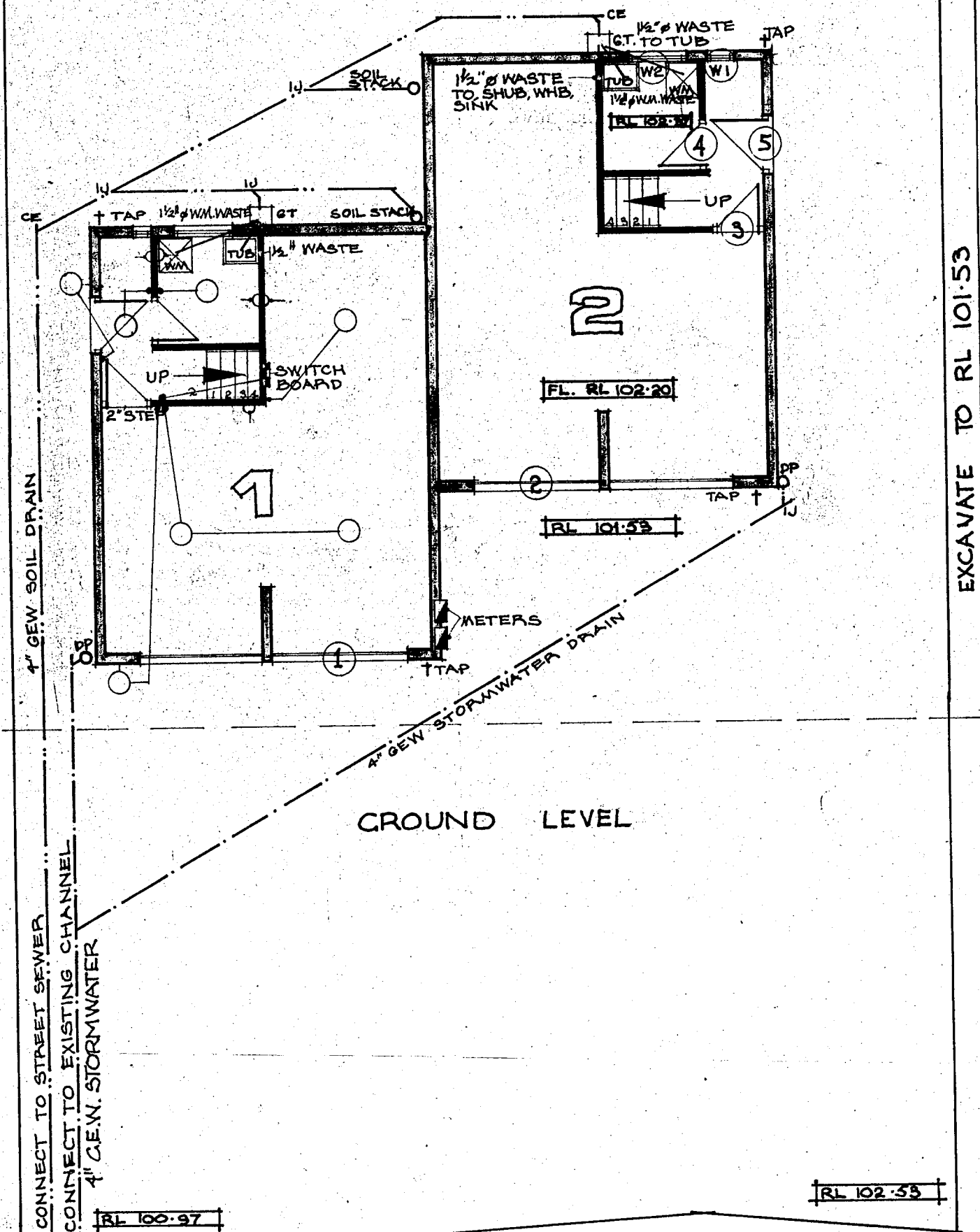
1 of 3



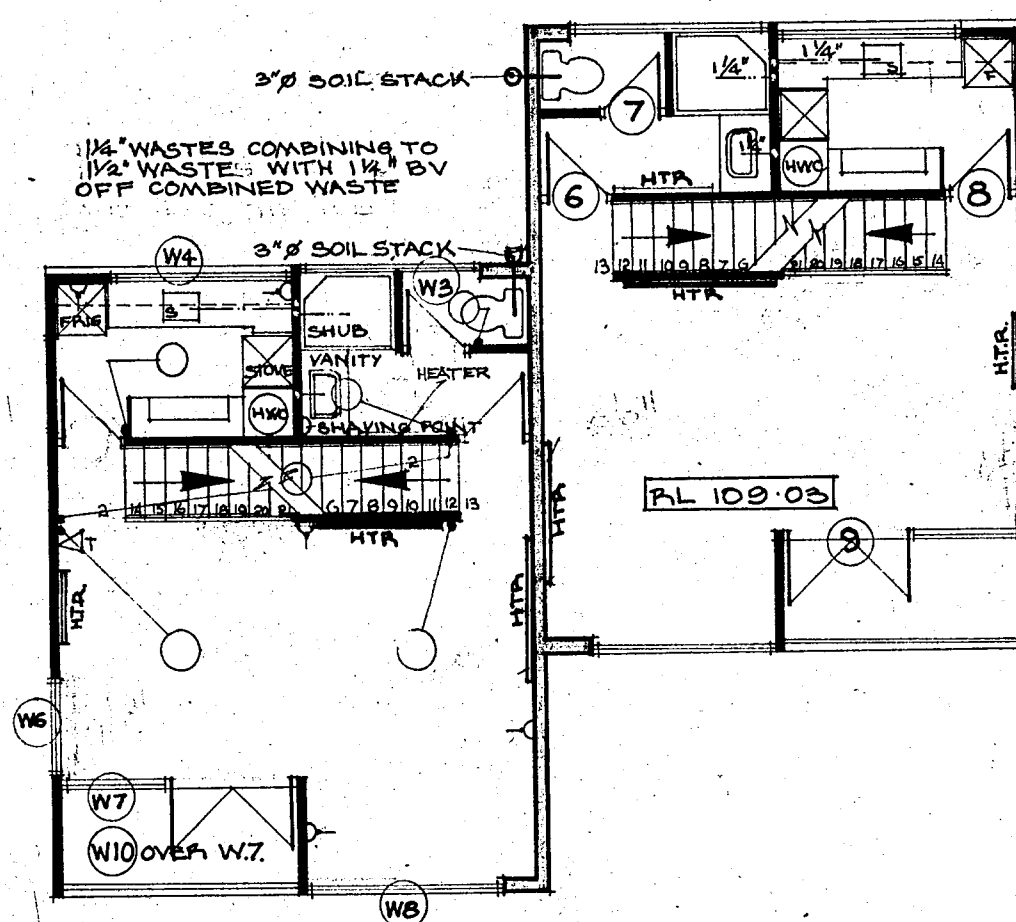
RL 109.07

RL 109.79

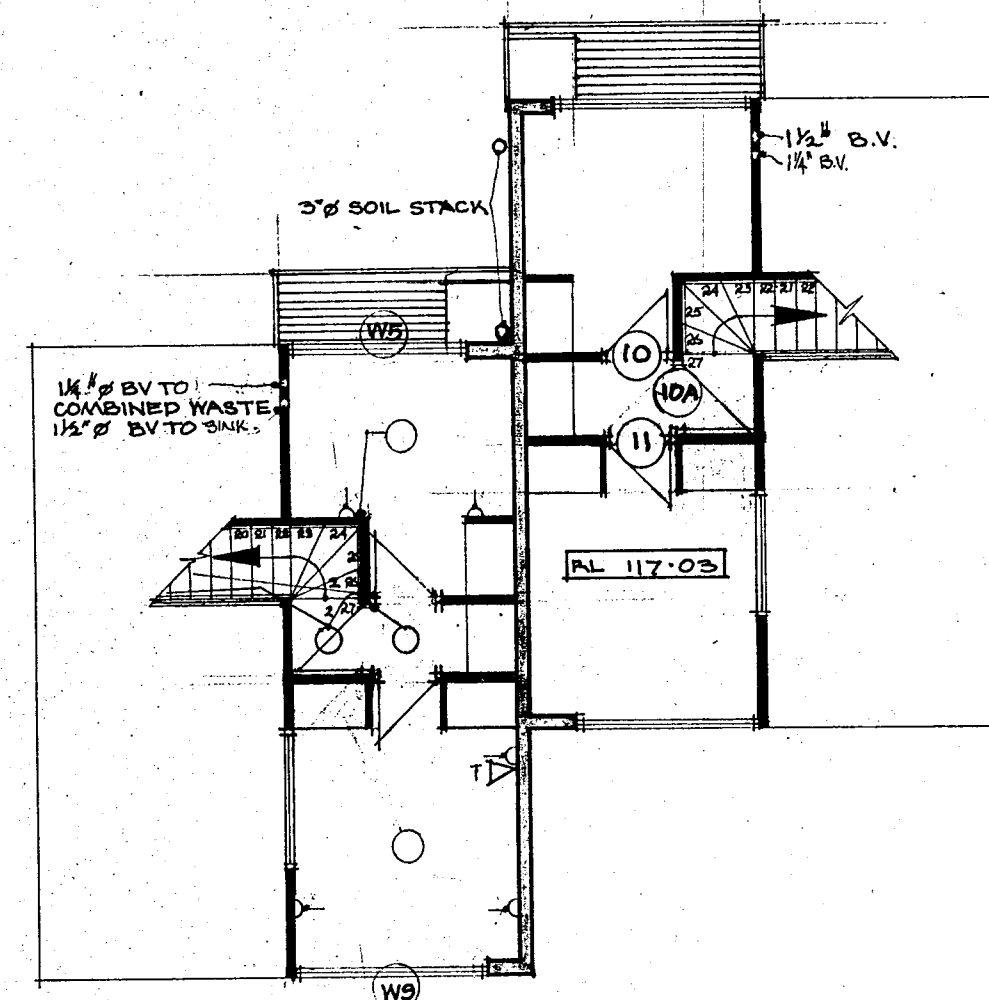
- REFERENCE
- LIGHT SWITCH
 - LIGHT
