WAIMAKARIRI DISTRICT COUNCIL

Land Information Memorandum

Application

Bayleys Whalan & Partners Real Estate Limited P O Box 142 RANGIORA 7440	No. Application date Issue date	LM2201173 1 September 2022 06 September 2022

Property

Valuation No.	2159163401
Location	1473 Main North Road (Sh1) (Wnd-Amb) WOODEND
Legal description	LOT 1 DP 311473
Owner	Paul Raymond Sanderson & Jennifer Margaret Sanderson
Area (hectares)	0.9705

Rates

Rating Valuation	
Land	$265,000
Capital Value	$455,000
Improvements	$190,000
Date of Last Revaluation	01 Aug 2019
Current Rates Year 1st July 2022 to 30th June 2023	
Annual Rates	$2,843.49
Current Instalment	$710.79
Current Year – Outstanding Rates	$2,324.48
Arrears for Previous Years	$0.00
Next Instalment Due	20/11/2022

Note: Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.

This information Memorandum, title or other supplementary property information (the "Information") has been prepared by Whalan and Partners Limited, trading as Bayleys ("Bayleys") as agent for "the Vendor". The Information contains information that is publicly available and/or sourced from third parties and capable of independent verification. It has been prepared solely to assist interested parties in deciding whether to further their interest in the Property and Whalan and Partners Limited is acting as a conduit and merely passing this information over. Prospective purchasers must not confine themselves to the contents of the Information but should, in conjunction with their professional advisors, make their own evaluation of the Property and conduct their own investigation, analysis and verification of the data contained in the Information and otherwise concerning the Property. Such evaluation should extend to and include whether there has been a change in the affairs or prospects of the Property since the date of the Information or since the date as at which any information contained in the Information is expressed to be applicable.

Bayleys and the Vendor have not verified any of the detail contained in the Information and Bayleys and the Vendor make no representation or warranty as to the accuracy or completeness of the information and neither Bayleys nor the Vendor accept and/or shall have any liability whatsoever for the accuracy of any part of the information including any liability for any statements, opinions, information or matters (expressed or implied) arising out of, contained in or derived from the Information, or any omissions from, or failure to correct any information, or any other written or oral communications transmitted to any recipient of the Information in relation to the Property.

This Land Information Memorandum (LIM) has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987. It contains all the information described in section 44A(2) that is held by the Waimakariri District Council in relation to the land, as at the date above. It is based on a search of the Council's records only and there may be other information relating to the land which is not held by the Council. The records may not show illegal or unauthorised structures or other work on the land.

The Council has not undertaken an inspection of the land or any building(s) on it for the purpose of preparing this LIM. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose. Please consult the Council if you have any questions.

The inclusion or omission of information in or from this LIM does not limit or affect the Council's functions, powers or duties in relation to the land under any statute, regulation, bylaw, policy, or other enactment.

The Council will, upon request, provide additional information about the land. There will generally be an additional fee payable, based on the amount of time required to locate, collate and provide the requested information.

Planning/Resource Management

WAIMAKARIRI DISTRICT PLAN

The Waimakariri District Council is currently undergoing a review of the current District Plan, which was made operative in November 2005. The purpose of the District Plan Review is to review the current provisions of the Operative District Plan (2005) which may include introducing new or amended provisions/zoning to ensure that land use and subdivision in the Waimakariri District continues to be effectively provided for and managed.

The Waimakariri District Council publicly notified the Proposed District Plan on 18th September 2021. To find out more on the Proposed District Plan, its status, and how it applies to your property, please refer to the links below:

Link to the Information on the Proposed District Plan review and its status :
https://www.waimakariri.govt.nz/planning/district-plan/district-plan-review

Link to find out the zoning and rules in the Proposed District Plan :
https://waimakariri.isoplan.co.nz/draft/

Link to find out the zoning and rules in the Current District Plan :
https://www.waimakariri.govt.nz/your-council/council-documents/district-plan

25/06/1991 RESOURCE CONSENT 526-467 : 4 LOT SUBDIVISION OF PT LOT 1 & LOT 2 DP 23605 & LOT 5 DP 55678, copy attached. A certificate of conditions was issued 27/04/92, copy attached.

15/05/1995 RESOURCE CONSENT 950035 : 5 LOT SUBDIVISION OF LOT 1 DP 60374 & LOTS 2 & 3 DP 19420, copy attached. A certificate of conditions was issued 21/08/96, copy attached.

31/10/2001 RESOURCE CONSENT 015286 : 6 LOT SUBDIVISION OF LOT 2 DP 60374 & LOT 5 DP 70303 AND INSTALL & OPERATE A WASTEWATER DISPOSAL SYSTEM, copy attached. A certificate of conditions and consent notice were issued 21/11/03, copy attached.

27/10/2006 RESOURCE CONSENT 065309 : TO UNDERTAKE AN ACTIVITY REQUIREING MORE THAN 2 CAR PARKS, copy attached.

25/10/2006 RESOURCE CONSENT 065466 : TO ESTABLISH A CAFÉ IN AN EXISTING BUILDING, copy attached.

01/02/2012 RESOURCE CONSENT 115305 : VARIATION TO RESOURCE CONSENT 115305, copy attached.

No other information located

Land Use on Contiguous Properties

1471 Main North Rd (Lot 2 DP 311473)

03/12/07 RESOURCE CONSENT 075345 : TO ERECT A DWELLING ON A 3500M2 IN THE RES 4B ZONE & INSTALL & OPERATE A DOMESTIC EFFLUENT DISPOSAL SYSTEM.

1467 Main North Rd (Lot 5 Dp 311473)

11/08/95 RESOURCE CONSENT 950347 : ERECT A DWELLING WHICH EXCEED HEIGHT REQUIREMENTS.

20/08/96 RESOURCE CONSENT 950251 : ERECT A GARAGE WHICH EXCEED HEIGHT REQUIREMENTS.

11/07/02 RESOURCE CONSENT 25122 : ERECT A RELOCATED DWELLING.

No other information located

Building

14/02/1969	BUILDING PERMIT 71769/1388	ERECT NEW STAFF TOILETS
28/05/1971	BUILDING PERMIT 49052/19	ERECT NEW LOADING BAY COVER
27/11/1974	BUILDING PERMIT 39515/2520	ERECT SHOWER/TOILET AREA AND LOCKER SPACE
19/04/1974	BUILDING PERMIT	ADDITION TO SPINNING ROOM
20/08/1976	BUILDING PERMIT 53326/2980	RE-ERECT WALL AND DEMOLISH EXISTING
21/08/1985	BUILDING PERMIT C054727	ADD A COMPRESSOR ROOM & OIL STORE TO FACTORY
11/05/1992	BUILDING PERMIT 92312	ADDITIONS ALTERATIONS - DWELLING
12/04/2011	BUILDING CONSENT BC110348	REPAIR PARAPETS – LAPSED.
20/12/2006	BUILDING CONSENT BC061414	BUILDING WALL - LOG FIRE YUNCA WEGJ - WHEELCHAIR RAMP. A Code of Compliance Certificate was issued 01/06/2007, copy attached.
03/07/2009	CERTIFICATE OF ACCEPTANCE CA0071	INSTALLATION OF TYPE 2 F FIRE ALARM TO CAFE AND POTTERY BUILDING. A Code of Compliance Certificate was issued 03/07/2009, copy attached.
15/02/2012	BUILDING CONSENT BC110909	INSTALL A FREESTANDING WOODSMAN TARRAS FIRE - Clean Air #094113. A Code of Compliance Certificate was issued 21/08/2012, copy attached.
12/07/2017	BUILDING CONSENT BC170933	INSTALL A WOODSMAN TARRAS MKIII FREESTANDING LOG BURNER. A Code of Compliance Certificate was issued 17/07/2017, copy attached.

It is recommended that Council records are viewed and compared with the actual structure(s) and activities on site to identify any illegal or unauthorised building works or activities.

Copies of site, floor & drainage plans and elevations are attached.
Gasfitting Certificate, copy attached.

Sewer and Water

Sewer	No Council service is available.
Water	No Council supply is available. Council records indicate well number M35/7859 is located on this property, see attached well plan. Further information regarding this well may be available at https://www.ecan.govt.nz/data/well-search/

Land and Building Classifications

Heritage Site Reference : No Information Located.
Refer to copy of map from District Plan for other classifications in the immediate vicinity.

Compliance with The Building (Pools) Amendment Act 2016

There is no swimming pool or spa pool registered on this property, If there is a pool on this property please go on-line to register it at https://waimakariri.govt.nz/building-services/swimming-pool-registration. A Council Building Inspector will contact you to inspect the pool.
Swimming pools must be fenced as required by The Building (Pools) Amendment Act 2016.
Owners are advised that an inspection of the swimming pool fencing is mandatory every 3 years to ensure its ongoing compliance with The Building (Pools) Amendment Act 2016.

Vehicle Crossing Requirements

The installation and maintenance of vehicle crossings is the responsibility of the owner of the land.

Special Land Features

Wind Zone	High
Earthquake Zone	2
Snow Load Zone	4
Other	The Waikuku Stream runs along the northern boundary.

Licences/Environmental Health

18/03/2022 Liquor On Licence LL1298 : Brick Mill Café – expires 17/03/24.

Network Utility Operators

Contact Mainpower for power availability.
Contact Chorus for phone availability.

Other Information

Building Warrant of Fitness – expires 20/04/23, copy attached.

Hazardous Substance Site letter of 20/06/22 from Environment Canterbury, copy attached.

Stormwater Information from P Sanderson, copy attached.

Earthquake damage assessment information and correspondence from MWH, CPG, W2, Spiire, Calibre Consulting and the Waimakariri District Council, copies attached. The Council's Building Unit Senior Compliance Officer, Greig Wilson, may be contacted regarding this information.

This property is in an area categorised as "Damaging Liquefaction Likely." We advise you to refer to Environment Canterbury for more information at https://www.ecan.govt.nz/your-region/your-environment/natural-hazards/earthquakes/liquefaction/

Environment Canterbury has had a report undertaken on the general distribution and characteristics of active faults and folds in the Waimakariri District. We advise you to refer to Environment Canterbury for more information.

The Council has completed a hazard assessment for the District. This includes flood hazard, location of fault lines, areas susceptible to liquefaction, coastal flood depth and tsunami inundation. **People are encouraged to view this information before making a property decision.** Maps and information on natural hazards for the district are available at:
https://arcg.is/0P4Wzn

For information regarding Tsunami refer to the Waimakariri District Council's website on the following link:https://www.waimakariri.govt.nz/services/emergencies-and-recovery/in-case-of-an-emergency

Notes

1. Final inspections on buildings were not mandatory prior to 1 January 1993. Should an evaluation of the building be required an independent qualified person should be consulted.
2. Every care has been taken to ensure that the information supplied by the Council on this form is accurate. The Council relies on information available to it, and will not be held responsible for incomplete or inaccurate information provided, or for any errors or omissions made in good faith.
3. Property boundaries shown on the attached copies of computer generated plans are based on the Digital Cadastral DataBase (DCDB). Topographical information shown (for example, buildings etc.) is captured by photogrammetric methods. The accuracy of the two methods of data capture is different and the relationship of buildings to boundaries cannot be relied on.
4. Any enquiry not accompanied by a fee will be invoiced separately. (All prices are GST inclusive.)
5. If a property is cross-leased any building alterations undertaken may affect the lease documents. If this is the case, appropriate resource consents pursuant to the Resource Management Act 1991, and amended Certificates of Title, should be obtained to reflect the correct situation.
6. It is in your interests to locate the boundary pegs by discovery or redefinition before purchasing the property.

7. Property purchasers should ensure particularly with newly constructed dwellings that the vehicle crossing from the road onto the property is fully formed, in accordance with the Councils' specifications. A check can be made with the Customer Services, if any damage is noted, or if the crossing is not completed.
8. Any subdivision or other further development on this property which requires a new connection or an increased level of usage of Council provided services may be subject to the Council's development contributions policy, ie additional charges may be payable. Council services may include water supply, sewerage, stormwater drainage, reserves, roading and community infrastructure.
9. Use of open fires or older-style burners (older than 15 years within the Clean Air Zones) is not allowed. All older style wood burners that do not meet a 1 gram emission standard and are not on the Environment Canterbury authorised list that are 15 years or older can be replaced with a low emission wood burner provided that a building consent is issued by Waimakariri District Council before 31 October 2017. For information regarding domestic fires and wood burners refer to Environment Canterbury's website www.ecan.govt.nz or telephone 0800 324 636.
10. The applicant is advised that this Land Information Memorandum (LIM) covers information held by the Waimakariri District Council. Any relevant information from Environment Canterbury held on Council files has been included. It is in your interest to also request a Land Information Request (LIR) from Environment Canterbury. Further information can be found at www.ecan.govt.nz/services/online-services/property-information.
11. Territorial Authorities have a wide discretion as to the sort of information that is included in the LIM. Section 44A (3) provides that a Territorial Authority may provide in the LIM such other information concerning the land as the authority considers, as its discretion, to be relevant.
12. This Land Information Memorandum does not contain all information held in a property file. Property files may be requested by telephoning the Council's Contact Team on 0800 965 468 or by visiting a Council Service Centre.

Name:____ Date: 06 September 2022
Signed on Behalf of Council
TONY MEIER – PROPERTY INFORMATION OFFICER

Our Ref: 526-467-RC/4998
910711011

Property File: ~~21591-534~~

23 September 1991

Rankine and Hill Limited
P O Box 1061
CHRISTCHURCH

ATTENTION : M G Branthwaite

Dear Sir

RE: SUBDIVISION - DONAGHYS HOLDINGS LTD - STATE HIGHWAY 1, WAIKUKU

Further to your letter of 26 June 1991, I wish to advise that Council at its recent Development Sub Committee meeting of 12 September 1991, passed the following resolution:

That the Council resolve to approve the scheme plan of subdivision pursuant to Section 279 (1) (b) and Section 279 (2) (l), (m) and (n) of the Local Government Act 1974, subject to the following conditions:

(1) General

(a) That all requirements and conditions listed below are to be met by the subdivider at his expense unless stated to the contrary.

(b) That all amounts shown below are GST inclusive.

(2) Access

That the subdivider shall form and seal the existing accessway to Lot 2 from the edge of road seal to the road boundary of Lot 2, i.e. to the western boundary of Lot 4. A minimum width of formation of 3.5 m shall be required. The existing formation is to be upgraded by overlaying with a 100 mm compacted layer of clay stabilised base course, overlaid with a coat of chip seal.

If an existing drain or drainage path exists along the road frontage, an appropriately sized culvert shall be installed under the accessway if not existing now. The culvert pipe shall be of a size to be determined by the Council and shall consist of concrete or galvanised steel pipes, or similar, to the Council's satisfaction.

(3) Engineering Inspection Fee

That the subdivider shall pay to Council, an engineering works inspection fee, being 1% of the cost of the engineering works involved in condition 2 of this subdivision approval, with a minimum fee of $100 being payable.

(4) Road Widening

That Lot 4 shall vest in the Crown as limited access road, and the subdivider shall provide a corner widening splay a[illegible]e intersection of Tulls Road and Main North Road of 15 metres in ea[illegible]irection from the point of the corner.

..2

(5) Transit New Zealand

That the subdivider shall obtain the appropriate notice under Section 93 of the Transit New Zealand Act 1989 from the Minister of Transport.

(6) Easements

That easements shown on the plan shall be duly granted and reserved.

Yours faithfully

J S Barrow
DISTRICT SECRETARY

JSB/JR

Our Ref: 526-467-RC/5523

24 October 1991

Cook Allan Gibson
Barristers and Solicitors
P O Box 143
DUNEDIN

ATTENTION : Mr G M Stout

Dear Sirs

RE : PROPOSED SUBDIVISION - DONAGHY'S HOLDINGS LIMITED, WAIKUKU

I refer to your letter dated 22 October 1991, concerning condition (4) of the Council's subdivision consent set out in our letter dated 23 September 1991 to Rankine and Hill Limited.

Mr N L Kerr has made submissions on this point, and it is apparent from a site inspection that a corner widening splay would be of little benefit. It is therefore agreed that condition (4) sball be modified to read:

"That lot 4 shall vest in the Crown as limited access road."

Yours faithfully

B Thompson
MANAGER : RESOURCE PLANNING AND REGULATION

BT/JR

Copy to:

Rankine and Hill Limited
P O Box 1061
CHRISTCHURCH .. Attention: Mr Branthwaite

Our Ref: 526-467-RC/5522

24 October 1991

Mr N Kerr
83 Tulls Road
Waikuku
RANGIORA R D 3

Dear Sir

I refer to your letter received by fax on 22 October 1991.

In view of your explanation I can advise that condition (4) of the subdivision approval set out in a letter dated 23 September 1991 to Rankine and Hill Limited, is modified to read:

"That lot 4 sball vest in the Crown as limited access road."

I accept your explanation that a corner widening splay at the intersection would be of no benefit.

Yours faithfully

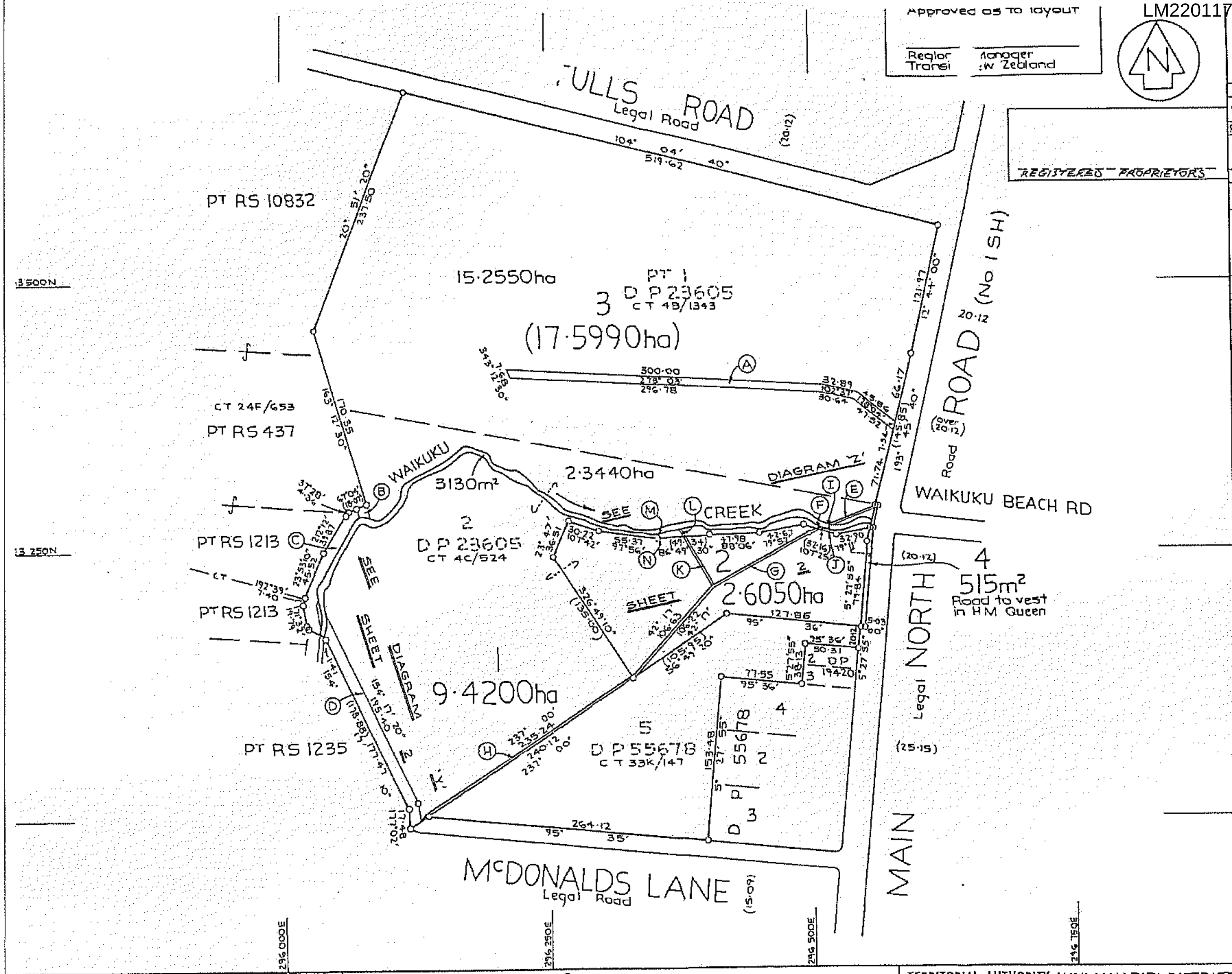
B Thompson
MANAGER : RESOURCE PLANNING AND REGULATION

BT/JR

Copy to:

Rankine and Hill Limited
P O Box 1061
CHRISTCHURCH .. Attention: Mr Branthwaite

Clark Boyce and Co
Barristers and Solicitors
P O Box 13 259
CHRISTCHURCH .. Attention: Mr Boyce



NOTES
(a) Waikuku Creek is to be excluded from title.
(b) Lots 1-3 hereon are subject to outstanding grant 26482 (320/191)

EXISTING EASEMENTS

Nature	Servient Tenement Lot No	Servient Tenement Shown	Document
Right of way	3	A, B	T 58002
Right of way	3	B, C	Conveyance 26483 (320/192)
	1	D	

MEMORANDUM OF EASEMENTS

Nature	Servient Tenement Lot No	Servient Tenement Shown	Dominant Tenement
Right of way	1	D	PT RS's 437 10832, 1213 (CT 24F/653) and Lot 3
	3	B, C	PT RS's 437 10832, 1213 (CT 24F/653)
Right to convey electric power	1	L	Lot 3
	2	K	
Right to convey water	1	℄ Esmts I-J M-N	Lot 2
Right to convey electric power in gross	1	F, H	GRANTEE North Canterbury Electric Power Board
	2	G	
	3	E	

Pursuant to a resolution under Section 305 Local Government Act 1974 dated this ____ day of ______ 19 __ the Waimakariri District Council has approved this plan of subdivision conditional upon the granting or reserving of the easements shown in the memorandum endorsed hereon and certifies that the plan is in accordance with the requirements and provisions of the operative district scheme. The common seal of the Waimakariri District Council was affixed hereto in the presence of:

__________ Mayor

__________ Authorised Officer

Total Area 29·9885ha

Comprised in CsT 4B/1343, 4C/524 & 33K/147

I, Michael Geoffrey Branthwaite

Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Christchurch this 19th day of December 91 Signature [signature]

Field Book p. Traverse Book p.

Reference Plans DP's 23605, 55678, 19420, SO 11730 A8563 T 57191, T 58002

Examined Correct

Approved as to Survey

/ / Chief Surveyor

Deposited this day of 19

District Land Registrar

File
Received
Instructions

LAND DISTRICT CANTERBURY

SURVEY BLK. & DIST. VIII RANGIORA

NZMS 261 SHT M35 RECORD MAP 1000/69·3, 2000/35·1, 10000/7·1

LOTS 1-4 BEING SUBDIVISION OF PT LOT 1 & LOT 2 DP 23605 AND LOT 5 DP55678

TERRITORIAL AUTHORITY WAIMAKARIRI DISTRICT

Surveyed by Rankine & Hill Limited

Scale 1 : 2500 Date NOVEMBER 1991

WAIMAKARIRI DISTRICT COUNCIL

CERTIFICATE OF COMPLIANCE

In the matter of Land Transfer Plan No LT 60374 and pursuant to Section 306 (1) (f) of the Local Government Act 1974, I John Stuart Barrow of Rangiora certify that all the conditions shown on or referred to on the scheme plan for the above mentioned plan of subdivision of Lot 1-4 being a subdivision of Pt Lot 1 & Lot 2 DP 23605 and Lot 5 DP 55678 have been complied with to the satisfaction of the Waimakariri District Council.

Dated at Rangiora this 27th day of April 1992

J S Barrow
DISTRICT SECRETARY

R950035

WAIMAKARIRI DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application lodged by P AND J SANDERSON for a resource consent under Section 88 of the aforementioned Act.

APPLICATION

The applicants P AND J SANDERSON sought resource consent to subdivide as a non-complying activity Lot 1 DP 60374 and Lots 2 and 3 DP 19420 (CT 36B/331, 818/5, 3D/459), as shown in Connell Wagner drawing A2588s/1(B) submitted with the application, at Main North Road and MacDonalds Lane, Waikuku Village.

The property is zoned Rural-Residential 1 within the Rangiora District Section of the Waimakariri Transitional District Plan.

DECISION

The Waimakariri District Council Hearings Committee at its meeting held on 15 May 1995 resolved:

THAT pursuant to Section 104, 105 and 220 of the Resource Management Act 1991 consent be granted to P AND J SANDERSON to subdivide Lot 1 DP 60374 and Lots 2 and 3 DP 19420 (CT 36B/331, 818/5, 3D/459), as shown in Connell Wagner drawing A2588s/1(B) submitted with the application, at Main North Road and MacDonalds Lane, Waikuku Village.

That pursuant to Section 108 the following conditions be imposed:

1. Plans and Specifications

1.1 Four copies of plans and specifications of any works (hereinafter referred to as the engineering plans and specifications) shall be submitted to the Council for the purposes of ensuring that the conditions to this consent are met.

1.2 The Council shall approve engineering plans and specifications. Approval shall be given in writing and work shall not commence until this has been received from the Council.

2. Easements

All services, including open drains and accessways, servicing more than one lot or traversing lots other than those being served and not situated within a public road or proposed public road, shall be protected by easements. All such easements, together with any amendments to the easements found necessary during the final engineering design, shall be granted and reserved.

3. Amalgamation Condition

That pursuant to Section 220(1)(b)(ii) of Resource Management Act 1991, Lot 1 and Lot 3 DP 55678 (CT 33K/145) be held in one certificate of title, and that Lot 5 and Lot 2 DP 60374 (CT 36B/332) be held in one certificate of title (A162200).

4. Fees and Roading Contributions

4.1 That pursuant to Section 321A of the Local Government Act 1974 the consent holder and the Council will share the cost of the MacDonalds Lane upgrading as required by Condition 11 below on a 25/75 basis.

4.2 The consent holder shall carry out the work associated with any road widening, berm construction and grassing on the MacDonalds Lane frontage to the subdivision in accordance with the engineering standards required by Condition 11 below.

4.3 The Council will refund to the consent holder 75% of the actual cost of these works on the 1st of July of the year following the date of receipt of evidence of payment for these works.

4.4 On receipt of tenders for the works incorporating this section of road widening, the consent holder shall advise the Council as to the expected cost at the tendered rates received, for Council approval, prior to commencing work on this section.

4.5 The consent holder shall pay an engineering works assessment fee to the Council. The fee shall be 1% of the cost of the physical works associated with the development with a minimum fee payable being $170.00.

4.6 In the absence of tender prices an estimate of costs and associated schedule of quantities shall be submitted along with the engineering plans and specifications. Provided the estimates are considered fair and reasonable, these shall be used to determine the engineering works assessment fee.

5. Power and Telephone

The consent holder shall provide evidence in writing from the relevant Authorities that existing electrical and telephone reticulation in MacDonalds [illegible] has the capacity to provide a service connection to Lots 2, 3 and 4.

6. Supervision and Setting Out

6.1 All engineering works shall be supervised by a practising registered civil engineer or registered surveyor, who shall be engaged prior to commencement of any works. The supervising engineer/surveyor shall supply a certificate to the Council, stating that all works have been designed in accordance with the appropriate standards and sound engineering practice, that construction has been completed in accordance with the approved plans and specifications, and that the "As Built" plans are a true and accurate record of all services. The engineer/surveyor shall submit a programme of inspection intended to meet the requirements of this clause at the time of submitting the engineering plans and specifications.

6.2 The supervising engineer/surveyor shall provide a certificate confirming that the programme of inspection has been completed, prior to the issue of the Completion Certificate.

7. Conditions Auditing

7.1 The Council will audit compliance with these conditions of consent by both site inspections and checking of associated documentation to ensure work is completed in accordance with the approved plans and specifications and to the Council's standards. These inspections will be undertaken by the Council's Technical Services Unit for a fee of $40 per hour, payable by the consent holder. The consent holder shall notify the Technical Services Unit at least one working day prior to commencing various stages of the works to enable audit inspections to be carried out. The minimum level of inspection shall be as follows:

Roading

- Following shaping of roading subgrade prior to placement of subbase material.
- Following completion of metalcourse construction prior to final sealing.

Services

- Water or air testing of water mains and laterals.
- Disinfection of water mains.

Trenching

- Prior to backfilling of service trenches.

8. Trenching

8.1 All works involving trenching shall meet the requirements contained in the Council's Standard Conditions for Trenching. No excavation shall commence within a public road reserve without the prior receipt of the Council's Trenching Permit.

8.2 In the event of any works or trenching being required across the frontage of adjacent properties, the consent holder shall inform the affected occupier of those properties 48 hours prior to the commencement of any work.

9. Water Supply

9.1 The consent holder shall provide a potable domestic water supply to Lots 1, 2, 3 and 4.

(a) Tests carried out by a Telarc registered laboratory shall demonstrate that the chemical bacteriological water quality complies with the guideline values set out in the publication "Drinking-Water Standards for New Zealand". These shall be accompanied by the results of well pumping tests which demonstrate, to the satisfaction of the Council, that the quantity of water available from the existing well within the road reserve can adequately supply the water requirements of the proposed Lots 1 to 4.

(b) Samples from the water source shall be taken either by:

- The laboratory carrying out the analysis, or
- Council staff.

Note: If the laboratory collects the sample, written verification shall be provided to the Council stating the time of sampling, that the sample was in a raw condition and from the well under test.

9.2 To achieve Condition 9.1 the following shall be carried out:

(a) Installation of water reticulation to service each individual lot within the subdivision in accordence with the approved engineering plans and specifications.

(b) The reticulation design shall incorporate the following minimum requirements:

i. 50 millimetre water main from the well to the road frontage of Lots 1 to 4 inclusive.

ii. 20 millimetre diameter water lateral connection shall be provided to the road boundary of each of Lots 1 to 4.

iii. Toby valves and valve boxes at each lot boundary.

(c) The reticulation design shall incorporate the following:

i. 1.5 litre per minute restrictors;
ii. fittings; and
iii. storage tanks with a minimum capacity of 4,000 litres, in accordance with the Waimakariri District Council Rural Water Supply Bylaw 1992.

9.3 The consent holder shall modify the existing wellhead located within the road reserve so that the wellhead is contained within a buried manhole, which is finished flush with the surrounding ground, and fitted with a full diameter lockable galvanised steel lid or similar.

9.4 The consent holder shall ensure water from the wellhead is piped to a separate pump station located within the subdivision area, from which the subdivision shall be reticulated.

9.5 The owners of Lots 1, 2, 3 and 4 shall maintain an agreement between themselves which, as a minimum, shall address the following:

- the quantity of water to be supplied;
- the quality of the water to be supplied:
- the responsibility for maintenance costs from and including the well to the point of supply at each Lot boundary (i.e. the Toby valve);
- pump maintenance costs; and
- power cost sharing.

This condition refers to the private communal water supplied from the well within MacDonalds Lane in front of Lot 3 DP 55678. The agreement or replacement agreement meeting this condition shall continue for as long as there is a joint water supply serving Lots 1 to 4 inclusive. This requirement shall be the subject of a Consent Notice in accordance with Section 221 of the Resource Management Act 1991.

9.6 The subdivider shall provide a water supply and maintenance agreement that meets the requirements outlined in Condition 9.5 above to the satisfaction of the Waimakariri District Council.

9.7 All Lots within the subdivision, including the amalgamated Lot 5, shall connect to any future community water supply scheme, at the owner's expense, at such time as this may be established to cover the Waikuku Village Rural-Residential area. This requirement shall be the subject of a Consent Notice on each Lot title, in accordance with Section 221 of the Resource Management Act 1991.

10. Stormwater

The consent holder shall provide the necessary easements from Lots 2, 3 and 4 to the existing stormwater drain within Lot 4 DP 55678. The purpose of this easement is to ensure that a potential stormwater/drainage network can be implemented should the need develop.

11. Roading

11.1 The consent holder shall widen MacDonalds Lane to service the subdivision in accordance with the approved engineering plans and specifications.

11.2 The consent holder shall ensure the following:

(a) The minimum carriageway formation width for MacDonalds Lane shall be 4 metres.

(b) Pavement depth for road widening shall comprise 150mm of AP 65 sub-base aggregate overlaid by 100mm of AP 40 basecourse aggregate, ~~and surfaced with a 20mm nominal depth of AP 20 running course aggregate, except that where~~ the adjoining existing pavement depth is greater than 250mm, this greater depth shall be used for the road widening.

(c) That the road shall be surfaced over the 4m pavement width with a single coat chip seal consisting of hot bitumen sprayed at a rate of 1.8 litres/m² and grade 4 stone chip. ~~Where the adjoining existing pavement depth is greater than 250mm, this greater depth shall be used for the road widening.~~

11.3 The remaining areas of the road reserve are to be shaped and sown in grass.

12. Maintenance

The consent holder shall be responsible for the maintenance of all subdivisional works for a period of three months following the date of issue of the Council's "Condition Certificate", except that for the Roading Condition 11.2 above the consent holder shall be responsible for 25% of the cost of any maintenance work required for roading upgrading works.

Note: To assist in complying with this clause the consent holder is advised not to release the Contractor until the end of the maintenance prior or without the Council having inspected and approved the works.

13. "As Built" Plans

"As Built" plans setting out in detail the location of all services shall be provided to the Council immediately following completion of the works and are to be [illegible]ble at the time of the Condition Certificate inspection. Two sets of plans

are to be provided, each set comprising drawings on A1 sized sheets at a scale of 1:1000 and 1:500. The plans shall be certified by a practising registered civil engineer or registered surveyor stating that they are a true and accurate record of all services.

14. Esplanade Protection

14.1 That an esplanade reserve be vested in the Council over the strip of land comprised in proposed Lot 4 on the application Plan No A2588s/1(B) between the southern boundary of the Waikuku Stream and the northern boundary of Lot 2 DP 60374. This lot will be shown as a Local Purpose Reserve (Esplanade) on the Survey Plan of Subdivision.

14.3 That an 8 metre wide esplanade strip be registered of the Certificate of Title to issue for Lot 4 on application Plan No A2588s/1(B) over the remaining area of proposed Lot 4 where it adjoins the southern boundary of the Waikuku Stream.

Provisions to be included for the Esplanade Strip

In accordance with the 10th Schedule of the Resource Management Act 1991 attached to this consent:

i. **Prohibitions:**

(1), (2) and (3) shall apply to this esplanade strip.

ii. **Other Prohibitions:**

(a) to (h) inclusive shall apply to this esplanade strip.

iii. **Fencing:**

Fencing shall not apply to the esplanade strip.

iv. **Public Access:**

Any person shall have the right at any time to pass and repass over and along the land over which the strip has been created.

15. Compliance Conditions

That a certificate under Section 224(c) of the Resource Management Act 1991 will not be issued until Conditions 1 to 14 above have been met to the satisfaction of the Waimakariri District Council, at the expense of the consent holder.

ADVICE NOTES:

1. *All amounts shown above are GST inclusive.*

2. *The requirements and conditions listed above are a statement of the Council's minimum standards. Where higher standards or more aesthetically acceptable alternatives are proposed by the consent holder, these should be submitted to the Council for approval at the time of submission of the engineering plans and specifications.*

3. *The Committee sought legal advice as to whether a condition could be imposed requiring the setting aside of an esplanade reserve or strip which would encroach upon Lot 2 DP 60374. It was advised that as the new amalgamated lot will be less than 4 hectares, an esplanade reserve or strip may only be required in terms of s.230 on an allotment which adjoins the bank of the river. Lot 2 does not adjoin the southern bank of the Waikuku Stream and therefore such a condition would be invalid.*

4. *The Council will realign the existing fence where possible between the Waikuku Stream and Lot 2 to allow for more practical pedestrian access along the esplanade reserve, because it was noted that the fence impedes access in some places.*

5. *The Council is required to pay compensation for the esplanade reserve and the esplanade strip in accordance with s237(f) of the Resource Management Act 1991. The Council will obtain a valuation for both of these areas prior to release of Compliance Certificate, and payment will be made accordingly. The surveying and conveyancing costs to establish the reserve and strip will also be borne by the Council.*

6. *If further subdivision occurs of Lot 4 resulting in allotments of less than four hectares then further esplanade reserve may be taken without compensation being paid to the subdivider.*

REASONS FOR THE DECISION

(a) Having regard to the evidence submitted with the application, together with the evidence presented at the hearing, the Committee was satisfied that the requirements of the Canterbury Regional Council's Transitional Regional Plan (General Authorisation) will be met with respect to the discharge of effluent; and that the risk of contamination of any wells in the vicinity from the discharge of treated effluent from the proposed Lots 2, 3 and 4 would be very low.

