

Land Information Memorandum



Property address:

15A Clyde Road

LIM number: H09523436

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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 12 March 2026
Date received 2 March 2026

Property details

Property address 15A Clyde Road, Riccarton, Christchurch
Valuation roll number 21901 16800
Valuation information Capital Value: \$1,390,000
Land Value: \$1,120,000
Improvements Value: \$270,000
Please note: these values are intended for Rating purposes
Legal description Lot 2 DP 41440
Existing owner Kyle Everett Marshall
Kerry Thelma Mahuika
15A Clyde Road
Christchurch 8041

Council references

Rate account ID 73024605
LIM number H09523436
Property ID 1013614

Property address:

15A Clyde Road

LIM number: H09523436

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.

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.

(a) Coastal Hazards

- Regional Hazard Information: Shoreline Modelling

Future shoreline modelling has not been completed for this area, however given the distance of the property from the coast, it will not be susceptible to coastal erosion for at least the next 100 years.

(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 10 Year Flood Extent

Flood modelling shows this property, or parts of this property, is within a 1-in-10-year flood extent, not 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.

Please note: The current modelling may not fully account for the water flow into some sump inlets during smaller events, which could affect the flood extent. This will be addressed in future modelling updates. Any questions about this and how this may impact this property, please email us at floorlevels@ccc.govt.nz.

For more information, please refer to <https://ccc.govt.nz/flooding-and-floor-levels>.

- 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

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

(e) Subsidence

- Consultant Report Available

Land Information New Zealand (LINZ) engaged Tonkin and Taylor to provide a Geotechnical Report on Ground Movements that occurred as a result of the Canterbury Earthquake Sequence. The report indicates this property may have been effected by a degree of earthquake induced subsidence. The report obtained by LINZ can be accessed on their website at <https://www.linz.govt.nz> and search Information for Canterbury Surveyors.

(f) Tsunamis

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

(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

- Pool

PoolID Number: 2261. This property has a Private In-Ground Swimming Pool which is Operational.

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

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

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.

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 30/06/2026: \$8,014.75

	Instalment Amount	Date Due
Instalment 1	\$2,003.64	31/08/2025
Instalment 2	\$2,003.64	30/11/2025
Instalment 3	\$2,003.64	28/02/2026
Instalment 4	\$2,003.83	31/05/2026

Rates owing as at 12/03/2026: \$156.56

(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.

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/1976/275 Applied: 26/01/1976 Status: Completed
15A Clyde Road Riccarton
Permit granted 23/03/1976
Permit issued 23/03/1976
DWELLING WITH GARAGE- Historical Reference PER76111829
- BCN/1979/1562 Applied: 29/03/1979 Status: Completed
15A Clyde Road Riccarton
Permit granted 24/04/1979
Permit issued 24/04/1979
MASPORT PITSBURG STOVE- Historical Reference PER79111897
- BCN/1988/7188 Applied: 14/10/1988 Status: Completed
15A Clyde Road Riccarton
Permit granted 24/11/1988
Permit issued 24/11/1988
CONSERVATORY & INDOOR POOL- Historical Reference PER88111271
- BCN/1999/2883 Applied: 16/04/1999 Status: Completed
15A Clyde Road Riccarton
Accepted for processing 16/04/1999
Building consent granted 01/06/1999
Building consent issued 08/06/1999
Code Compliance Certificate Granted 11/04/2000
Code Compliance Certificate Issued 11/04/2000

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FIRST FLOOR BEDROOM ABOVE EXISTING GARAGE, INSTALL SHOWER IN EXISTING LAUNDRY- Historical Reference CON99003250

- BCN/1999/9469 Applied: 03/12/1999 Status: Completed
15A Clyde Road Riccarton
Accepted for processing 03/12/1999
Building consent granted 03/12/1999
Building consent issued 03/12/1999
MARQUEE NO. J&C 02 FOR CHRISTMAS FUNCTION- Historical Reference ABA10000281
- BCN/2022/1531 Applied: 11/03/2022 Status: Completed
15A Clyde Road Riccarton
Accepted for processing 11/03/2022
Building consent granted 31/03/2022
Building consent issued 01/04/2022
Code Compliance Certificate Issued S94 27/04/2022
Alteration to dwelling, Installation of Masport Rangitata, Inbuilt, dry, woodburner, CAC203666
- BCN/2025/1668 Applied: 12/03/2025 Status: Completed
15A Clyde Road Riccarton
Accepted for processing 12/03/2025
Building consent granted 02/04/2025
Building consent issued 02/04/2025
Code Compliance Certificate Issued S94 09/04/2025
Alteration to dwelling - installation of Masport Rakaia (ULEBS), dry, freestanding, woodburner, CAC-200855

(b) Certificates

Note: Code Compliance Certificates were only issued by the Christchurch City Council since January 1993.

(c) Notices

(d) Orders

(e) Requisitions

Related Information

- The Council has previously issued a Notice to Fix for pool barriers on this site which has been resolved. For additional information contact our swimming pool inspectors on FSPIinspections@ccc.govt.nz or 03 941 8999.

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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

- **Christchurch International Airport Protection Sfc.**

Property or part of property within the Christchurch International Airport Protection Surfaces overlay, which is operative.

- **Qualifying Matter**

Property or part of property within the Airport Noise Influence Area qualifying matter, which is operative

- **Liquefaction Management Area (LMA)**

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

- **District Plan Zone**

Property or part of property within the Medium density residential zone, which is operative.

- **Flood Management Area**

Property or part of property within the Flood Management Area (FMA) Overlay which is operative.

(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.

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**

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 Thursday. Please leave your organics at the Kerbside by 6:00 a.m.
- Your recycling is collected Fortnightly on the Week 2 collection cycle on a Thursday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Parkhouse Road EcoDrop.
- Your refuse is collected Fortnightly on the Week 2 collection cycle on a Thursday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Parkhouse Road 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 Halswell-Hornby-Riccarton Community Board.

• Tsunami Evacuation Zone

This property is not in a tsunami evacuation zone. It is not necessary to evacuate in a long or strong earthquake or during an official Civil Defence tsunami warning. Residents may wish to offer to open their home to family or friends who need to evacuate from a tsunami zone, and should plan with potential guests to do so in advance. More information can be found at <https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/>

• Electoral Ward

Property located in Riccarton 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.

- **Pool Compliance**

Pool ID Number: 2261 Inspection Status: Inspection required Last Inspection: Officer could not access pool area
Inspected By: Mary McIlraith Latest Inspection Date: 02/03/2026

Related Information

- Our records show that there is a residential pool on this site. Under the 2004 Building Act and New Zealand building code (F9 Restricting access to residential pools). It is the responsibility of a pool owner, pool operator, land owner or occupier of the property where the pool is situated to ensure that the pool has a physical barrier that restricts access to the pool by unsupervised children under the age of 5 years. Section 11 of this LIM provides the status of the pool on this property at the date of its last inspection. Changes may have occurred on the site which mean the swimming pool no longer complies. To confirm that the pool fencing currently complies with the New Zealand building code.
- If you have any queries or wish to arrange an inspection, please contact the Pool Inspectors in the Building Compliance Team on (03) 941 8999 or email: FSPInspections@ccc.govt.nz. For further information about the New Zealand building code - F9 Restricting access to residential pools requirements click on the link <https://www.building.govt.nz/building-code-compliance/f-safety-of-users/pool-safety/>

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OFFICES:
Christchurch
Invercargill
Queenstown