 - BRACKET LIGHT
 - ◇ SWITCHED SOCKET
 - ▽ SHAVING POINT
 - OPP DOWN PIPE
 - † TAP
 - HT GULLY TRAP
 - IJ INSPECTION JUNCTION
 - CE CLEANING EYE
 - HTA TELEPHONE JACK POINT
 - HTB HEATWAY SKIRTING HEATERS



EXCAVATE TO RL 101.53



LIVING LEVEL



SLEEPING LEVEL

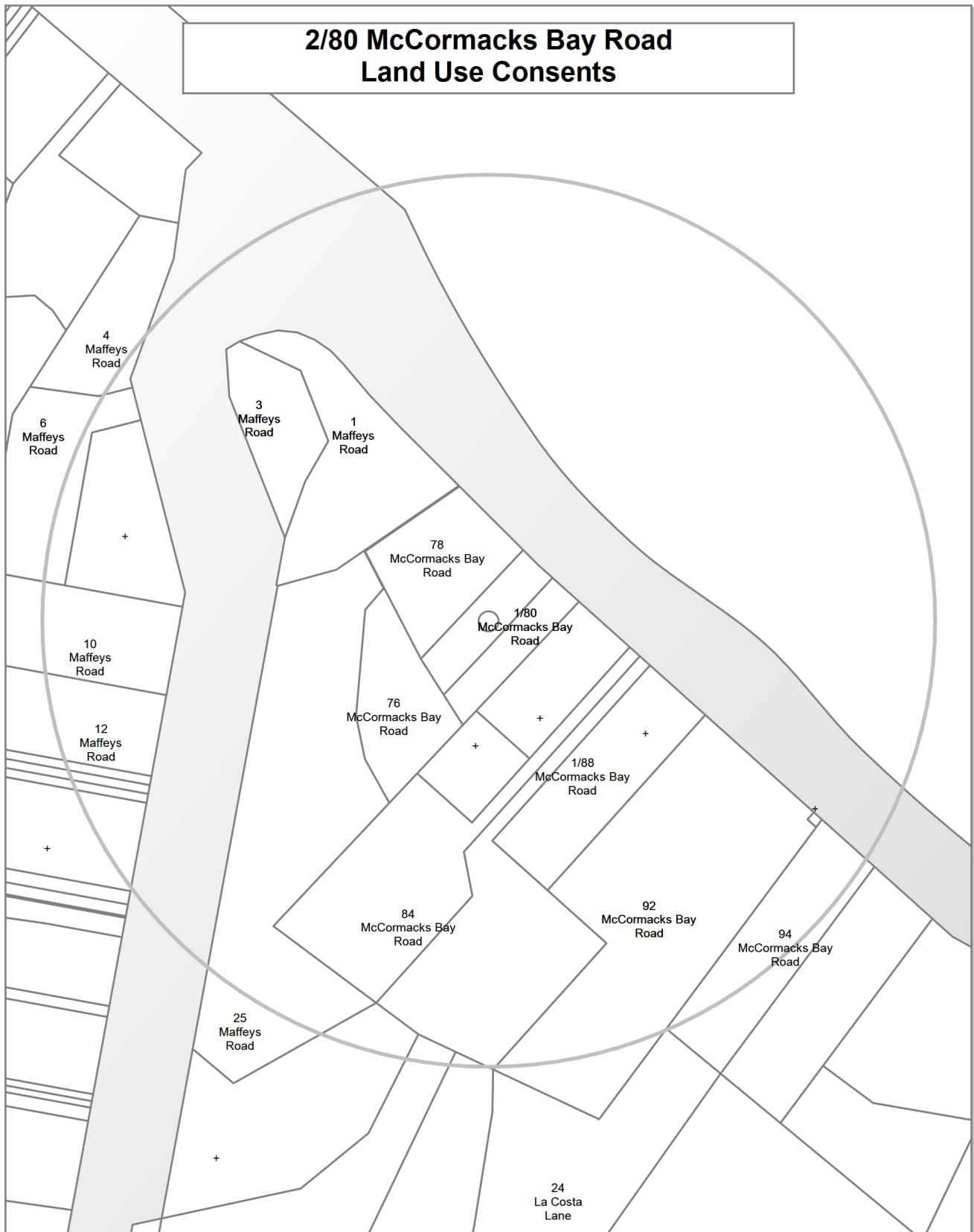
CHRISTCHURCH CITY COUNCIL
Approved Subject to the By-Laws
8 FEB 1974
For City Engineer