(b) Compared to the existing lots which front the main road, the Committee noted that the new Lots 2 and 3 are larger and hence provide more flexibility as to where individual disposal fields can be placed on any particular lot. The Committee also noted there are greater separation distances between any potential effluent disposal fields and existing wells in the vicinity, compared to the existing lots which front the main road.

(c) Rule 15.5(d)(iii) of the Rangiora District Plan Section states:

(iii) Within the Waikuku Village Rural-Residential Zone no subdivisional access will be permitted directly onto the state highway via MacDonalds Lane or private right of way except from existing residential properties already fronting MacDonalds Lone.

Change No 20
Operative 24.2.92

The Committee has acknowledged that the proposed subdivision cannot meet the above rule and the activity is non-complying. However, the Committee was satisfied that traffic safety would be improved by closing the two registered crossing places onto State Highway 1 and confining access to MacDonalds Lane.

(d) The Committee recognises the limited availability of spring fed systems in the District and that their conservation values should be protected for future generations. The Committee accepted the information which highlighted the high conservation values of Waikuku Stream and its potential for further enhancement of these values in the future. The Committee is also of the opinion that it is desirable that access to the stream be made to anglers.

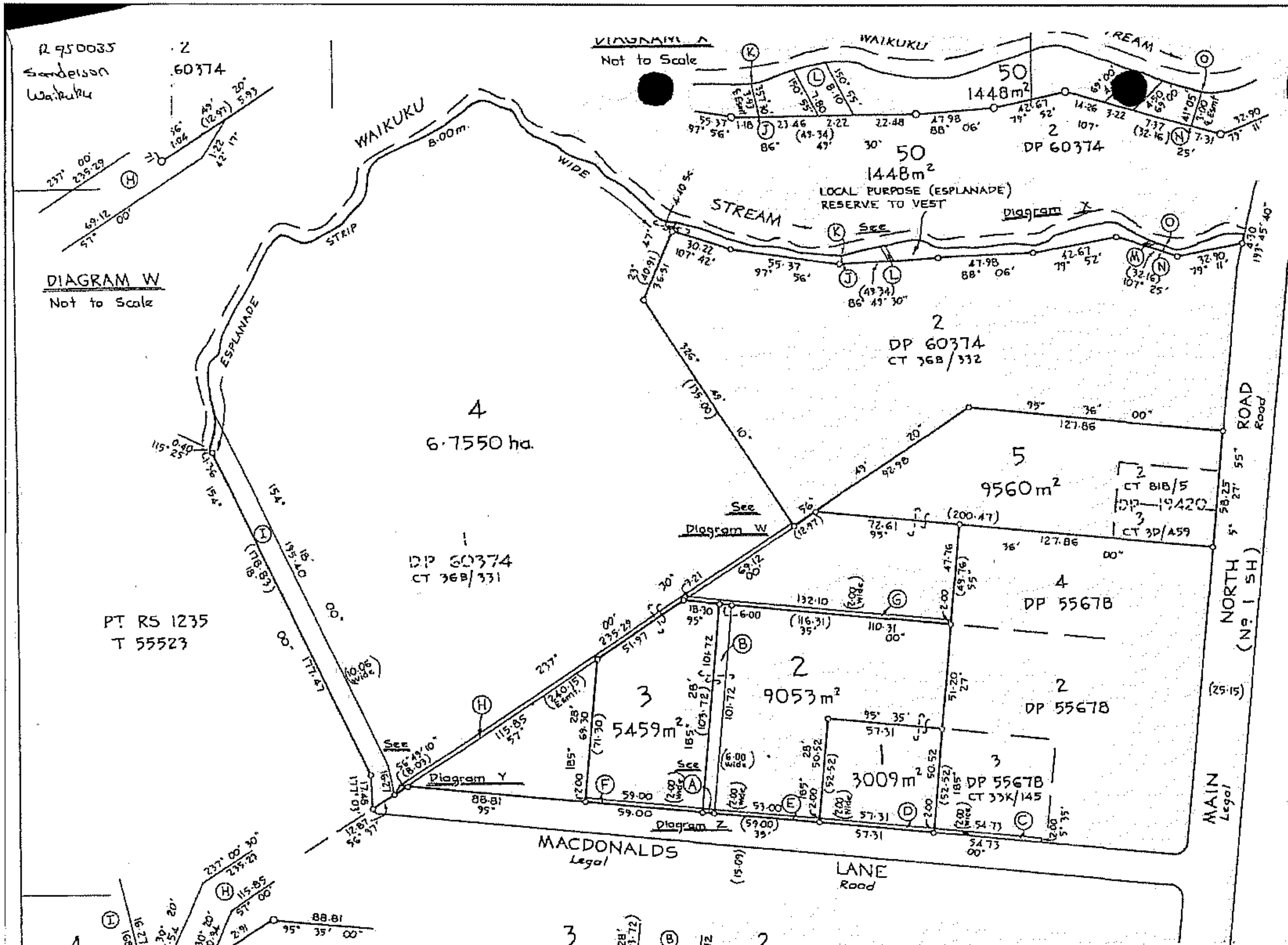
(e) The Committee therefore considers an 8 metre wide esplanade strip be registered over the title to be issued for Lot 4 on application Plan No A2588s/1(B) west of Lot 2 DP 60374.

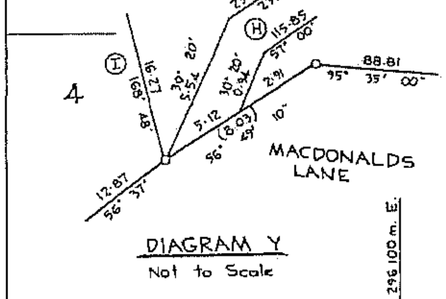
(f) The Committee considered it was not practical to require the provision of an esplanade strip between the southern bank of Waikuku Stream and Lot 2 DP 60374 of the application plan. This is because the northern boundary to Lot 2 DP 60374 is of a varying width from Waikuku Stream. Accordingly, the Committee considered that an esplanade reserve should vest in the Council along this portion of Lot 4.

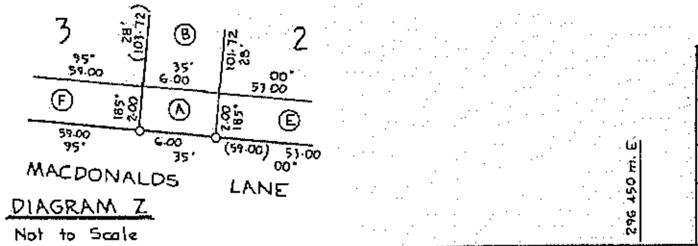
(g) The Committee notes there is an existing fence along the south bank of the Waikuku Stream either within the proposed Lot 4, or which forms the boundary between Lot 4 and Lot 2 DP 60374. This fence is considered adequate both for access purposes to the esplanade reserve and strip, and will also prevent stock from entering the reserve and strip. An exception is where the fence is very close to the stream edge: here it is recognised the fence needs to be re-aligned further from the stream edge.

Dated at Rangiora this 6th day of June 1995

T Marvin
PLANNING OFFICER, SUBDIVISIONS







The Waimakariri District Council hereby certifies pursuant to Section 239(2) of the Resource Management Act 1991 that Lot 50 hereon will vest subject to the existing easements in T A10508/10 & EC A10508/8
Dated this 14th day of August 1995.

Mayor/Deputy

Authorised Officer

Registered Proprietor

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 14th day of August 1995. Subject to the amalgamation conditions set out hereon and subject to the granting or reserving of the easements set out in the Memorandum hereon.
The Common Seal of the Waimakariri District Council is affixed hereto in the presence of:

Mayor/Deputy

Authorized Officer

MEMORANDUM OF EASEMENTS

Nature	Servient Tenement Lot No	Servient Tenement Shown	Dominant Tenement
Right of way, right to drain water & sewage, right to convey water, electric power & telephonic communications	2	A, B	Lot 4
Right to convey water	1	D	Lots 2-4
	2	E, A	Lots 3, 4
	3	F	Lot 4
	3 DP 55678	C	Lots 2-4
Right to drain water	4	G	Lots 2, 3

AMALGAMATION CONDITIONS

That pursuant to Section 220(1)(b)(ii) of Resource Management Act 1991, Lot 1 & 3 DP 55678 (CT 33K/145) be held in one certificate of title, and that Lot 5 and Lot 2 DP 60374 (CT 36B/332) be held in one certificate of title. (See Doc A 162200/1)

NOTES:
- Lot 50 is to vest in the Waimakariri District Council.
- There are no Lots 6-49 on this plan.

Total Area 9.6079 ha.

Comprised in C&T 36B/331, 3D/459 & 81B/5, 33K/145 (Esmt only)

I, Michael Geoffrey Braithwaite
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at Christchurch this 11th day of August 1995 Signature

Field Book ...... p ...... Traverse Book ...... p ......
Reference Plans DPs 60374, 55833, 55678, 23605, 19420 A8563, T55523
Examined ...... Correct ......

Approved as to Survey ......
/ / ...... Chief Surveyor

Deposited this ...... day of 19
...... District Land Registrar

EXISTING EASEMENTS

Nature	Servient Tenement Lot No	Servient Tenement Shown	Document
Right of Way	4	I	T A10508/11 & conveyance 26483 (32b, 192)
Right to convey electric power in gross	4 50	H L, M	T A10508/10
Right to convey water	50	J-K (& Esmt) N-O (& Esmt)	EC A10508/8

LAND DISTRICT CANTERBURY
SURVEY BLK. & DIST. VIII RANGIORA
NZMS 261 SHT M35 RECORD MAP No

LOTS 1-5 & 50 BEING SUBDIVISION OF LOT 1 DP 60374 & LOTS 2 & 3 DP 19420 & EASEMENT OVER LOT 3 DP 55678

TERRITORIAL AUTHORITY WAIMAKARIRI DIST.
WDC no R950035
Surveyed by CONNELL WAGNER LIMITED
Scale ...... 00 Date JULY 1995

File
Received 24.8.95
Instructions

DP70303

Supplied by the drawing room M35/7.1 Waikuku 69.3, 35.1

REF: A12588s/2C

T Approved LM 84 23

R950035

CERTIFICATE ISSUED PURSUANT TO THE

RESOURCE MANAGEMENT ACT 1991

In the matter of the Land Transfer Plan 70303 and pursuant to Section 224 (c) of the Resource Management Act 1991, I hereby certify that all of the conditions of the subdivision consent (Lots 1-5 & 50 being subdivision of Lot 1 DP 60374 & Lots 2 & 3 DP 19420 & Easement over Lot 3 DP 55678) have been complied with to the satisfaction of the Waimakariri District Council,

Dated at Rangiora this 21st day of August 1996.

Authorised Officer

CERTIFICATE\CERT224C.ALL

RC015286/ 01103100030 2159163401

WAIMAKARIRI DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application lodged by **P & J Sanderson** for a resource consent under Section 88 of the aforementioned Act.

APPLICATION

The applicants sought a resource consent to subdivide 3.58 ha into six lots ranging in size from 3500m^2 to 8916m^2, and to install and operate with a land-based sewage treatment and wastewater disposal system on Lots 3,4,5 & 6. A common effluent disposal area is proposed to be used (shown as B on the Scheme Plan).

DECISION

The Unit Manager: Plan Administration on 31st October 2001 approved:

Subdivision Consent

That pursuant to Section 105 of the Resource Management Act 1991 consent be granted to allow the subdivision of Lot 2 DP 60374 and Lot 5 DP 70303 at 1473 Main North Road, Waikuku into six lots of 8916m^2 (Lot 1), 3500 m^2 (Lot 2), 5090m^2 (Lot 3), 5838m^2 (Lot 4), 5670m^2 (Lot 5) and 5000 m^2 (Lot 6) as a non complying activity.

That pursuant to Section 108 and 220 of the Act the following conditions be imposed:

1. That the activity be carried out in accordance with the attached approved application plan.

2. **Standards**

   At all stages of design and construction reference shall be made to the Waimakariri District Council Engineering Code of Practice.

3. **Easements**

   All services, including open drains and access ways, water pipelinas, serving more than one lot or traversing lots other than those being served and not situated within a public road or proposed public road, shall be protected by easements. All such easements, together with any amendments to the easements found necessary during the final engineering design, shall be granted and reserved.

4. **Legal Road Frontage**

   Pursuant to Section 321 (3)(c) of the Local Government Act 1974, the Council is satisfied that adequate access is provided by Rights of Way easement shown as A on the subdivision proposal plan, and that Section 321 (1) of the Local Government Act 1974 will not apply in respect of proposed Lots 2,3,4 & 5.

5. **Design of Reticulated Services**

   5.1 All water, sewer and stormwater systems within the subdivision shall be separately serviced and shall be piped.

   5.2 Unless specific provision is made otherwise the services to all rear lots accessed by a right of way, shall extend from the road boundary to a point one metre inside the main body of the lot.

6. **Plans and Specifications**

   6.1 Three copies of plans and specifications of all right of way, vehicle crossing, stormwater and land drainage works shall be submitted to the Council for approval. Approval of complying documents shall be given in writing and work should not commence until this has been received from the Council.

   6.2 The subdivider shall forward with the engineering plans and specifications copies of any other consents granted or required approvals in respect of this subdivision.

   6.3 Any subsequent amendments to the plans and specifications should be submitted to Council for approval.

7. **Power and Telephone**

   7.1 The subdivider shall provide electrical and telephone reticulation to the roadside boundaries of all new lots and to the main body of all rear lots accessed by a right of way.

8. **Water Supply**

   8.1 The subdivider shall provide a potable domestic water supply to each proposed lot.

   8.2 The existing well on the property shall be confirmed as a potable water supply. Water quality tests carried out by an IANZ registered Laboratory, demonstrating chemical and bacteriological compliance with the publication "Drinking Water Standards for New Zealand 1995" shall be submitted to the Council.

   Samples from the water source shall be taken either by:

   - The laboratory carrying out the analysis, or
   - Council staff.

   Note: If the laboratory collects the sample, written verification shall be provided to the Council stating the time of sampling, that the sample was in a raw condition and from the well under test.

   8.3 The top 0.5 m of the existing well that will provide a potable water

supply shall be sealed with bentonite clay and then concreted. A concrete pad of at least 0.3 metre radius and 0.1 metre thickness shall be constructed around the well head used to provide potable water for the proposed lots. The concrete pad shall be constructed at ground or a pump-house floor level to prevent leakage or ponding around the casing. The pad shall slope away from the well head. The top of the well head shall be capped to prevent contaminants entering the well and underlying aquifer.

8.4 The subdivider shall demonstrate that an agreement for supply of potable water to the proposed lots from any shared well contains adequate safeguards. These safeguards shall assure a guaranteed adequate quality and quantity of water except in the event of plant breakage. The agreement shall also cover responsibility for ongoing operation, maintenance and testing and associated costs.

9. Stormwater & Land Drainage

9.1 The subdivider shall provide all proposed lots with on-site soakage and land disposal for all roof and hardstend runoff.

9.2 For any proposed lot that contains an existing building, the subdivider shall provide on-site soakage and land disposal for stormwater from all existing building roofs and hardstand (metalled surface) areas. Soakage measures shall include:

(a) Minimum basin/chamber volume capacity that provides ability to store and soak away runoff from all roof and hardstand resulting from a 20% AEP (5 year) storm

(b) An acceptable means of compliance with (a) is a basin/chamber with a minimum storage volume (in cubic metres) equal to 0.2 times the roof and hardstand (sealed surface) area (in square metres) that drains to the basin/chamber

9.3 Prior to the erection of any building on any lot, the subdivider shall provide on-site soakage and land disposal for stormwater from all building roofs and hardstand (metalled or sealed surface) areas. Soakage measures shall include:

(c) Minimum basin/chamber volume capacity that provides ability to store and soak away runoff from all roof and hardstand resulting from a 20% AEP (5 year) storm

(d) An acceptable means of compliance with (a) is a basin/chamber with a minimum storage volume (in cubic metres) equal to 0.2 times the roof and hardstand (sealed surface) area (in square metres) that drains to the basin/chamber

This condition shall be subject to a consent notice pursuant to Section 221 of the Resource Management Act 1991 and shall be registered on the titles for proposed Lots 1 to 6.

10. Roading

10.1 The subdivider shall construct a footpath to service the subdivision. The footpath shall be constructed on the west side of Main North Road (SH1) and extend from the vehicle crossing southwards to the property's south boundary (i.e. the southeast corner of proposed Lot 6).

10.2 The footpath shall be 1.5m wide and constructed of concrete or otherwise sealed with Grade 6 Chipseal hot bitumen or a 25mm thick AC10 surface.

10.3 The subdivider shall provide streetlighting to AS/NZS 1158 V3 Lighting to illuminate the footpath. The Council considers that an acceptable solution for provision of streetlighting would be to supply two streetlights spaced evenly across the frontage of proposed Lot 6, provided these lights were of a like kind to those existing to the north.

11. Access

11.1 The subdivider shall upgrade and form the proposed right of way (proposed easement A) from Main North Road to accord with the requirements of Engineering Code of Practice drawing 600-274 (*attached*) complete with a 7m wide legal width and a 5m wide formation and include passing bays at not less than 90m intervals.

12. Conditions Auditing

The Council will audit compliance with the conditions of consent by both site inspections and checking of associated documentation to the extent necessary to ensure the work is completed in accordance with the approved plans and specifications and to the Council's standards. The Council will undertake inspections and checking. The subdivider, or their authorised agent, shall notify Council at least one working day prior to commencing various stages of the works. This is to enable audit inspections required by the consent to be performed. Should the developer wish the Council to accept requests for inspections from any contractors engaged, Council must receive written authorisation.

The minimum level of inspection shall be as follows:

Water

- Following completion of required works

Stormwater

- Following completion of required works

Land Drainage

- Following completion of required right of way/access works

Entrances/Rights of Way

- On completion of excavation to sub-grade
- Following compaction of base course prior to final surfacing
- Following any requirements of swale reshaping

Where repeat inspections are required because of faulty workmanship or work not being ready contrary to the receipt of a notification, such inspections will be carried out at the current hourly rate for staff time and vehicle running costs for kilometres travelled. Currently these rates are between $50/hr and $70/hr depending on the Council officer inspecting and between $.45/km and $0.70/km for kilometres travelled.

13 **Works Conditions**

That a certificate under Section 224(c) of the Resource Management Act 1991 will not be issued until conditions 1 to 12 above have been met to the satisfaction of the Waimakariri District Council, at the expense of the subdivider.

14. **Rights of Way**

That right of way A is approved pursuant to Section 348 of the Local Government Act 1974.

ADVICE NOTES

a) The requirements and conditions listed are a statement of the Council's minimum standards. Where the subdivider proposes higher standards or more aesthetically acceptable alternatives these shall be submitted to the Council for approval.

b) That the subdivider be advised that the requirement for formation of vehicle crossing accessways/right of ways to service the subdivision has been included as a condition of this consent as Council considers that this condition cannot be imposed on a building consent.

c) Main North Road is a Limited Access Road. The subdivider will need to meet Transit New Zealand requirements in addition to any imposed by this Council with regard to access. The subdivider should contact Transit New Zealand and ensure that their requirements for the vehicle crossing construction (including any shoulder widening and also a traffic management plan) are met.

LAND USE CONSENT

That pursuant to Section 105 of the Resource Management Act 1991, consent be granted to install and operate a domestic effluent disposal system on Lots 3,4,5 and 6 of the subdivision of Lot 2 DP 60374 and Lot 5 DP 70303 at 1473 Main North Road, Waikuku as a non complying activity.

That pursuant to section 108 of the Act, the following condition be imposed:

1. That the activity be carried out in accordance with the attached approved application plan.

2. **Effluent and Wastewater disposal system**

2.1 That the consent holder position and maintain the Oasis Z54 Deluxe effluent and wastewater system discharging to 2 x 25m trenches located on Lot 5 of the subdivision (shown as 'B' on the subdivision scheme plan) so that the effects of any discharge are contained within the application site and do not impinge on any well protection area on the site or any adjoining site.

2.2 A maintenance service contract, which provides for servicing of the septic tank/treatment plant and monitoring of the outfall effluent quality at least once every year, shall be maintained with a competent person.

2.3 The contract shall include a requirement to take action to ensure that the effluent treatment and disposal system is maintained and operated to ensure compliance with the Waimakariri District Council's "Approved Designs for On-Site Effluent Disposal Systems (Second Edition 1996) Guidelines." Copies of the field service reports shall be maintained and provided to the Waimakariri District Council on request.

3. **Inspection**

3.1 That compliance with the above conditions may be verified by inspection by a Council Officer pursuant to Section 35(2)(d) of the Resource Management Act 1991. That should any inspection be conducted, the consent holder shall pay to the Council charges pursuant to Section 36(1)(c) of the Resource Management Act 1991 to enable the Council to recover its actual and reasonable costs in carrying out the inspections.

ADVICE NOTES

a) This consent does not constitute consent in terms of the Building Act and the Transitional Regional Plan.

b) The type of effluent disposal system to be used will be required to comply with the 'Approved Designs for On-Site Effluent Disposal Systems (Second Edition 1996) Guidelines' available from the Council.

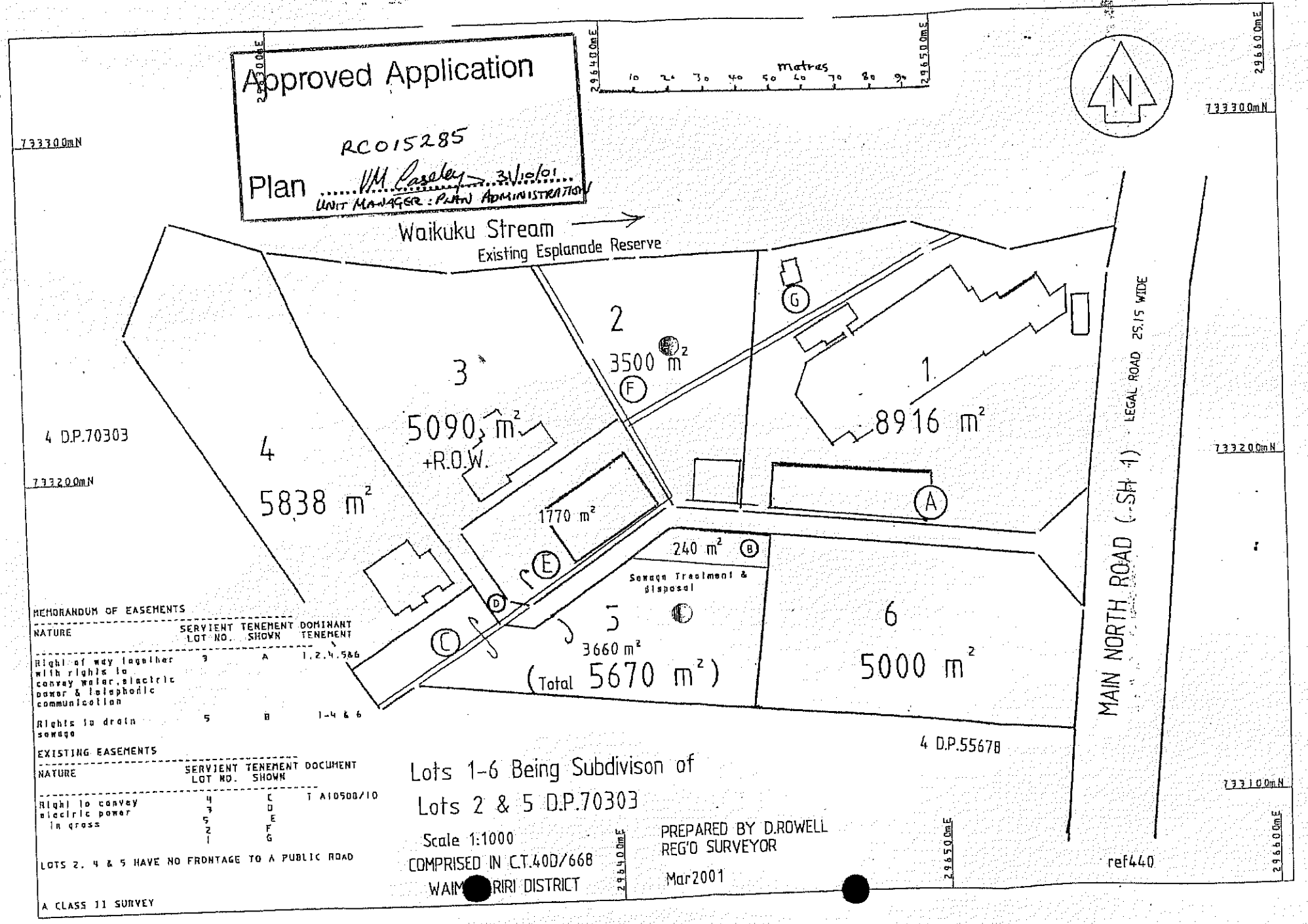
DATED at Rangiora this 31st day of October 2001

SIGNED by Trevor Ellis
PLANNING OFFICER

Approved Application

RC015285

Plan 31/10/01
UNIT MANAGER : PLAN ADMINISTRATION



MEMORANDUM OF EASEMENTS

NATURE	SERVIENT TENEMENT LOT NO.	SHOWN	DOMINANT TENEMENT
Right of way together with rights to convey water, electric power & telephonic communication	3	A	1,2,4,5&6
Rights to drain sewage	5	B	1-4 & 6

EXISTING EASEMENTS

NATURE	SERVIENT TENEMENT LOT NO.	SHOWN	DOCUMENT
Right to convey electric power in gross	4	C	T A10500/10
	3	D	
	5	E	
	2	F	
	1	G	

LOTS 2, 4 & 5 HAVE NO FRONTAGE TO A PUBLIC ROAD

A CLASS II SURVEY

Lots 1-6 Being Subdivison of Lots 2 & 5 D.P.70303

Scale 1:1000

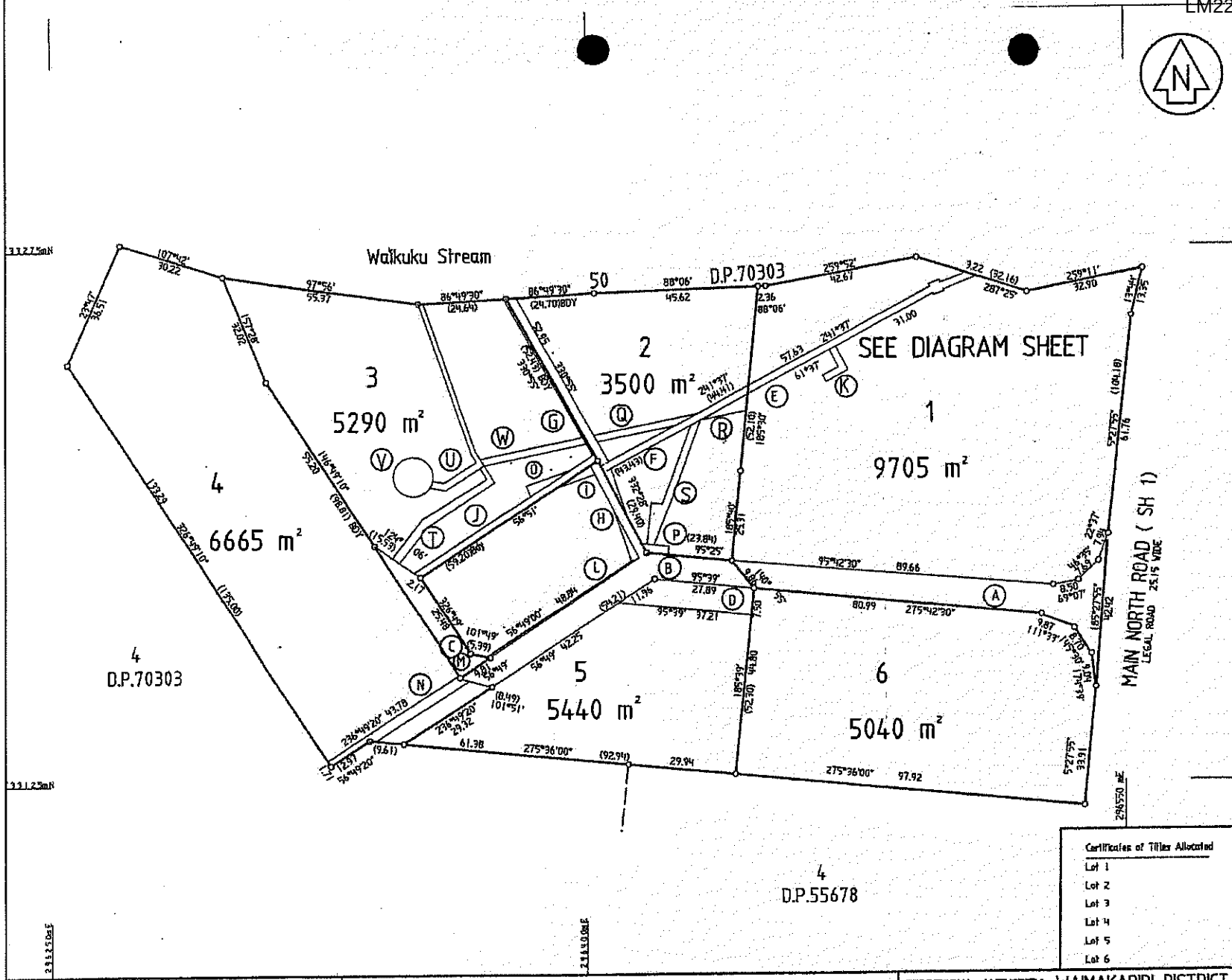
COMPRISED IN C.T.40D/668

WAIMAKARIRI DISTRICT

PREPARED BY D.ROWELL
REG'D SURVEYOR

Mar2001

ref440



Approvals — Registered Owners

I hereby certify that this plan was approved by the Waimakariri District council pursuant to Section 223 of the Resource Management Act 1991 on the 25th day of June 2001, subject to the granting or reserving of the easements set out in the Memorandum hereon.

Principal Administrative Officer/
Authorised Officer

MEMORANDUM OF EASEMENTS

NATURE	SERVIENT LOT NO.	TENEMENT SHOWN	DOMINANT TENEMENT
Right of way together with rights to drain sewage & rights to convey water,electric power & telephonic communication	1	A	2,3,4,5 & 6
	5	B	1,2,3,4 & 6
	3	C & M	4 & 5
Rights to drain sewage & rights to convey water & electric power	3	J	4
	5	I	3 & 4
Right to drain sewage	5	D	1,2,3,4,& 6
Right to convey water	1	K & E	2,3,4,5 & 6
	2	F	3,4,5 & 6
	3	J & C	4
	5	L H & B	6
	1	A	6
			Grantee
Right to convey electric power in gross	1	E	Mainpower (NZ) Ltd.
	2	F & P	
	3	G, M, J & D	
	5	B, H, L, L & N	

SCHEDULE OF EASEMENTS

NATURE	SERVIENT LOT NO.	TENEMENT SHOWN	DOMINANT TENEMENT
Right to convey water for fire protection	3	U, V	1,2,4 & 5
	3	W & G	1, 2 & 5
	2	Q & F	1 & 5
	2	R	1
	2	S & P	5
	3	T & C	4

NOTE:LOTS 2,3,4 & 5 HAVE NO FRONTAGE TO A PUBLIC ROAD

A CLASS I SURVEY

Total Area 3.5640 ha

Comprised in C.T. 40D/668

I DAVID ROWELL
being a person entitled to practise as a registered surveyor, certify that—
(a) The survey to which this dataset relates is accurate, and was undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1996;
(b) This dataset is accurate, and has been created in accordance with that Act and those Regulations.

Signed
Date 26/11/01

Field Book — Traverse Book —
Reference Plans D.P.'s 19420,55678,60374,70303

Examined — Correct

Approved as to Survey

Chief Surveyor

Deposited this day of 20

for Registrar General of Land

File
Received
Instructions

Certificates of Title Allocated

Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6

LAND DISTRICT CANTERBURY
SURVEY BLK. & DIST. VIII RANGIORA
NZMS 261 SHT RECORD MAP No.

LOTS 1-6 BEING SUBDIVISION OF LOT 2 D.P.60374 & LOT 5 D.P.70303

TERRITORIAL AUTHORITY WAIMAKARIRI DISTRICT
RC 015286 R.C.015286
Surveyed by DAVID ROWELL 1440
Scale 1 : 750 Date NOV. 2001

A J BEVIN SURVEYOR-GENERAL LAND INFORMATION NZ

APPROVED CH2000/1

RC015285

CERTIFICATE ISSUED PURSUANT TO THE RESOURCE MANAGEMENT ACT 1991

In the matter of the Land Transfer Plan 311473 and pursuant to Section 224(c) of the Resource Management Act 1991, I hereby certify that some of the conditions of the subdivision consent (Lots 1 - 6 being subdivision of Lot 2 DP 60374 & Lot 5 DP 70303) have been complied with to the satisfaction of the Waimakariri District Council, and a consent notice has been issued in respect to the condition not met.

Dated at Rangiora this 21st day of November 2003

VM Caseley

Authorised Officer

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application by **P & J Sanderson** to subdivide land into 6 lots

CONSENT NOTICE PURSUANT TO SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991

TO: The District Land Registrar
Canterbury Land Registry

TAKE NOTICE that the land described in the Schedule below is subject to a condition in relation to a subdivision consent as follows:

1. That prior to the erection of any building on Lots 1 - 6, the consent holder shall provide on-site soakage and land disposal for stormwater from all building roofs and hardstand (metalled or saaled surface) areas. Soakage measures shall include:

   (a) Minimum basin/chamber volume capacity that provides ability to store and soak away runoff from all roof and hardstand resulting from a 20% AEP (5 year) storm

   (b) An acceptable means of compliance with (a) is a basin/chamber with a minimum storage volume (*in cubic metres*) equal to 0.2 times the roof and hardstand (sealed surface) area (in square metres) that drains to the basin/chamber

The above condition shall be subject to a consent notice, pursuant to Section 221 of the Resource Management Act 1991, and shall be registered on the titles for Lots 1 to 6.

AND YOU are requested to register this Consent Notice as prescribed by Section 221 of the Resource Management Act 1991.

SCHEDULE
Estate in fee simple containing 3.5640 hectares and being Lots 1 to 6 Deposit Plan 311473 and being a subdivision of Lot 2 DP 60374 & Lot 5 DP 70303, Certificate of Title 40D/668 (Canterbury Land Registry).

Dated this 21st day of November 2003

SIGNED for and on behalf of
the WAIMAKARIRI DISTRICT COUNCIL
pursuant to Section 252 of the
Local Government Act 1974

VM Caseley

AUTHORISED OFFICER

RC015286

CERTIFIED COPY OF RESOLUTION

The Waimakariri District Council at its meeting on the 31st October 2001, passed the following resolution:

"**THAT** Pursuant to Section 321(3)(c) of the Local Government Act 1974, the Council is satisfied that adequate access is provided by Rights of Way easement shown as A on the subdivision proposal plan, and that Section 321(1) of the Local Government Act 1974 will not apply in respect of proposed Lots 2, 3, 4 & 5.

Dated at Rangiora this 12th day of February 2004.

AUTHORISED OFFICER

RC065309/ 061101106879 21591-634-01

WAIMAKARIRI DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application lodged by **B & J Milligan** for a resource consent under Section 88 of the aforementioned Act.

APPLICATION

The applicants sought a resource consent to undertake an activity requiring more than 2 car parks in the Residential 4B Zone.