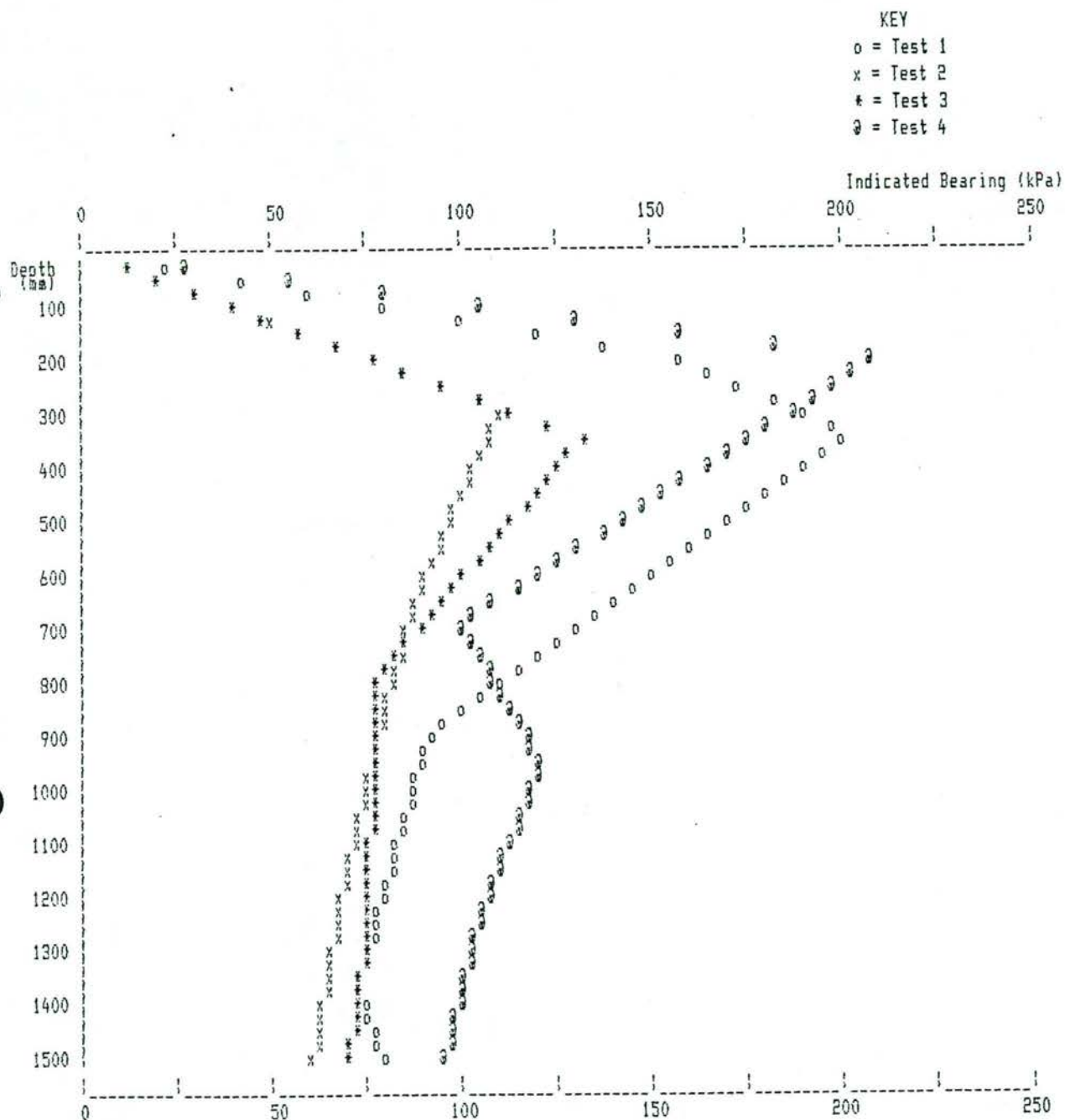
POWELL FENWICK CONSULTANTS LIMITED

SCALA PENETROMETER TEST RESULTS

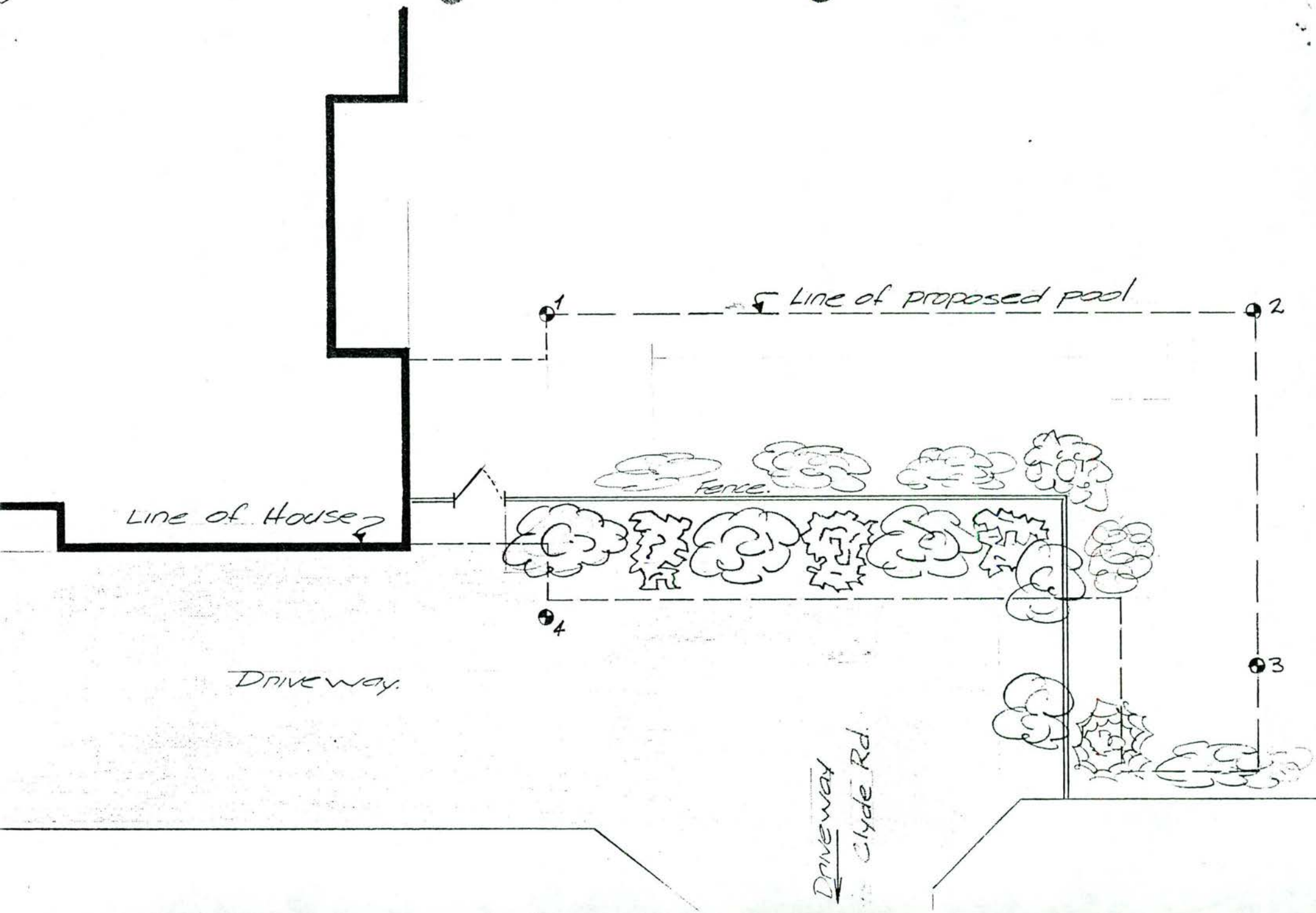
JOB NAME : DORMER SWIM.POOL

JOB NO : 87-497-01

DATE : 10-02-1988



Powell Fenwick Consultants Limited
 Consulting Engineers
 Unit 3, Bealey Park
 Cnr. Bealey Ave & Churchill Sts
 P.O. Box 25108
 CHRISTCHURCH



• WvInletDrainFieldNot	• Out of Service	• Proposed
• WvPump	WvLateral (non CCC)	SwLateral (non CCC)
WvAccess	— In Service	— In Service
Type	— Abandoned	— Abandoned
• Flush Manhole	— Removed	— Removed
• Flushing Point	— Out of Service	— Out of Service
• Trap	— Proposed	• WvPump
• Inspection Point	• SelfWashDrainFieldNot	WvWaste
• Manhole	• NonnominationType	NonnominationType
• Standard Manhole	• SelfWashDischargePoint	• Air Release
• Vacuum Storage	• SwAccess	• Backflow Prevention
• Manhole	SwWaste	• Butterfly
• • • Manhole	Type	• • • Manhole
• WvWaste	• Check	• Non Return
• WvWvent	• Duck Bill	• Pressure Activated
• WvWvSep	• WvWvSeparator	• Sluice
• WvWvSepPressureControl	• Gate	• Sluice, Normally
• WvWvSepPressureControl	• Gate Check	• Closed
• WvWvSepPressureTankType	• Valve	• Valve
• WvWvOutfall	• Valve	• WvWvOutfall