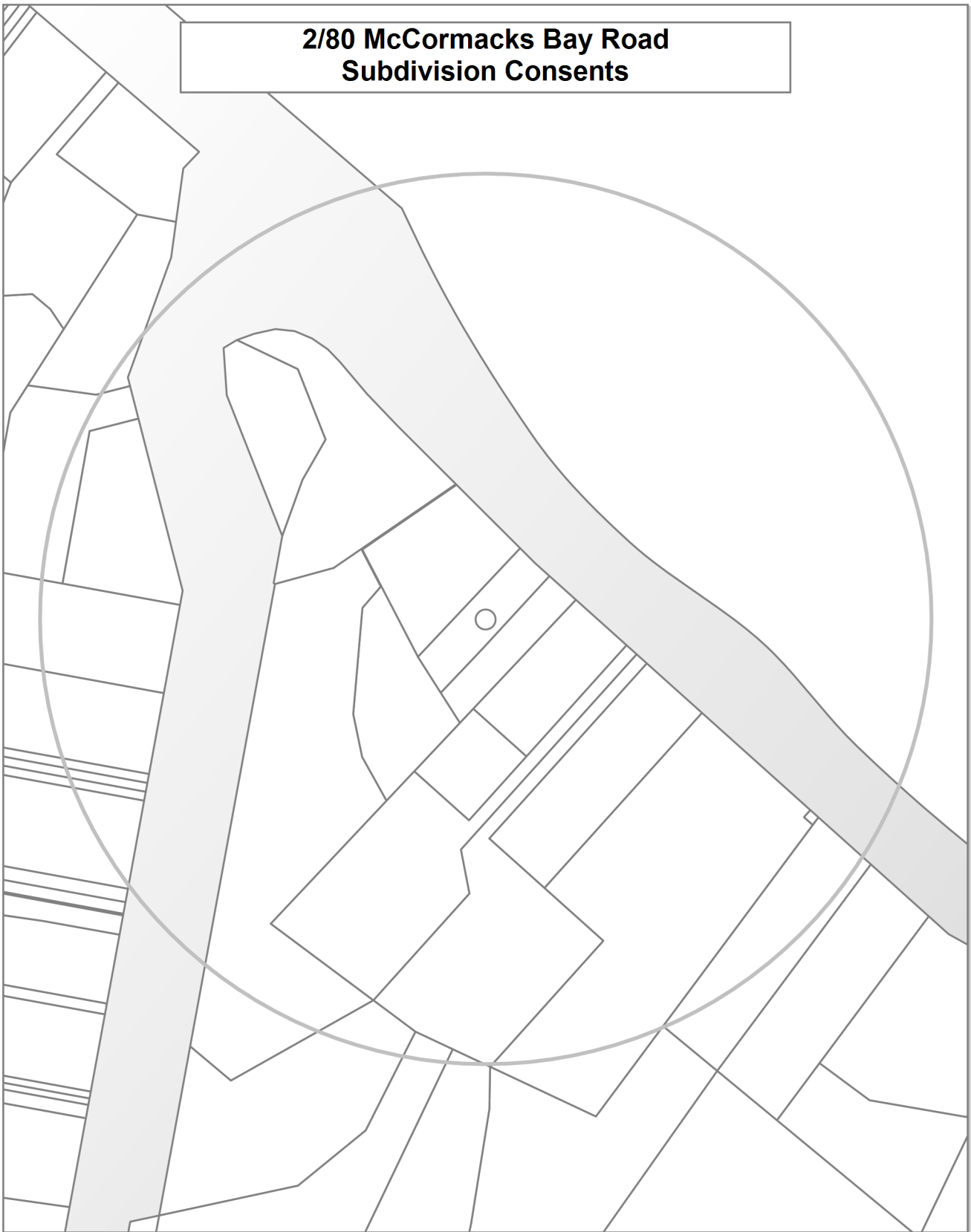
FILE No. 414
SCALE: 1/8" TO 12'
DATE: 30.8.73