DECISION

The District Plan Manager, on the 27th October 2006, approved:

THAT pursuant to Section 104B of the Resource Management Act 1991 consent be granted to establish an art studio with retail area of up to 300m^2 at 1473 Main North Road, Waikuku being Lot 1 DP 311473 as a discretionary activity subject to the following conditions which are imposed under Section 108 of the Act:

1. The activity shall be carried out in accordance with the attached approved application plans.

2. Noise

2.1 Noise shall not exceed the following limits within measurement time intervals in the time frames stated within the notional boundary of any neighbouring dwellinghouse:

- 7am to 7pm Monday to Saturday, and 9am to 7pm Sundays and Public Holidays: 50 dBA L_{10}.
- Other time 40dBA L_{10}.
- Daily 10pm-7am the following day: L_{max} 70 dBA.

3. Signs

3.1 Any sign shall be either situated on the existing sign along the road frontage or the new sign approved under RC065466.

4. Glare

4.1 Light from artificial sources shall not exceed 20 lux, shall be directed away

from the site boundaries and onto the ground, and shall not create a distraction for traffic on State Highway 1.

5 **Effluent Treatment and Disposal**

5.1 The café and associated toilet facilities shall utilise the existing septic tank system to the north of the cafe premises.

6. Pursuant to Section 128 of the Resource Management Act 1991, the Council may review condition 5 by serving a notice on the consent holder within one month of any 12 month period following the date of this decision, in order to deal with any adverse effects on the environment that may arise from the car parking and effluent treatment and disposal generated by the activity. Costs associated with any such review shall be met by the consent holder.

7. Inspection

7.1 That compliance with the above conditions shall be verified by inspection by a Council Officer pursuant to Section 35(2)(d) of the Resource Management Act 1991. The consent holder shall pay to the Council charges pursuant to Section 36(1)(c) of the Resource Management Act 1991 to enable the Council to recover its actual and reasonable costs in carrying out the inspections.

ADVICE NOTES

(a) This consent does not constitute consent in terms of the Building Act and the Transitional Regional Plan.

(b) Should ponding or surfacing of effluent occur in the effluent disposal field area, the existing septic tank and effluent disposal field will need to be replaced with a fully complying sewage treatment plant and effluent disposal field.

REASONS FOR THE DECISION

Pursuant to Section 113 of the Act the Council was satisfied that:

- No person is deemed to be adversely affected by the proposal.
- The environmental effects will be no more than minor.
- The proposal is not contrary to the objectives and policies of the District Plan.

DATED at Rangiora this 1st day of November 2006

SIGNED by Garry Blay
PLANNING OFFICER

RC 065309

06102410591 4

REFER TO	INITIALS	DATE

LM2201173 - 06/0

RECEIVED 24 OCT 2006

Instructions:

① milligans art studio

② toilet block

effluent disposal fi

septic tank

The milligan lease provides for the use only of the toilet block Lable ②

NOTE: Image Quality is due to condition of Original

80 m

1 : 1098

The user of the information has the responsibility to pothole and confirm the exact location of the service. When excavating in the vicinity of any Council service, the contractor will be held responsible for all damage to Council property.

The accuracy of the plan is not guaranteed. Measurements shown are subject to reasonable tolerance and have beer records. Photocopying will alter scale measurements. The Council does nc service laterals to vacant lots, regardless of whether a lateral is

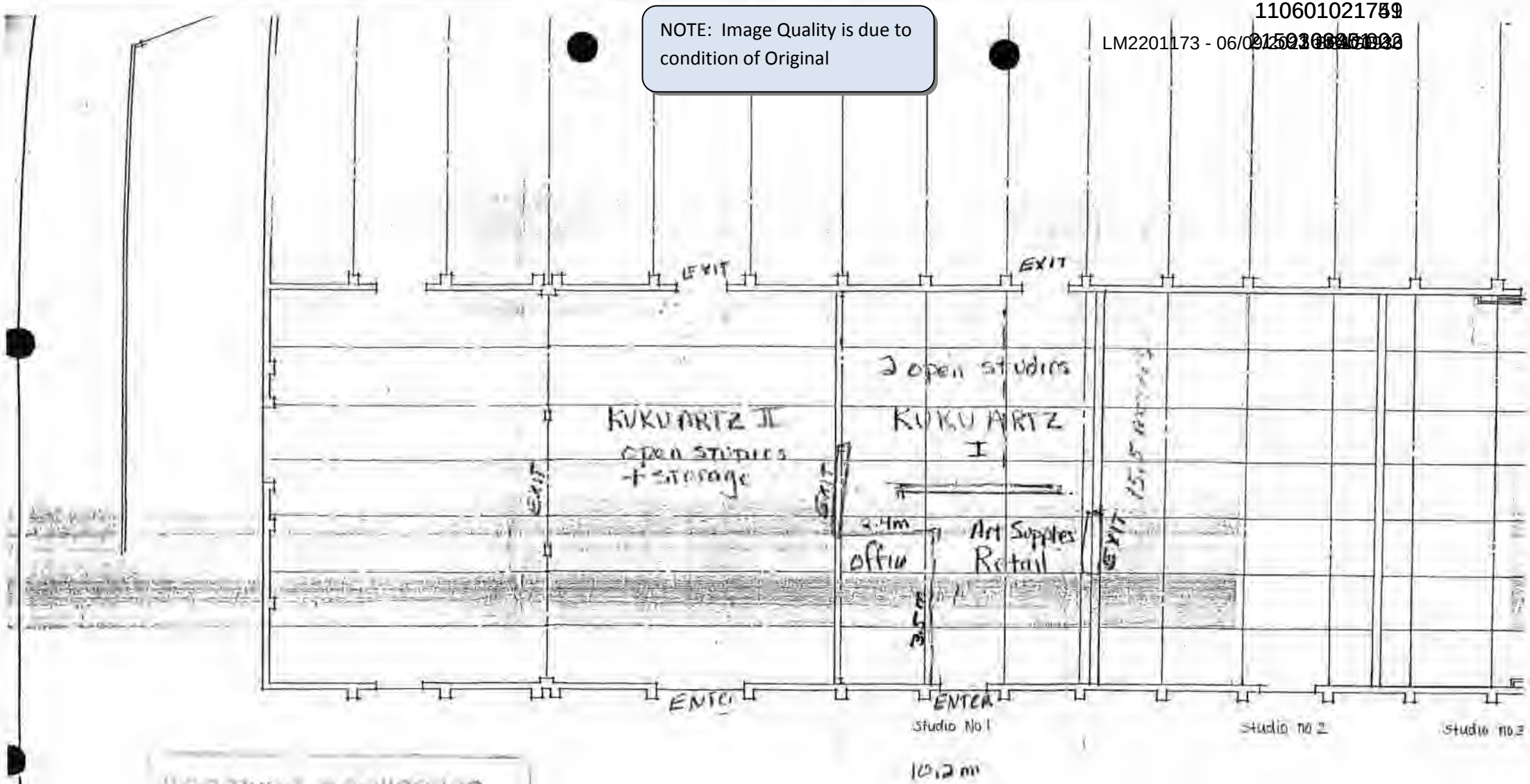
Approved Application

RC065309

Plan 27/10/06

DISTRICT PLAN MANAGER

PROCESSED IN TRIM



Approved Application

RC065909

Plan ..... VM Paseley 27/10/06

DISTRICT PLAN MANAGER

WAIMAKARIRI DISTRICT COUNCIL

RESOURCE MANAGEMENT ACT 1991
RESOURCE CONSENT

RIGHTS OF OBJECTION

The applicant may within 15 working days after the decision being received by them, lodge an objection with the Council against one or more conditions of consent in accordance with Section 357 of the Resource Management Act 1991.

The objection is required to be made by notice in writing to:

The District Plan Manager
Waimakariri District Council
Private Bag 1005
Rangiora

If you are in any doubt, as to the procedure to be followed, or any matter arising out of the same, it is strongly recommended that you seek professional advice.

LAPSING OF CONSENT

Attention is drawn to Section 125 of the Resource Management Act 1991 which provides that a resource consent shall lapse five years after the date of commencement of the consent or after the expiry of such shorter or longer period as is expressly provided for in the consent unless:

(a) The consent is given effect to; or

(b) An application is made to the consent authority to extend the period after which the consent lapses, and the consent authority decides to grant an extension after taking into account -

i) whether substantial progress or effort has been, and continues to be, made towards giving effect to the consent; and

ii) whether the applicant has obtained approval from persons who may be adversely affected by granting of the extension; and

iii) the effect of the extension on the policies and objectives of any plan or proposed plan.

OTHER LEGAL REQUIREMENTS

Section 23 of the Resource Management Act 1991 provides that compliance with the Resource Management Act (eg; by obtaining of an appropriate resource consent) does not remove the need to comply with all other applicable Acts, Regulations, Bylaws and rules of law.

RC065466/ 061101106883 21591-634-01

WAIMAKARIRI DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application lodged by **K E Scott** for a resource consent under Section 88 of the aforementioned Act.

APPLICATION

The applicants sought a resource consent to establish a proposed café in an existing building that currently has been used for the sale of pottery.

DECISION

The District Plan Manager, on the 25th October 2006, approved:

THAT pursuant to Section 104B of the Resource Management Act 1991, consent be granted to establish a new café in the existing pottery retail area at 1473 Main North Road, Waikuku, being Lot 1 DP 311473, as a discretionary activity, subject to the following conditions which are imposed under Section 108 of the Act:

1. The activity shall be carried out in accordance with the attached approved application plans.

2. **Hours of Operation**

2.1 The café shall operate within the following hours: 7 am to 6 pm, Monday – Sunday inclusive.

3. **On- Site Car Parking**

3.1 A minimum of 4 parking spaces shall always be made available for the café patrons and the café staff in the existing parking area in front of the subject premises.

4. **Effluent Treatment and Disposal**

4.1 The café and associated toilet facilities shall utilise the existing septic tank system to the north of the cafe premises.

5. **Advertising Signage**

5.1 The new free standing sign is to be located and installed in accordance with the approved application plans.

6. Pursuant to Section 128 of the Resource Management Act 1991, the Council

may review conditions 3 and 4 by serving a notice on the consent holder within one month of any 12 month period following the date of this decision, in order to deal with any adverse effects on the environment that may arise from the car parking and effluent treatment and disposal generated by the activity. Costs associated with any such review shall be met by the consent holder.

7. **Inspection**

7.1 That compliance with the above conditions shall be verified by inspection by a Council Officer pursuant to Section 35(2)(d) of the Resource Management Act 1991. The consent holder shall pay to the Council charges pursuant to Section 36(1)(c) of the Resource Management Act 1991 to enable the Council to recover its actual and reasonable costs in carrying out the inspections.

ADVICE NOTES

a) This consent does not constitute consent in terms of the Building Act 2004 or any other legislation that will apply to establishing the new food premises.

REASONS FOR DECISION

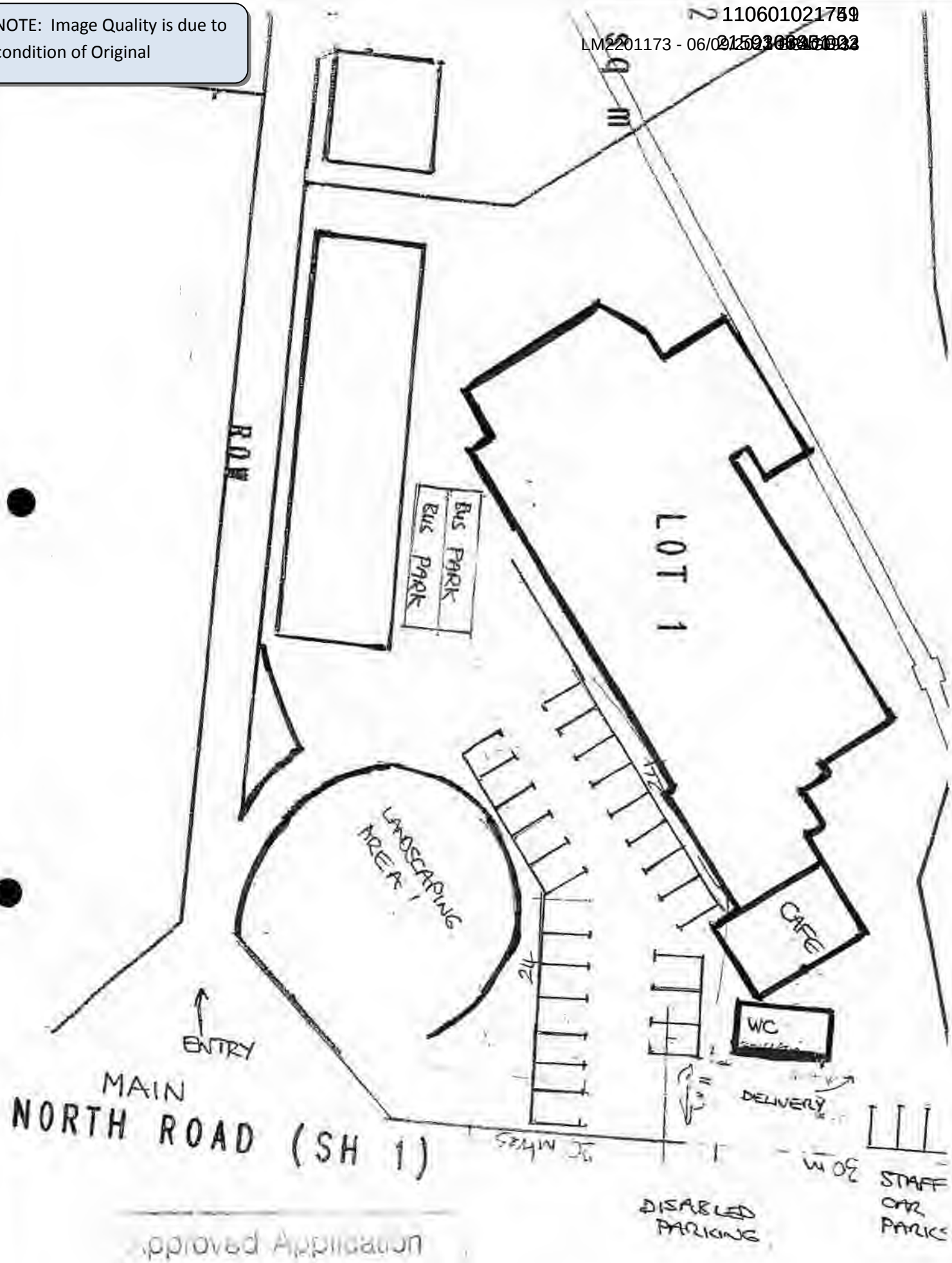
Pursuant to Section 113 of the Act the Council was satisfied that:

- Any adverse effects arising on the environment will be less than minor due to the following reasons:
  - a. The proposed scale of activity is reasonably small with the subject building (excluding the toilet an staff building) being only 150 m^2.
  - b. The premises will be only open to the public during daytime hours.
  - c. The subject premises has a recent history of being used for retailing purposes.
  - d. The existing entranceway for the property has previously approved by Transit New Zealand.
- The proposal is not contrary to the objectives and policies of the District Plan.

DATED at Rangiora this 1st day of November 2006

SIGNED by John Cook
PLANNING OFFICER

NOTE: Image Quality is due to condition of Original



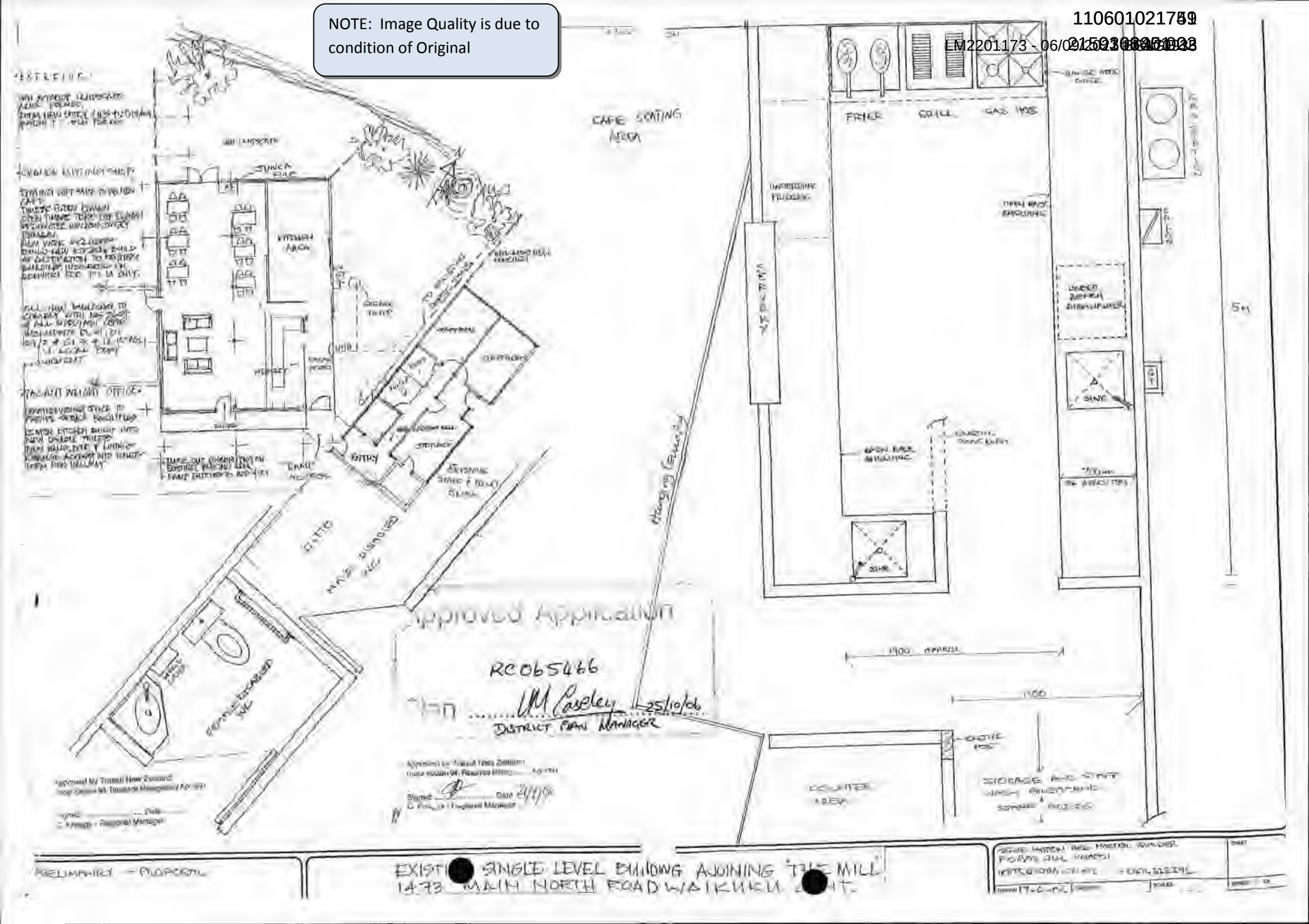
Approved Application

RC 065466

Plan 25/10/06

DISTRICT PLAN MANAGER

NOTE: Image Quality is due to condition of Original



Approved Application

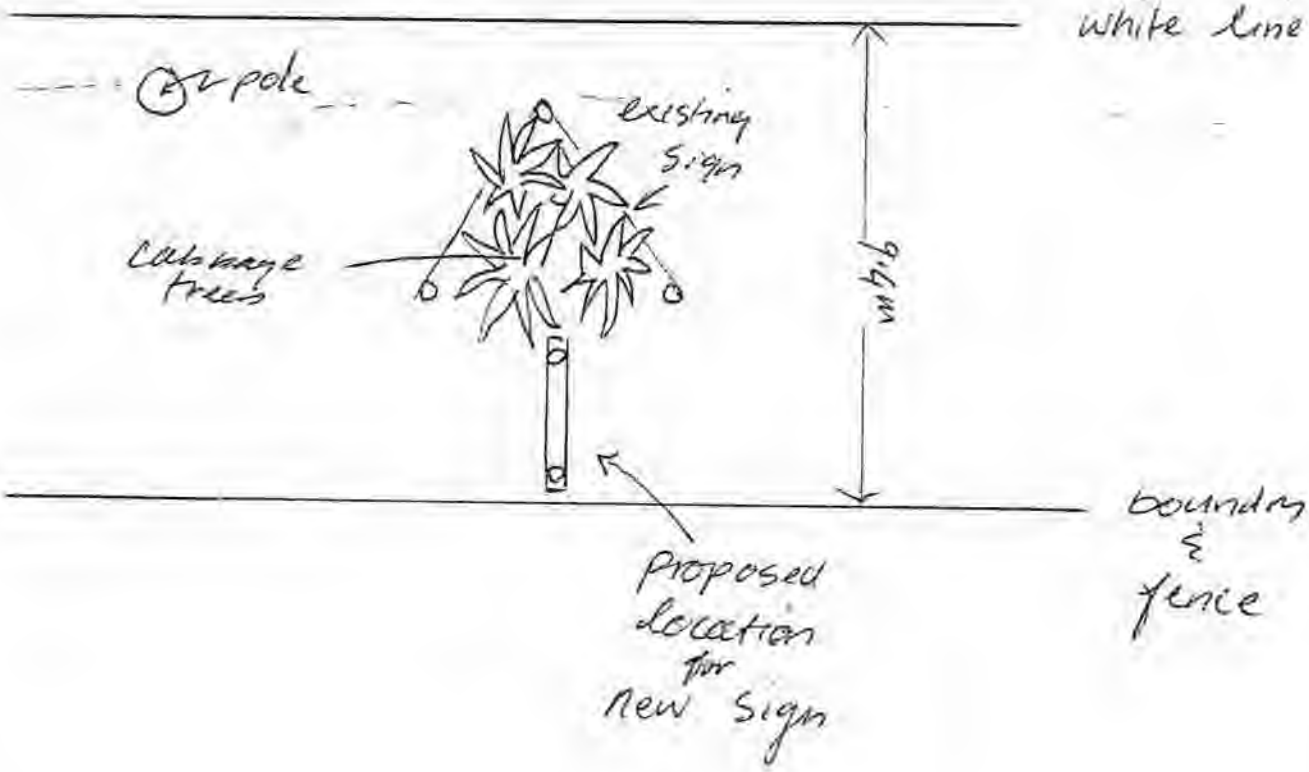
RC065466

Plan 25/10/06

DISTRICT PLAN MANAGER

Sanderson China and Pottery
Re Mill Waikuku.

Road.



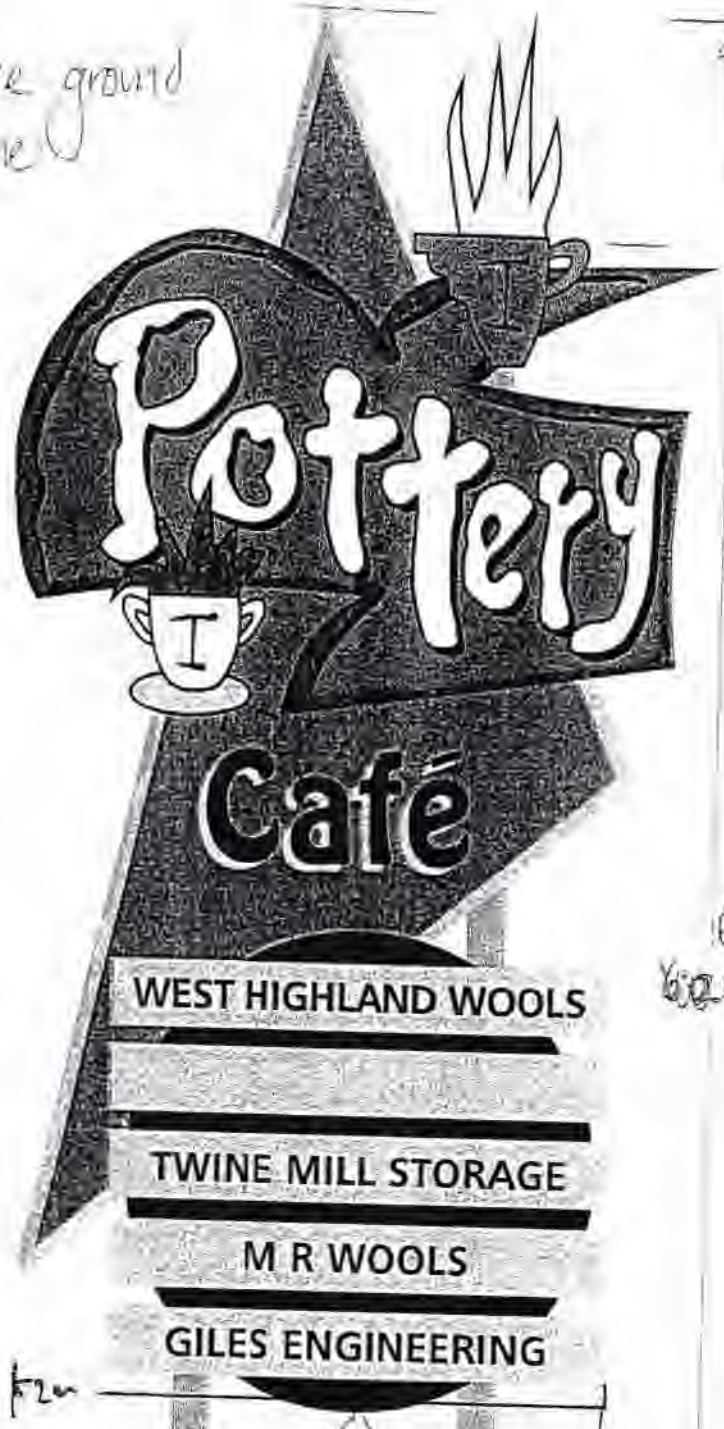
- location.
- Directly adjacent to the cabbage trees and existing sign
- Cabbage to be thinned
- Old sign to be removed.

P.R. Sanderson
Partners
22.1.03

LM2201173 -

NOTE: Image Quality is due to condition of Original

Poles 5300 above ground
allow for digging
below ground -



proved by Transit New Zealand
nder Section 94, Resource Management Act 1991
Signed ..... Date 21/9/06
P Knaggs - Regional Manager

Approved application
RC065466
Plan 25/10/06
DISTRICT PLAN MANAGER

WAIMAKARIRI DISTRICT COUNCIL

RESOURCE MANAGEMENT ACT 1991
RESOURCE CONSENT

RIGHTS OF OBJECTION

The applicant may within 15 working days after the decision being received by them, lodge an objection with the Council against one or more conditions of consent in accordance with Section 357 of the Resource Management Act 1991.

The objection is required to be made by notice in writing to:

The District Plan Manager
Waimakariri District Council
Private Bag 1005
Rangiora

If you are in any doubt, as to the procedure to be followed, or any matter arising out of the same, it is strongly recommended that you seek professional advice.

LAPSING OF CONSENT

Attention is drawn to Section 125 of the Resource Management Act 1991 which provides that a resource consent shall lapse five years after the date of commencement of the consent or after the expiry of such shorter or longer period as is expressly provided for in the consent unless:

(a) The consent is given effect to; or

(b) An application is made to the consent authority to extend the period after which the consent lapses, and the consent authority decides to grant an extension after taking into account -

i) whether substantial progress or effort has been, and continues to be, made towards giving effect to the consent; and

ii) whether the applicant has obtained approval from persons who may be adversely affected by granting of the extension; and

iii) the effect of the extension on the policies and objectives of any plan or proposed plan.

OTHER LEGAL REQUIREMENTS

Section 23 of the Resource Management Act 1991 provides that compliance with the Resource Management Act (eg; by obtaining of an appropriate resource consent) does not remove the need to comply with all other applicable Acts, Regulations, Bylaws and rules of law.

RC115305/ 120202005531 21591-634-01

WAIMAKARIRI DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application lodged by **Brick Mill Café Ltd** for a resource consent under Section 88 of the aforementioned Act.

APPLICATION

The applicants sought a variation to condition 2 of RC065466, to establish a café at Waikuku. The variation seeks to provide for longer opening hours to what has previously been approved under the original consent.

DECISION

The District Plan Manager, on the 1st February 2012, approved:

THAT pursuant to section 127 of the Resource Management Act 1991, consent be granted to vary condition 2.1 and add new condition 7 to RC065466, being to establish a new café in the existing pottery retail area at 1473 Main North Road, Waikuku, being Lot 1 DP 311473 as follows:

- **Amend condition 2.1 to read as follows:**

  2. Hours of Operation

  2.1 The café shall operate within the following hours: Sunday- Thursday 7am - 11pm & Friday and Saturday 7am - 1am

- **Add new condition 7 as follows:**

  7. There shall be no amplified music.

- **Renumber existing condition 7 to be come condition 8**

All other consent conditions remain unchanged

ADVICE NOTES

a) This consent does not constitute consent in terms of the Building Act, the Transitional Regional Plan or the Proposed Natural Resources Regional Plan.

REASONS FOR DECISION

Pursuant to Section 113 of the Act the Council was satisfied that:

- The environmental effects anticipated by this proposal are considered less than minor.
- I consider that the proposal is not contrary to the objectives and policies of the District Plan.
- No parties are adversely affected

DATED at Rangiora this 2nd day of February 2012

SIGNED by Matt Robinson
PLANNING OFFICER

Legend

Property Boundary

Land Parcel

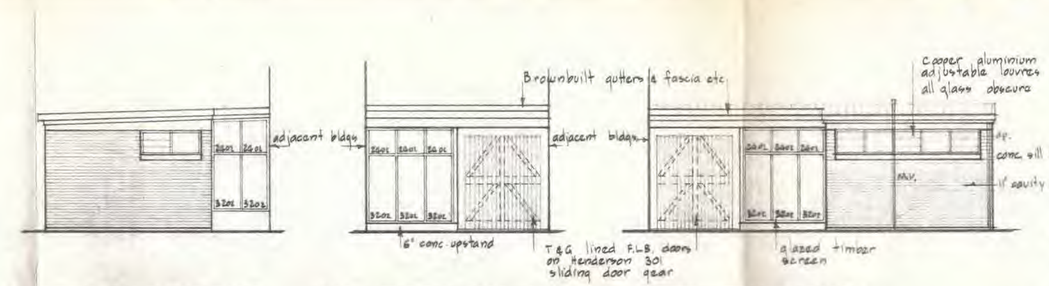
Scale 1:1362

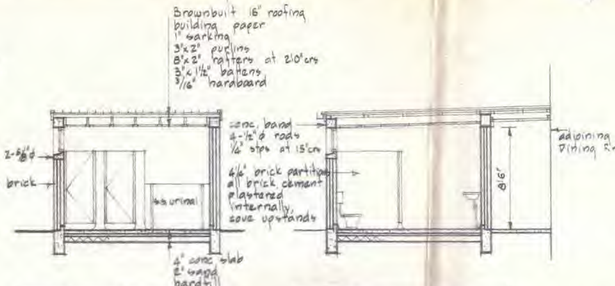
Original Size - A4

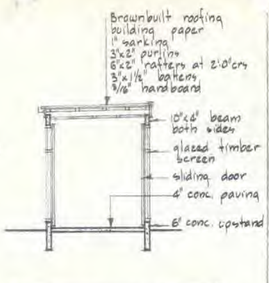
Property Information

Date: 5/09/2022

WAIMAKARIRI DISTRICT COUNCIL







PROPOSED • TOILETS & COVERED-WAY • for • DONAGHY'S ROPE & TWINE CO • WAIKUKU

SCALE	FILE	GRIFFITHS MOFFAT & PARTNERS
1/8" to 1'-0"	260/6	ARCHITECTS & ENGINEERS

IRON STORE

BRICK STORE

SPINNING MILL

PROPOSED 30ft EXTENSION.

OFFICE

MAIN HIGH WAY NO 1.

CREEK.

SITE PLAN 1/32" to 1'0"

EXISTING BUILDINGS.

remove existing wall.

sliding door

3 steel trusses

remove existing wall.

EXISTING BUILDING

5" concrete floor.

9" brick.

16" 9'6" 1'0" 9'6" 1'0" 9'6"

20'0"

PLAN OF EXTENSION.

24g ridge

8'0" sheet

7'0" Novaroof

8'0" sheet

steel truss as existing

9'5"

8'0" sheet

7'0" Novaroof each bay

8'0" sheet

6"x2" purlins

24g copper gutter

2/5/8" bolts.

2/5/8" bolts.

24g. copper gutter

fascia 2x9"x1/2"

1'1"

reinforce as existing
2/5/8" in top
2/3/4" in bottom.
3/8" stirrups 12" crs.

col reinforce as existing.
4/7/8" to top of beam
plus 2/1" from floor to 6'0"
1/4" ties 8" crs.

9" brick.

10'11"

2'10"

cut back & pour new concrete corbels.

existing wall

12'7 1/2"

d.p.c.

5" concrete slab on metal fill

1'3"

reinforce as existing
4/5/8", 1/4" stirrups 15" crs.

1'0"

3/8" tree to col steel

5'0" min.

2'0" x (3'0")

SECTION A.A 1/2" to 1'0"

24g.g.i. iron on building paper on netting

steel truss

new concrete corbels on buttresses

9" brickwork.

12'7 1/2"

5" concrete floor on metal fill

SECTION A A

EXTENSION

EXISTING

SECTION B B

rebated w bds

5" blade louvres

door

9" brickwork

EAST ELEVATION

24g.g.i.

9" brick.

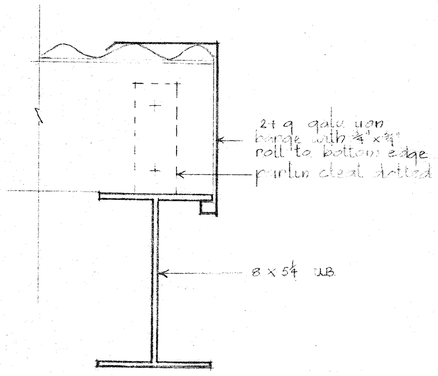
NORTH ELEVATION

ADDITIONS TO SPINNING MILL AT WAIKUKU
FOR MESSRS. DONALDHYS ROPE & TWINE CO.