ph: 03 941 8999 web: ccc.govt.nz

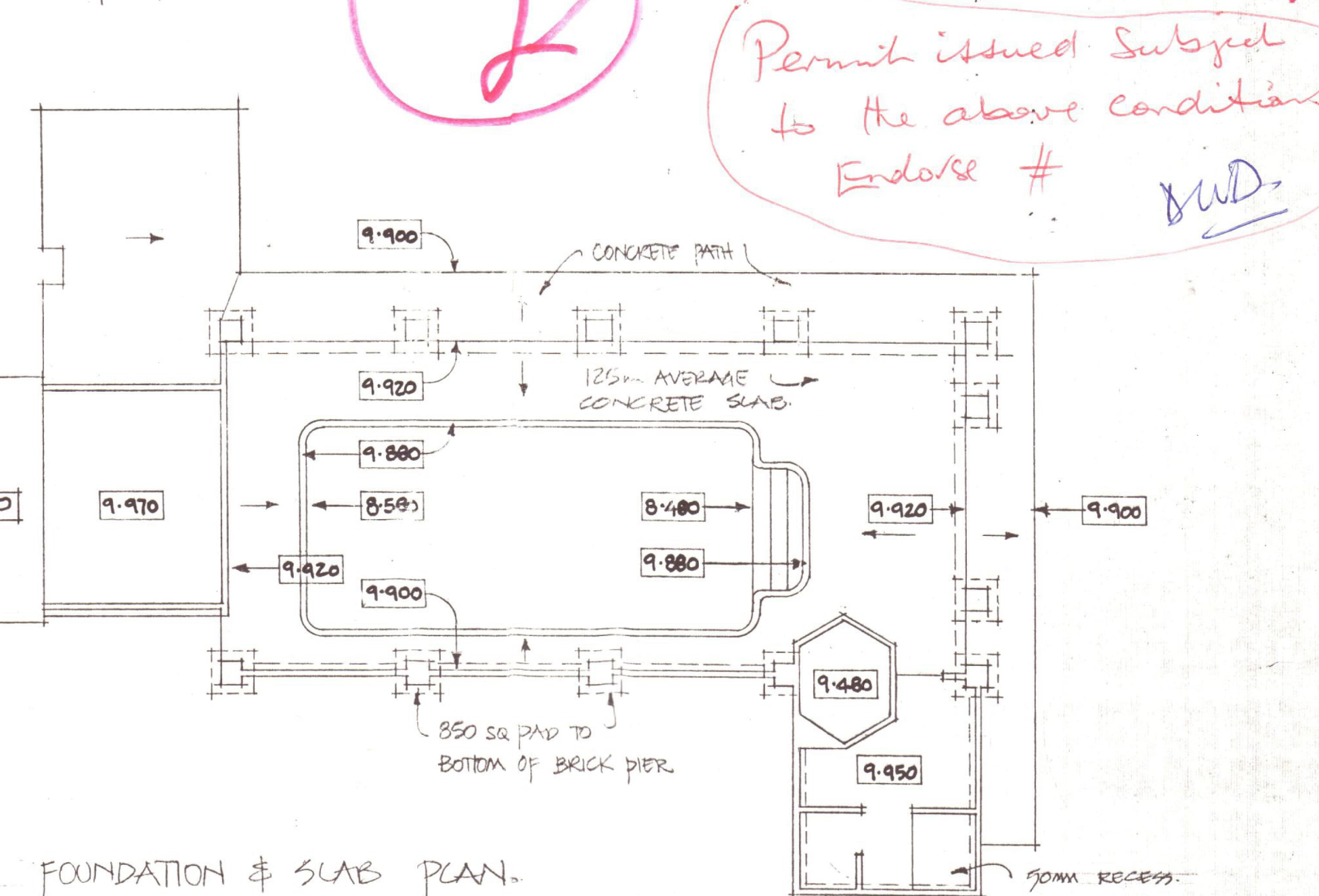
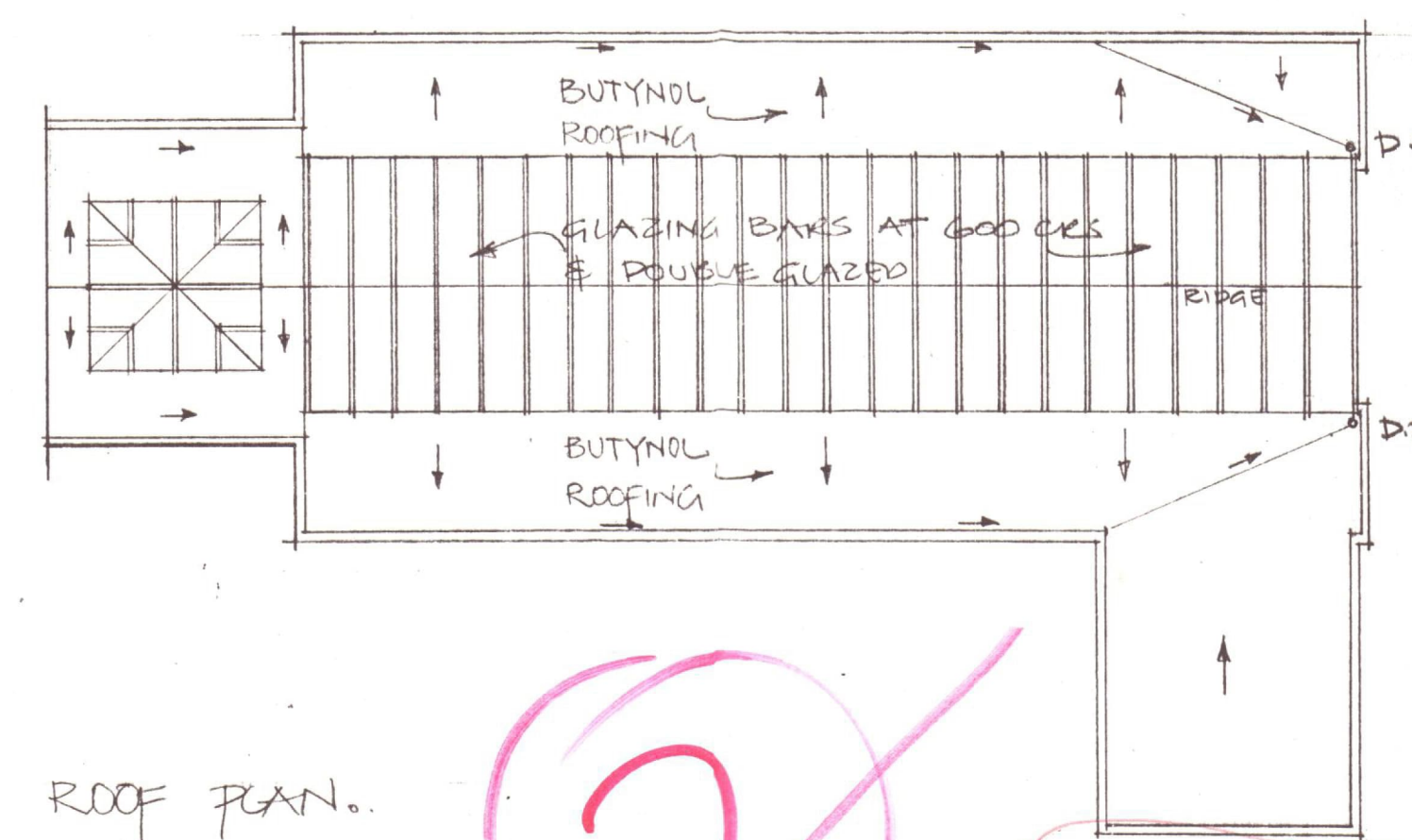
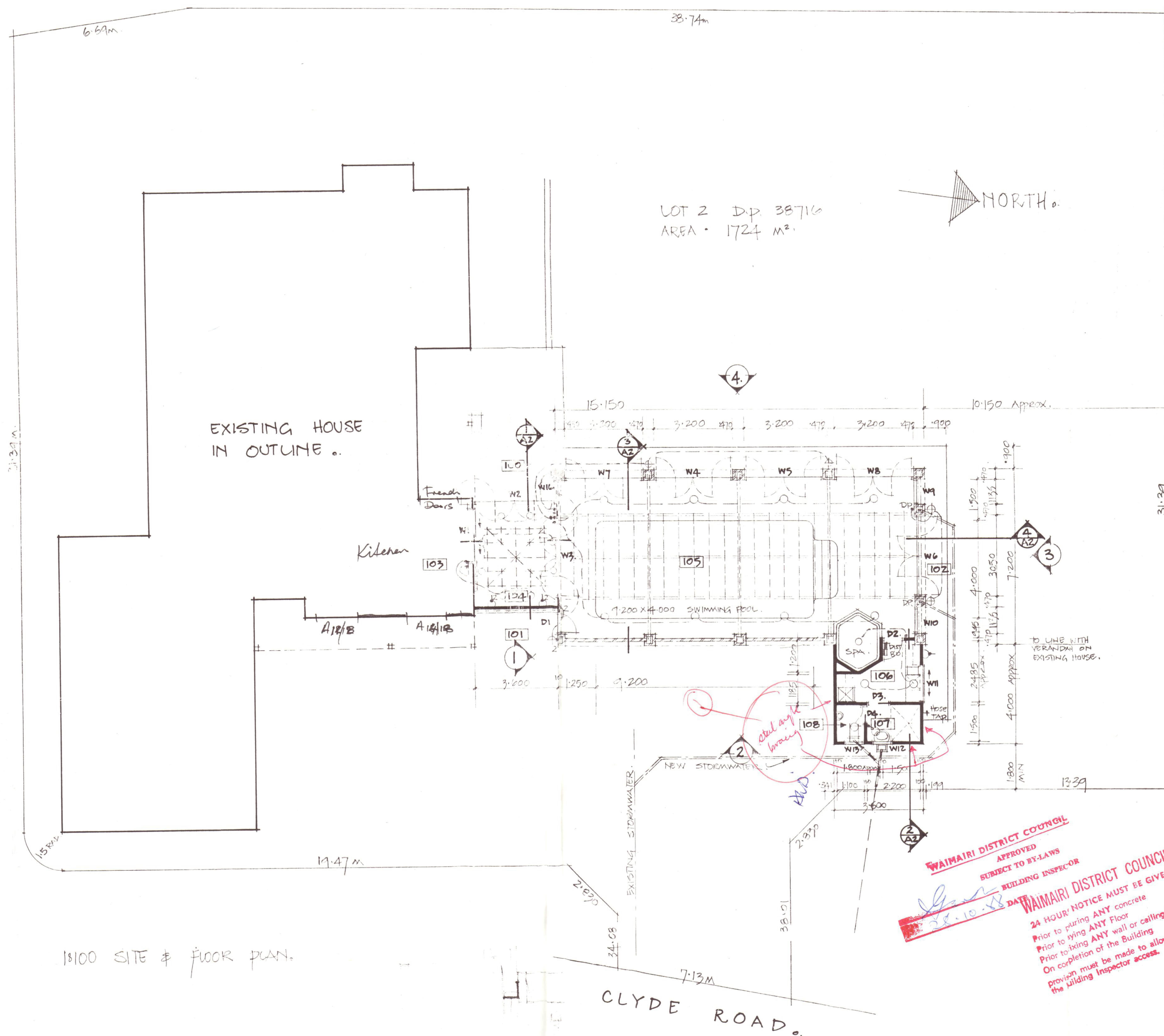
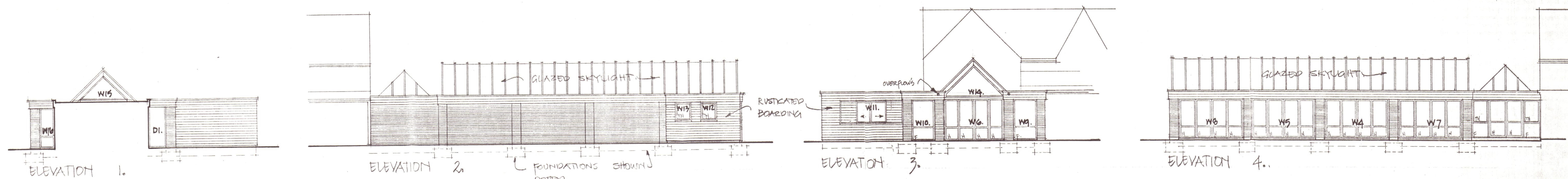
Copyright © 2026 Reproduction prohibited.

N
Date: 10/22/2022 7:01 AM

Date: 12/03/2026 7:31 AM
Scale: 1: 500 on A4

► *Journal of Management Education* 36(10):1039-1050

Metres



109.08.
18.00.
14.40.
141.48

Permit issued Subject to soil test after excavation for pool and before doing placed to pool

3

WAIMAIRI DISTRICT COUNCIL
APPROVED
SUBJECT TO BY-LAWS

WAIMAIRI DISTRICT COUNCIL
APPROVED
SUBJECT TO BY-LAWS
BUILDING INSPECTOR
DATE 28.10.18
24 HOUR NOTICE MUST BE GIVEN
Prior to placing ANY concrete
Prior to placing ANY floor
Prior to placing ANY wall or ceiling lining.
On completion of the Building
Provision must be made to allow
the Building Inspector access.

NEW INDOOR SWIMMING POOL • 15A CLYDE ROAD.
FOR MR & MRS M. E. DORMER.