6 GROUP PLANNERS
393 FERRY ROAD
CHRISTCHURCH 40511

2/80 McCormacks Bay Road Land Use Consents



**2/80 McCormacks Bay Road
Subdivision Consents**



Land Use Resource Consents within 100 metres of 2/80 McCormacks Bay Road

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

1 Maffey's Road

RMA/1988/845

Erect garage with reduced setback reduce 6m to 3m. - Historical Reference RES9220834

Processing complete

Applied 01/07/1988

Decision issued 14/07/1988

Granted 14/07/1988

RMA/2004/1394

Change garage to bedroom and dwelling addition which intrude into the 4.5m road boundary setback. - Historical Reference RMA20017006

Processing complete

Applied 02/06/2004

Decision issued 01/07/2004

Granted 30/06/2004

RMA/2014/3330

Earthworks - Port Hills - Historical Reference RMA92028039

Processing complete

Applied 12/12/2014

Decision issued 05/02/2015

Granted 05/02/2015

1/80 McCormacks Bay Road

RMA/1999/484

Erect a garage that will reduce complying garage to 2.9m internal width. - Historical Reference RES9206219

Processing complete

Applied 01/01/1999

Decision issued 11/03/1985

Granted 11/03/1985

RMA/2019/2418

Fee Simple Subdivision - Two Lots

Processing complete

Applied 21/10/2019

s223 Certificate issued 21/02/2020

s224 Certificate issued 21/02/2020

s224 Certificate issued 24/02/2020

Decision issued 20/11/2019

Granted 20/11/2019

1/88 McCormacks Bay Road

RMA/2005/2067

Dwelling additions within 4m of boundary setback and extend existing deck to 2m of boundary setback - Historical Reference RMA20020945

Processing complete

Applied 06/09/2005

Decision issued 30/09/2005

Granted 29/09/2005

10 Maffeys Road

RMA/2017/1456

Construct new dwelling with attached garage

Processing complete

Applied 23/06/2017

Decision issued 15/08/2017

Granted 15/08/2017

12 Maffeys Road

RMA/2019/937

Earthworks associated with construction of a new Dwelling with Attached Garage

Processing complete

Applied 03/05/2019

Decision issued 05/06/2019

Granted 05/06/2019

16 Maffeys Road

RMA/2002/2538

Garage which intrudes 5.5m boundary setback (right of way) - Historical Reference RMA20011581

Processing complete

Applied 08/10/2002

Decision issued 11/12/2002

Granted 11/12/2002

RMA/2015/2495

Dwelling with Attached Garage - Historical Reference RMA92030830

Processing complete

Applied 08/09/2015

Decision issued 24/02/2016

Granted 24/02/2016

16A Maffeys Road

RMA/1981/172

Erect a dwelling which intrudes through 55 degree recession plane - Historical Reference RES9204571