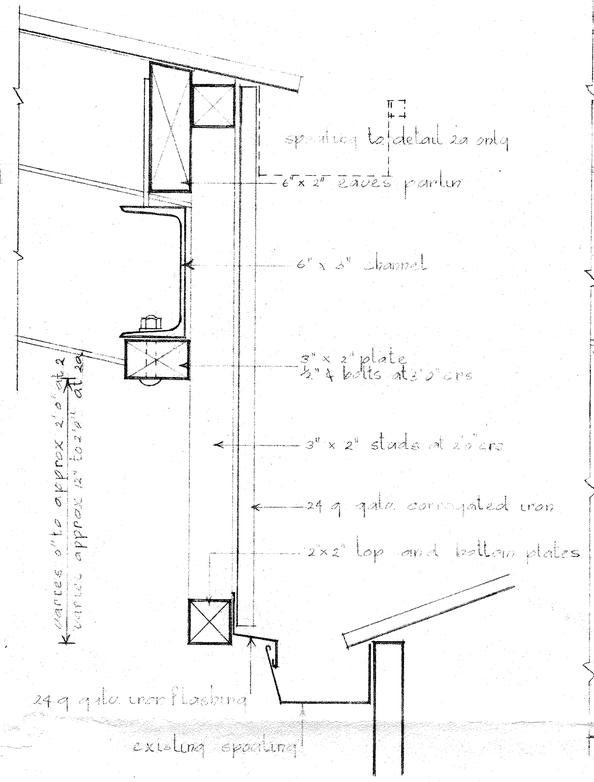
GRIFFITHS MOFFAT & PARTNERS
ARCHITECTS AND ENGINEERS:
G. D. GRIFFITHS M. J. MOFFAT
J. A. MARTIN K. R. ANDERSON
G. I. H. DREWETT

232 ARMAGH ST. CHRISTCHURCH 1. PO BOX 156 PHONE 68-189

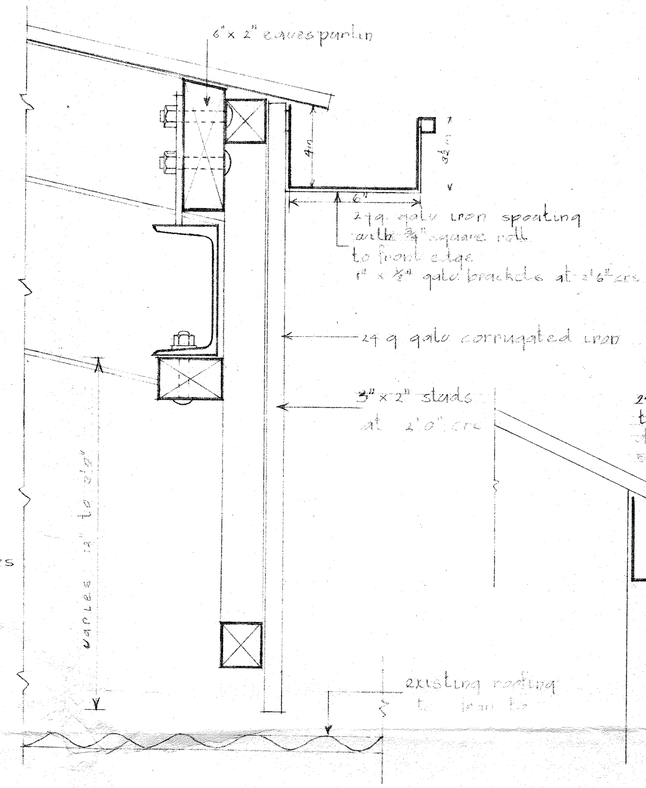
SCALE	DATE	FILE	SHEET	OF
1/32" 1/8" & 1/2" to 1'0"	18.4.74	260/9 M.J.M.	1	1



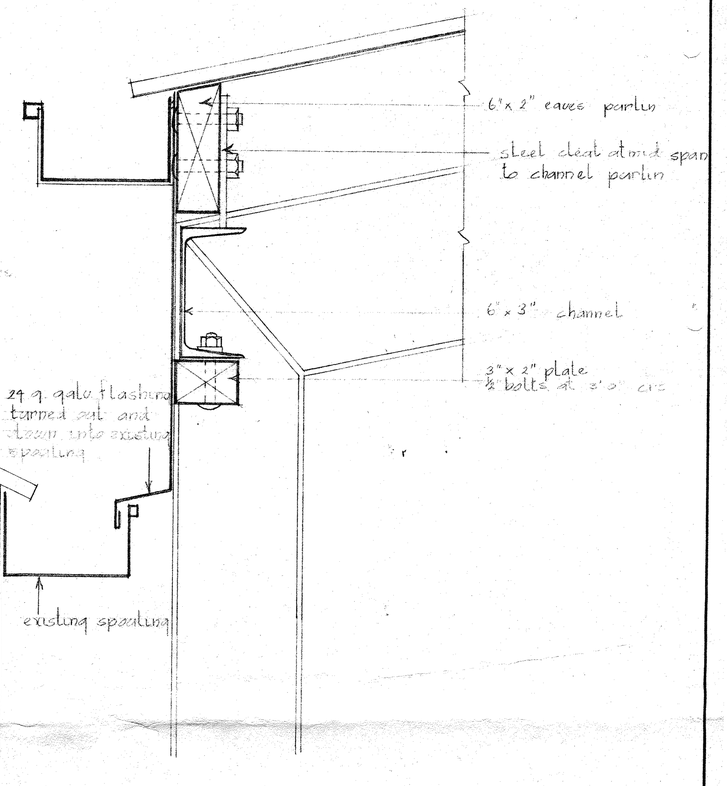
DETAIL 1



DETAIL 2 2a SIMILAR



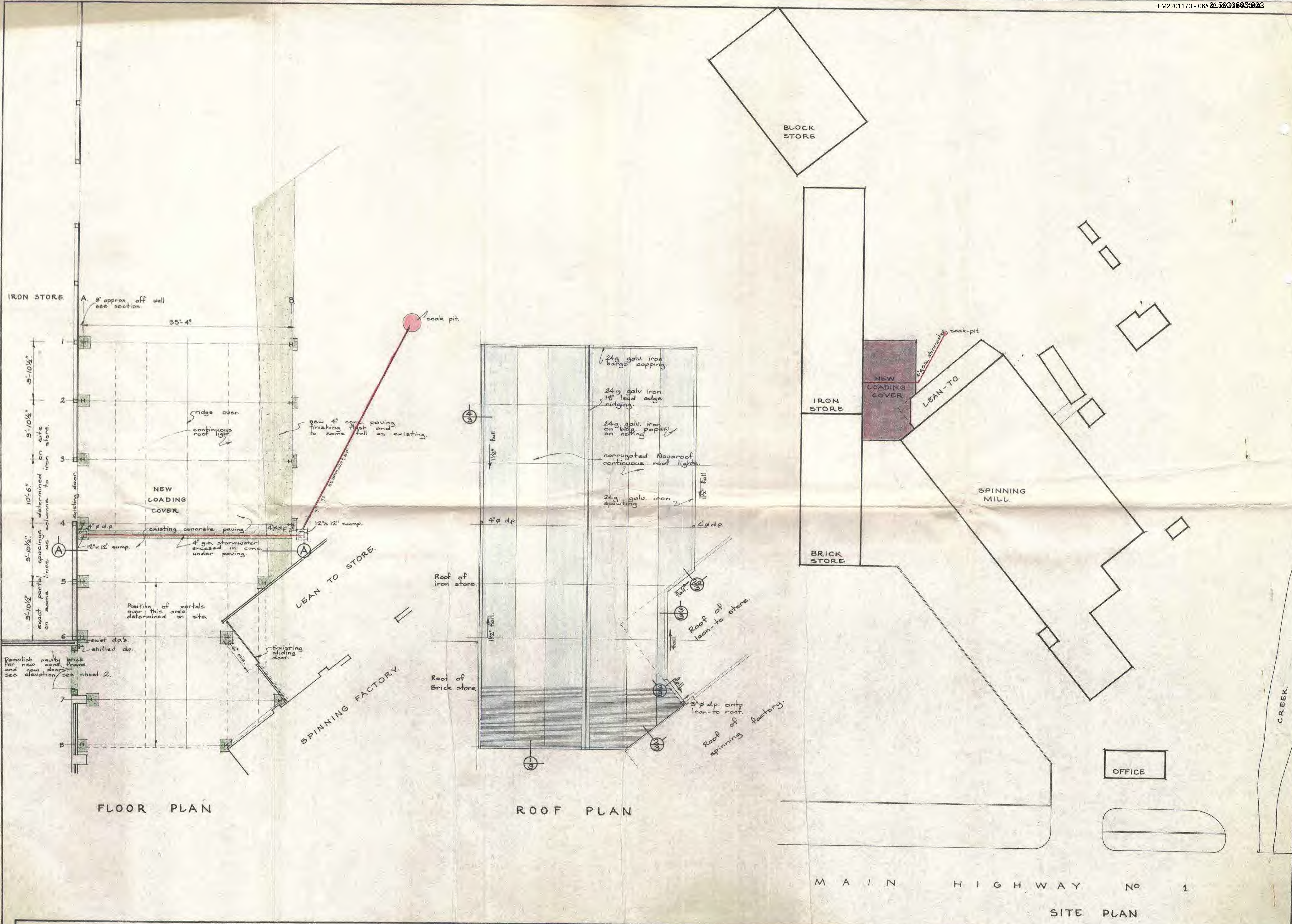
DETAIL 3



DETAIL 4

PROPOSED NEW LOADING COVER FOR DONAGHYS INDUSTRIES LTD · WAIKUKU.

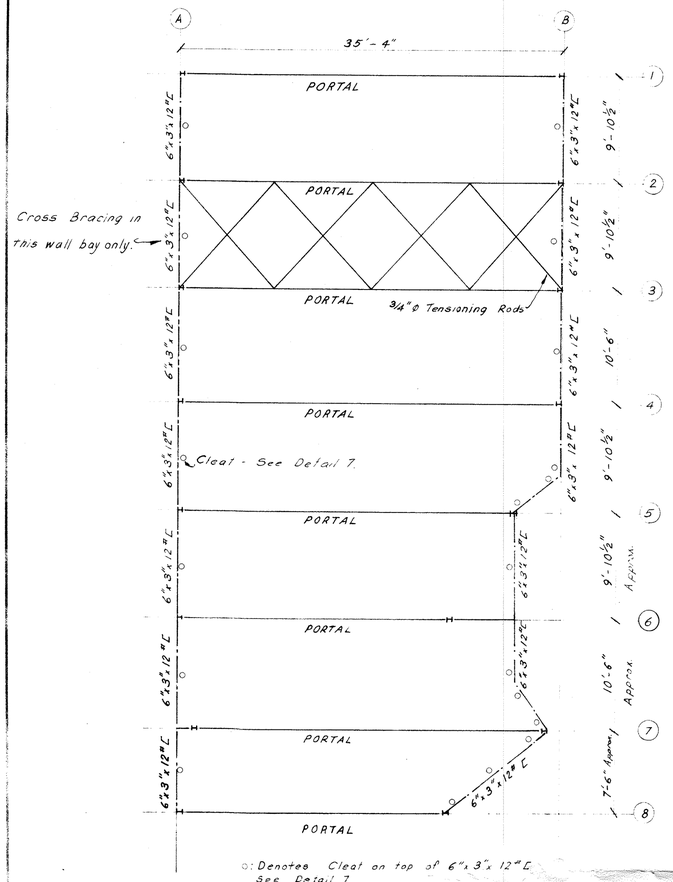
GRIFFITHS MOFFAT & PARTNERS			SCALE	DATE	FILE	SHEET	OF
ARCHITECTS AND ENGINEERS:	G. D. GRIFFITHS, J. A. MARTIN, G. I. H. DREWETT	M. J. MOFFAT, K. R. ANDERSON	1/4 F.S.	MAY 1971	260/7	3	3.



PROPOSED NEW LOADING COVER FOR DONAGHYS INDUSTRIES LTD · WAIKUKU.

GRIFFITHS MOFFAT & PARTNERS
ARCHITECTS AND ENGINEERS
C. D. GRIFFITHS · M. J. MOFFAT
J. A. MARTIN · K. R. ANDERSON
G. I. H. DREWETT

SCALE	DATE	FILE	SHEET	OF
⅛", 1/32 - 1'-0"	MAY 1971	260/7	1	3.

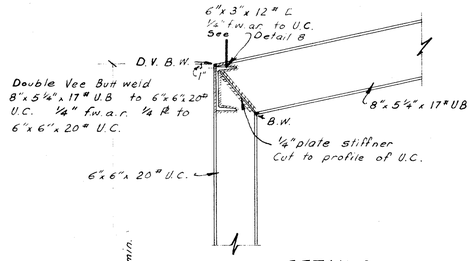


○: Denotes Cleat on top of 6"x3"x12"LC See Detail 7

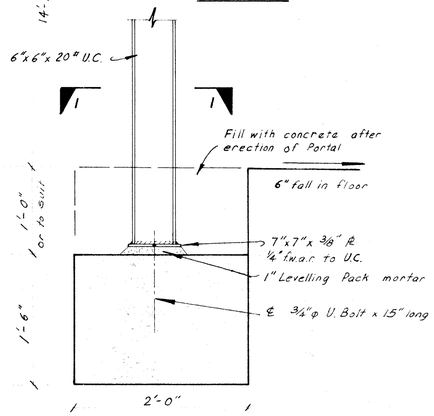
STEEL FRAMING PLAN

Scale: 1/8"=1'-0"

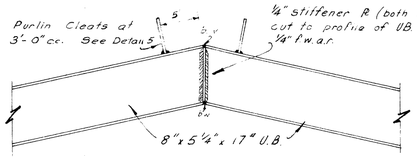
Refer to Architectural Drawings for setout Details.



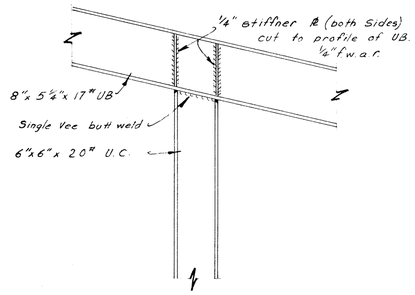
DETAIL 2



DETAIL 3

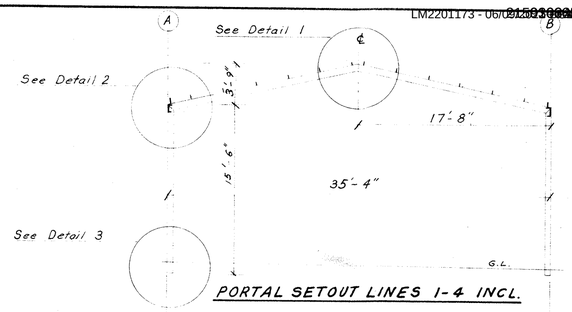


DETAIL 1

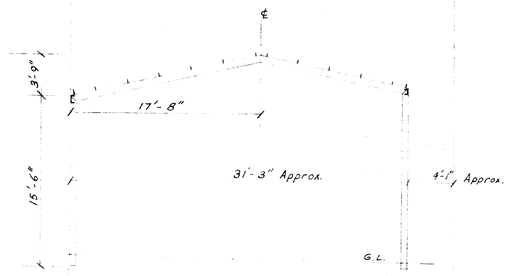


DETAIL 4, 6 SIMILAR

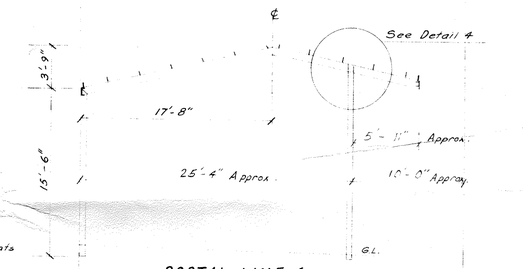
Occurs only on Portals on Line 6 & Line 7



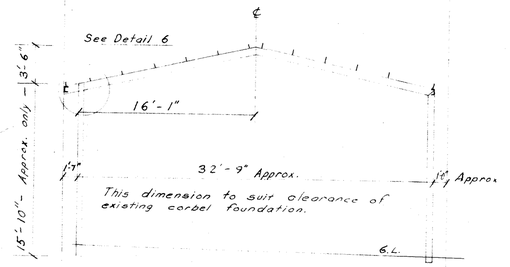
PORTAL SETOUT LINES 1-4 INCL.



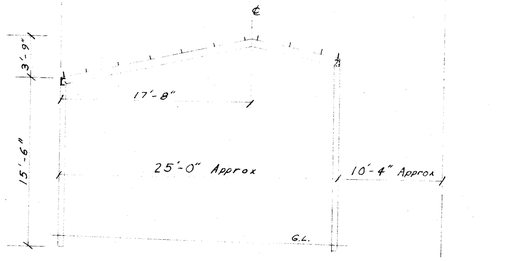
PORTAL LINE 5



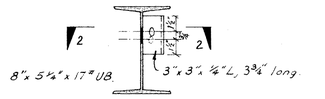
PORTAL LINE 6



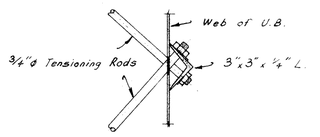
PORTAL LINE 7



PORTAL LINE 8

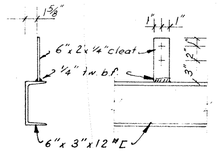


TYPICAL BRACING DETAIL



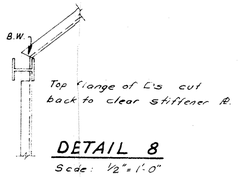
SECTION 2-2

Scale: 1/8 full size



DETAIL 7

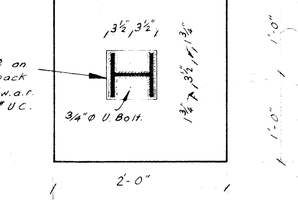
For Position of cleats see Steel Framing Plan.
Scale: 1"=1'-0"



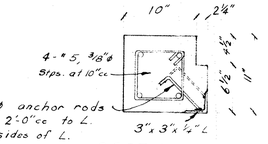
DETAIL 8

Scale: ½"=1'-0"

Note: Portal legs on North wall placed Centrally on column pads.



SECTION 1-1

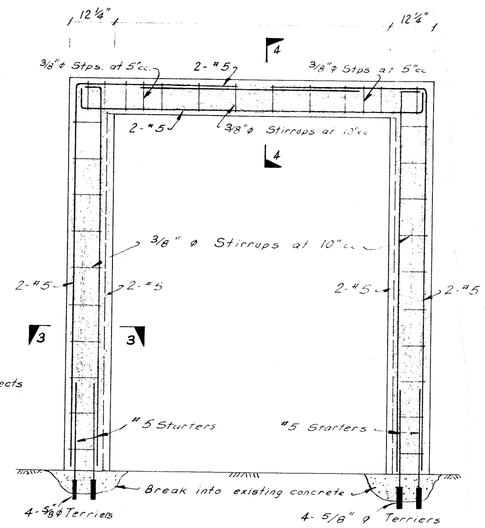


½"ø anchor rods welded at 2'-0" cc to L. Alternate sides of L. ¼" f.w.a.r.

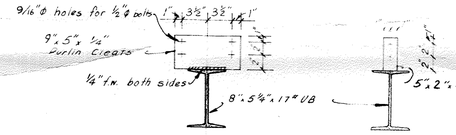
SECTION 3-3

Scale: 1"=1'-0"

Section 4-4 Similar except 10"x11" - No Angle - See Architects Plans for Finish



ELEVATION OF OPENING

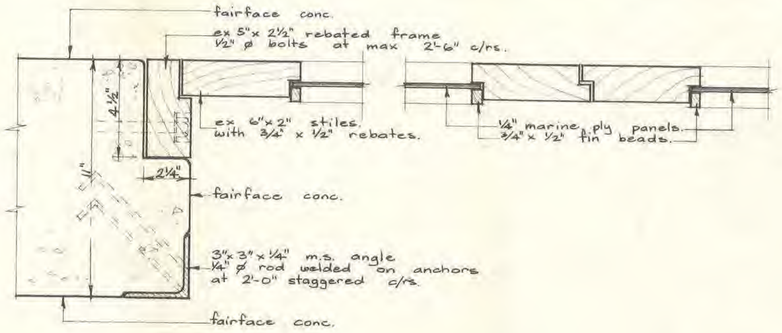


DETAIL 5

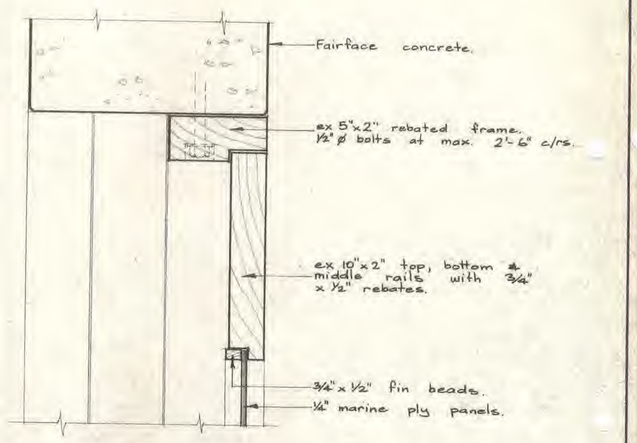
Purlin Cleats at 3'-0" cc

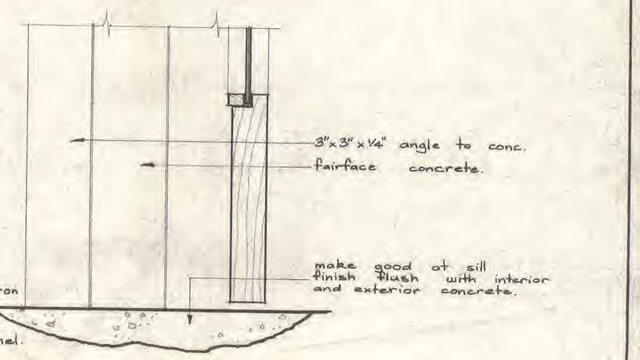
Note: All Dimensions are Approximate only and the Contractor is to verify all Dimensions on site before commencing work.

NEW LOADING COVER FOR DONAGHYS INDUSTRIES LIMITED - WAIKUKU	GRIFFITHS MOFFAT & PARTNERS ARCHITECTS AND ENGINEERS G.D. GRIFFITHS M.J. MOFFAT J.A. MARTIN K.R. ANDERSON C.H. DREWETT	SCALE 1/8", 1/2"= 1'-0"	DATE MAY 1971	FILE 260/7	SHEET S1 / OF 1



DOOR DETAILS



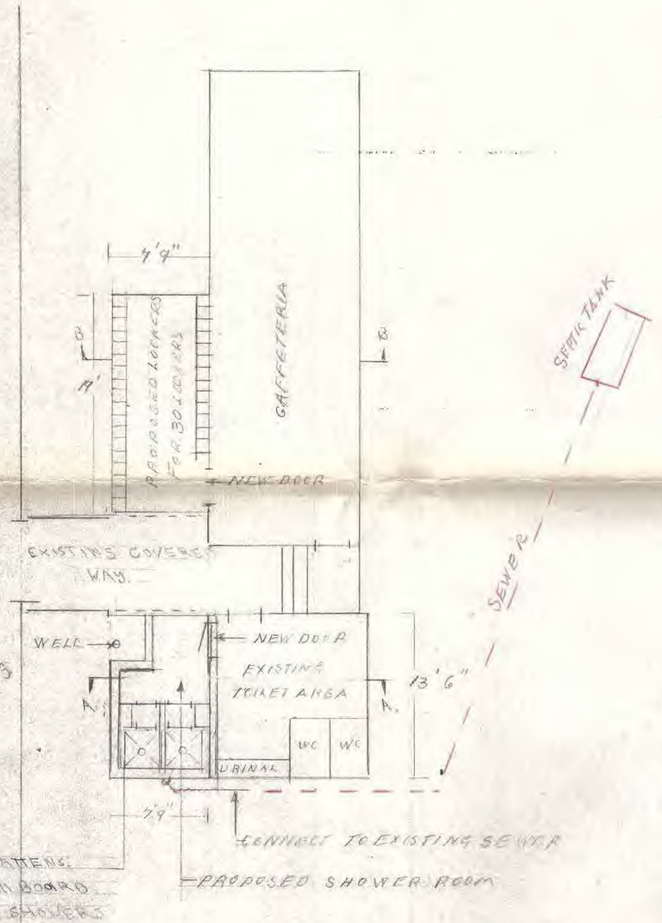


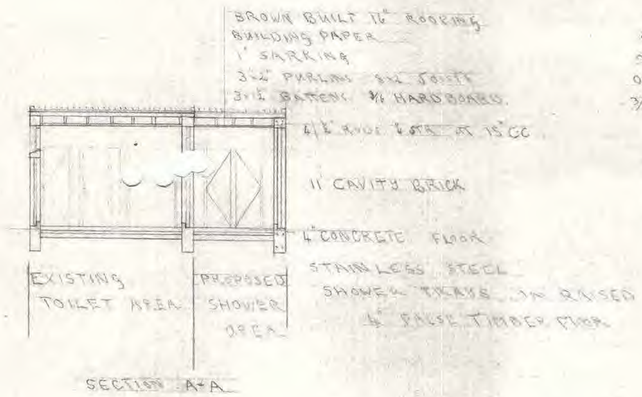
SECTION A-A.

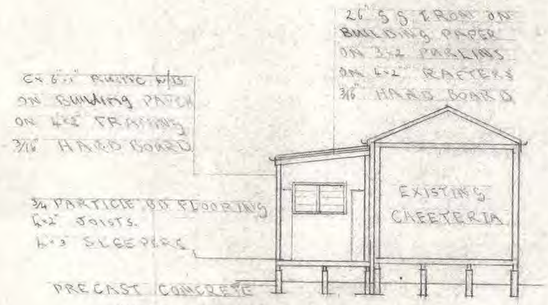
PROPOSED NEW LOADING COVER FOR DONAGHYS INDUSTRIES LTD · WAIKUKU.

GRIFFITHS MOFFAT & PARTNERS
ARCHITECTS: G. D. GRIFFITHS M. I. MOFFAT
AND J. A. MARTIN K. R. ANDERSON
ENGINEERS: G. I. H. DREWETT

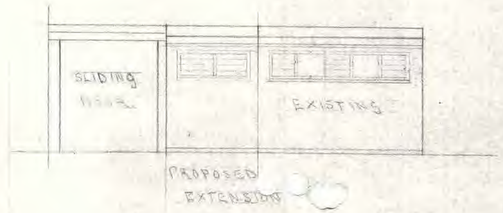
SCALE	DATE	FILE	SHEET	OF
½" = 1'-0" # ¼ F.S.	MAY 1971	260/7	2	3.



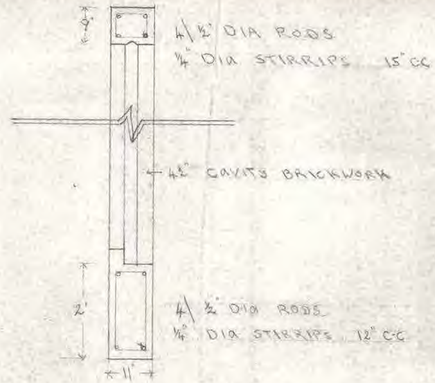




SECTION B-B.



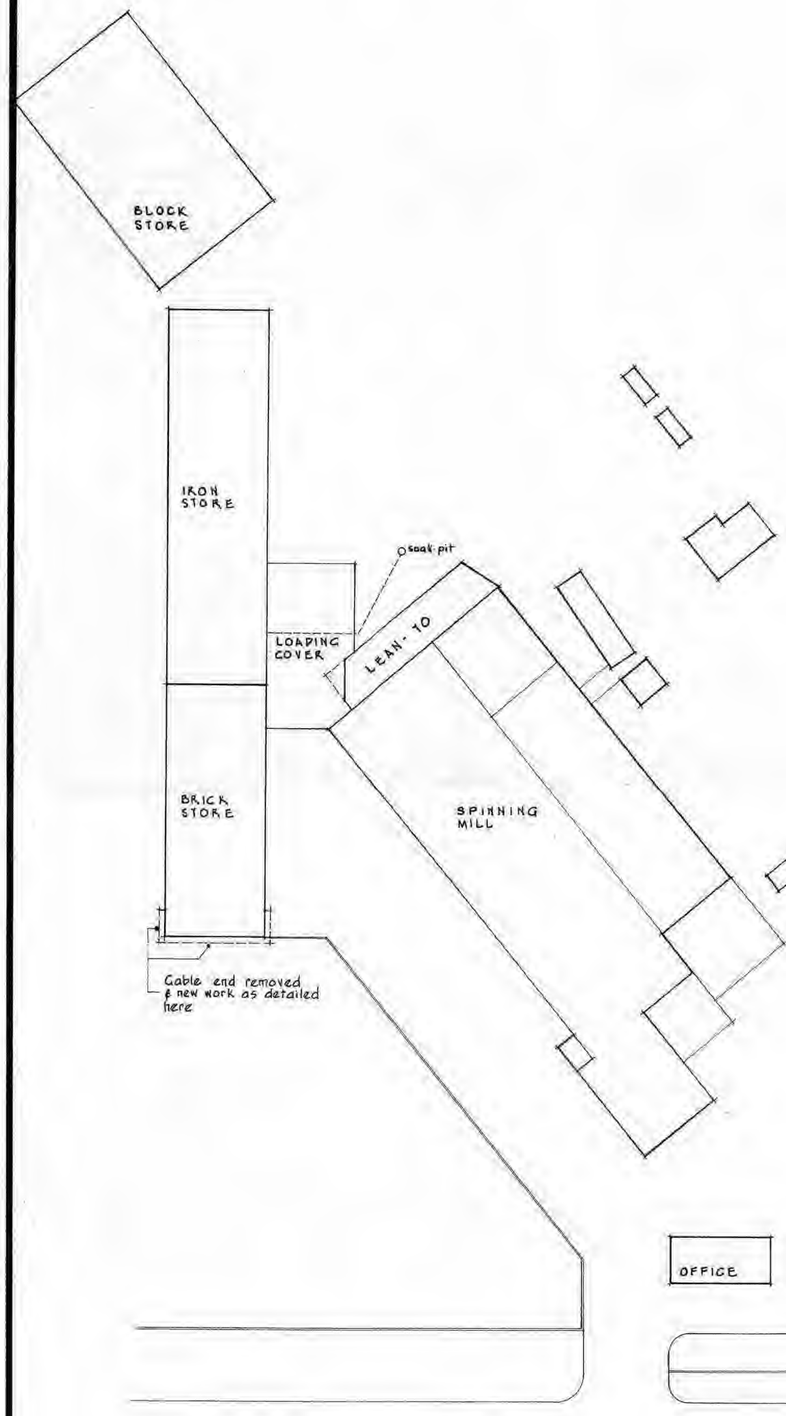
EAST ELEVATION



SECTION THRU FOUNDATIONS ETC

PROPOSED SHOWER ROOMS AND LOCKER SPACE
AT DONAGHYS LTD DUNGARVAN
SCALE 1/8 INCH = 1 FOOT

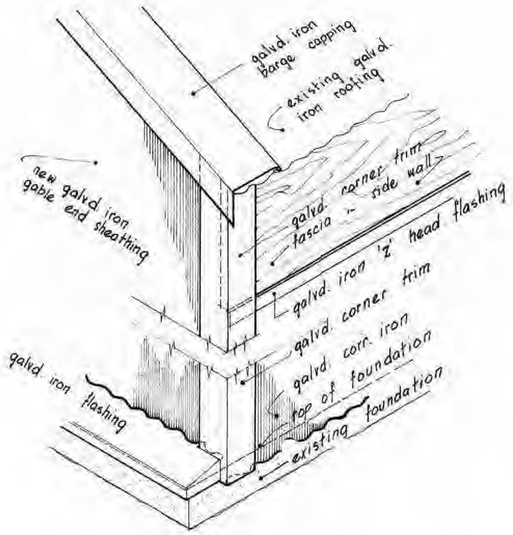
R.C. Jamieson Builders (1975) Ltd.



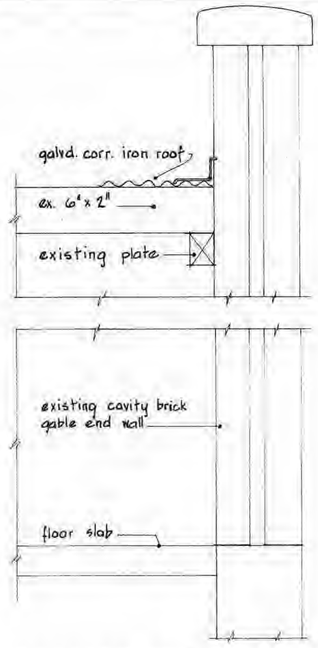
MAIN HIGHWAY Nº 1

SITE PLAN

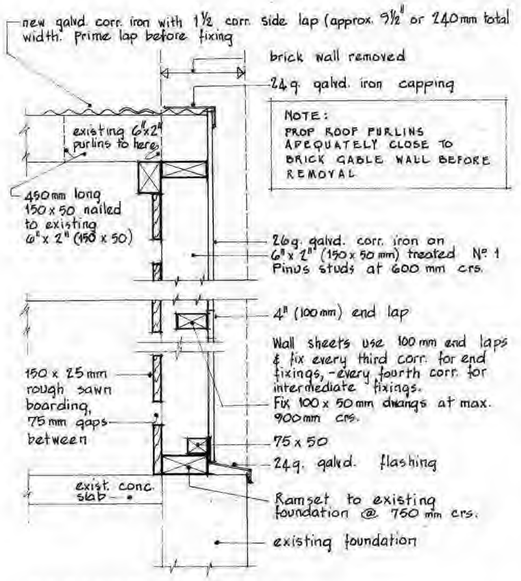
SCALE 1/32" = 1'0"



ISOMETRIC VIEW OF CORNER AT GABLE END

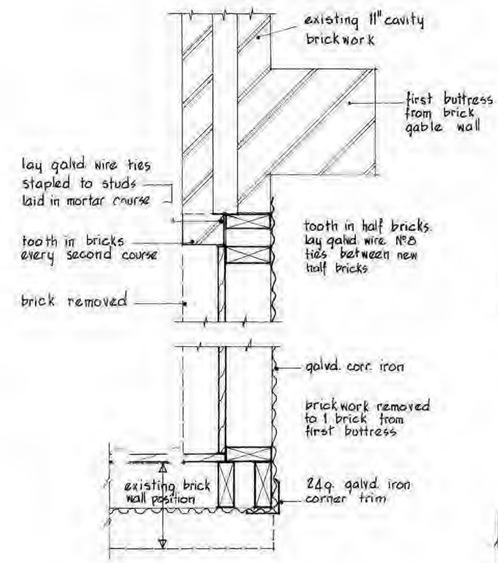


SECTION THRº EXISTING GABLE END WALL



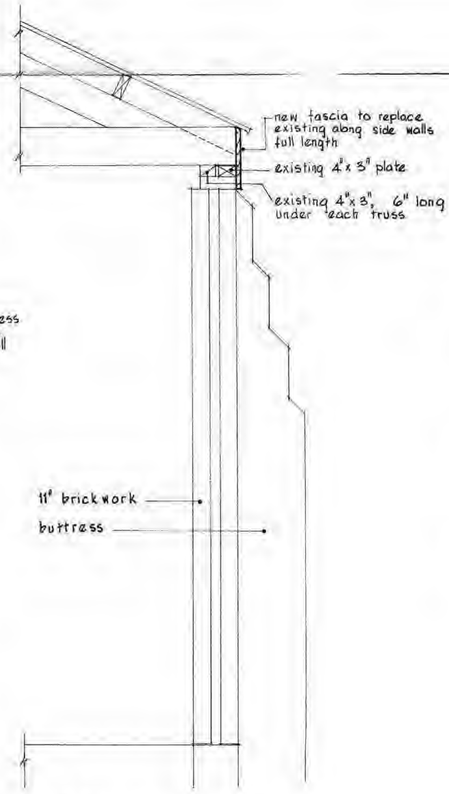
SECTION THRº NEW GABLE END WALL

SCALE · 1:10



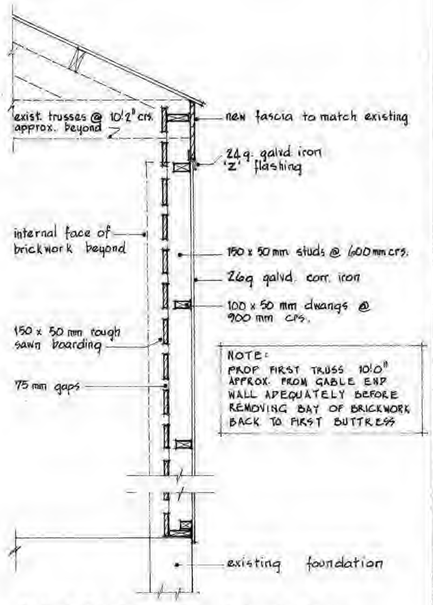
PLAN AT CORNER

SCALE· 1:10



SECTION THRº EXISTING SIDE WALL

SCALE 1:20



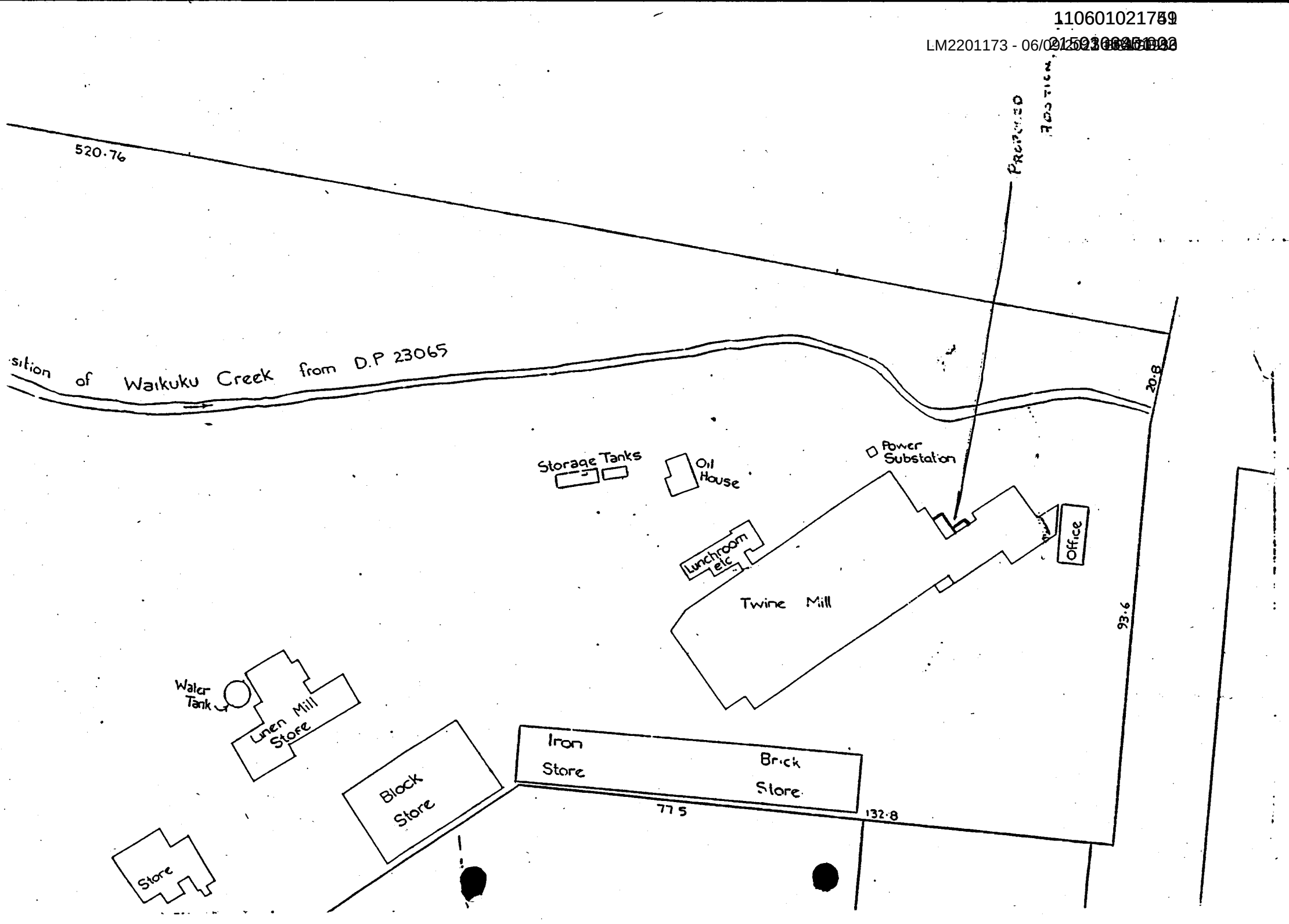
SECTION THRº SIDE WALLS · NEW FIRST BAYS