CONSULTANTS

ARCHITECTS

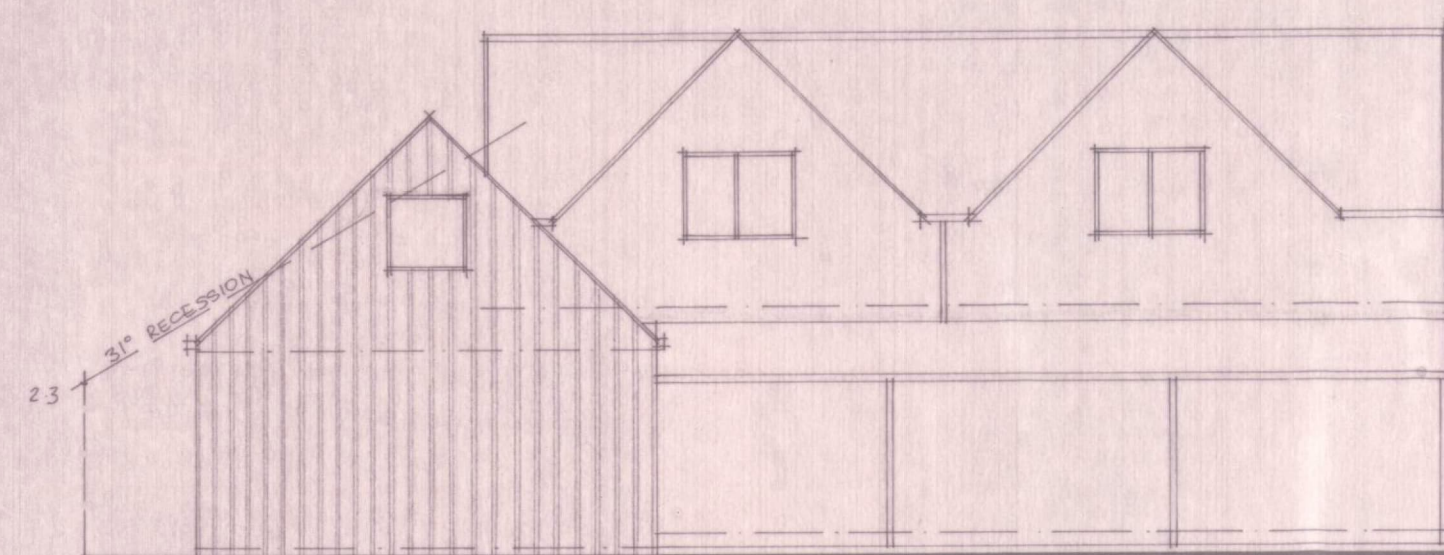
TRENGROVE & BLUNT
80 OXFORD TERRACE
CHRISTCHURCH N.Z.

1:100 PLANS & ELEVATIONS

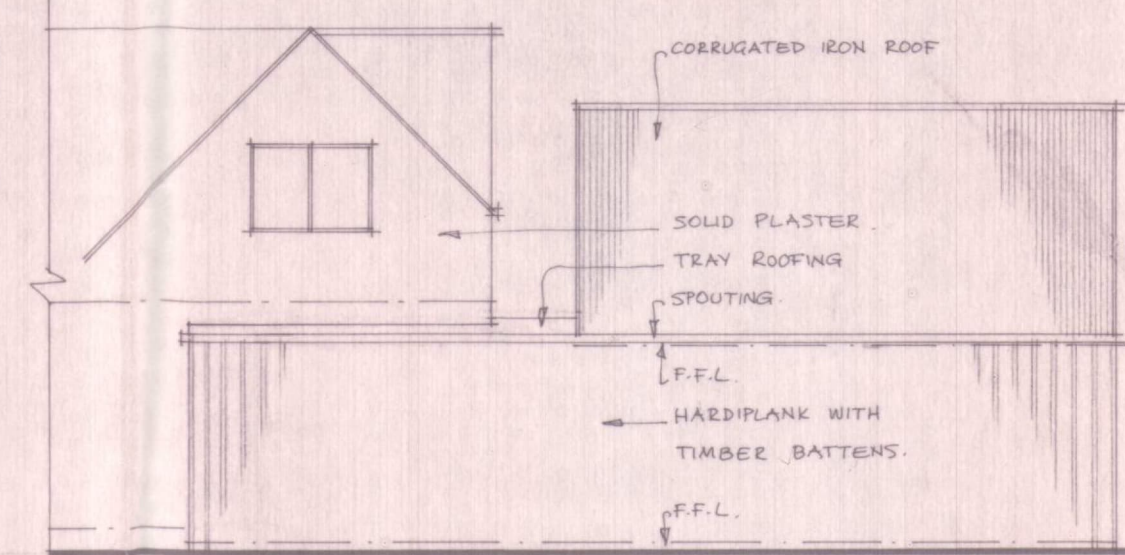
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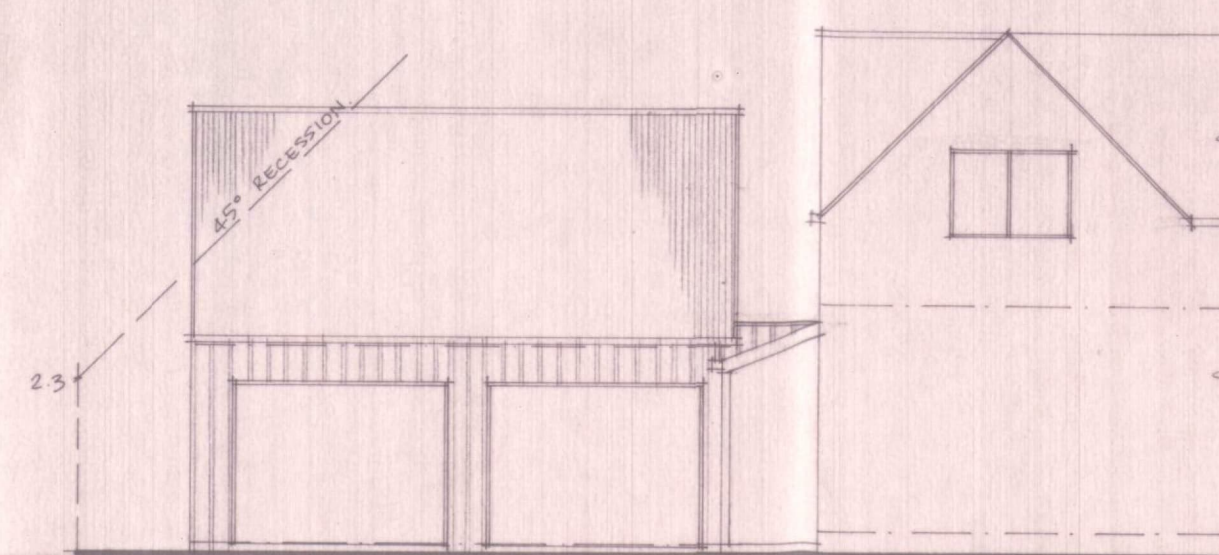
DRAWING
A1.
SHEET