Processing complete

Applied 21/08/1981

Decision issued 04/09/1981

Granted 04/09/1981

RMA/1985/247

Erect a garage on a existing deck total height of combined structures will be maximum of 6.5m zoning Res.Hills. - Historical Reference RES9204594

Processing complete

Applied 12/03/1985

Decision issued 01/05/1986

Granted 01/05/1986

Outcome not recorded 01/05/1986

RMA/2007/1993

Dwelling which intrudes on recession plane and boundary setback - Historical Reference RMA92009290

Processing complete

Applied 17/07/2007

Decision issued 24/08/2007

Granted 24/08/2007

24 La Costa Lane

RMA/1999/3788

To erect two decks within the 4m first floor deck setback from an internal boundary. - Historical Reference RES992918

Processing complete

Applied 11/10/1999

Decision issued 19/10/1999

Granted 19/10/1999

25 Maffeys Road

RMA/2014/3330

Earthworks - Port Hills - Historical Reference RMA92028039

Processing complete

Applied 12/12/2014

Decision issued 05/02/2015

Granted 05/02/2015

3 Maffeys Road

RMA/1981/171

Erect a garage less than 6m from road boundary - Historical Reference RES9204566

Processing complete

Applied 25/01/1981

Decision issued 29/04/1981

Granted 29/04/1981

RMA/1998/792

To erect an extension to the dwelling (study) and intrude into the 4.5m road boundary setback. - Historical Reference RES980829

Processing complete

Applied 28/03/1998

Decision issued 14/04/1998

Granted 14/04/1998

RMA/2001/520

Dwelling additions which intrudes t and a new carport which intrudes the 5.5 metre road boundary setback. - Historical Reference RMA20004383

Processing complete

Applied 01/03/2001

Decision issued 23/03/2001

Granted 22/03/2001

RMA/2009/485

convert garage into bedroom / bathroom - Historical Reference RMA92013911

Processing complete

Applied 17/04/2009

Decision issued 25/05/2009

Granted 18/05/2009

RMA/2014/3330

Earthworks - Port Hills - Historical Reference RMA92028039

Processing complete

Applied 12/12/2014

Decision issued 05/02/2015

Granted 05/02/2015

3 McCormacks Bay Road

RMA/1977/385

Erect a kindergarten - Historical Reference RES954102

Processing complete

Applied 07/12/1977

Decision issued 20/04/1978

Granted 20/04/1978

RMA/1999/1509

Erect kindergarten upon and at McCormacks bay designated proposed public open space - Historical Reference RES955607

Processing complete

Applied 01/01/1999

Decision issued 09/05/1975

Declined 09/05/1975

RMA/2000/2889

The addition of a second changing pavillion which will exceed 100m2 for a single building. - Historical Reference RMA20003653

Processing complete

Applied 20/11/2000

Decision issued 01/02/2001

Granted 01/02/2001

RMA/2000/721

To erect floodlights for the traini McCormacks Bay. - Historical Reference RMA20001389

Processing complete

Applied 15/03/2000

Decision issued 16/03/2000

Granted 16/03/2000

RMA/2008/743

UPGRADE EXISTING MOBILE PHONE SITE - Historical Reference RMA92011550

Processing complete

Applied 09/04/2008

Decision issued 16/05/2008

Granted 16/05/2008

RMA/2011/1419

temporary accommodation - Historical Reference RMA92018987

Processing complete

Applied 26/10/2011

Decision issued 27/10/2011

Granted 27/10/2011

RMA/2014/1383

Community Centre - Historical Reference RMA92026033

Processing complete

Applied 10/06/2014

Conditions changed/cancelled - s127 25/06/2025

Decision issued 20/02/2015

Granted 20/02/2015

RMA/2014/300

TEMPORARY ACCOMMODATION - DEPOT - Historical Reference RMA92024905

Expired

Applied 13/02/2014

Decision issued 18/02/2014

Granted 18/02/2014

RMA/2014/317

TEMPORARY ACCOMMODATION - DEPOT - Historical Reference RMA92024922

Expired

Applied 13/02/2014

Decision issued 18/02/2014

Granted 18/02/2014

RMA/2014/568

TEMPORARY ACCOMODATION - OPPOSITE 48 MCCORMACKS BAY RD TEMPORARY DEPOT - Historical Reference RMA92025189