SCALE · 1:20

ALTERATIONS TO BRICK STORE — DONAGHY'S INDUSTRIES LTD — WAIKUKU

GRIFFITHS MOFFAT & PARTNERS			SCALE	DATE	FILE	SHEET	OF
ARCHITECTS AND ENGINEERS:	M.J. MOFFAT	K.R. ANDERSON	exist. work 1/32" = 1'0" & 1/4" = 1'0" new work 1:10 & 1:20	AUGUST 1976	260/11	1	1
	G.I.H. DREWETT	E.J.L. HEYMEL					

232 ARMAGH STREET CHRISTCHURCH 1. PO BOX 156 PHONE 68-188


520.76
sition of Waikuku Creek from D.P 23065
Storage Tanks
Oil House
Power Substation
Lunchroom etc
Office
Twine Mill
20.8
93.6
Water Tank
Linen Mill Store
Block Store
Iron Store
Brick Store
77 5
132·8
Store

400g brownbuilt

dynaset anchors

ventilation

SIDE

existing brick walls

200 blocks

roller

1-6

12 mm rod

2-6

PLAN

DETAIL

floor

100 slab

door

2-6

floor - 400 deep pit

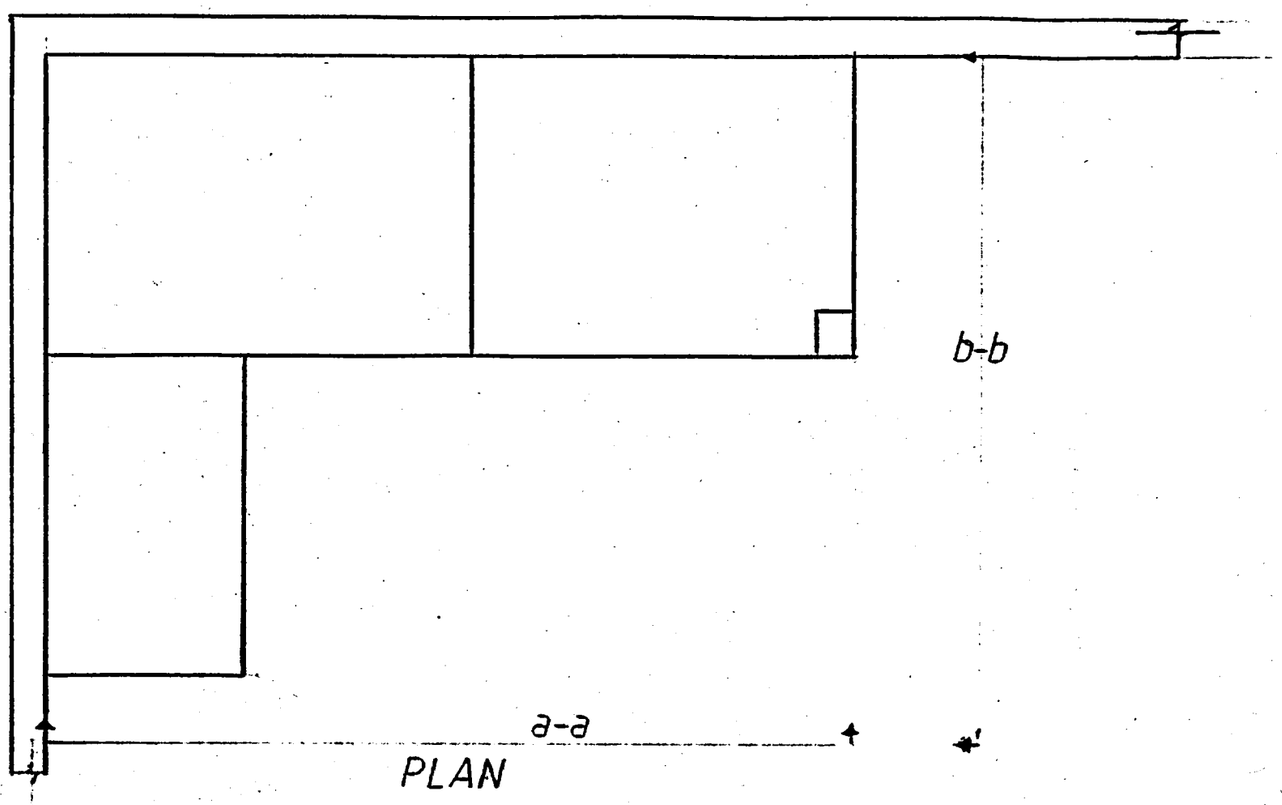
4

FRONT

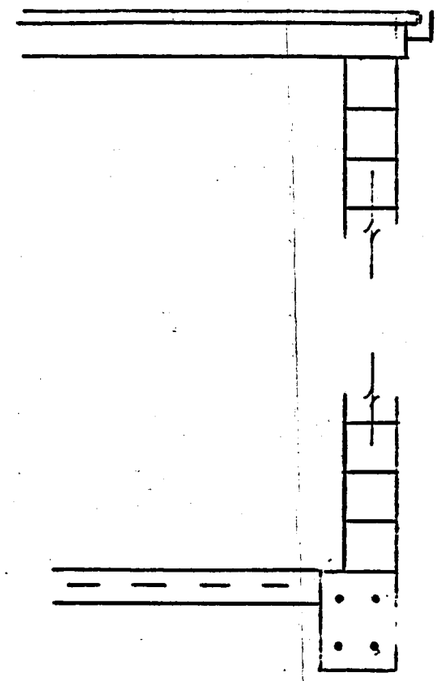
DONAGHYS INDUSTRIES

OIL STORE

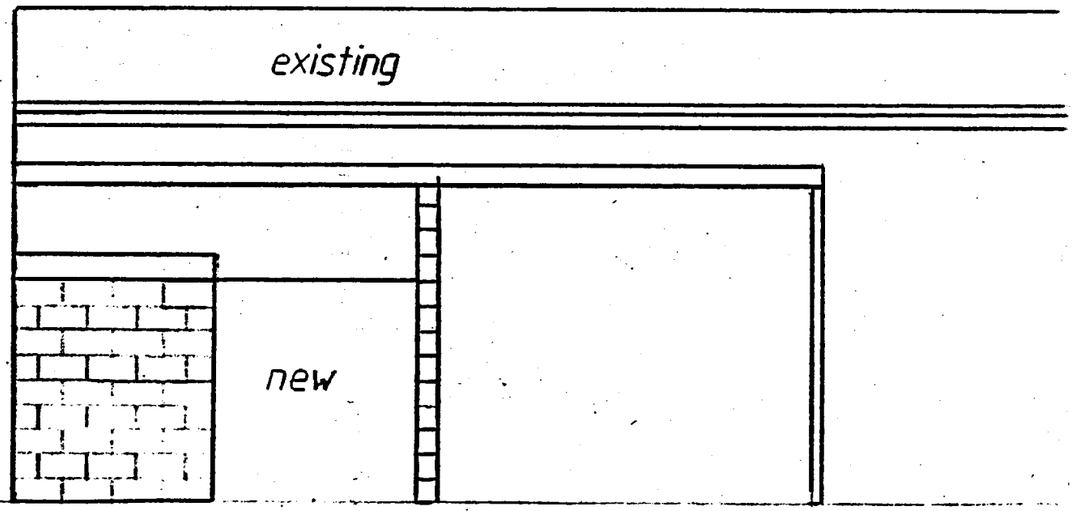
scale 1-20



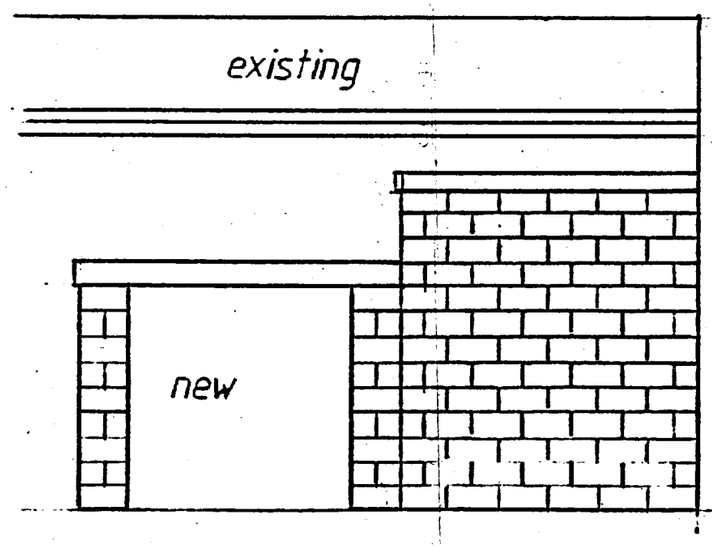
PLAN



DETAIL



a-a



b-b

PROPOSED COMPRESSER ROOM + OIL STORE ROOM

for DONAGHYS INDUSTRIES WAIKUKU

scale 1-50
1-25

~~ALL BUILDINGS MUST HAVE SPOUTING AND DOWNPIPES DISCHARGING TO STORM-WATER DRAINS, WHICH MUST DISCHARGE TO THE STREET CHANNEL.~~ Seepage

All Sanitary fittings are existing, any modification or replacement will require a plumbing permit.

Any modification, repair, or extention of existing disposal system shall comply with Canterbury Regional Councils new general Authorisation, and will require a drainage permit.

MAIN MILL BUILDING

FLASH WEATHERPROOF WHERE NEW ROOF MEETS THAT OF EXISTING CORRIDOR

A SHT 2

SW

CONCERTINA DOOR

POSITION OF NEW FOOND PILES.

EXISTING CONC. AREA.

BEDROOM 3

B SHT 2

EXTENT OF NEW WORK

BEDROOM 2

EXISTING CONCRETE AREA.

NEW WINDOW TO MATCH EXISTING REFER SPEC FOR LINTEL SIZE.

B SHT 2

DOUBLE STUD AT THIS POINT

OUTLINE OF 100×350 TIMBER BEAM ABOVE. REFER SECTION A.

CORRIDOR (EXIST)

BEDROOM 1 (EXIST)

NEW TIMBER FRAMED WALL. INTERNAL - GIB BOARD EXT. CLADDING - WEATHERBOARDS LINED WITH 90 FIBREGLASS BATTS.

SW (NEW)

STORMWATER FROM NEW GUTTER TO DISCHARGE INTO NEAREST S/W SOAK

SOAK

GT.

ABLUTION AREA - EXISTING

toilet

toilet

LIVING AREA (EXISTING)

DINING

KITCHEN EXIST.

STEP

All construction work and materials used must comply with the requirements of New Zealand Standard Code of Building By-Laws No. 1900.

WAIMAKARIRI DISTRICT COUNCIL
BUILDING PLAN APPROVED
SIGNED.....

A SHT 2

WAIMAKARIRI DISTRICT COUNCIL
24 HOURS NOTICE MUST BE GIVEN
Prior to pouring ANY concrete
Prior to laying ANY floor
Prior to fixing ANY wall or ceiling lining
On completion of the building
provision must be made to allow
a Building Inspector access

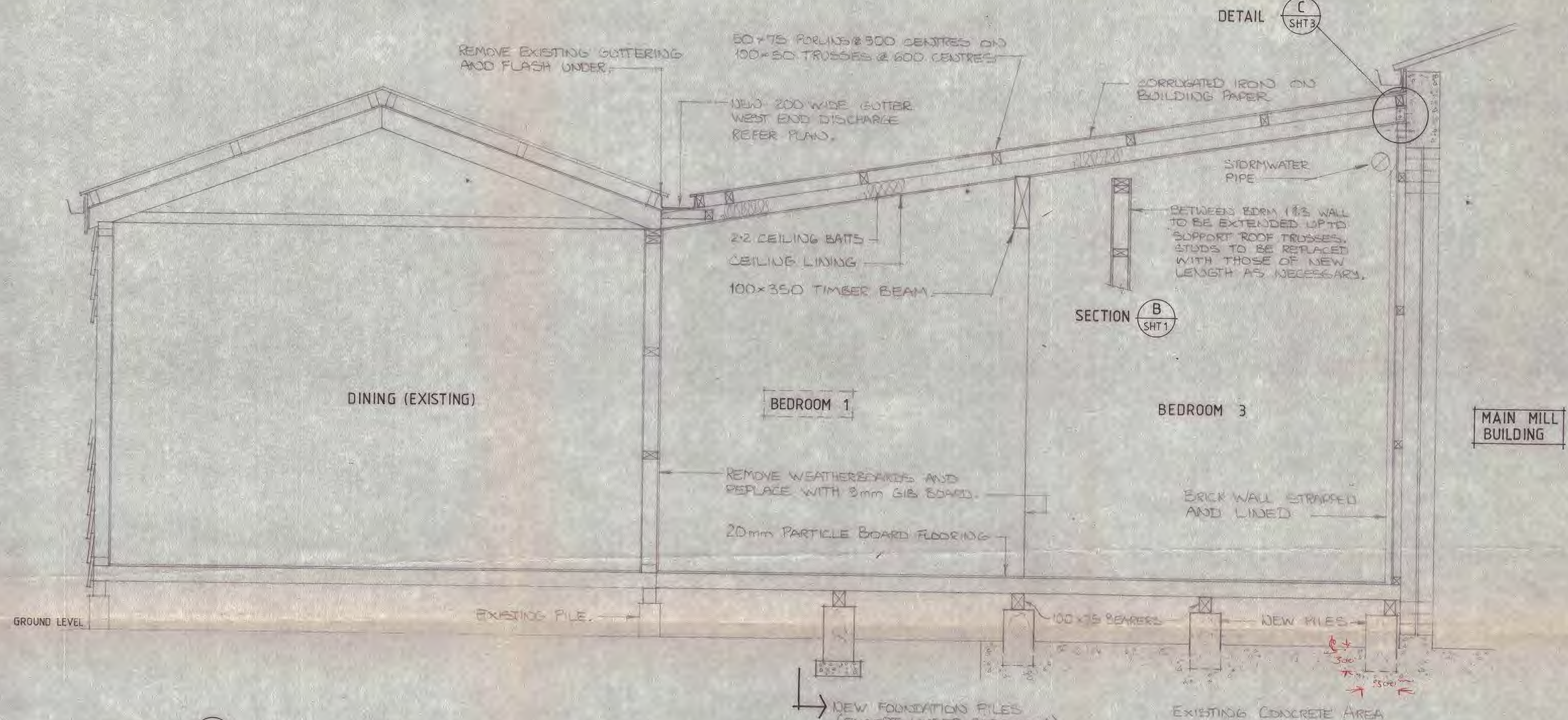
NORTH

FLOOR PLAN Scale 1:50

BUILDER SHALL CHECK ALL DIMENSIONS ON SITE.
BUILDING TO COMPLY WITH ALL RELEVANT NZ STANDARDS

FLOOR PLAN

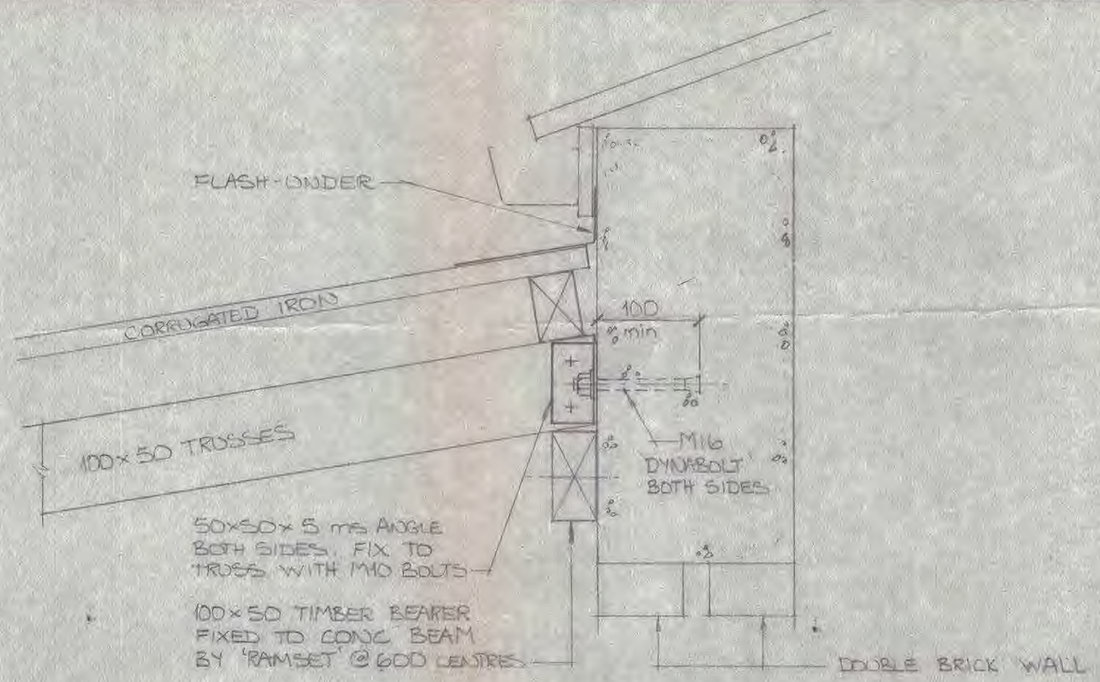
SHEET 1



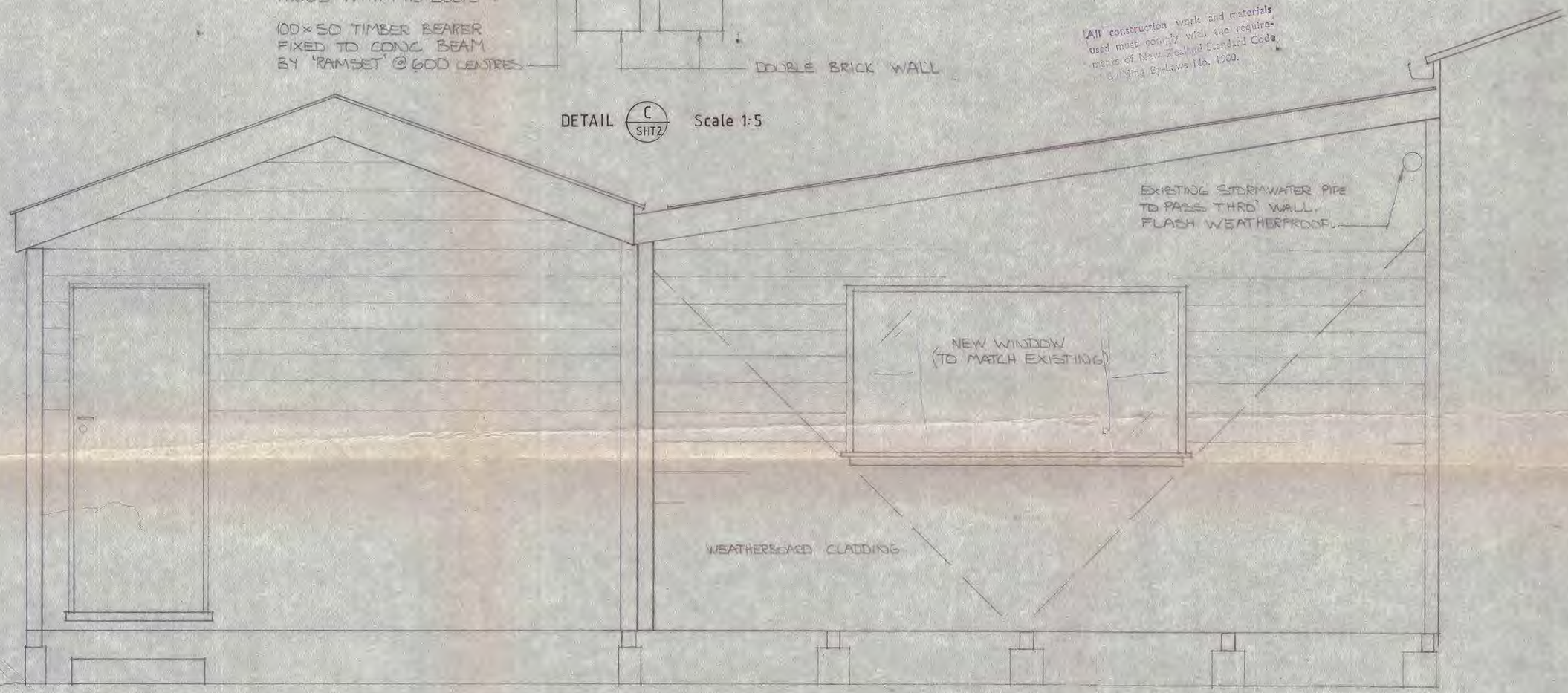
SECTION A SHT1 Scale 1:20

CROSS-SECTION

SHEET 2



DETAIL C/SHT2 Scale 1:5



WEST ELEVATION Scale 1:20

EXISTING BUILDING ⟷ NEW BUILDERS WORK

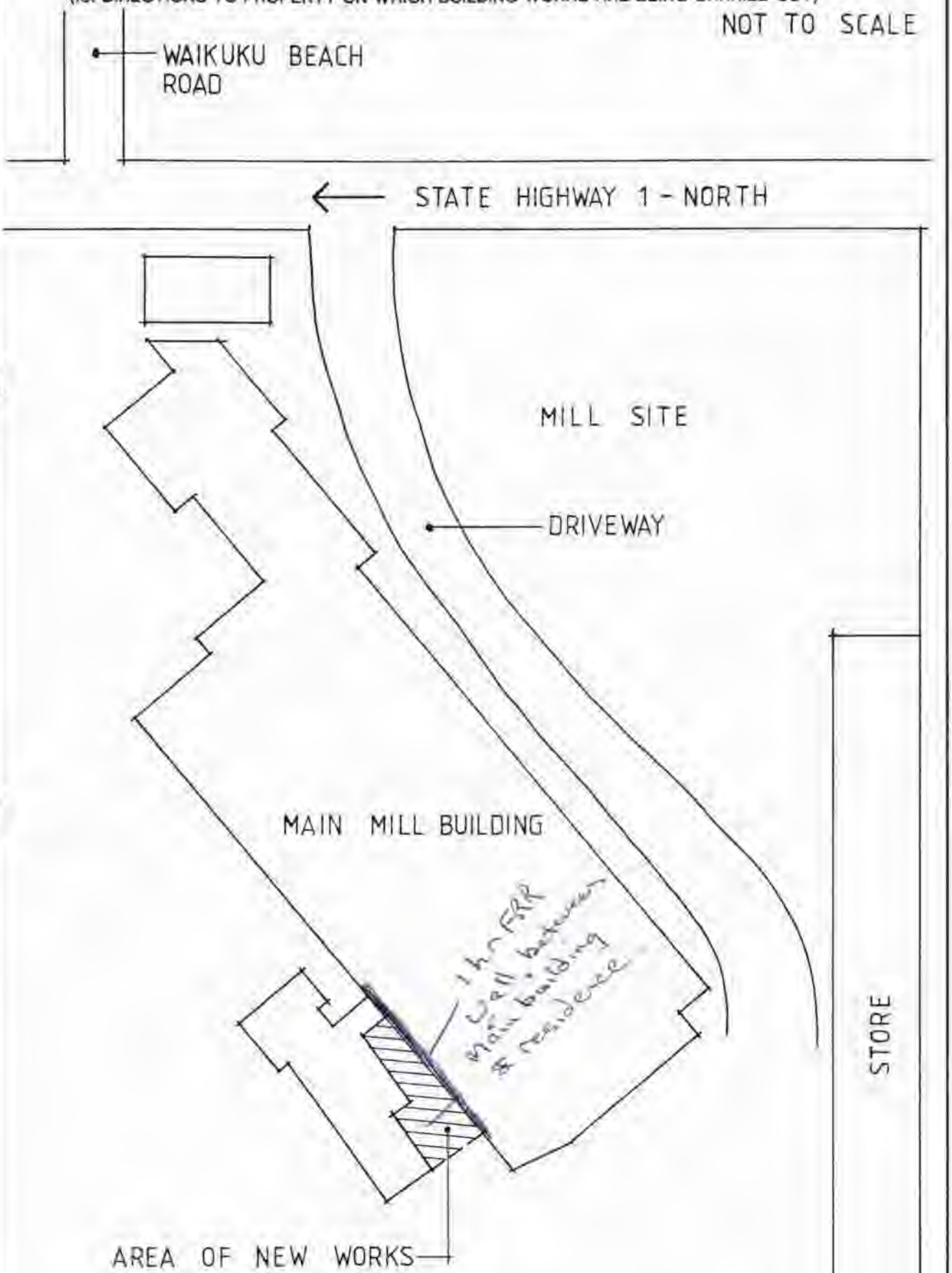
ELEVATION AND DETAIL

SHEET 3

LOCALITY MAP SHOWING LOCATION OF PROPERTY:

(ie. DIRECTIONS TO PROPERTY ON WHICH BUILDING WORKS ARE BEING CARRIED OUT)

NOT TO SCALE

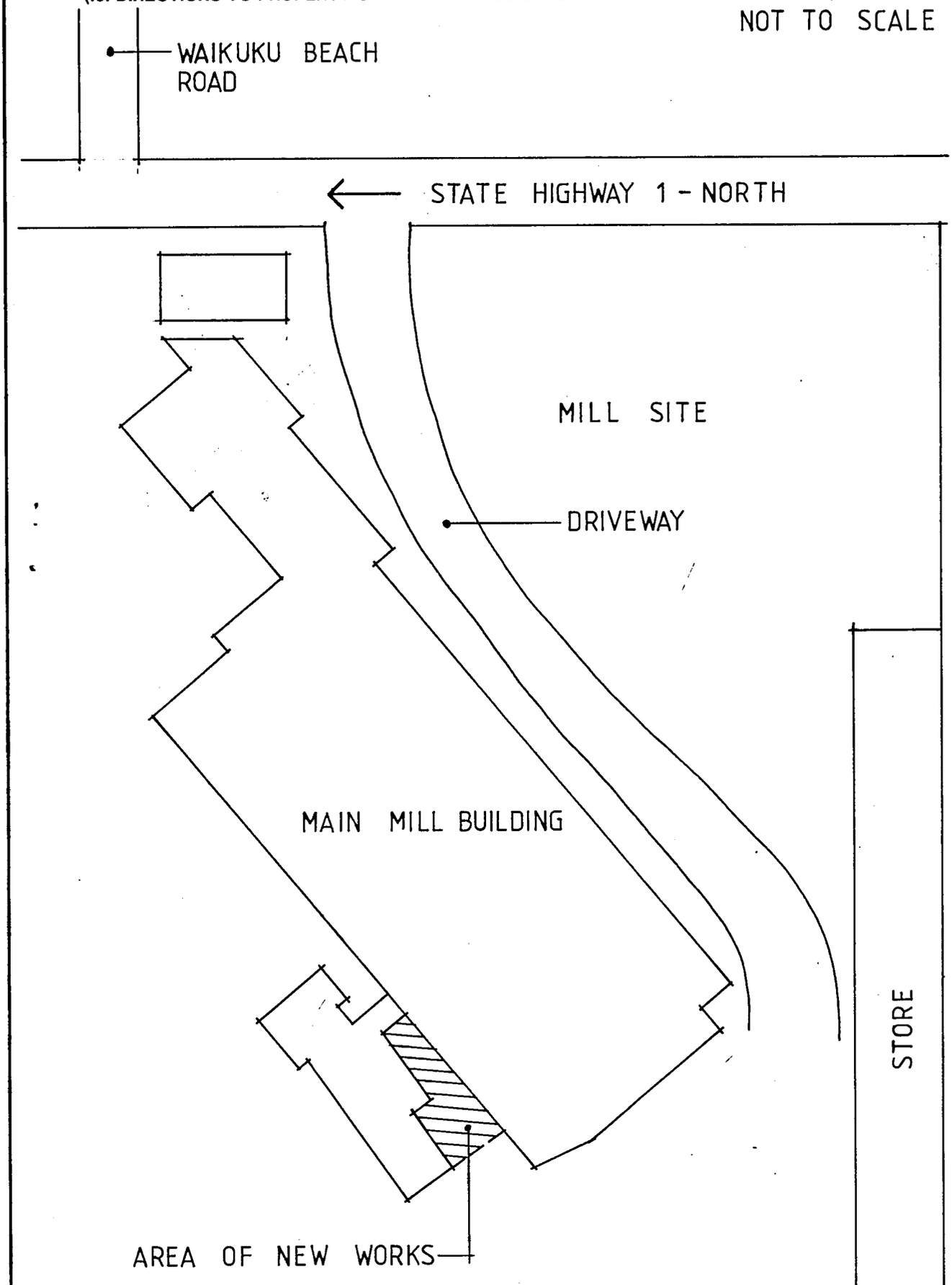


THIS IS NOT ACCEPTED AS A SITE PLAN:

LOCALITY MAP SHOWING LOCATION OF PROPERTY:

(ie. DIRECTIONS TO PROPERTY ON WHICH BUILDING WORKS ARE BEING CARRIED OUT)

NOT TO SCALE



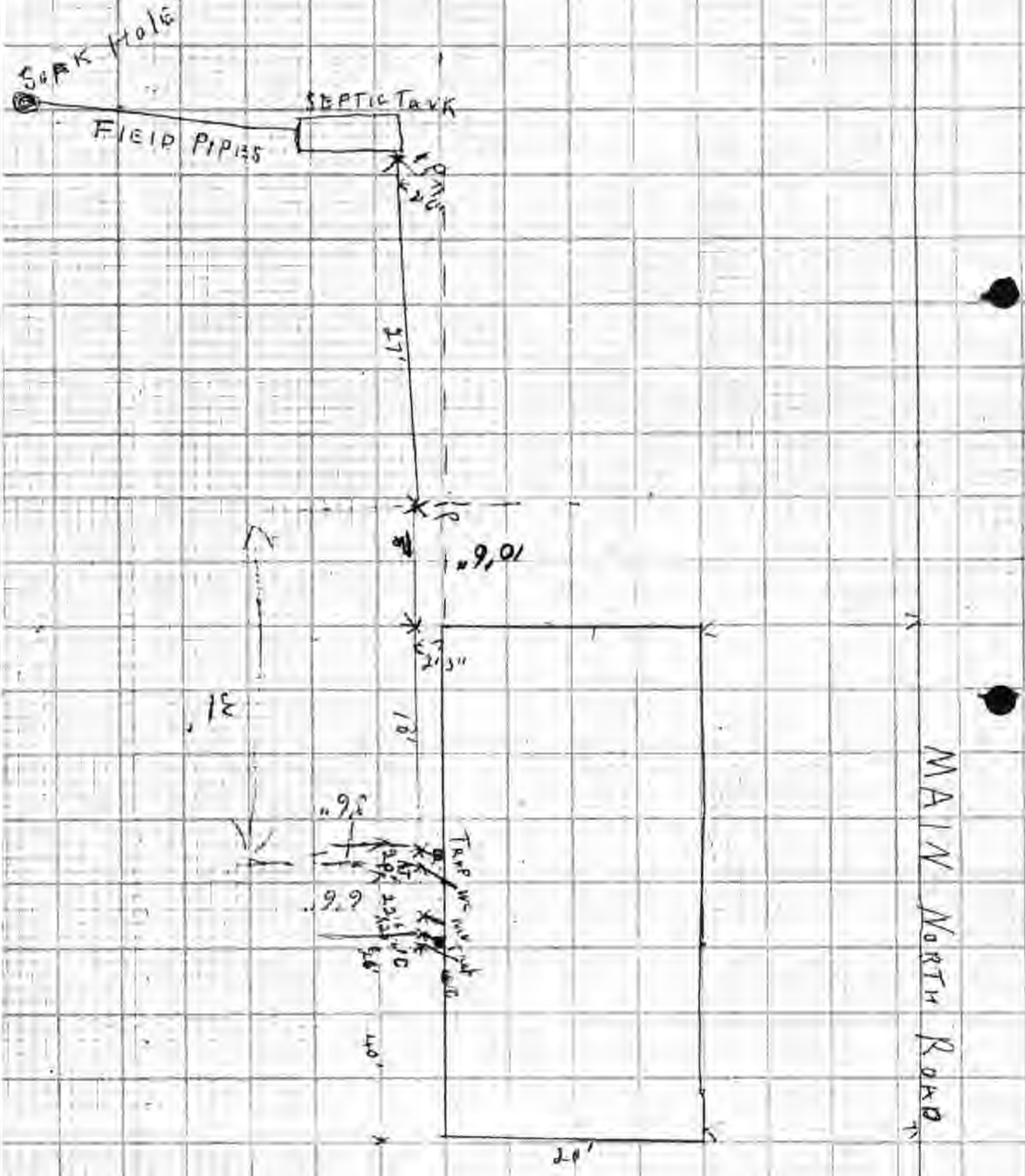
THIS IS NOT ACCEPTED AS A SITE PLAN:

L

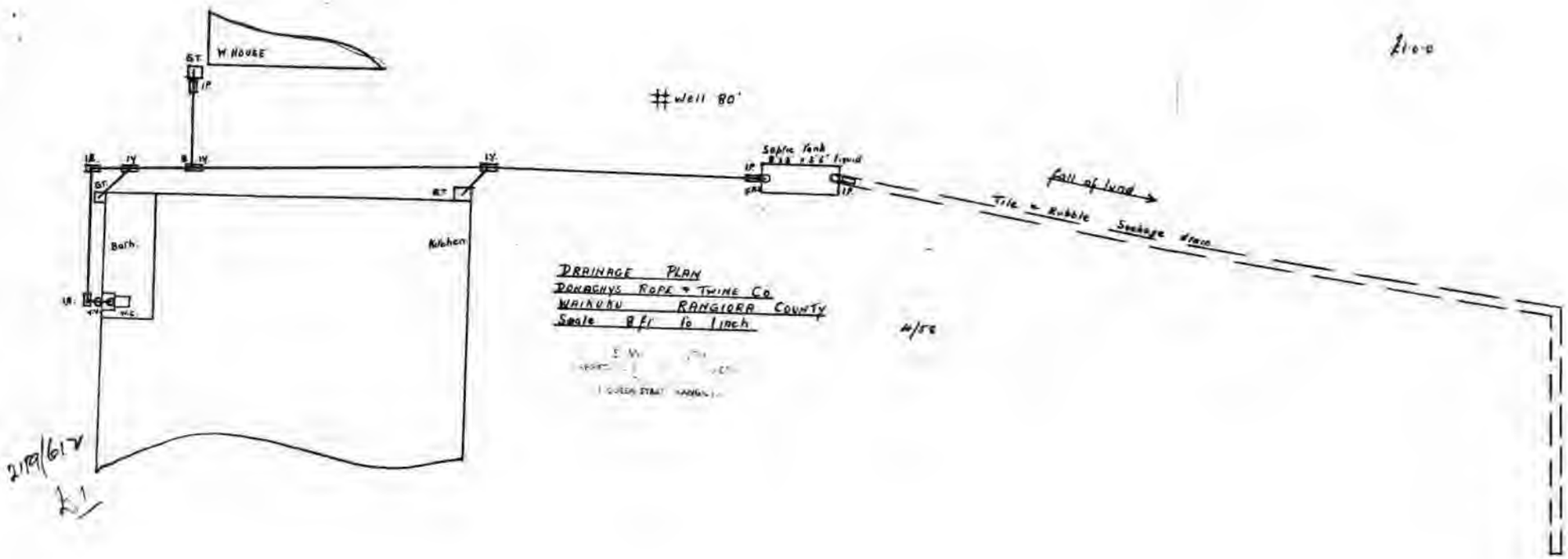
SEPTIC TANK. OFFICE BLOCK

ROPE WORKS

WAIKUKU



Insp. & passed
Rd. 1/54.