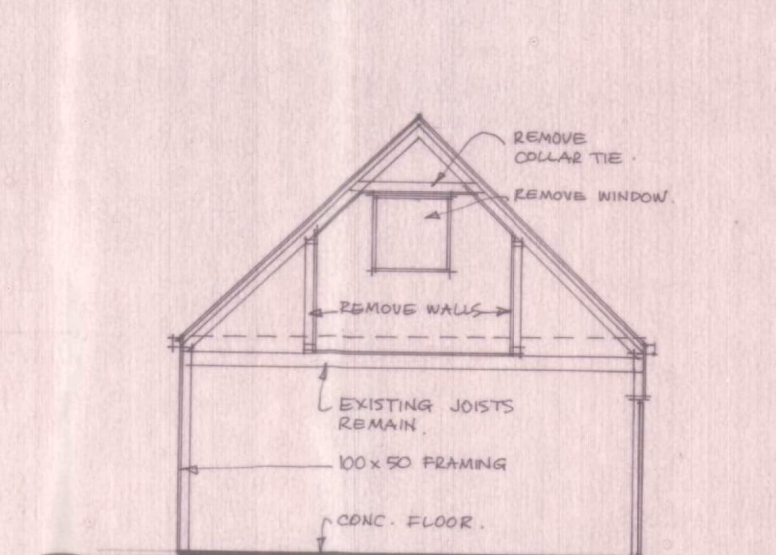
EXISTING EAST ELEVATION



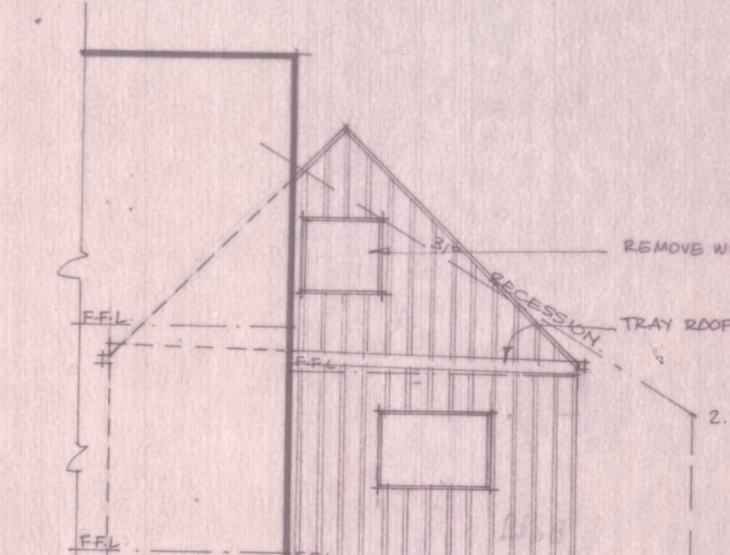
EXISTING SOUTH ELEVATION



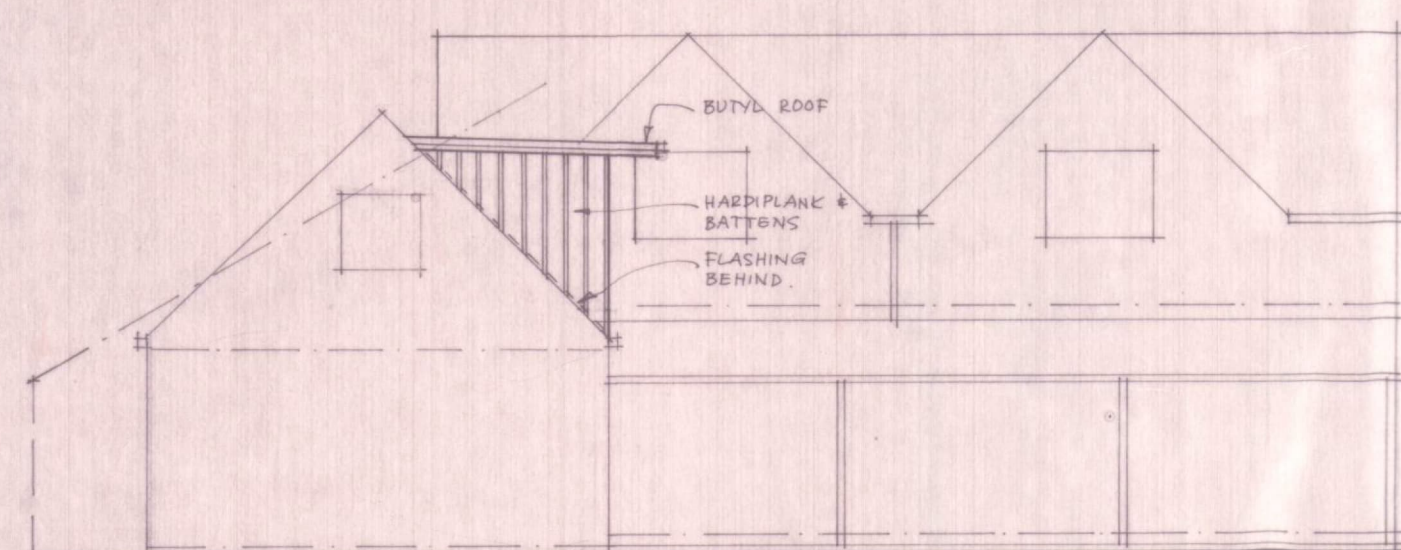
EXISTING NORTH ELEVATION



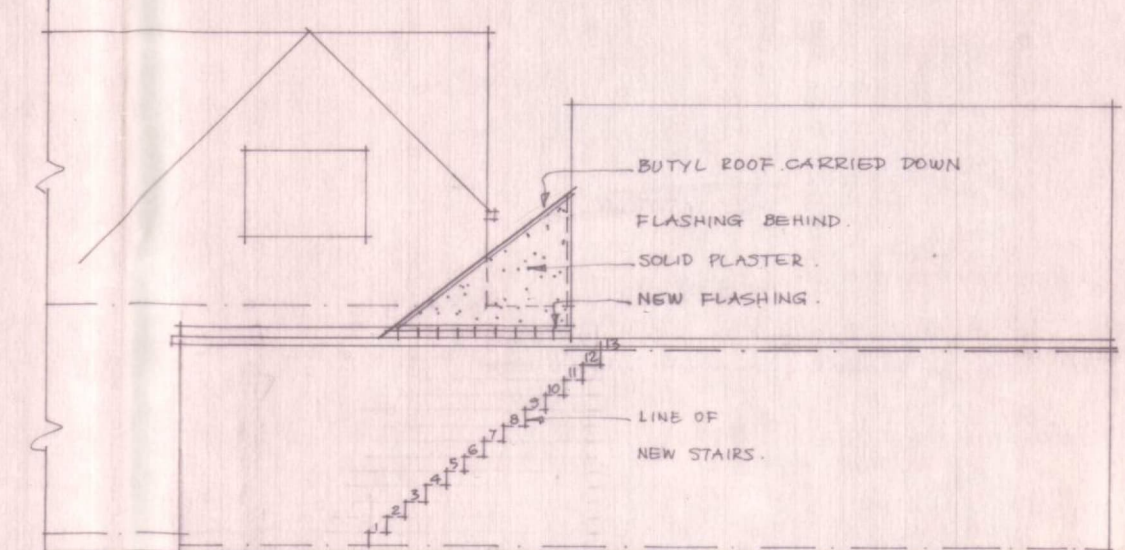
EXISTING GARAGE SECTION