Expired

Applied 12/03/2014

Decision issued 25/03/2014

Granted 25/03/2014

RMA/2014/665

TEMPORARY ACCOMODATION - OPPPOSITE 112 MCCORMACKS BAY ROAD - DEPOT - Historical Reference RMA92025290

Expired

Applied 24/03/2014

Decision issued 25/03/2014

Granted 25/03/2014

RMA/2014/667

TEMPORARY ACCOMODATION - OPPOSITE 36 MCCORMACKS BAY RD TEMPORARY DEPOT - Historical Reference RMA92025292

Expired

Applied 24/03/2014

Decision issued 25/03/2014

Granted 25/03/2014

RMA/2015/2406

Early Childhood Centre - Historical Reference RMA92030738

Processing complete

Applied 31/08/2015

Fees amended - s357 01/09/2017

Decision issued 11/07/2016

Declined 11/07/2016

RMA/2016/2052

Kindergarten

Processing complete

Applied 28/07/2016

Conditions changed/cancelled - s127 21/07/2020

Fees amended - s357 01/09/2017

Decision issued 15/11/2016

Granted 15/11/2016

31 Maffeys Road

RMA/1980/168

Erect a garage over legal road boundary at 31 Maffeys Road. - Historical Reference RES9204599

Processing complete

Applied 22/12/1980

Decision issued 24/12/1980

Granted 24/12/1980

RMA/1997/2338

To erect a second floor addition to the garage for storage and intrude the 4.5m road boundary setback. - Historical Reference RES972680

Processing complete

Applied 25/09/1997

Decision issued 05/11/1997

Granted 05/11/1997

RMA/2015/1938

Dwelling alterations and additions - Historical Reference RMA92030231

Processing complete

Applied 16/07/2015

Decision issued 03/08/2015

Granted 03/08/2015

4 Maffey's Road

RMA/2002/1643

Garage addition which intrudes the recession plane and 4m balcony setback from an internal boundary. - Historical Reference RMA20010655

Processing complete

Applied 08/07/2002

Decision issued 06/08/2002

Granted 05/08/2002

6 Maffey's Road

RMA/2007/803

Dwelling addition with the first floor living room window intruding boundary setback and site coverage exceeds 35% - Historical Reference RMA92008044

Processing complete

Applied 10/04/2007

Decision issued 06/05/2007

Granted 06/05/2007

RMA/2020/289

Construct dwelling with attached garage and earthworks

Processing complete

Applied 14/02/2020

Decision issued 26/03/2020

Granted 26/03/2020

76 McCormacks Bay Road

RMA/2014/3330

Earthworks - Port Hills - Historical Reference RMA92028039

Processing complete

Applied 12/12/2014

Decision issued 05/02/2015

Granted 05/02/2015

78 McCormacks Bay Road

RMA/2014/3330

Earthworks - Port Hills - Historical Reference RMA92028039

Processing complete

Applied 12/12/2014

Decision issued 05/02/2015

Granted 05/02/2015

84 McCormacks Bay Road

RMA/2014/3330

Earthworks - Port Hills - Historical Reference RMA92028039

Processing complete

Applied 12/12/2014

Decision issued 05/02/2015

Granted 05/02/2015

92 McCormacks Bay Road

RMA/2000/2555

Dwelling intrudes 35% recession pla boundary setback, storage area intrudes 1.8m internal boundary and pump shed intrudes the 1.8m int boundary. - Historical Reference RMA20003310

Processing complete

Applied 10/10/2000

Decision issued 09/11/2000

Granted 08/11/2000

RMA/2001/703

Lighting of tennis court. - Historical Reference RMA20004571

Processing complete

Applied 21/03/2001

Decision issued 17/04/2001

Granted 12/04/2001

RMA/2018/1483

Minimum Floor Level Certificate

Processing complete

Applied 22/06/2018

Certificate issued 27/06/2018

94 McCormacks Bay Road

RMA/2001/540

Second storey dwelling addition whi recession plane and 4 metre balcony setback. - Historical Reference RMA20004403

Processing complete

Applied 02/03/2001

Decision issued 29/03/2001

Granted 28/03/2001

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