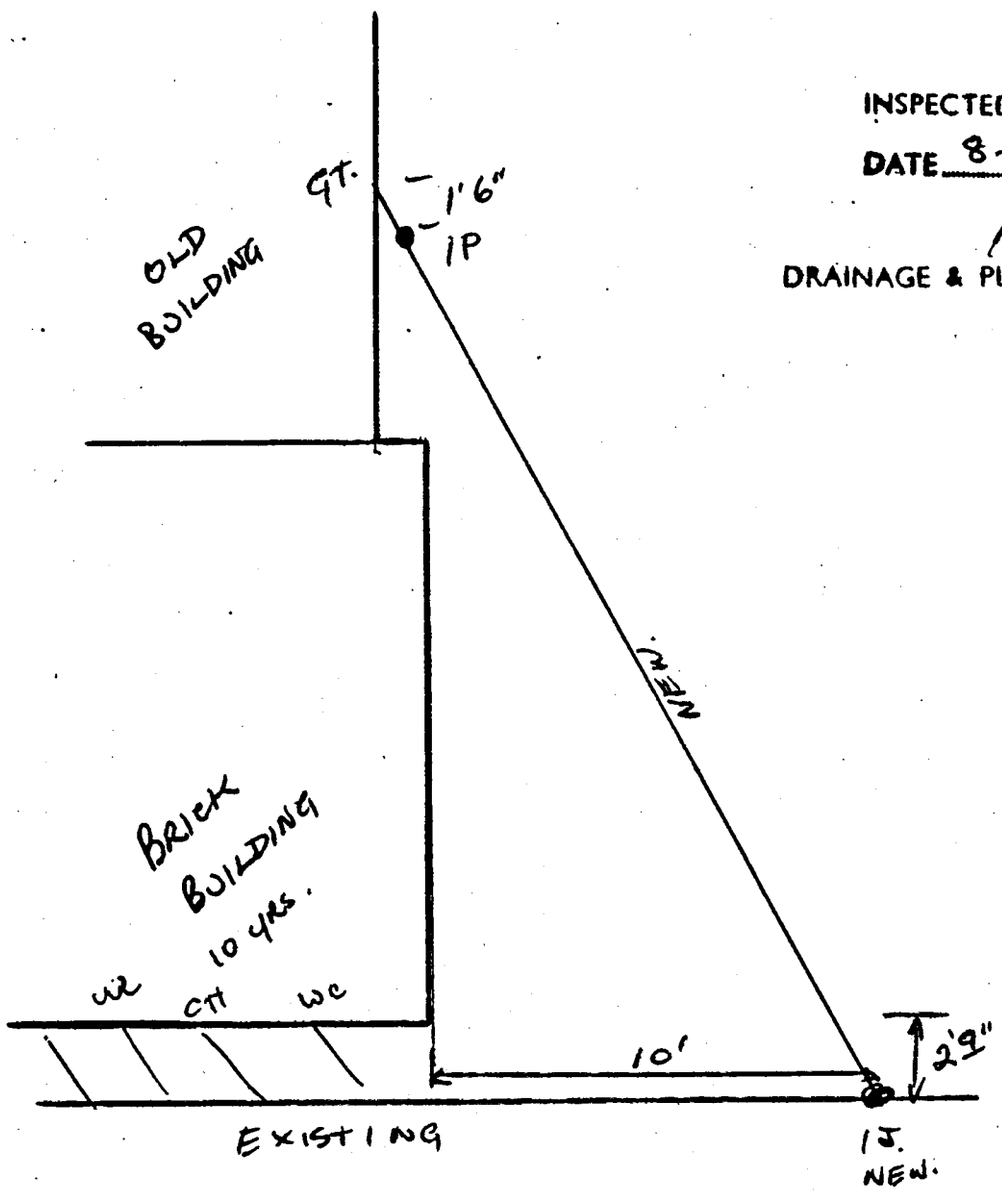
DONAGHYS ROPE + TWINE

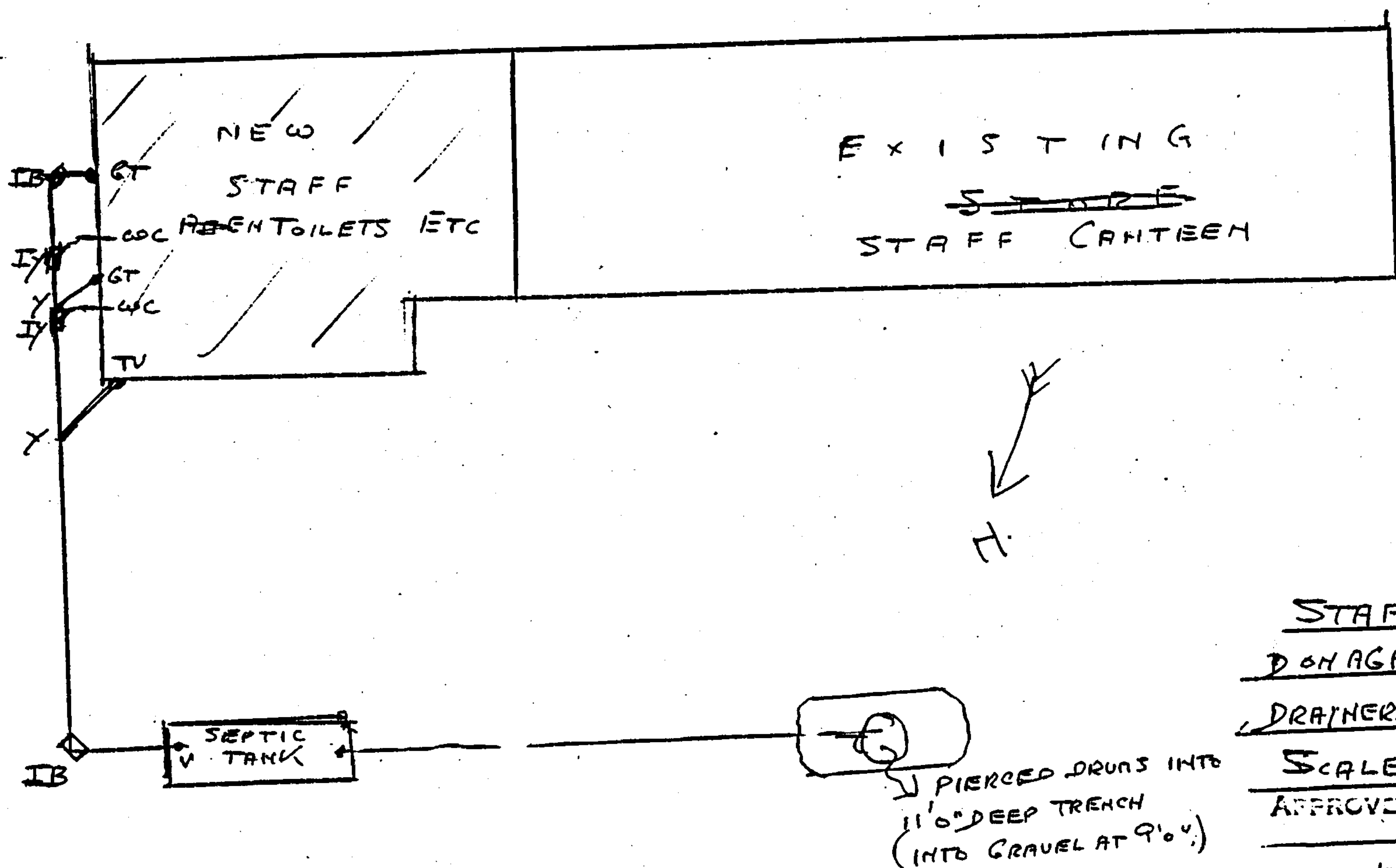
NORTH. RD WAIKUKU

(140)

DRAINER M HANSEN.

INSPECTED & PASSED
DATE 8-3-76
DRAINAGE & PLUMBING INSPECTOR





STAFF TOILETS/ABLUTIONS AT:-

DONAGHY'S ROPE AND TWINE CO. LTD. NORTH RD. W'KUKU

DRAINERS/PLUMBER:. WALTON PLUMBING CO LTD CH. CH.

SCALE: 1/8" = 1 FOOT

APPROVED BY HEALTH INSPECTOR

20.5.'69.

COUNTY HEALTH INSPECTOR

WAIMAKARIRI
DISTRICT COUNCIL

215 High Street
Private Bag 1005
RANGIORA 7440
New Zealand

Phone (03) 313 6136
or (03) 327 6834
Fax (03) 313 4432

Website: www.waimakariri.govt.nz

Form 7

Code compliance certificate 061414

Section 95, Building Act 2004

The building

Street address of building: 1473 MAIN NORTH RD (SH 1) (WND - AMB)

Legal description of land where building is located: Lot 1 DP 311473

Valuation number: 2159163401

Building name:

Location of building within site/block number:

Level/unit number:

Current, lawfully established, use:

Year first constructed:

The owner

Name of owner: SANDERSON PAUL RAYMOND & SANDERSON JENNIFER MARGARET

Contact person: PAUL SANDERSON

Mailing address: P O BOX 62, RANGIORA 8254

Street address/registered office: 1473 MAIN NORTH ROAD WAIKUKU

Phone number: Landline: Mobile:

Daytime: 3127978 After hours:

Facsimile number:

Email address:

Website:

First point of contact for communications with the council/building consent authority:
As above

Building work

Building consent number: 061414

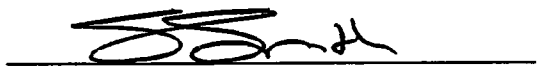
Consent description: BUILDING WALL - LOG FIRE YUNCA WEGJ - WHEELCHAIR RAMP

Issued by: Waimakariri District Council

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that —

(a) the building work complies with the building consent



Signature

Position

On behalf of: Waimakariri District Council

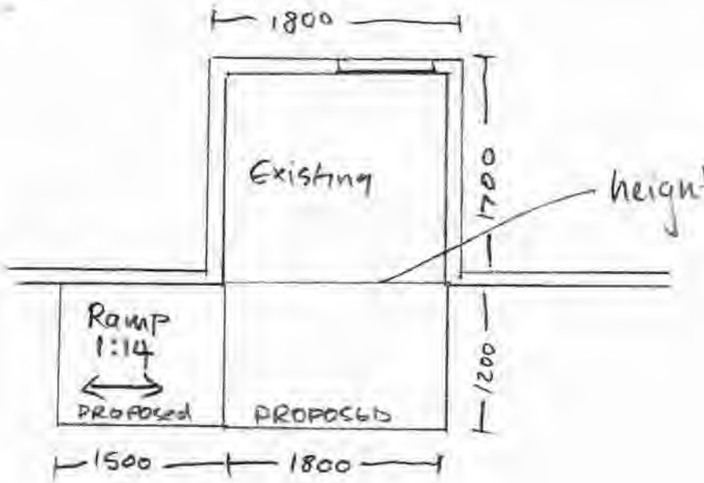
Date: 1/06/07

Approved Application
11/12/06
Plan PIM 061414P

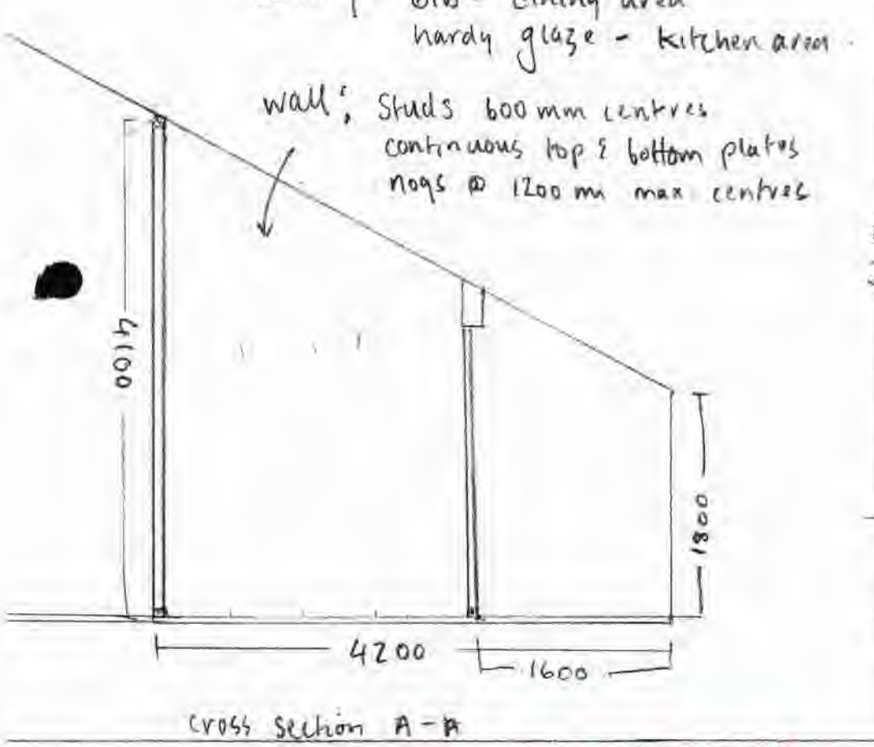
New works in red ink include:

- partition wall
- drainage
- toilet conversion
- wheel chair ramp
- log fire

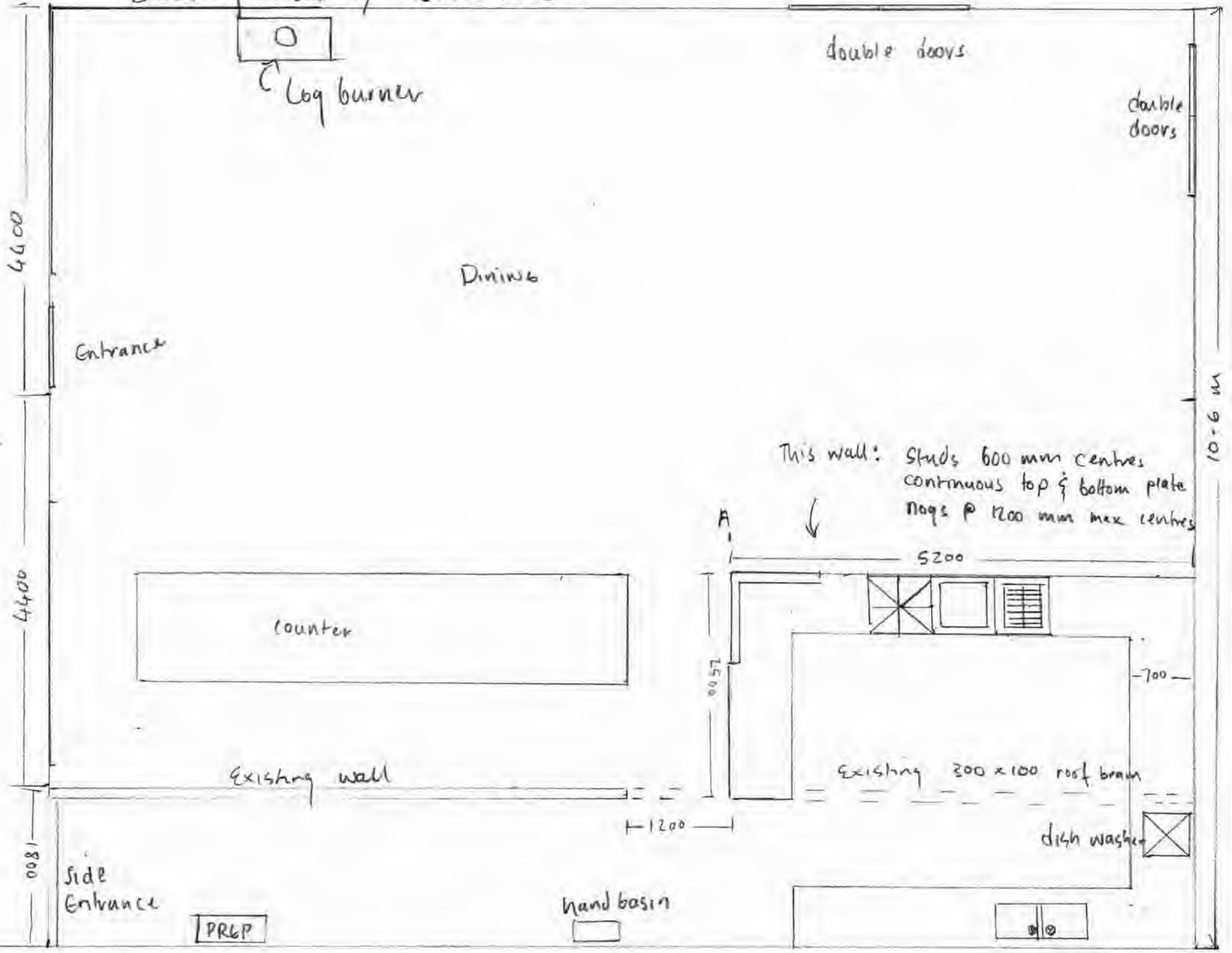
Note: Doorways on accessible route to be min of 750 clear. Corridors etc min 1000.



Wheel chair Access



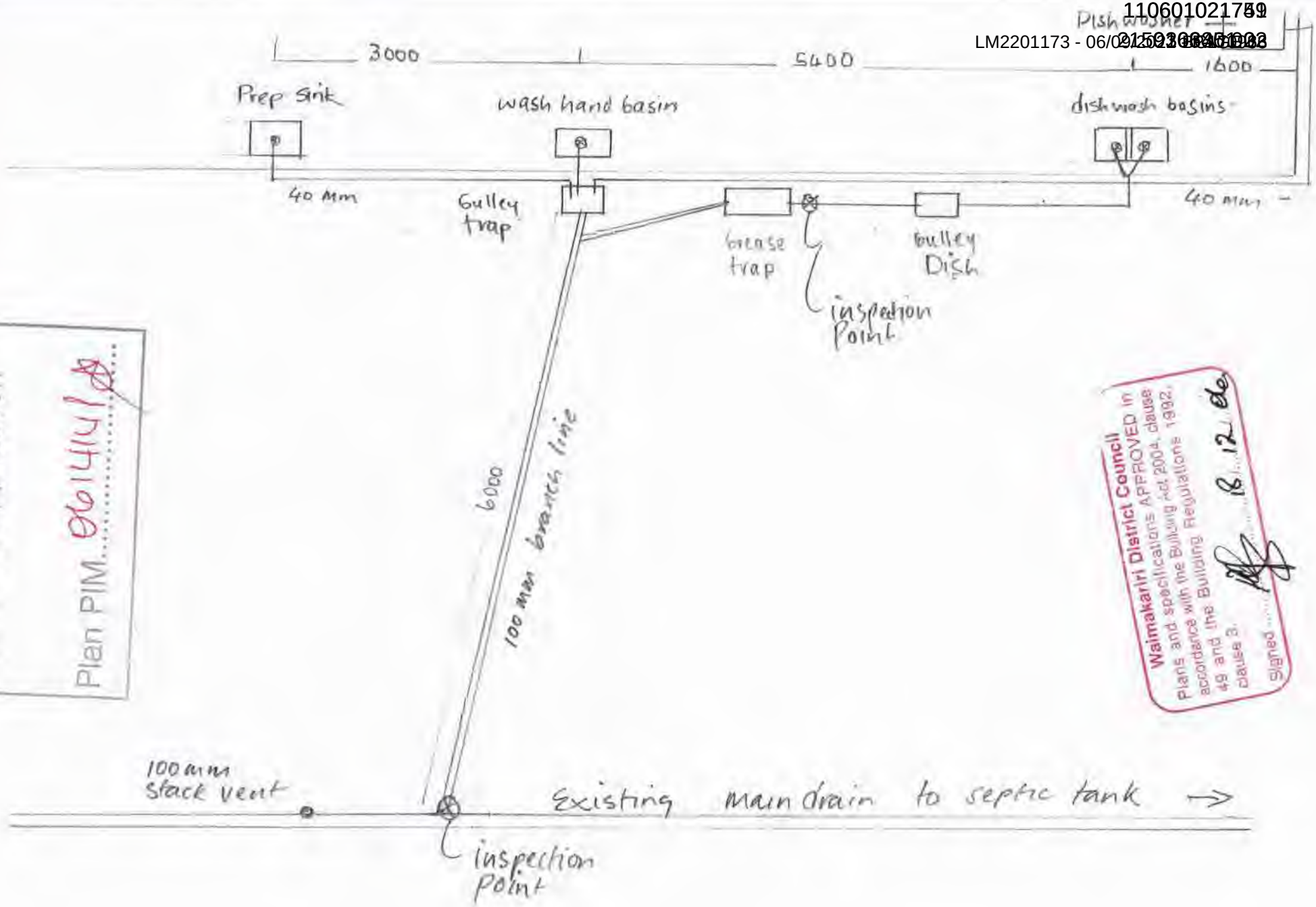
Cross section A-A



Gas bottles and heating unit

Refer to table 8 (attached) for stud sizing in relation to height

Drainage



Approved Application

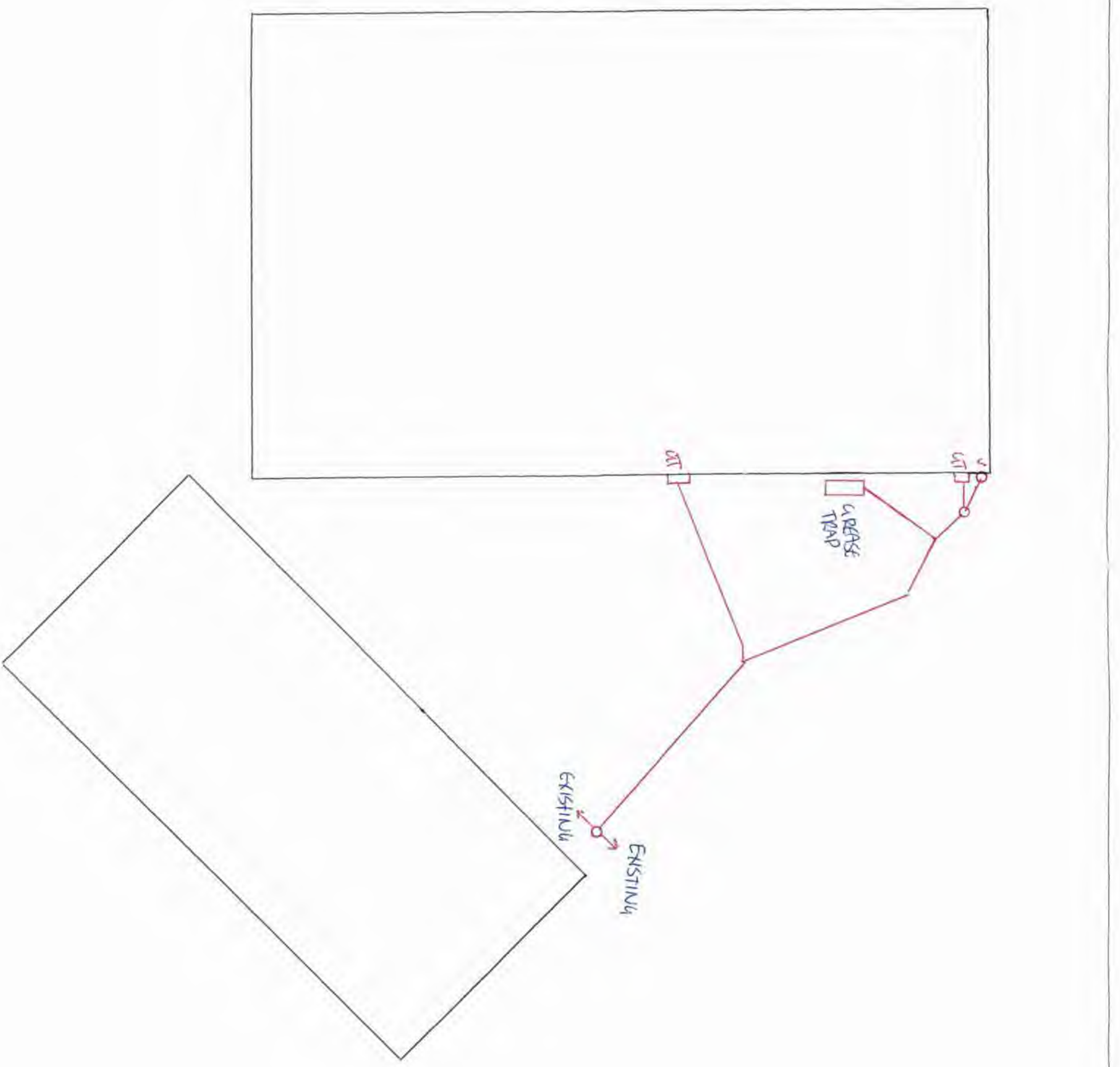
Plan PIM 061441

Waimakariri District Council
APPROVED in Plans and specifications Act 2004, clause 49 and the Building Regulations 1992, clause 3.
18.12.06
Signed

Scale 1:50

WAIMAKARIRI
DISTRICT COUNCIL

21[redacted] Street, RANGIORA
Tel. 03 313 6136
Fax. 03 313 4432



	LEGEND: SEWER ——— STORMWATER	**DRAINAGE PLAN**
	SCALE: 1:100 DRAWN BY: M. EDER	JOB N°: 200612917
NAME: PAUL & GENI SANDERSON		VAL N°:
ADDRESS: 1493 MAIN NORTH RD		INSPECTED: LEE BITCHRAH
DRAINLAYER: CHARLIE MCCRACKEN		DATE DRAWN: 5.7.07

QS-E205-AF (Is1)

WAIMAKARIRI DISTRICT COUNCIL
215 High Street
Private Bag 1005
RANGIORA 7440
New Zealand
Phone: (03) 313 6136
or: (03) 327 6834
Fax: (03) 313 4432
www.waimakariri.govt.nz

Form 9

Certificate of acceptance CA0071

Section 99, Building Act 2004

The building

Street address of building: 1473 MAIN NORTH RD (SH1) (WND-AMB), WOOD

Legal description of land where building is located: Lot 1 DP 311473

Building name: The Brick Mill Cafe and Building

The owner

Name of owner: SANDERSON PAUL RAYMOND & SANDERSON JENNIFER MARGARET

Contact person: Paul Sanderson

Mailing address: PO BOX 62, RANGIORA 7440

Phone number: Landline: 3127978

Acceptance of compliance

The territorial authority named below is satisfied, to the best of its knowledge and belief and on reasonable grounds, that, insofar as it can ascertain, the building work described below complies with the building code:

Alteration. Installation of type 2 F Fire Alarm to Cafe and occupied tenancies in main building.

Retail

The territorial authority was only able to inspect the following parts of the building work and this certificate is qualified as follows:

Fire report supplied by John Sinclair (FSAS). Council agreed to report that due to financial considerations installation of type 2F alarm to be installed in Cafe and occupied tenancies of main building. As the building is developed the alarm must be extended to cover these additional tenancies. It is the owners responsibility to advise the council as and when this happens. Please note a building consent may be required for the construction of new tenancies. Type 2F alarm installed by Fire Fighting Pacific and producer statement supplied. FPIS report also received and on file. This building is subject to Compliance Schedule CS0306.

Nothing in this certificate limits the requirement that a person must not carry out building work except in accordance with a building consent, nor does it relieve any person from the requirement to obtain a building consent for building work.

Signature

Position General Inspector

On behalf of: Waimakariri District Council

Date: 3/07/09

WAIMAKARIRI DISTRICT COUNCIL

215 High Street
Private Bag 1005
RANGIORA 7440
New Zealand

Phone: (03) 311 8900
or: (03) 327 6834
Fax: (03) 313 4432
www.waimakariri.govt.nz

Form 7

Code compliance certificate 110909

Section 95, Building Act 2004

The building

Street address of building: 1473 Main North Rd (SH1) (Wnd-Amb), Wood

Legal description of land where building is located: Lot 1 DP 311473

Valuation number: 2159163401

Building name:

Location of building within site/block number:

Level/unit number:

Current, lawfully established, use:

Year first constructed:

130110001769
BC110909.03
TRIM Record Number

The owner

Name of owner: Sanderson Paul Raymond & Sanderson Jennifer Margaret

Contact person:

Mailing address: PO Box 62, Rangiora 7440

Street address/registered office:

Phone number: Landline: 03 3127978 Mobile:

Daytime: After hours:

Facsimile number:

Email address:

Website:

First point of contact for communications with the council/building consent authority:
As above

Building work

Building consent number: 110909

Consent description: New Freestanding Woodsman Tarras Clean Air 094113

Issued by: Waimakariri District Council

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that —

(a) the building work complies with the building consent

Signature

Administration

On behalf of: Waimakariri District Council

Date: 21/08/12

BUILDING CONSENT FEES - The Fee $342.45 (inbuilt fire) or $250.45 (freestanding). GST incl. is payable at time of application

FOR COUNCIL USE

Date Received: ______________________ Receipt No: ______________________

Receiving Officer: ______________________

Wind Zone	Earthquake Zone	Altitude ______________
☐ Medium	☐ A	
☐ High	☐ B	
☐ Very High		Specified as 15 years unless stated otherwise
☐ Specific Design		

The information contained in this application may be made available to other units of the Council

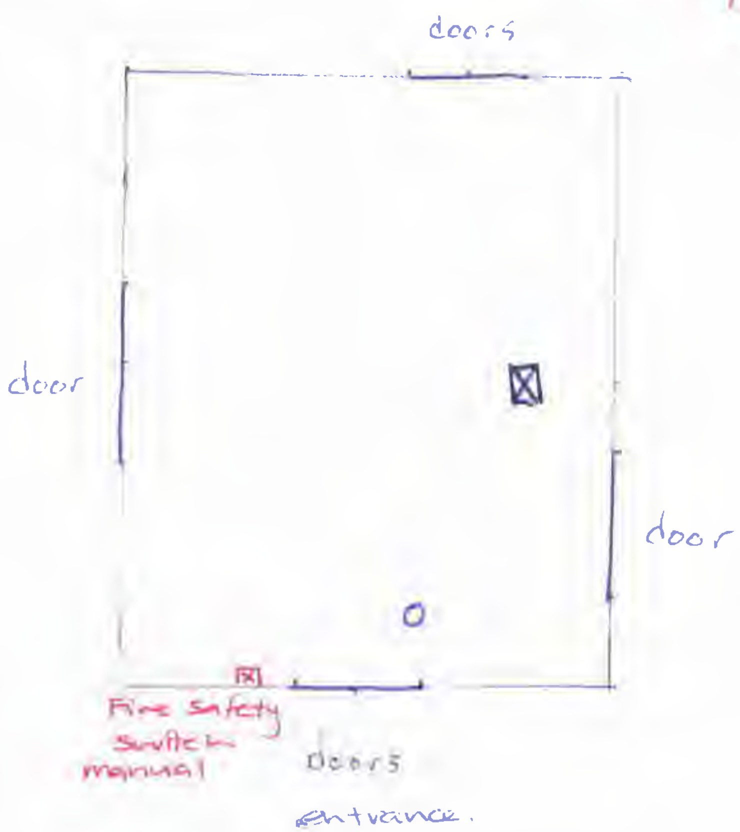
Please use the space below to illustrate the location of the heater.

Notes: 1. Draw a floor plan that accurately shows the location of the heater within the building.