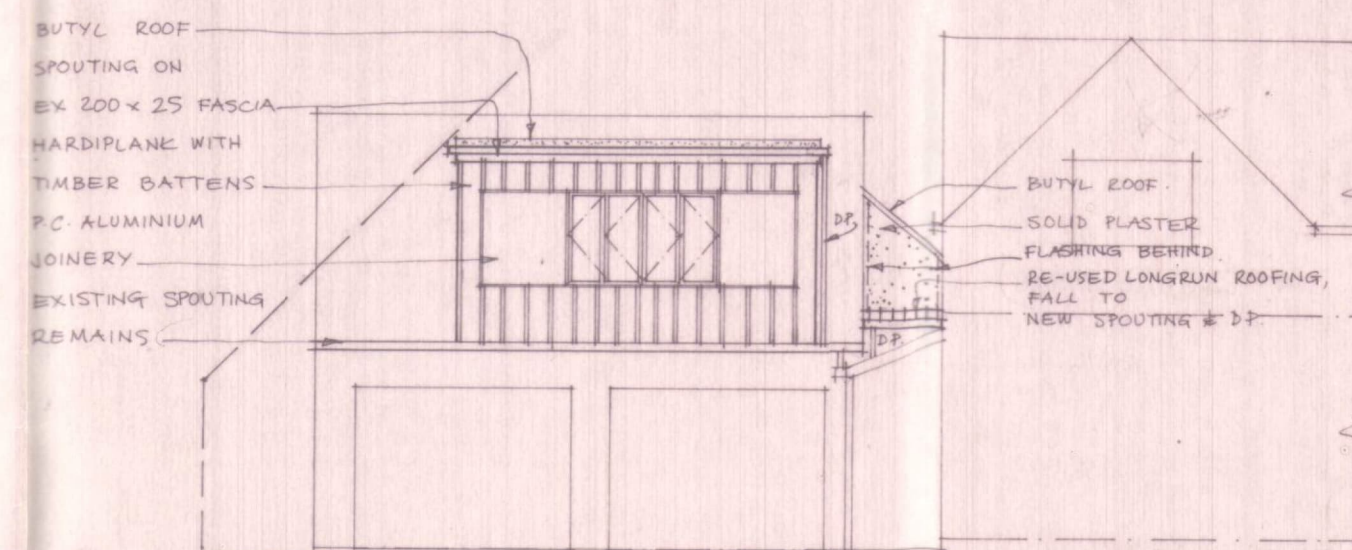
EXISTING WEST ELEVATION



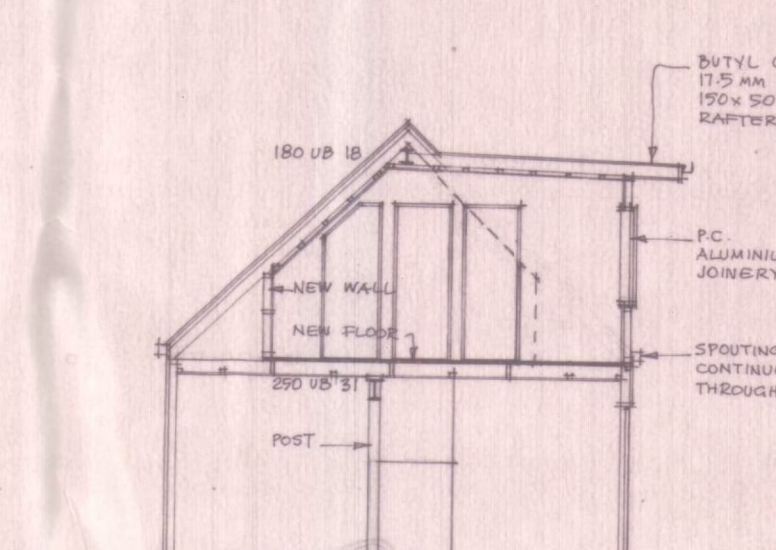
NEW EAST ELEVATION



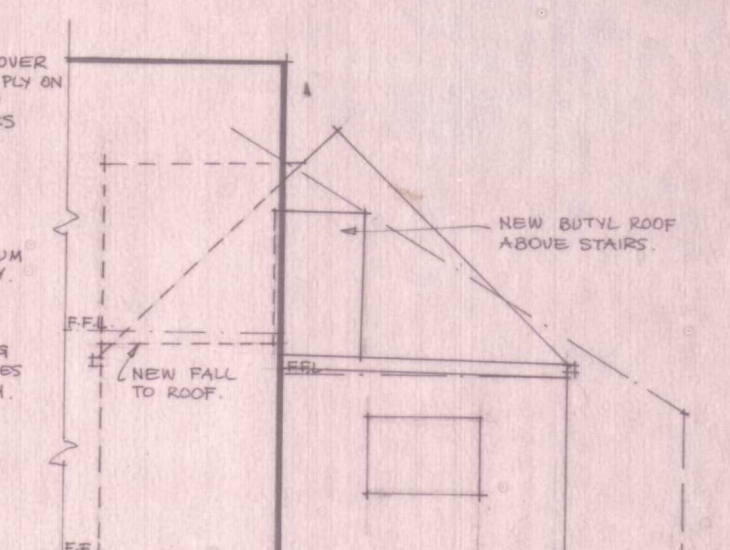
NEW SOUTH ELEVATION



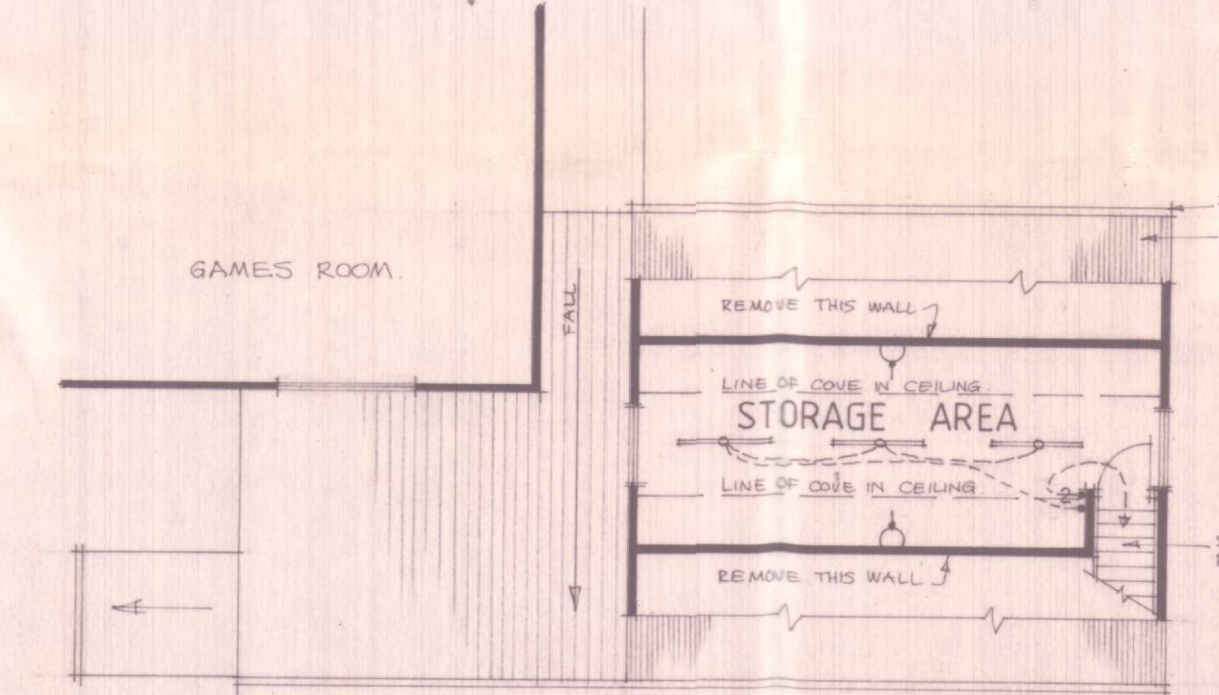
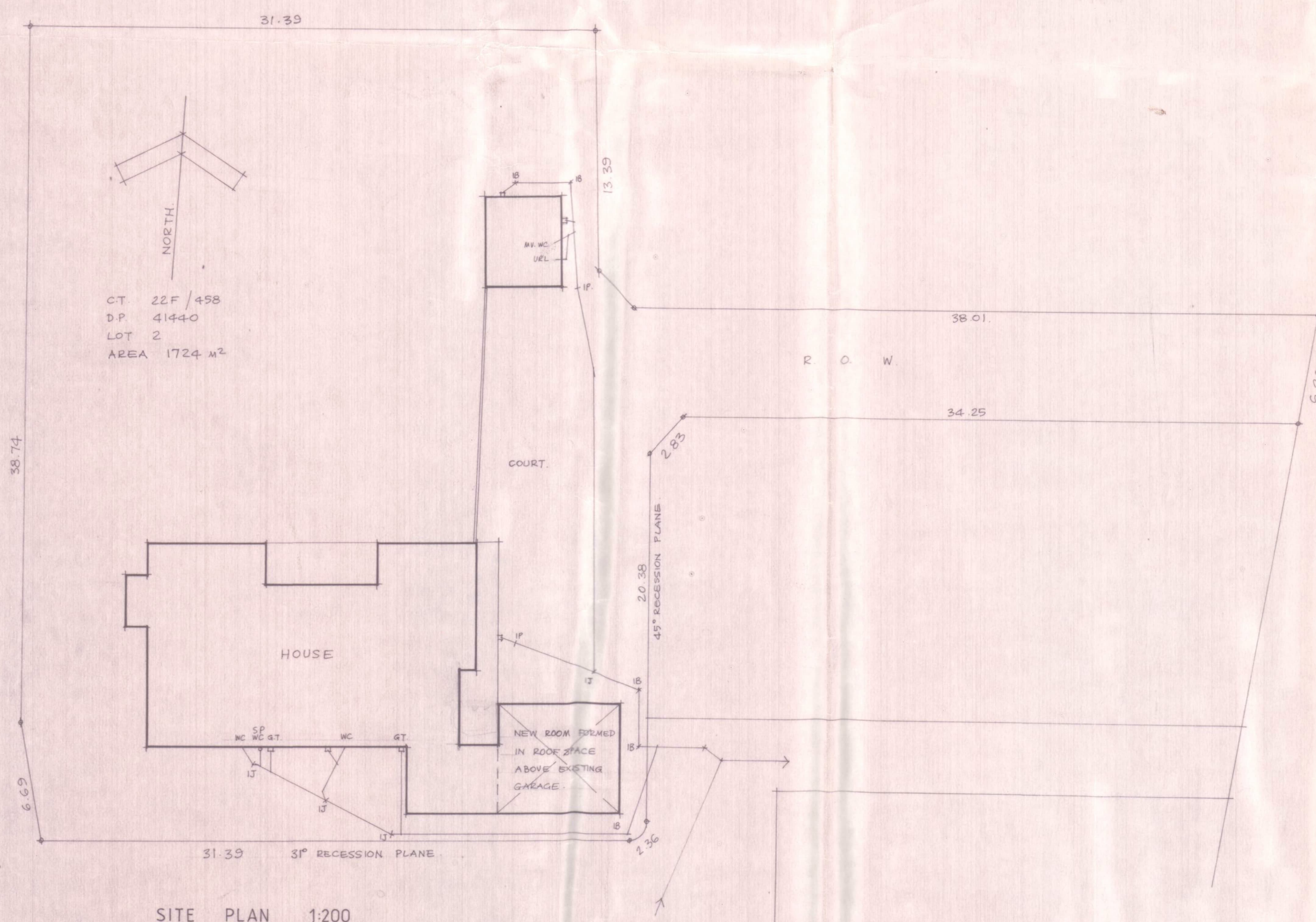
NEW NORTH ELEVATION