2. Show the location of adjacent walls, windows and doors.

3. Show the location of the existing cylinder size and type and state if a wetback/hot water booster is to be fitted.

Smoke detectors are required. The smoke detector must comply with Section 3F7 of NZBC



Waimakariri District Council
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, clause 3.
Signed for Building Consent for Solid/Liquid Fuel Heaters
Waimakariri District Council

Form 7

Code Compliance Certificate BC170933

Section 95, Building Act 2004

The building

Street address of building: 1473 Main North Rd (Sh1) (Wnd-Amb) WOODEND
Legal description of land where building is located: LOT 1 DP 311473 0.970500 Ha
Valuation number: 2159163401
Building name:
Location of building within site/block number:
Level/unit number: 1
Current, lawfully established, use: Residential
Year first constructed: Unknown

The owner

Name of owner: Paul R Sanderson & Jennifer M Sanderson
Contact person: Jennifer Margaret Sanderson
Mailing address: PO Box 62 Rangiora
Street address/registered office:
Phone number: Landline: Mobile:0274321834
Email address:
First point of contact for communications with the council/building consent authority: Jennifer Margaret Sanderson Paul Raymond Sanderson

Building work

Building consent number: BC170933
Consent description: WOODSMAN TARRAS MKIII FREESTANDING LOG BURNER 1473 MAIN NORTH ROAD (SH1) WOODEND LOT 1 DP 311473
Issued by: Waimakariri District Council

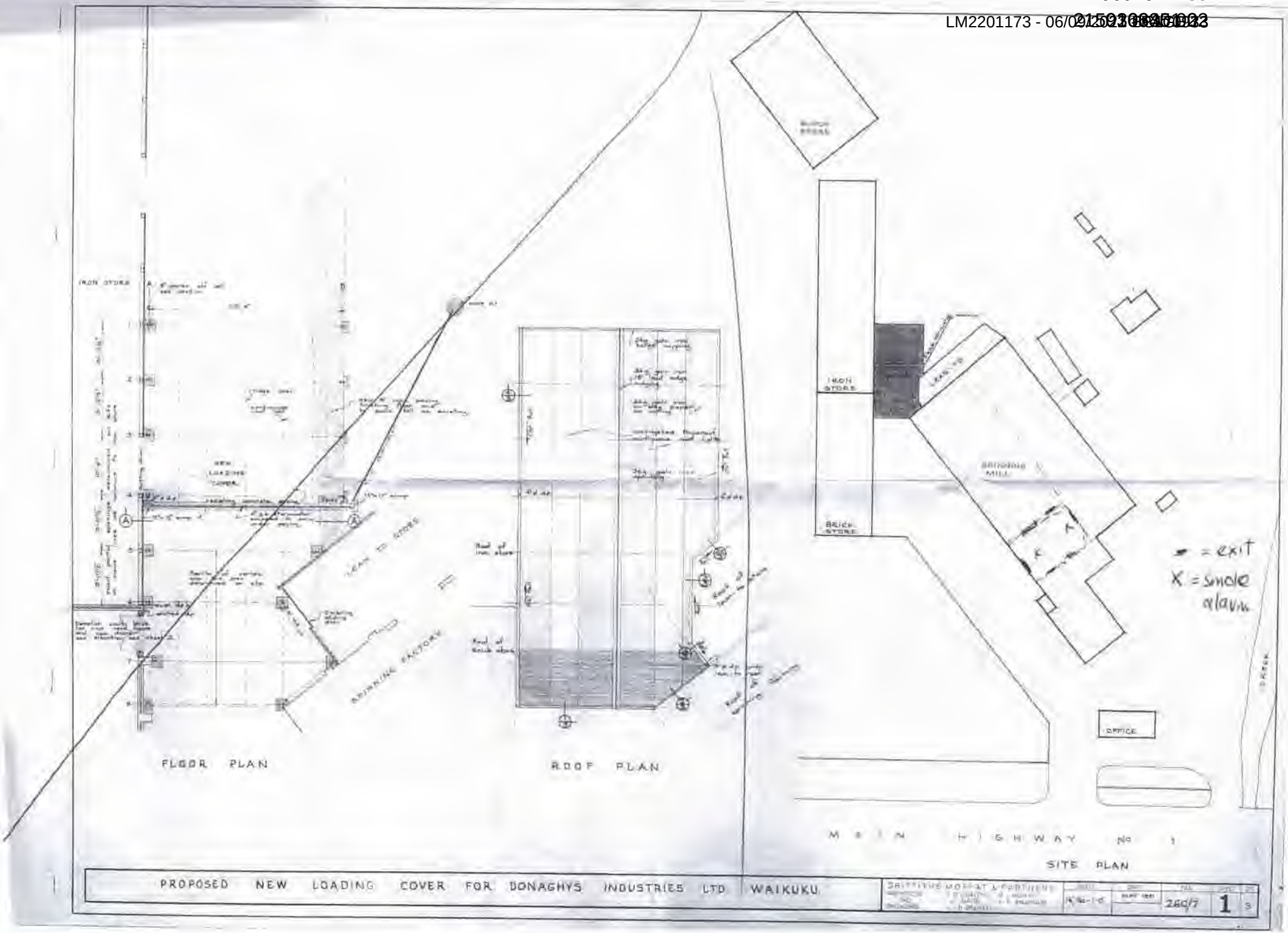
Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that —

(a) the building work complies with the building consent

Sarah Smith
Building Consent Administrator

On behalf of Waimakariri District Council
Date: 17 July 2017

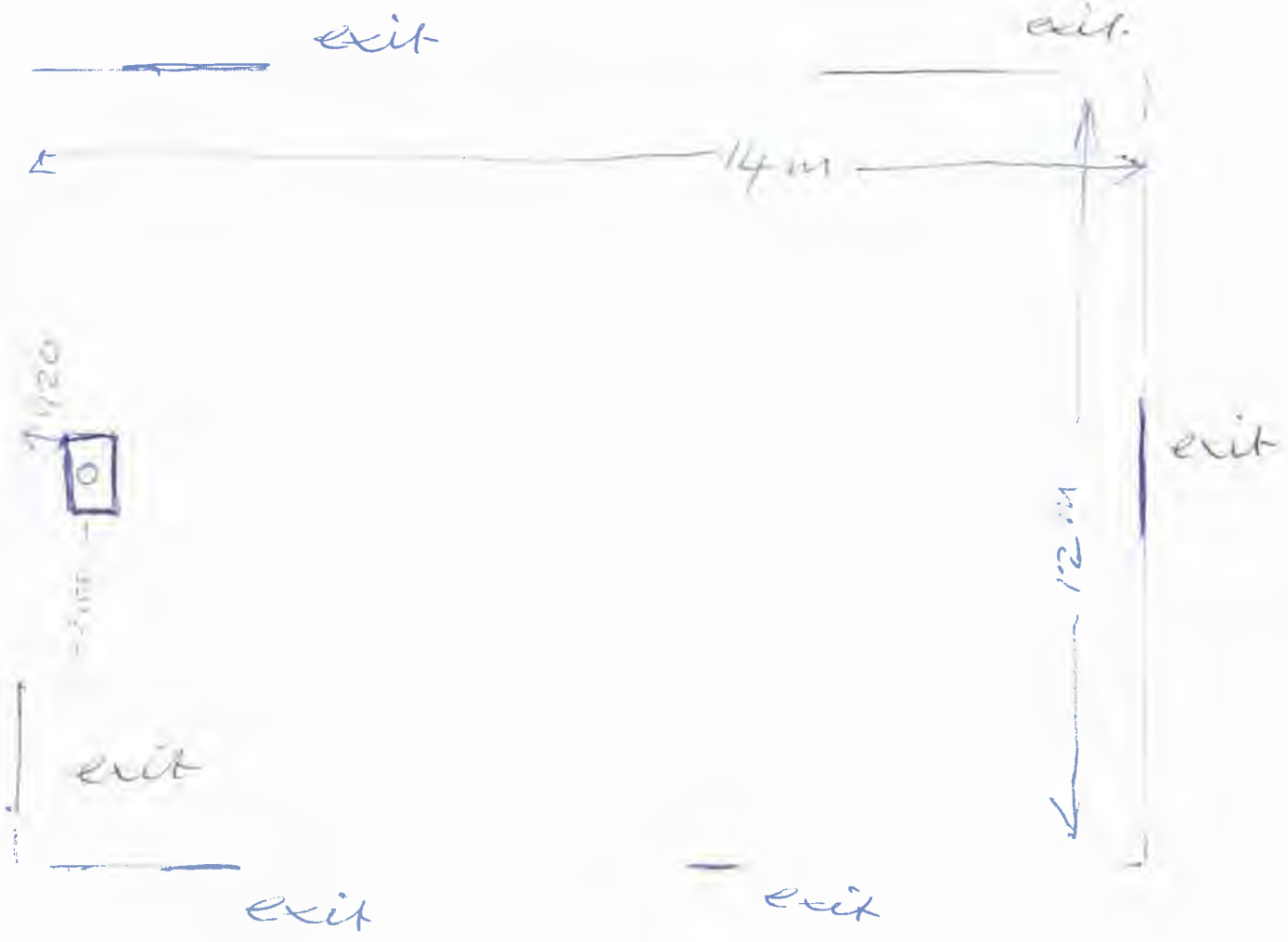


PROPOSED NEW LOADING COVER FOR DONAGHYS INDUSTRIES LTD WAIKUKU

SKIPWITH MOFFAT & PARTNERS				
	1/64-1"		260/7	1

FLOOR PLAN EXAMPLE

FLOOR PLAN *(attach further pages if necessary):*



CONSUMERS COPY

Plumbers, Gasfitters and Drainlayers Board

PLUMBERS, GASFITTERS AND DRAINLAYERS BOARD

GASFITTING CERTIFICATION CERTIFICATE
(Pursuant to the Gas Act 1992 and the Gas Regulations 1993 and amendments)
ENERGY WORK CERTIFICATE
(Pursuant to the Building Act 1991)

Certificate No 428745

9th Floor, 70 The Terrace
PO Box 10655
WELLINGTON
Tel 04 494 2970
Fax 04 494 2975
website www.pgdb.co.nz

THIS CERTIFICATE IS NOT TRANSFERABLE

Installation address: Please complete in block letters
(Box No's not acceptable)

(Number) 1473 (Street name) Main North Road.
(Suburb) North Canterbury
(Town/City) Waikuku.

Consumer: (Title) MR. (Initials) P. SANDERSON. (Family/Business name) Brick Mill Cafe

Category
- ☐ Domestic
- ☑ Commercial
- ☐ Industrial
- ☐ Temporary
- ☐ Other

Type (Regulation 24(1))
- ☐ New
- ☑ Addition, ☐ Extension,
- ☐ Replacement
- ☐ Alteration
- ☐ Repair following accident

Gas Type ☐ NG ☑ LPG ☐ TLP ☐ Bio

Name of Gas Supplier Rock Gas.

Pipework Installed ☑ YES ☐ NO
(attach pipework diagram)

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

Qty	Appliance Type	Appliance Location	Appliance Make/model	Appliance Input rate	Flue Type	Flue Location	Ventilation Type	Ventilation Location
1	F/S Cooker.	kitchen	BLUE SEAL mod G514D	112mj/h	unflued.		Complies	
1	WATER Heater	RINNAI INFINITY XR26 ⟷	outside NORTH wall.	99 mj/h	Power-flued.	outside	Complies	

Test Results

10	min	Duration
7	kPa	Test pressure
0	kPa	Loss / gain
2.75	kPa	Working pressure

Other Testing
- Combustion: ☐ Yes ☑ No
- Ventilation: ☑ Yes ☐ No

Test Date 16.5.07

I certify that :-
- All appliances and fittings worked on by me or by persons working under my supervision are safe and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas Regulations 1993 as amended.
- The gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas Regulations 1993 as amended.
- Gasfitting work to which this certificate applies ☐ **does** ☑ **does not** include work on an appliance or fitting imported or manufactured by a person for their own use.

Certifiers Name IAN ROLFE
Address 196 Breezes Rd
Woodend
CH:CH
Registration No 19195
Signature
Date 16.5.07

Registered Gasfitter/s Supervised by certifier
Name
Registration No
Name
Registration No

Certificate owner
Registration No
On behalf of
Address
(If other than certifying gasfitter)

FFP CANTERBURY LTD
BUILDING WARRANT OF FITNESS
FIRE PROTECTION SYSTEMS
WORKPLACE SAFETY SOLUTIONS
EVACUATION CONSULTANTS

7 April 2022

Please read and action this immediately

The Mill Waikuku
PO Box 62
RANGIORA 7440

Attention: Jeni Sanderson

Dear Madam

RE: Building Warrant Of Fitness – The Mill Waikuku, 1473 Main North Road, Waikuku

As requested for your records please find attached a copy of form 12 and 12A for the above premises. One signed copy has been sent to the Council and you must display the signed Form 12 on site in a public place.

Please find enclosed for your records;

- Signed Form 12 from FFP Canterbury Ltd
- Form 12A from FFP Canterbury Ltd
- Annual Fire Alarm System Survey

Please note you will need to place the signed copy of the Building Warrant of Fitness Form 12 on site.

I trust this is acceptable, however should you have any queries please do not hesitate to contact this office.

Assuring you of our best attention,

Yours faithfully,
FFP CANTERBURY LTD

Jodie Blois
SERVICE ADMINISTRATOR
Email: jodie@ffp.co.nz

FFP CANTERBURY LTD
BUILDING WARRANT OF FITNESS
WORKPLACE SAFETY SOLUTIONS
FIRE PROTECTION SYSTEMS
EVACUATION MANAGEMENT

FFP.co.nz
03 366 7889
bwof@FFP.co.nz

FORM 12
WARRANT OF FITNESS

Section 108, Building Act 2004

Issue Date: 20th April 2022 **Expiry Date:** 20th April 2023

Compliance Schedule: CS0306

THE BUILDING:

	The Mill Waikuku
Street address of building:	**1473 Main North Rd, Waikuku**
Legal description of land where building is located:	**Lot 1 DP 311473**
Valuation number:	**2159163401**
Parcel number:	**04031473**
Fire alarm type:	**Evacuation Alarm**
Purpose group / current lawfully established use:	**WL / Café and Retail Shops**
Year first constructed:	**1920's Circa**
Highest fire hazard category for building use:	**FHC 2**

THE OWNER:

Name of owner:	**PR & JM Sanderson**
Contact person:	**Paul Sanderson**
Mailing address:	**PO Box 62, Rangiora 7440**
Street address /registered office:	
Telephone daytime:	**03 312 7978**
Telephone after hours:	
Mobile:	
Email address:	sandersonpottery@gmail.com
Website:	

THE AGENT:

Name of agent:	**Charlie Loughnan**
Relationship to owner	**Authorised Signatory**
Mailing address:	**PO Box 22 189, Christchurch 8140**
Street address /registered office:	**2 Halls Place, Christchurch**
Telephone daytime:	**03 366 7889**
Telephone after hours:	**03 366 7889**
Mobile:	
Email address:	bwof@ffp.co.nz
Website:	www.ffp.co.nz

WARRANT:

The maximum number of occupants that can safely use this building is: **Undefined**

The inspection, maintenance, and reporting procedures of the compliance schedule for the above building have been fully complied with during the 12 months prior to the issue date stated above.

The compliance schedule is kept at: **2 Halls Place, Christchurch**

ATTACHMENTS:

Form 12A	FFP Canterbury Ltd	2	Automatic/Manual Emergency Warning Systems for Fire
		14/2	Signs relating to a system or feature above
		15/2	Final Exits
		15/4	Signs Information Evacuation

Signature of Agent: 

Date: 7 April 2022

FFP CANTERBURY LTD
BUILDING WARRANT OF FITNESS
WORKPLACE SAFETY SOLUTIONS
FIRE PROTECTION SYSTEMS
EVACUATION MANAGEMENT

FFP.co.nz
03 366 7889
bwof@FFP.co.nz

FORM 12A
CERTIFICATE OF COMPLIANCE
Inspection Maintenance, and Reporting Procedures
Section 108, 3 (c), Building Act 2004

Issue Date: 20th April 2022 **Compliance Schedule: CS0306**

THE BUILDING:

	The Mill Waikuku
Street address of building:	**1473 Main North Rd, Waikuku**
Legal description of land where building is located:	**Lot 1 DP 311473**
Valuation number:	**2159163401**
Parcel number:	**04031473**

THE OWNER:

Name of owner:	**PR & JM Sanderson**
Contact person:	**Paul Sanderson**
Mailing address:	**PO Box 62, Rangiora 7440**
Street address/registered office:	

COMPLIANCE:

The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the **12 months** prior to the issue date stated below in relation to the following specified system/s:

2 - Automatic/Manual Emergency Warning Systems for Fire Annual inspection: 25 February 2022	Name: JC de Joux	IQP No: 455
14/2 – Signs relating to a system or feature above Annual inspection: 25 February 2022	Name: JC de Joux	IQP No: 455
15/2 - Final Exits Annual inspection: 25 February 2022	Name: JC de Joux	IQP No: 455
15/4 - Signs for Communicating Information Intended to Facilitate Evacuation Annual inspection: 25 February 2022	Name: JC de Joux	IQP No: 455

Date of issue: 7 April 2022

Licence No. 058/ON/00009/2022
File No.: LL1298

22 March 2022

BMC Trading Co Limited
1473 Main North Road
RD 3
Rangiora 7473

Dear Jonathan and Abbe

Application for On-Licence: Brick Mill Cafe

I refer to your application for an on-licence in respect of the above premises.

The Waimakariri District Licensing Committee granted the application with immediate issue of the licence. The licence is enclosed.

Yours faithfully

Tracy Tierney
Secretary
WAIMAKARIRI DISTRICT LICENSING COMMITTEE

Copies to Alcohol and Regulatory Licensing Authority
Tribunals Unit
DX SX11159
WELLINGTON 6011

New Zealand Police

DECISION

On Licence

Decision No. [2022] WDLC 046
File No. LL1298

IN THE MATTER of the Sale and Supply of Alcohol Act 2012

AND

IN THE MATTER of an application by BMC Trading Co Limited pursuant to s.127 of the Act for renewal of an On Licence in respect of premises situated at 1473 Main North Road Waikuku known as Brick Mill Cafe

Before The Waimakariri District Licensing Committee

The Chairperson, Neville Atkinson

DECISION

This is an application by BMC Trading Co Limited for renewal of an On Licence in respect of premises situated at 1473 Main North Road Waikuku, known as Brick Mill Cafe.

The application was duly advertised and no objection or notice of desire to be heard has been received. Accordingly we deal with the matter on the papers.

We are satisfied as to the matters to which we must have regard as set out in s.131 of the Act. We renew the licence on the existing terms and conditions until 17/03/2024 that being three years from the first anniversary of the licence / the anniversary date of the licence and three years from the most recent date of expiry and authorise the issue of a notice of renewal.

The applicant's attention is drawn to sections. 56, 57 and 214(3) of the Act obliging the holder of a/an On Licence to:-

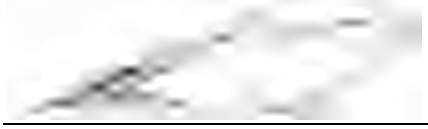
1. Ensure that for each principal entrance to the premises there is displayed at all times a sign attached to the inside or outside of the premises, so as to be easily read by people immediately outside the entrance, stating the ordinary hours of business during which the premises are open for the sale of alcohol.

2. Ensure that at all times a copy of the licence, together with a statement of all conditions subject to which it is issued, is displayed—

   (a) attached to the inside of the premises concerned; and
   (b) so as to be easily read by people entering each principal entrance

3. At all times while a manager is on duty on any licensed premises, the full name of the manager must be prominently displayed inside the premises so as to be easily read by people using the premises; and the person named as manager at any time is to be treated for the purposes of this Act as the manager at that time.

Dated at Rangiora this 22 March 2022



Chairperson
WAIMAKARIRI DISTRICT LICENSING COMMITTEE

On-Licence (premises that are not a conveyance)

Sections 14 to 16, and 64, Sale and Supply of Alcohol Act 2012

Licence No: 058/ON/00009/2022

Pursuant to the Sale and Supply of Alcohol Act 2012, BMC Trading Co Limited (the licensee) is authorised to sell and supply alcohol on the premises situated at 1473 Main North Road Waikuku and known as Brick Mill Cafe, to any person for consumption on the premises and to let people consume alcohol there.

The authority conferred by this licence must be exercised through a manager or managers appointed by the licensee in accordance with Subpart 7 of Part 2 of the Act.

Conditions
This licence is subject to the following conditions:

(a) No alcohol is to be sold on the premises on Good Friday, Easter Sunday, Christmas Day, or before 1 pm on Anzac Day to any person who is not—
  (i) residing or lodging on the premises; or
  (ii) present on the premises to dine

(b) Alcohol may only be sold or supplied on the following days and during the following hours when the premises are being operated as a Cafe:

Monday to Thursday 8.00am to 11.00pm

Friday to Sunday 8.00am to 1.00am the following day

(c) The licensee must have available for consumption on the premises, at all times when the premises are open for the sale of alcohol, a reasonable range of non-alcoholic refreshments and low-alcohol beverages

(d) Food must be available for consumption on the premises at all times when the premises are open for the sale of alcohol in accordance with the menu submitted with the application for a licence, or variations of that menu of a similar range and standard.

(e) The licensee must ensure that signs are prominently displayed within the licensed premises detailing information regarding alternative forms of transport from the premises.

(f) The licensee must implement and maintain the steps proposed in their Host Responsibility Policy aimed at promoting the reasonable consumption of alcohol.

(g) The licensee must ensure that the provisions of the Act relating to the sale and supply of alcohol to prohibited persons are observed and must display appropriate signs adjacent to every point of sale detailing the statutory restrictions on the supply of alcohol to minors and the complete prohibition on sales to intoxicated persons.

(h) The licensee must ensure there is a place, or places on the premises at which drinking water is to be freely available to customers while the premises are open for business.

(i) Alcohol must only be sold, supplied and consumed within the area marked on the plan submitted with the application.

(j) The premises are more precisely identified as outlined in a plan date stamped as received by the Waimakariri District Licensing Committee on 10 January 2020.

(k) A copy of this licence must be displayed at the principal entrance to the premises.
The entrance from the carpark is designated as the principal entrance.

Duration
Subject to the requirements of the Act relating to the payment of fees, and to the provisions of the Act relating to the suspension and cancellation of licences, this licence continues in force -

(a) Until the close of the period of 1 year commencing with the date of its issue; or
(b) If an application for the renewal of the licence is duly made, until the application is determined; or
(c) If the licence is renewed, until the close of the

Dated at Rangiora this 22 March 2022

[redacted]

[redacted]

Secretary
Waimakariri District Licensing Committee

Subject to the requirements of the Act relating to the payment of fees, and to the provisions of the Act relating to the suspension and cancellation of licences, this licence expires on:

17 March 2024

This licence replaces licence number 058/ON/00008/2020 issued bythe Waimakariri District Licensing Agency


ABE 7389

Managing a Private Water Supply Well

Contents

This brochure provides information for private water supply well owners in the Waimakariri District, to ensure the water supplied to their home or workplace is safe to drink.

Managing the water supply for yourself and your family is a significant responsibility and it is important that you consider this information.

Managing an Existing Private Well

Water quality monitoring and management

While all the steps included within this brochure are designed to minimise the risk of contaminants entering your water supply, this risk can never be eliminated entirely. It is therefore important that you monitor your water quality to ensure that it is free of contaminants, and you consider the need for treatment to further reduce this risk.

Sampling for microbiological contaminants

Microbiological contaminants are microscopic bugs – viruses, bacteria or other organisms – that can lead to illness. There are a wide variety of these organisms that can affect drinking water, and we can't test for all of them.

Instead, we usually test for one bacteria, *E. coli*, which is a good indicator that water has been contaminated with faecal material. If *E. coli* is present in the water, there is a good chance that other harmful organisms are also present, and the water should not be considered safe to drink.

Total coliforms is another indicator organism. While in itself it does not present a safety risk, it is a sign of living organisms in the water and indicates that the supply may not be secure from microbiological contamination.

Microbiological contaminants can come from waste disposal, septic systems, or grazing animals.

Regular testing of your water for *E. coli* is a good way to help manage the risks from microbiological contaminants. However, even wells that have had no *E. coli* in the past, can become contaminated at any time as conditions underground or on the surface change (for example after a rainfall event or a flood, or a change in land use in the surrounding area).

Treatment and well depth

As a general rule, the deeper the well, the lower the risk of contamination. However, no well can be considered completely safe from contamination, regardless of depth.

Therefore, by far **the best way to manage the risk of microbiological contamination is to provide treatment.** That way you can be confident that your water is safe, regardless of whether conditions change without your knowledge.

Sampling vs Treatment

If you opt to rely on sampling rather than treatment to manage the microbiological safety of your well, any positive *E. coli* result should trigger the need to install treatment, and water should be boiled before drinking until a suitable treatment system can be installed.

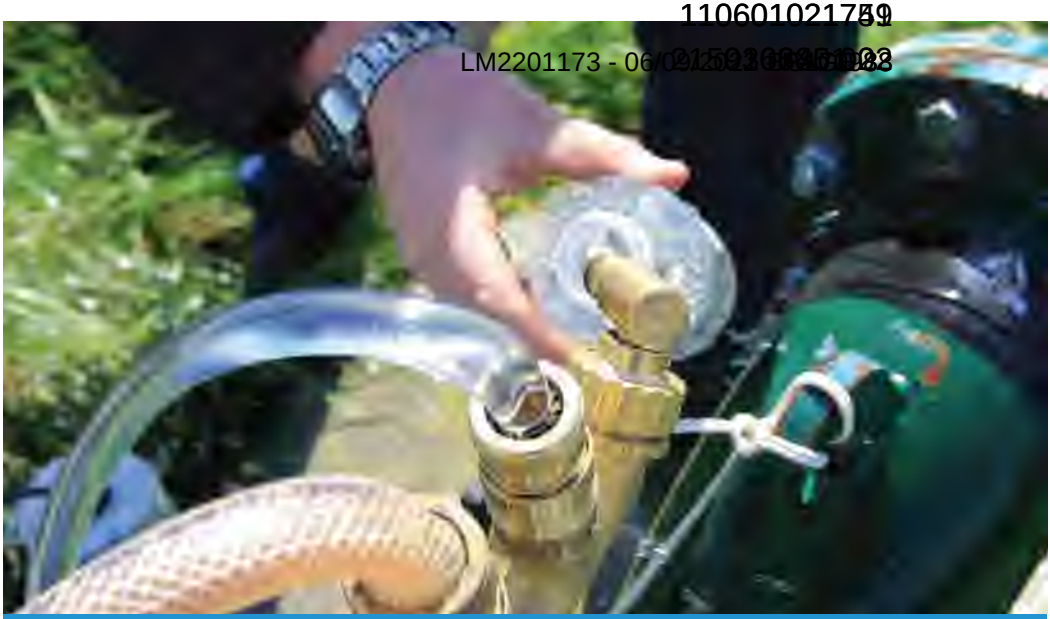
Chemical contaminants

There are many chemicals that can contaminate groundwater and many industrial or agricultural activities that could be a source of chemical contaminants. The Environment Canterbury website has a contaminated land tool, the Listed Land Use Register, that can help you identify whether any of these activities have been carried out on or near your property.

The most common chemical contaminants in Canterbury groundwater are:

- **Nitrate:** high nitrate concentrations in groundwater are generally caused by farming activities or wastewater disposal.
- **Arsenic:** Arsenic occurs naturally in parts of Canterbury. It can also come from old sheep dips, pesticides, or industry
- **Iron and manganese:** These metals are common in groundwater. They can cause nuisance staining of sinks and laundry, and at higher concentrations, manganese can pose a health threat
- **Cadmium, lead, and other heavy metals):** These metals are seldom detected in groundwater unless there is a source nearby, such as industry or a landfill
- **Organic chemicals:** These include petrochemicals, industrial solvents, pesticides, and a range of other man-made chemicals. As with heavy metals, they are seldom found in groundwater unless there is a source nearby

Maps for areas of high arsenic, iron, manganese and nitrate are provided at the back of the document.



Taking a water sample at a wellhead

How do you test for chemical contaminants?

If possible, we recommend that you do a full chemical test when you purchase a property or drill a new well as an initial screening for contaminants. It is prudent to do a follow up test 6 – 12 months after the initial test to see if anything has come through after more regular use of the well that may not have shown up in the initial test.

The Ministry of Health has information on registered laboratories.

Most recognised laboratories will offer a standard test suite for parameters to look for in drinking-water.

The results of the tests are compared to the Drinking-Water Standards for New Zealand, in particular the Maximum Acceptable Values (the MAV). If anything is found at a concentration greater than the MAV, the water should not be consumed and a suitable treatment system used or an alternative source found.

If something is found at a concentration less than the MAV but more than 50% of the MAV, then more regular testing should be carried out to track whether the concentration increases over time. The testing should be done approximately quarterly to capture any seasonal variations.

The Waimakariri District Council standard test suite can be found here:

https://www.waimakariri.govt.nz/services/water-services/water-supply/drinking-water-testing

Maximum acceptable values for microbiological and chemical parameters

The following table explains the MAV (maximum acceptable values), GV (guideline values) and health consequence of some common contaminants to be mindful of:

To determine what the MAV of a certain parameter is, the Drinking-water Standards for New Zealand should be referred to:

https://www.health.govt.nz/publication/drinking-water-standards-new-zealand-2005-revised-2018

Parameter	MAV	Notes
E. coli	<1 per 100mL	Any trace of *E. coli* indicates that the water has been affected by faecal contamination and is not safe to drink.
Total Coliforms	No MAV	There is no MAV for total coliforms, as total coliforms alone are not considered unsafe. However, they are an indicator of living organisms in the water supply, and suggest that the supply is not secure and is at risk of microbiological contamination occurring in the future.
Nitrate	50 mg/L as nitrate (NO_3^-) Note this is equivalent to 11.3 mg/L as nitrate-nitrogen. It is important when looking at results to understand which unit has been used to avoid confusion.	Sometimes high amounts of nitrate can enter groundwater through activities such as fertilisers, animal wastes, unreticulated sewage disposal and industrial and food processing waste. Nitrate levels above the MAV can pose a risk to babies less than six months old who are formula fed, or the unborn foetus of pregnant women. Adults with rare metabolic disorders may also be at risk.
Arsenic	0.01 mg/L	Arsenic can be naturally occurring in some groundwater sources, or can be introduced as a result of some industrial activities. Long term exposure to arsenic above the MAV can lead to cancer and skin lesions.
Iron	0.2 mg/L GV can cause laundry staining and other aesthetic issues	Iron and manganese are more likely to cause aesthetic (taste, odour, staining) issues rather than health issues, but still need to be considered to avoid these aesthetic problems.
Manganese	0.4 mg/L MAV 0.04 mg/L GV can cause laundry staining 0.10 mg/L GV can cause taste issues	
Other (Heavy metals, organic chemicals etc)	Seek specialist advice, depending on parameter detected	

Treatment systems

Most of the contaminants that you might find in your private well can be treated.

It is important that:

1. You purchase the right kind of treatment system for the contaminants you have found or are concerned about.
2. The treatment system meets the right standards so that you know it can be relied upon. Some basic guidance is given below:

Contaminant Type	Common Treatment Methods	Relevant Standards
Microbiological, as indicated by *E. coli* or total coliforms.	Filtration followed by UV disinfection	Australian / New Zealand Standards: • AS/NZS 4348:1995 and AS/NZS 3497:1998 Or equivalent international standards such as: • NSF/ANSI 55-2002 Class A • DVGW Technical Standard W294; • oNORM M5873-1
Nitrate or Arsenic	Reverse Osmosis / Ion Exchange	No Australian/ New Zealand standard – seek specialist water treatment advice
Other	Seek specialist advice	

Note that some filters may only treat taste aspects, but not provide microbiological treatment. Make sure that your treatment system is fit for purpose.

It should also be noted that treatment systems will only remain effective if they are maintained correctly. You should ensure regular maintenance is carried out as per the equipment supplier's recommendations.

Good design of your wellhead can protect against contamination

Well head protection

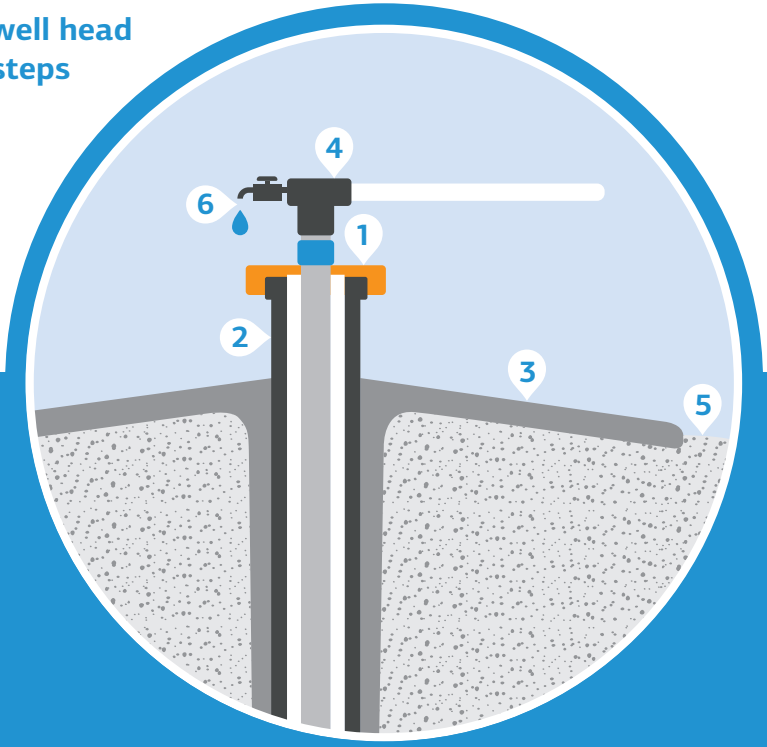
There are generally two ways that your well head could lead to contamination of your supply:

1. Contaminated surface water entering down the outside of the well casing, **or**
2. Contaminants entering via the well head structure itself.

These risks can be managed as follows:

- Grouting: The outside of the well casing should be grouted to ensure that the water from the surface cannot travel down the outside of the casing. This should ideally be done at the time of drilling, but if you are not sure if this has been done, this can be done retrospectively by a drilling company.
- Casing: The well casing should extend above the ground surface to ensure that surface runoff water cannot flow directly into the top of the well.
- Concrete Apron: A concrete apron should be constructed that ensures that water flows away from the well casing itself and does not pond around the well head.
- Backflow Preventer: A backflow preventer should be installed on the well head to stop any potential contaminants from travelling back down the well riser into the aquifer.
- Fencing: The land surrounding the well head should be fenced off to prevent livestock from accessing this immediate area. It is recommended that at least a 5m perimeter surrounding the well be fenced off.
- Maintenance: Ensure that the condition of the well head protection is maintained over time.

For a secure well head follow these steps



1. Well cap

Install a secure well cap and seal between the casing and any hoses or cables going down the well.

2. Well casing

Ensure the well casing is elevated at least half a metre above the ground surface

3. Concrete apron

Seal between the well casing and the surrounding ground with a concrete apron. if you're drilling a new well, install a bentonite seal around the casing.

4. Back-flow preventer

Install a back-flow preventer to stop contaminants siphoning back into your well

5. Area around well

Keep the area around the well head clear of animals, pesticides, fertilisers, compost and rubbish.

6. Sample point

Have your groundwater supply tested if you suspect a problem with the water quality.

Drilling a New Private Well

Planning a new well

If you have a property that has no water supply, the first thing to consider is whether you can connect to a public supply, or whether you will need to provide your own source of water.

It would always be recommended to connect to the public supply if this is possible, as a well-managed public water supply will be safer than a private well. You should contact Waimakariri District Council to see if a connection to the public supply is possible.

If a connection to a public supply is not possible, then the next best source of water may be from a well (depending on the area and availability of good groundwater sources).

Determining where a good source may be found

You will have a higher chance of finding a good groundwater source if there is evidence of other nearby properties with good wells in the area. There are a few places you can look to help inform yourself of where water sources have been found, and the suitability of the water for drinking:

- Drillers: Local drilling contractors will likely have knowledge on where suitable water sources have been found
- This brochure: Included in the back of this brochure are maps of the Waimakariri District showing where key chemical parameters have been found in water sources, and at what level. While each value presented may only represents the sample at a particular time, this should give some idea of what contaminants may be more or less likely to be found in a given area
- Well search database: You can look at bore logs using the Environment Canterbury Well Search database to see what depth water has been found at, and potentially water quality information
- Local Knowledge: Get to know your neighbours and ask how they source their water, and whether they have any water quality results from their own supply
- Flood Levels: A well may be more prone to contamination during a flood event. You should plan your well so that it is not located in a flood prone area, as this could put the well at additional risk if it becomes inundated
- Surrounding sources of contamination: Think about where your well is located in relation to other activities that may introduce contaminants into the groundwater system. Common ways this could occur are via septic tanks, historic contaminated sites, ponds, or any other farming or industrial activity or process that may cause contaminants to be discharged to ground. It is advisable to avoid wells in the vicinity of these types of activities, or if these activities have existed, to ensure the well is located

upstream from them. As a very general rule of thumb, groundwater follows surface topography and flows downhill, but this may vary near rivers or where the topography is complex.

Checking consenting requirements

The Land and Water Regional Plan (published by Environment Canterbury) is the key document that sets out where bores can and can't be drilled, whether a consent is needed to drill the well, and whether water can be taken from the well as a permitted activity without a consent, or whether a consent is required.

A link to the full Land and Water Regional Plan document can be found at www.eplan.ecan.govt.nz

Key sections are:

- 5.103 – 5.110: Sets out requirements for drilling wells.
- 5.113 - 5.114: Sets out requirements to be allowed to take groundwater without the need for a consent.

Drilling a well

Once you have decided where you want your well, what depth you are targeting, and what the consenting requirements are, you will need to engage a driller. It is important that whoever does this is suitably qualified and experienced, and that care is taken during the drilling process.

Rule 5.103 of the Land and Water Regional Plan (LWRP) states that installing a bore or gallery is a permitted activity if:

- the bore or gallery is installed by a member of the CRC bore installers programme; and
- all the other conditions of rule 5.103 of the LWRP are met.

A list of drillers on the CRC bore drillers programme can be found here (follow link then click tab "current members of the CRC bore installers programme"): https://www.ecan.govt.nz/do-it-online/resource-consents/crc-bore-installers-programme/

Well head protection

Once you have a well drilled, you then need to consider the well head arrangement and how this is managed to protect your water supply from potential contamination. Information on well head protection is included in 'Managing an Existing Private Well'.

Purchasing a Property with a Private Well

What to consider when purchasing a new property?

Anyone purchasing a new property should enquire about the water supply. You can request a LIM from Waimakariri District Council, which will include whatever information Council holds on the water supply.

In order to gain more knowledge on the water supply, it is recommended that further questions be asked from the seller, such as:

- Does the water come from a public supply or a private well?

If the answer is that it is from a private well then the following information should be obtained:

- How deep is the well?
- Is the well head sealed, and the surrounding area fenced to protect it from livestock?
- Is the water from the well pumped to a tank, and what is the condition of the tank?
- What type of treatment system do they have (if any) and has it been regularly maintained?
- How regularly is the well tested, and are the results available?
- What state is the well in? Are there any records of maintenance of the well or pump?
- Does the well have an Environment Canterbury well number (if so, additional information about the well may be available through the Well Search page on Environment Canterbury's web site (https://ecan.govt.nz/data/well-search/).