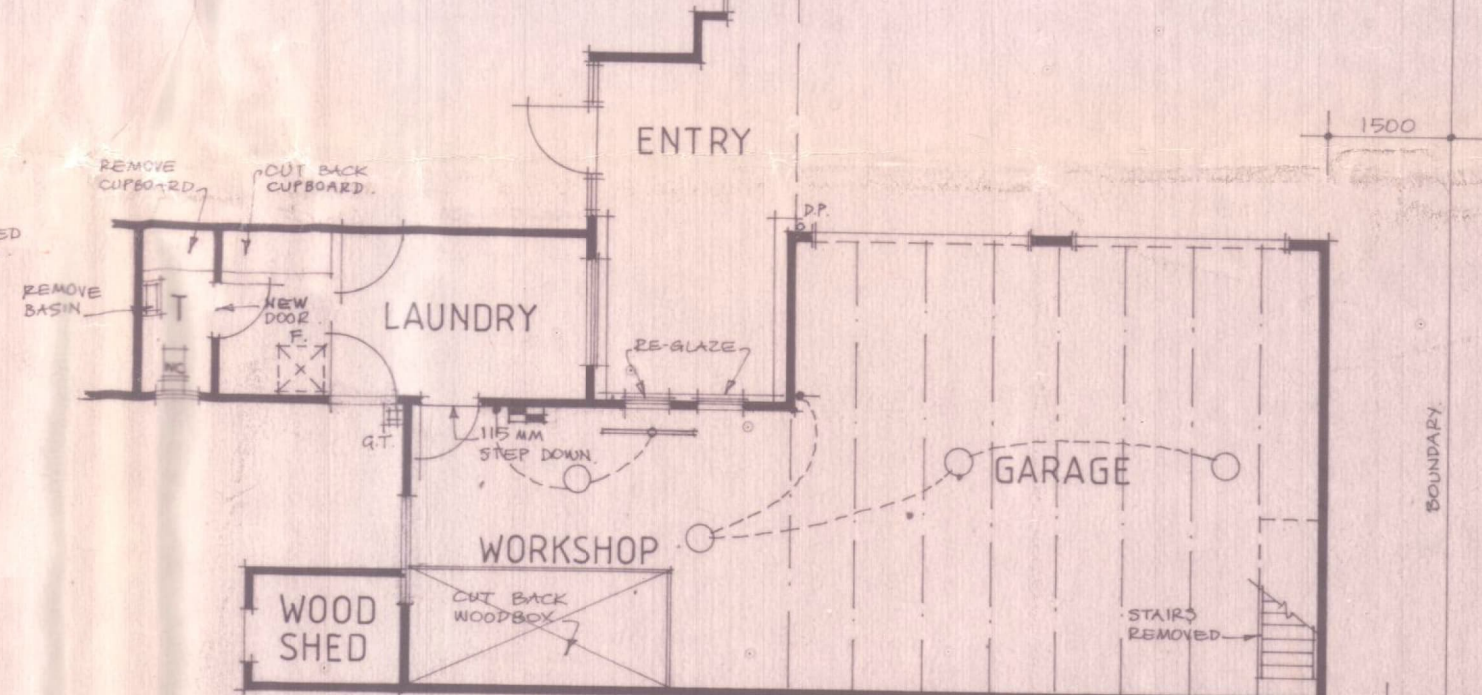
NEW GARAGE SECTION



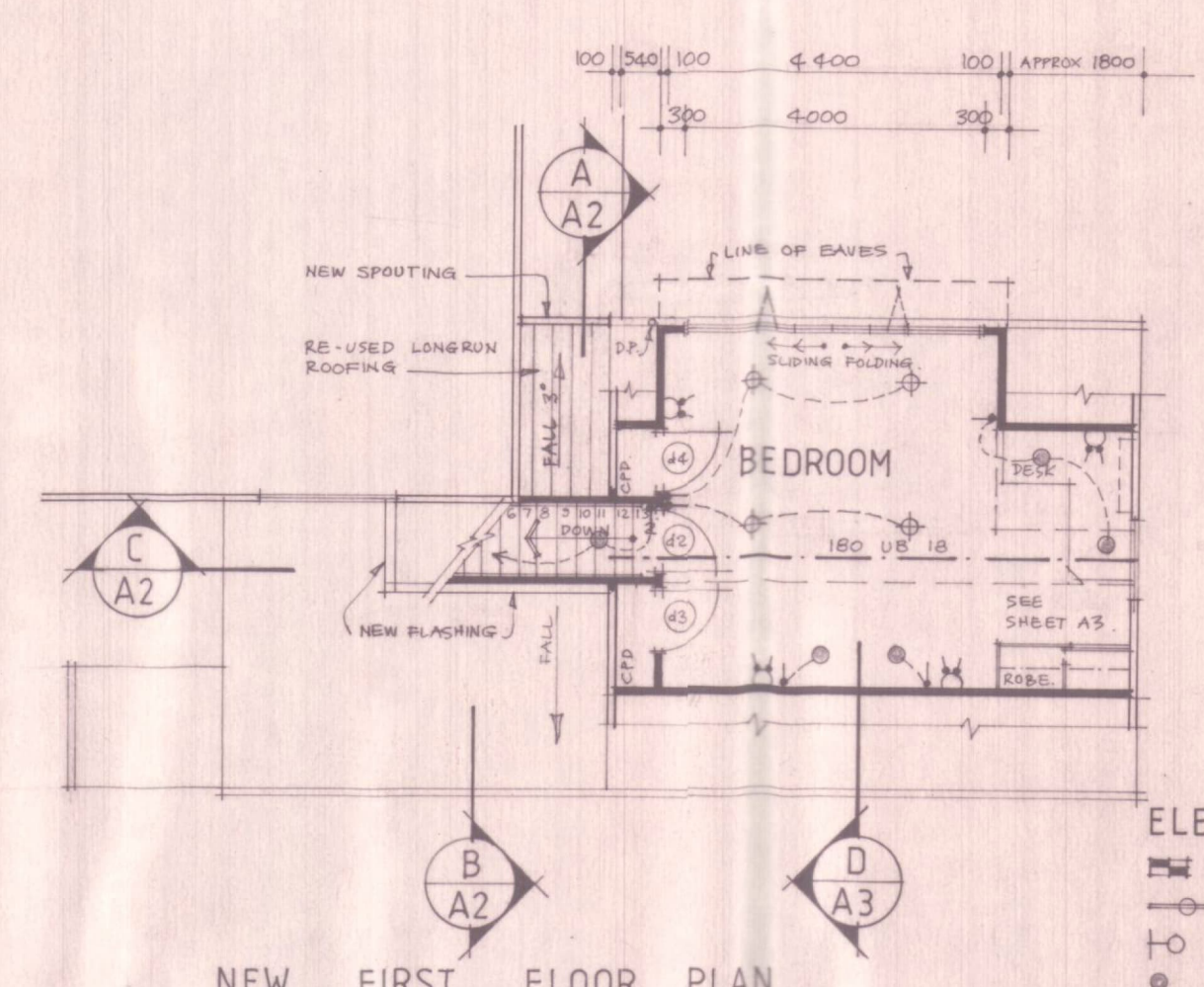
NEW WEST ELEVATION



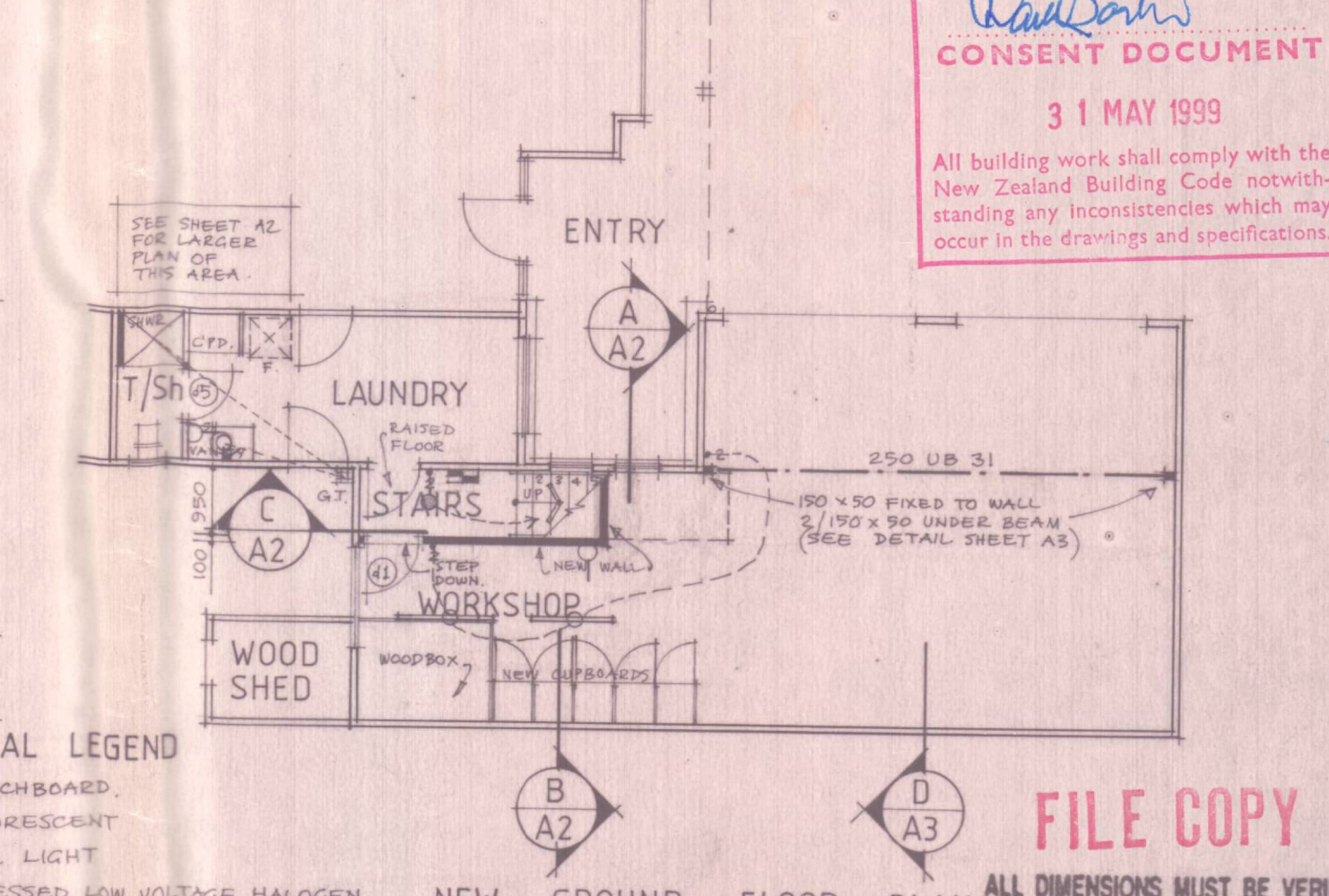
EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN



NEW FIRST FLOOR PLAN



NEW GROUND FLOOR PLAN

- ELECTRICAL LEGEND
- SWITCHBOARD
 - FLOURESCENT
 - WALL LIGHT
 - RECESSED LOW VOLTAGE HALOGEN
 - RECESSED INCANDESCENT
 - SWITCH
 - SWITCHED SOCKET

DAVE BARLOW
CHRISTCHURCH CITY COUNCIL
CONSENT DOCUMENT
31 MAY 1999
All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications.

FILE COPY
ALL DIMENSIONS MUST BE VERIFIED BEFORE COMMENCING WORK IF IN DOUBT - ASK.

15A Clyde Road Land Use Consents

7
Kirkwood
Avenue

23
Clyde
Road

21
Clyde
Road

19A
Clyde
Road

19
Clyde
Road

17
Clyde
Road

2/15B
Clyde
Road

146
Totara
Street

11
Clyde
Road

9
Clyde
Road

7
Clyde
Road

1/5
Clyde
Road

18A
Clyde
Road

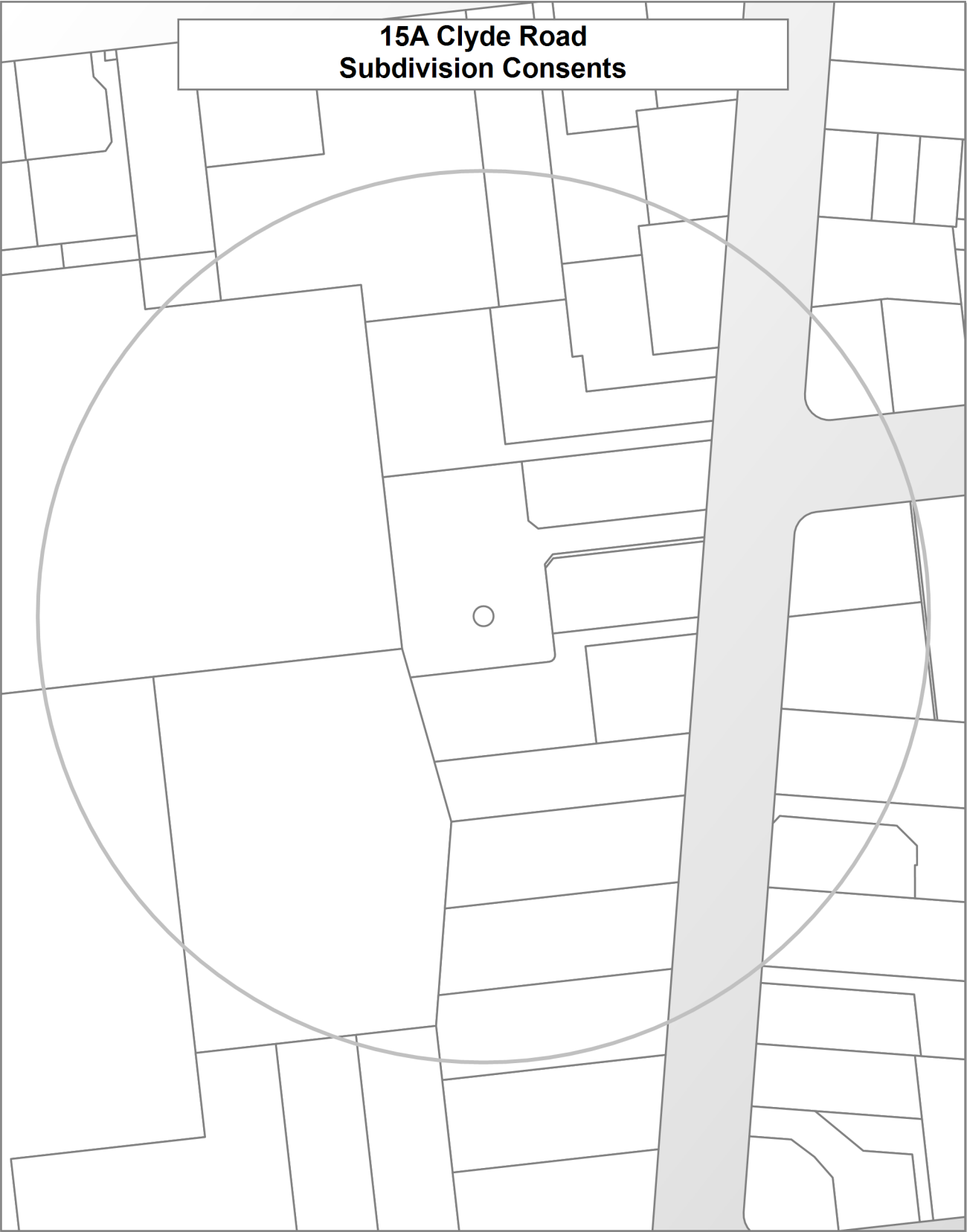
16
Clyde
Road

10
Clyde
Road

248
Riccarton
Road



**15A Clyde Road
Subdivision Consents**



Land Use Resource Consents within 100 metres of 15A Clyde Road

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

1/5 Clyde Road

RMA/2010/1225

Extension of existing dwelling - Historical Reference RMA92016806

Processing complete

Applied 12/08/2010

Decision issued 02/09/2010

Granted 02/09/2010

10 Clyde Road

RMA/1997/2669

Application for use of part of a dwelling for optometrist and psychologist consulting rooms which does not completely comply with home occupation rules. - Historical Reference RES973078

Processing complete

Applied 24/10/1997

Decision issued 23/12/1997

Granted 23/12/1997

RMA/2001/1855

Application for extension of a health facility and new residential unit - Historical Reference RMA20007753

Withdrawn

Applied 03/08/2001

RMA/2011/1006

BUILDING FOR OPTOMETRIST AND VISION CENTRE - Historical Reference RMA92018559

Processing complete

Applied 02/08/2011

Decision issued 03/10/2011

Granted 30/09/2011

11 Clyde Road

RMA/2025/3774

Minimum floor level certificate

Processing complete

Applied 04/11/2025

Certificate issued 05/11/2025

RMA/2025/3989

Multi-unit development - four(4), three storey residential units. Residential Pathway A

On hold - waiting for response from applicant

Applied 26/11/2025

146 Totara Street

RMA/2014/3240

Two residential units with attached garages - Historical Reference RMA92027943

Processing complete

Applied 04/12/2014

Decision issued 19/12/2014

Granted 19/12/2014

RMA/2016/2786

Remove tree located in the berm

Processing complete

Applied 04/10/2016

Decision issued 19/12/2016

Granted 19/12/2016

RMA/2020/2696

Install inground swimming pool

Processing complete

Applied 20/11/2020

Decision issued 11/12/2020

Granted 11/12/2020

16 Clyde Road

RMA/2005/1168

Application to erect a second residential unit on the site. - Historical Reference RMA20020022

Processing complete

Applied 20/05/2005

Decision issued 13/10/2005

Granted 13/10/2005

Decision issued 13/10/2005

Granted 13/10/2005

17 Clyde Road

RMA/2016/3328

Discharge of Encumbrance - Family Flat - Historical Reference CSR 92078330

Processing complete

Applied 27/04/2016

Encumbrance discharged 03/06/2016

18A Clyde Road

RMA/1990/206

Building a town house on back part of section which will not comply with rear/ boundary requirements. reduced rear yard width from 7.5m to 5.25m - Historical Reference RES9204196

Processing complete

Applied 05/09/1990

Decision issued 18/09/1990

Granted 18/09/1990

RMA/1999/387

Reduce setback from the side boundary - Historical Reference RES9204198

Processing complete

Applied 01/01/1999

Decision issued 23/09/1991

Granted 23/09/1991

19 Clyde Road

RMA/2003/1742

Application to remove a protected tree and to erect seven individual two-storey dwellings with attached garages - Historical Reference RMA20014044

Processing complete

Applied 08/07/2003

Decision issued 14/08/2003

Granted 14/08/2003

RMA/2006/3021

Application to erect a two-storey dwelling and attached double garage - Historical Reference RMA92007147

Processing complete

Applied 19/12/2006

Decision issued 17/01/2007

Granted 17/01/2007

RMA/2008/838

Application to erect a conservatory to the existing dwelling - Historical Reference RMA92011647

Processing complete

Applied 24/04/2008

Decision issued 13/05/2008

Granted 09/05/2008

19A Clyde Road

RMA/2006/2580

Application to erect a two-storey dwelling with an attached garage - Historical Reference RMA92006678

Processing complete

Applied 27/10/2006

Decision issued 10/11/2006

Granted 10/11/2006

2/15B Clyde Road

RMA/2007/74

Application for alterations to, and the erection of additions to, an existing residential unit - Historical Reference RMA92007278

Processing complete

Applied 17/01/2007

Decision issued 24/04/2007

Granted 24/04/2007

21 Clyde Road

RMA/1993/219

Consent to erect a garage which will intrude the recession plane - Historical Reference RES9215372

Processing complete

Applied 07/06/1993

Decision issued 15/06/1993

Granted 15/06/1993

RMA/2010/462

Scanned - Dwelling with attached garage - Historical Reference RMA92015967

Processing complete

Applied 01/04/2010

Decision issued 07/05/2010

Granted 07/05/2010

23 Clyde Road

RMA/2008/126

Application to erect a two storey dwelling with attached garage - Historical Reference RMA92010905

Processing complete

Applied 24/01/2008

Decision issued 31/01/2008

Granted 31/01/2008

248 Riccarton Road

RMA/1983/754

Consent to erect 3 serviced motel units on a site which contains 9 motel units at present - reduces required parking - Historical Reference RES9221306

Processing complete

Applied 21/11/1983

Decision issued 16/02/1984

Granted 16/02/1984

260 Riccarton Road

RMA/1994/394

Consent to erect pole sign which exceeds 1.5m² permitted in zone I.E. 2.8m². - Historical Reference RES9222535

Processing complete

Applied 03/06/1994

Decision issued 20/06/1994

Granted 20/06/1994

RMA/2002/733

Outline plan for the erection of an adventure playground/confidence course - Historical Reference RMA20009714

Processing complete

Applied 02/04/2002

Decision issued 03/04/2002

Outline plan accepted 03/04/2002

RMA/2008/2473

Outline plan waiver for alterations and additions to the technology block to facilitate additional teaching space, erection of new garage - Historical Reference RMA92013387

Processing complete

Applied 19/12/2008

Decision issued 09/01/2009

Outline plan accepted 08/01/2009

RMA/2010/110

Outline Plan Waiver - Technology Block - Historical Reference RMA92015598

Processing complete

Applied 03/02/2010

Decision issued 09/02/2010

Outline plan accepted 09/02/2010

RMA/2014/840

DEMOLISH AND REMOVE SURPLUS AND DEFECTIVE AT SCHOOLS - Historical Reference RMA92025472

Processing complete

Applied 08/04/2014

Decision issued 29/04/2014

Outline plan accepted 23/04/2014

RMA/2016/3141

Classroom Relocation

Processing complete

Applied 02/11/2016

Decision issued 25/11/2016

Outline plan accepted 25/11/2016

RMA/2022/2399

Outline plan for new library, verandas to some teaching blocks, new entrance canopy, and internal alterations

Processing complete

Applied 25/07/2022

Decision issued 31/08/2022

Outline plan accepted 31/08/2022

7 Clyde Road

RMA/1995/2563

Application for a preschool facility that does not comply with the maximum 50% sealed area for parking forward of the building under Transitional Plan and exceeds 50 vehicle trips per day under the Proposed City Plan. - Historical Reference RES955230

Processing complete

Applied 02/10/1995

Decision issued 17/11/1995

Granted 17/11/1995

RMA/2005/868

Application for alterations to, and the erection of an addition to, a building that contains a pre-school facility & changes to carpark and outdoor play area - Historical Reference RMA20019712

Processing complete

Applied 13/04/2005

Decision issued 09/05/2005

Granted 06/05/2005

RMA/2011/1206

TEMPORARY ACCOMMODATION - Increase in child numbers from 50 to 56 plus 1 extra staff member - Historical Reference RMA92018765

Expired

Applied 15/09/2011

Decision issued 19/09/2011

Granted 19/09/2011

7 Kirkwood Avenue

RMA/1997/284

Application to allow the proposed additions to St.Nicolas Hospital which exceeds the required 35% site coverage by 10% in terms of the Proposed District Plan. - Historical Reference RES970211

Processing complete

Applied 29/01/1997

Decision issued 10/03/1997

Granted 10/03/1997

RMA/1998/343

Application for an addition to St. Nicholas Hospital which will take site coverage to 44.3%. site coverage is required to be less than 35% to be permitted under the Proposed Plan. - Historical Reference RES980287

Processing complete

Applied 05/02/1998

Decision issued 11/03/1998

Granted 11/03/1998

RMA/2001/805

Application to extend & refurbish the St Nicholas Hospital to provide a net increase of three bedrooms - Historical Reference RMA20004675

Processing complete

Applied 02/04/2001

Decision issued 13/08/2001

Granted 13/08/2001

RMA/2003/1127

Application for extension of the lapsing time of RMA 20004675 - Historical Reference RMA20013410

Processing complete

Applied 29/04/2003

Decision issued 12/09/2003

Granted 12/09/2003

RMA/2006/672

Application for additions and alterations to an existing rest home - Historical Reference RMA92004697

Withdrawn

Applied 30/03/2006

RMA/2015/1284

Convert an Elderly Housing Care Home to a first year student accommodation facility - Historical Reference
RMA92029542

Processing complete

Applied 13/05/2015

Decision issued 23/10/2015

Granted 23/10/2015

Within scope amendment accepted 07/02/2017

Within scope amendment decision issued 07/02/2017

9 Clyde Road

RMA/1994/865

Consent for reduced separation between units and reduced outdoor living space Unit 3. - Historical Reference
RES94101828

Processing complete

Applied 10/08/1994

Decision issued 23/08/1994

Granted 23/08/1994

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