Answers to these questions will help you to determine how safe the water supply is. If the seller is not able to demonstrate that the water is safe and that sufficient treatment is in place, the need for any upgrades to the water supply should be considered before making an offer on the property.

Who to contact for further information?

Drinking-water safety is the joint responsibility of the territorial authority (Waimakariri District Council), the Regional Council (Environment Canterbury) and the local health board (Canterbury District Health Board). Please refer below for which agency to contact for different issues or questions:

Environment Canterbury:

Manages the quality of both surface and ground water quality in the water body or aquifer. This is achieved by managing who can take water from the ground or a surface water body, and what can be discharged into or onto the ground or land/water surface.

They hold information on existing bores such as depth, yield and in some cases quality.

Waimakariri District Council:

For public supplies, WDC manages the quality of the water coming out of the tap. This is through management of the supply, storage and distribution network.

For private supplies, WDC ensures that there is a potable water supply, through the issuing of a resource consent for subdivision of land (which will specify how water is to be sourced) and issuing of a building consent for new dwellings. These however only confirm that there is a potable water source at the time of issuing the consent.

District Health Board:

Manage the impact of the water quality on public health, and can give advice on the health impacts of water quality.

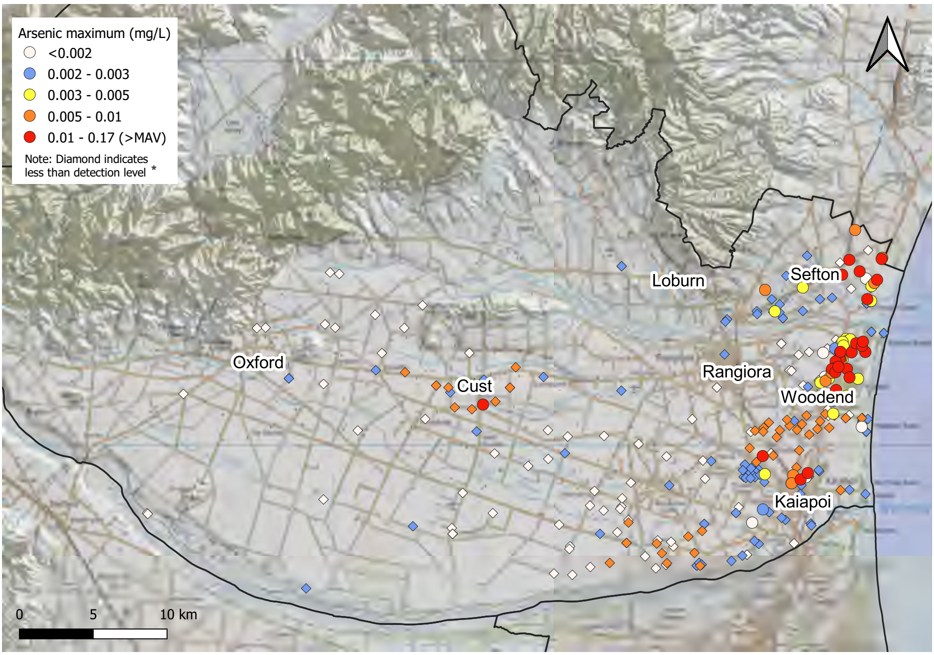
Waimakariri District groundwater quality maps:

This information is to illustrate the likely groundwater quality that might be found. However water quality in your well may vary from the information provided and groundwater quality also changes over time.

The data included in these groundwater quality maps is limited to the maximum contaminant result for each well sampled, between January 1990 and June 2020. Wells included are within the Waimakariri District, for any well use, all depths, active and inactive wells. The data is limited to that in the Environment Canterbury groundwater quality database or the Waimakariri District Council source database, provided by Environment Canterbury on 23/06/2020.

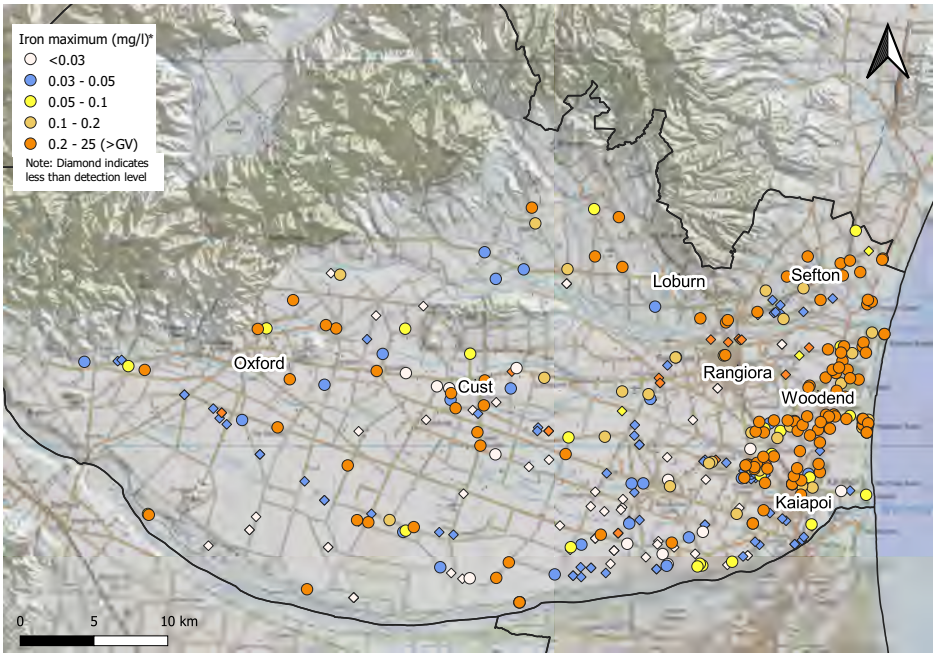
The Maximum Acceptable Value (MAV) and Guideline Value (GV) are set by the Drinking Water Standards for New Zealand (2005, amended 2018). If a MAV is exceeded, this means that the water is considered unsafe to drink. If a GV is exceeded, this means that there may be some aesthetic issues with the water.

Arsenic Maximum

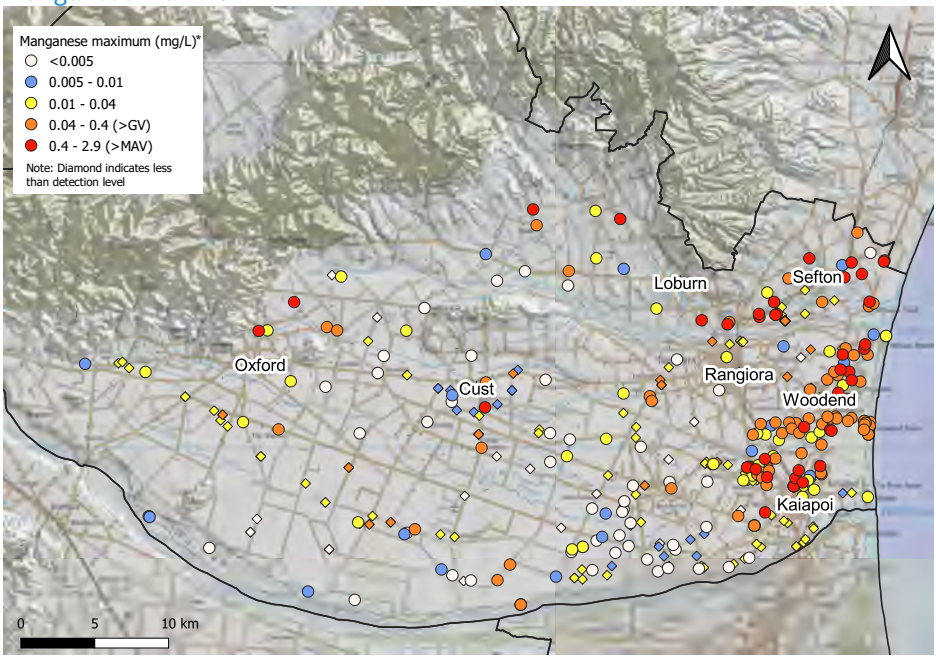


* Detection level is the lowest amount in a sample that the laboratory process can detect. Detection levels can change depending on the analysis technique.

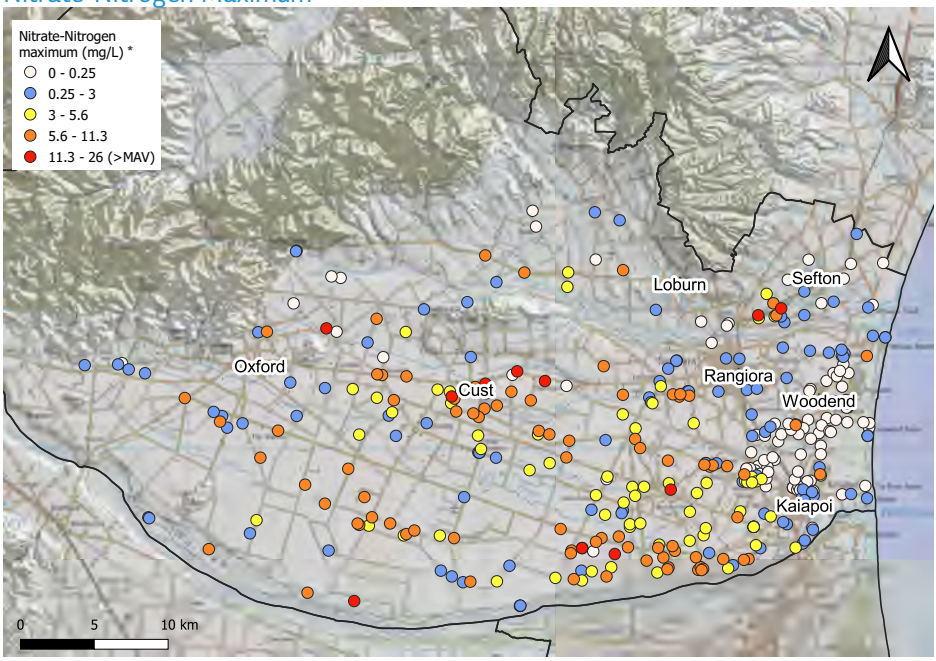
Iron Maximum



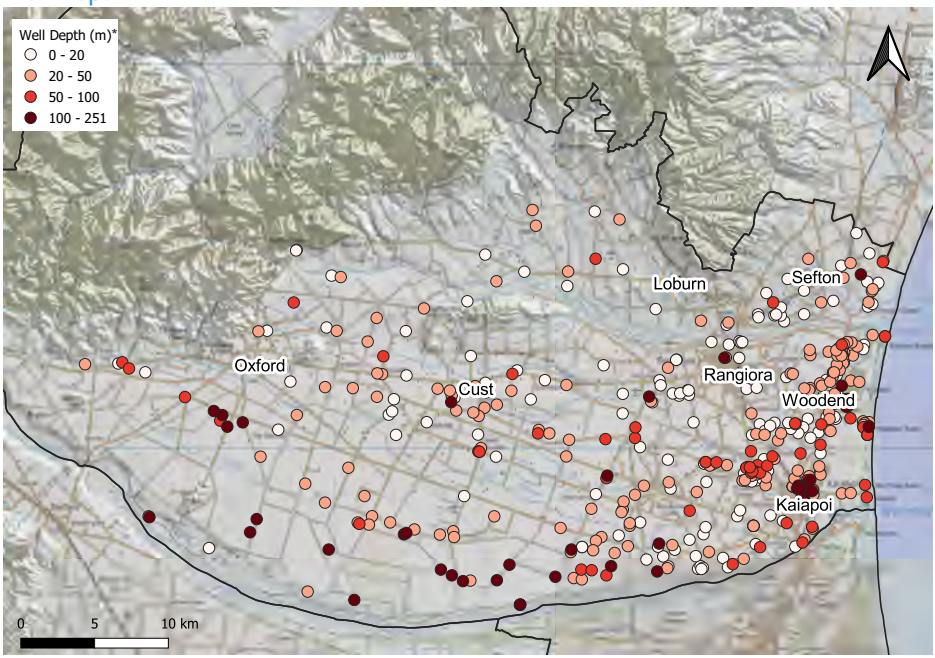
Manganese Maximum



Nitrate-Nitrogen Maximum



Well Depth



For more information please contact

Sophie Allen
Water Environment Advisor

Waimakariri District Council
Phone: 0800 965 468 (0800 WMK GOV)
Email: sophie.allen@wmk.govt.nz

201207166358

Find out more at waimakariri.govt.nz

0 10 20 30 40
Metres

Scale 1:1354
Original Size - A4

Utilities

Date: 5/09/2022

WAIMAKARIRI DISTRICT COUNCIL

WATER SUPPLY

- Main
- Abandoned Main
- Lateral
- Hurunui Main
- Facility
- Hydrant
- Valve
- Node
- Pump
- Well
- Tank
- Toby

STORMWATER

- Main
- Abandoned Main
- Lateral
- Channel
- Facility
- Manhole
- Valve
- Node
- Pump
- Inspection Chamber
- Sump

WASTEWATER

- Main
- Abandoned Main
- Lateral
- Facility
- Manhole
- Valve
- Node
- Pump
- Inspection Chamber
- Septic Tank
- Wastewater Connection
- Air Gap Separator
- Gravity Connection
- Pressure Connection
- STEP Connection

DISCLAIMER:

While reasonable measures have been taken to ensure the accuracy of the information contained in this map, the Waimakariri District Council shall have no liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this map or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

Information on this map may not be used for the purposes of any legal disputes.

Land and property information is based on/includes Land Information New Zealand (LINZ) data licensed for re-use under the Creative Commons Attribution 4.0 International licence.

The location of Council services are shown indicatively only and no guarantee is given as to the accuracy of the information. The user of the information has the responsibility to confirm the exact location of the service prior to commencing any construction including potholing and protecting existing services.

Contractors will be held responsible for all damage to Council property.

The Council does not guarantee the existence of service laterals to vacant lots, regardless of whether a lateral is shown or not.

The Waimakariri District Council does not give and expressly disclaims any warranty as to the accuracy or completeness of the information or its fitness for any purpose.

An experienced practitioner should be consulted if this information is to be used for Building or Development purposes.

Please refer to the District Plan and the Council's Planning Unit if you wish to use this information for planning purposes.

Any one who acts on any of this information does so at their own risk.

WATER RACE

- Water Race Pond
- Water Race

UNCLASSIFIED ASSETS

- Unclassified Asset Point
- Unclassified Asset Line

FLOOD

CONSULTATION ON DISTRICT PLAN CHANGES PRIOR TO NOTIFICATION

Report by P. Sanderson Applicant Waikuku

The site is at 1473 Main North Rd Waikuku and is the former premises of Donaghys Industries. At present the mill is home to the Sanderson family and is where a pottery and brick works and other business operate from. The intention is to re zone approximately 3.5 hectares of land zoned Rural B and Rural Residential 1 in the Rangiora District section of the Transitional District Plan to a Special Waikuku Mill Zone. Following a zone change a proposal to subdivide would include provision for 6 lots and an extra lot for a communal sewerage system. Each of the six lots would have provision for a dwelling.

As part of the consultative process as required under the Resource Management Act the Regional Council made comments with regard to flood risk.

The site is located on the Ashley river flood plain and has been mapped as categories A and C as part of investigations towards an Ashley River flood plain Management Plan.

The available G1S map shows a greater area of the mill land in category A than should be. Data has been supplied by David Rowell surveyor to show land levels.

Land information of New Zealand Bench Mark UA 87 shows a height above sea level of 6.2 meters. This is the closest mark to the property.

The levels were taken to establish an overall view of the site and its relationship to surrounding land. The floor levels of some existing buildings are shown.

Three levels were recorded at the Edge of Seal (EOS) at 8.54,8.75 and 8.63. The edge of seal closest to the mill side of the road is the highest point in the highway in this area.

Measurements were taken on the neighbouring property in the north showing that there is approximately a two meter difference in ground level heights between the mill complex and the northern property. This is shown in the G1s map as category A.

The water level was taken at two points at 5.46 near the State Highway and 5.92 further up stream.

Waikuku stream is spring fed from an aquifer near Rangiora. I have only seen it running high on one occasion in 7 years, caused by localised rain in the Waikuku area.

In the event of a flood occurring on the Ashley river due to a stop bank bursting I believe it would have to be a serious flood, more serious than any flood ever recorded to actually affect the mill property. From the levels indicated it is plain to see that

flood waters would first follow Waikuku stream through to the low lying areas in the North marked on the G1S map as category A.

The only reference to the Andrews Twine Mill (as it was known before Donaghys took a share holding in the mid 1950's) in any found Canterbury Regional Council reports refers to an article published in The Press 26 January 1953: "Last evening (Sunday) the flood water from a break in the railway embankment five to seven chains long just south of the Ashley railway bridge were pouring out over the Coldstream district and moving in the direction of Waikuku. By 10pm there were three sheets of water one 15 chains long and a foot deep-extending over the Main North road at Waikuku township. There were also two stretches of water five and three chains long and about a foot deep at Woodend near the church. By midnight the depth of the water below the Main North road bridge had increased to three feet. An officer said that the main body of the overflow would pass by the twine works at Little Ashley and on the Main North road at little Ashley creek and Waikuku creek, which is about half a mile south of the Main North road traffic bridge."

Other articles report previous floods
In an article published in the Star Sun 19 April 1951 " The banks broke above the Main North Road and water crossed the Main North Rd in a wide arc towards Woodend, where it banked up in a swamp area." Water was reported to be through the Latex Rubber Mill. This mill had since burnt down however its location was along the beach road approx. 100 meters from the State Highway.

The Press on 20 April 1951 stated that "Across the Main Road south of the Ashley bridge water was 3'6" deep for most of the day and three houses on the Waikuku site of the road were flooded it was not as bad as the 1936 flood when the water was around the mantle piece" The article refers to houses on the opposite side of the highway. The bench mark is on that same side set at 6.29 meters above sea level. In a worse case scenario where water was up to mantelpieces, given that the bench mark is at 6.2 m and that the houses are in a lower lying area. Then even if the mantle pieces were at 8 meters above sea level the water would not enter our property at any point.

It is therefore correct to assume that the whole of the Mill property is higher that the surrounding areas especially with regard to the low lying areas to the north and across the Highway.

The category A which the Canterbury Regional Council had identified as high risk and shown on the Ashley river flood plan map should be amended slightly. The Esplanade reserve has taken all the low lying areas along the stream bank with the bank more or less becoming the new boundary.

The data provided, especially the floor levels, shows that because the mill land is higher than areas that surround it in the north and east and that there is a sufficiently lower lying corridor in the North and Eastern areas for any flood waters to follow: that it is not necessary to have any floor level requirements other than what is necessary for the strength of any proposed building.

Investigation into storm water and hard surface run off for the purpose of satisfying the conditions for resource consent to subdivide.

Reference: RCO15286/ 01103100030

8 th May 2002

Numerous original building plans are held by Sanderson China and Pottery of the buildings that have been constructed over the years by previous owners on the site, known as, The Mill, Waikuku.

The architecturally designed plans are meticulous in detail and consequently the buildings are substantially constructed, after all they have stood the test of time. Therefore in my opinion, it is fair to assume, that the storm water and drainage systems servicing these buildings are also of an equally high and workable standard.

The Mill stands on slightly higher ground than neighbouring properties. This aspect was recorded in detail when flood planes were being designed prior to resource connect. This information is held at Environment Canterbury. A copy is provided.

This district has witnessed numerous floods in recent years during which The Mill property was unaffected.

The storm water disposal system has been constructed, added to, and repaired over a long period of time, giving previous owners plenty of opportunity to remedy unsatisfactory situations.

Tenants demand dry premises as part of their lease agreements. One internationally known company, which holds the world record for the sale of a wool bale is an example of one of The Mill tenants who require dry premises and free draining yards.

Numerous methods have been used to determine the lay out of the buried storm water drains. Property files kept at WDC show no data prior to 1990 and are therefore of no assistance. Localised knowledge has been a factor. We keep photos of trenching works which often expose storm water drains. Repairs have been required to storm water drains when damage has been caused by Telecom and Main Power. Landscaping including the relocation of the access on two occasions, have exposed storm water drains.

Other methods used include dye and liquid soap flushing.

An amendment has been included in the final plan of subdivision held by WDC. This is for the protection of storm water drain number 22.

Paul Sanderson.

Plan G, shows the detail of the existing storm water drains.

Explanation of Plan G.

1 and 2	Earthenware pipes that serviced two dwellings since removed.
3	150mm pipe to inspection box.
3a	Inspection box.
4	Concrete inspection box with lid. 740x900x600
5	Concrete inspection box with lid. 500x630x500.
6	EW 150mm pipe to State Highway. See Plan C.
7	Soak hole, 1000x450x400mm with grill.
7a	250mm pipe to Waikuku Stream.
8	Soak hole. 1600x2000x8000mm.
9	300x100 square concrete pipe to remove water from beneath weigh bridge.
10	EW 100mm.
11	EW100mm.
12	110mm plastic sw drain.
13	EW 100mm pipe.
14	EW 100 mm pipe.
15	Sump box. 260x260x420mm with holed metal lid. Dye tests indicate water flows from 17. Dye was also found at 12, indicating that this is also a link to 17. This link is not shown on the plan.
16	Beneath a 700mm diameter tunnel which formed part of the overflow from the cannel sits a EW 100mm pipe.
17	Sump box with metal grill. 400x400x400mm.
18	Sump box with metal holed lid. 400x400mm
19	Sump box with holed metal lid. 400x400x400mm.
20	EW 150mm.
21	See detail, Plan A.
22	EW 100mm pipe.
23	EW 100mm pipe. Discharges from sump box to stream.
24	70000 gallon catchment tank which gathers water from the north facing roof.
25	EW 100mm pipe.
26	Soak hole 1x1m with an unknown depth, located in a shingle yard. The roof area is 122sq m. A 2.45 cubic meter soakage area is required. Assuming the yard also acts as soakage, this soak hole seems adequate. Water drains freely in this area.
27 and 28	The roof area being 156 sq. m requires a soakage area of 3.12 cubic meters. Two new soak holes have been dug along side the old ones. Each soak hole is 2.8 cubic meters.These soakage holes are also amongst shingle beds. Water drains freely in this area.
29	Hard surface area. Water flows towards the sumps on the corner of building. See Plan A for construction detail.

30 and 31	Ground level sumps.
32	250mm concrete pipe.
33	A 3 cubic meter soak hole.

Plan A	Shows detail of the concrete storm water channel sump boxes.
Plan B	An older plan showing the storm water drain location for this part of the factory.
Plan C	Shows the storm water drain to the Highway.

Environment Canterbury

20 June 2002

Jamie Woods
Waimakariri District Council
Private Bag 1005
RANGIORA

Dear Mr Woods

PROPERTY ENQUIRY: 1473 MAIN NORTH ROAD, WAIKUKU
LOT 2 DP 60374

Thank you for your enquiry into the contamination status of the above parcel of land. I have searched our Contaminated and Hazardous Substance Land Use (CHSLU) database which holds information about contaminated sites and sites that have the potential to cause contamination because of the land use activities undertaken on them. **At this time the above site is entered on the database and is registered as a *Hazardous Substance Land Use (HSLU)* site.**

To fulfil some of its functions under the Resource Management Act and other relevant legislation, Environment Canterbury has developed a Contaminated Site Information Management Strategy (1999). A copy of this document is available from Environment Canterbury. A key component of the strategy is the maintenance of the CHSLU database. This database comprises information about sites which are known to be contaminated as well as sites which have the potential to be contaminated because of the land use activities carried out on them. The database also contains information about sites which have stored or used hazardous substances, or had hazardous substances disposed of on them[1]. The attached sheet provides a definition of a hazardous substance, as well as some examples of land use activities that have the potential to cause contamination.

The site is entered on the CHSLU database as a ***Hazardous Substance Land Use*** site (site number 2545) as a result of information made available to Environment Canterbury. This information indicates that the site has previously accommodated storage facilities for hazardous substances. The hazardous substances stored at the site were used by a flax processing operation in the 1870s and then by Donaghy's twine factory from 1882 to 1987. Mineral oil, diesel and a fungicide copper tetate napthanate were the substances used and stored on the site as part of these operations.

Environment Canterbury also holds information documenting a spill of oil and fungicide at the site in 1987. It is reported that 16,000 litres of batching oil and 11,000 litres of copper tetate napthanate were lost from a holding tank, situated within the factory building. An undetermined amount of these products flowed from the building into storm water drains and into the Waikuku Stream.

No environmental assessment was undertaken at the time of the spill to assess the impact and risks posed by these contaminants to human health and/or the environment (soil, groundwater and surface water). Therefore the extent of contaminated area, reported to be confined to the northeast corner of the factory shed and the Waikuku Stream, and the concentration of contaminants at the site as a result of this spill, is unknown.

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[1] Sites that have land use activities carried out on them that have the potential to cause contamination or have used, stored, or had hazardous substances disposed of on them are entered as *Hazardous Substance Land Use (HSLU)* sites on the database.

Our Ref: IN7C/776 SN 2545
Your Ref:
Contact: Donna Silvey

An appropriate site investigation that addresses the impact to human health and the environment from all hazardous substances associated with historic and present day activities undertaken on the above site would be required to determine the level of contamination and the risks posed by any contamination present at the site.

Please find enclosed a statement from Environment Canterbury's CHSLU database for the above site which documents the information held on this site.

It is our understanding that above the site (Lot 2 DP 60379) is to be subdivided into six parcels of land in the near future. This subdivision will mean that the category assigned to the above site will need to be reconsidered and each parcel of land will need to be assigned a new, appropriate category.

In the future Environment Canterbury will prioritise *HSLU* sites entered on the database for investigation. This prioritisation will be based on the risk to the environment the site could pose if contaminants were present. For most sites it is unlikely that this prioritisation will occur in the immediate future. However, we could ask the site owner or occupier to undertake an investigation, or investigate the properties ourselves, sooner if there was an incident involving a release of hazardous substances, or if we received information to suggest that there were discharges occurring that were affecting the environment beyond the property.

The CHSLU database does not contain all information held by Environment Canterbury from sources such as resource consent files, enforcement action files, etc., that may relate to contamination. It is possible for us to undertake a more comprehensive search of Council records for any indication of actual or possible contamination, however due to the time this will take this service is not free and will be charged for at an hourly rate. Please contact me directly if you wish to utilise this service.

The enclosed information is derived from the Environment Canterbury's Contaminated and Hazardous Substance Land Use site database and is made available to you under the Local Government Official Information and Meetings Act 1987 and Environment Canterbury's Contaminated Site Information Management Strategy.

Registered sites on the database include those sites where HSLU activities have occurred that are known to have the potential to contaminate land. Further investigation is required to determine whether or not this site is actually contaminated or the degree and extent of any residual contamination. No reliance can or should be placed on this information by any person as indicating the presence of contaminants on the site.

The database has been established by Environment Canterbury for the purpose of performing its functions under the Resource Management Act 1991.

This information reflects Environment Canterbury's current understanding of this site. Environment Canterbury accepts no liability for any inaccuracy in, or omission from, this information.

Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.

If you have any questions please do not hesitate to contact me.

Yours sincerely

Donna Sibley
CONTAMINATED SITES INFORMATION OFFICER

For
Helen Davies
SENIOR CONTAMINATED SITES OFFICER (II)

Encl

Statement from Environment Canterbury's Contaminated and Hazardous Substance Land Use (CHSLU) Site Database

Dated: 14/06/02

Environment Canterbury site number: 2545
Site Address: 1478 Main North Road, Waikuku
Legal Description: Lot 2 DP 60374
Valuation Numbers: 2159163401

Classification: ***Hazardous Substances Land Use*** **(HSLU)**

Definition:

"*A site which either currently has, or has previously accommodated, land uses or activities involving hazardous substances, which could lead to the presence of contaminants in soil, water, or air at concentrations above background levels which could pose an immediate or long term hazard to human health and/or the environment*".

Qualifying Information:

- **Land Use:** Refer to "**Hazardous Substances Stored In**" from ? to 1998.
- **Hazardous Substances Stored In :** Above ground storage tanks.

Information held by Environment Canterbury indicates that this site formerly accommodated a flax processing operation in the 1870s and then accommodated Donaghy's twine factory from 1962 to 1987.
In 1987 16,000 litres of batching oil and 11,000 litres of copper folate napthanate were lost from a holding tank and/or storage tank at the site. The holding tank was situated within the factory building. An undetermined amount of oil and preservative reached the storm water drains and flowed into Waikuku Stream.
No environmental assessment was undertaken at the time of the spill to assess the impact and/or risk the spill may have posed on human health and/or the environment.

For further information from Environment Canterbury, contact the Environmental Quality section, and refer to site number **2545**.

A Contaminated Site is defined as:

'A site at which hazardous substances occur at concentrations above background levels and where assessment indicates it poses, or is likely to pose, an immediate or long term hazard to human health and/or the environment.'

A Hazardous Substance Land Use (HSLU) Site is defined as:

'A site which either currently has or has previously accommodated, land uses or activities involving hazardous substances, which thereby could lead to their presence at concentrations above background levels and, as a result, pose an immediate or long term hazard to human health and/or the environment.'

The definition of a hazardous substance is (from the Hazardous Substances and New Organisms Act 1996):

'Any substance
(a) with one or more of the following intrinsic properties:
(i) explosiveness;
(ii) flammability;
(iii) a capacity to oxidise;
(iv) corrosiveness;
(v) toxicity including chronic toxicity;
(vi) ecotoxicity with or without bioaccumulation; or
(b) which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with one or more of the properties specified in paragraph (a) of this definition.'

Some examples of classes of land uses or activities that would constitute a hazardous substance land use site are listed below. This list, which is not exhaustive, gives examples of different types of land use or activities that can lead to contamination.

- Acid/Alkali plant and formulation
- Agricultural/horticultural activities
- Airports
- Asbestos production and disposal
- Chemical manufacture and formulation
- Defence works
- Drum re-conditioning works
- Dry Cleaning establishments
- Electrical manufacturing (transformers)
- Electroplating and heat treatment premises
- Engine works (garages, workshops)
- Explosives industry
- Fertiliser manufacturers, formulators
- Food manufacturers
- Gas works
- Iron and steel sites
- Landfill sites
- Metal treatment
- Mining and extractive industries
- Oil production and storage
- Paint formulation and manufacture
- Pesticide manufacture and formulation
- Power stations
- Pharmaceutical manufacture and formulation
- Railway yards
- Scrap metal yards
- Service Stations
- Sheep and cattle dips
- Smelting and refining industries
- Tanning and associated trades
- Waste storage and treatment
- Wood preservation, timber treatment
- Woolscourers

From Australia and New Zealand Guidelines for the Assessment and Management of Contaminated Sites. Australia and New Zealand Environment and Conservation Council. January 1992.

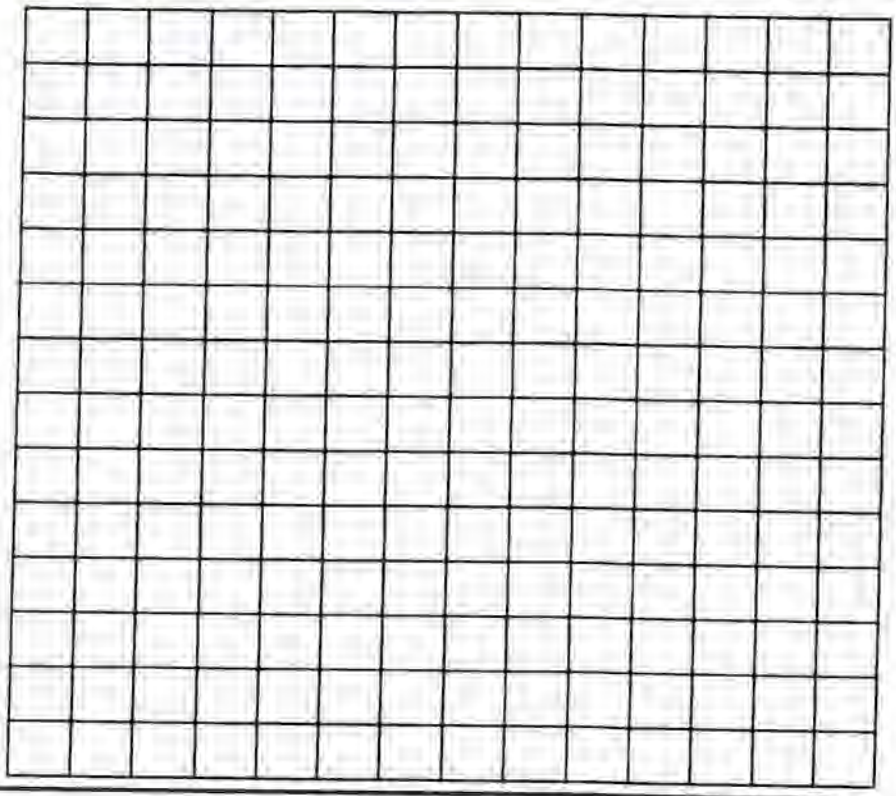
Waikuku Mill - Coffee Shop and Studio. VW2 215916340 1

Page 2 RAPID Assessment Form - LEVEL 2 Page 2

Inspector ID:

Address:

Sketch (optional)
Provide a sketch of the entire building or damage points. Indicate damage points.



Estimated building damage (exclude contents)

- ☐ None
- ☐ 0-1%
- ☑ 2-10%
- ☐ 11-30%
- ☐ 31-60%
- ☐ 61-99%
- ☐ 100%

Record any existing placard on this building

Date:

Inspector ID:

Placard type (e.g. UNSAFE)

Choose a new posting based on the new evaluation and team judgement. **Severe** conditions affecting the whole building are grounds for an UNSAFE posting. Localised **Severe** and overall **Moderate** conditions may require a RESTRICTED USE. Place INSPECTED placard at main entrance. Post all other placards at every significant entrance. Transfer the chosen posting to the top of page 1.

INSPECTED *GREEN* ☐ RESTRICTED USE *YELLOW* ☑ Studio 2 only UNSAFE *RED* ☐

Record any restriction on use or entry:

Tick the boxes below only if further actions are recommended:

- ☐ Barricades are needed (state location): Tape put in place.
- ☐ Detailed Engineering Evaluation recommended: ☑ structural ☐ geotechnical ☐ other:
- ☐ Other recommendations:

Comments:

Studio 2 can be emptied through adjacent rooms

Sign here on completion

RAPID Assessment Form - LEVEL 2

Inspector ID	BE BL	Date of Inspection	9/9/10	Inspected	✓	Restricted Use	✓
Authority	UDC	Time AM/PM	3pm	Unsafe			

FINAL POSTING from Pg. 2

Building Name Waikuku Mill & **Address** 1473 Main North Road.
Also known as Coffee shop
Description Lot DP
Other ID
Contact Name Paul Sanderson
Contact Phone 312 7978

Storeys above ground [1] Below ground [ ]
Avg. area (m²) [ ]
No of residential units [ ]
Photo Taken Yes (No) No. ____

Type of Construction

- [✓] Timber frame
- [ ] Steel frame
- [ ] Tilt-up concrete
- [ ] Concrete frame
- [ ] Concrete shear wall
- [✓] Unreinforced masonry
- [ ] Reinforced masonry
- [ ] Other:

Primary Occupancy

- [ ] Dwelling
- [ ] Other residential
- [ ] Public assembly
- [ ] School
- [✓] Other: storage
- [✓] Commercial/ ~~Offices~~
- [ ] Industrial
- [ ] Government
- [ ] Heritage Listed

Investigate the building for the conditions listed and check the appropriate column. A sketch may be added on pg. 2

Overall Hazards	Minor/None	Moderate	Severe	Comments
Collapse or partial collapse		✓		Parapet collapse
Building or storey leaning				
Other:				
Structural Hazards				
Foundations				
Roofs, ~~floors (vertical load)~~		✓		Fallen parapets onto lower roof being removed.
Columns, pilasters, corbels				
Diaphragms, horizontal bracing				
Pre-cast connections				
Other:				
Non-structural Hazards				
Parapets, ornamentation		✓		
Cladding, glazing				
Ceilings, light fixtures				
Interior walls, partitions				
Elevators				
Stairs/ Exits				
Utilities (e.g. gas, electricity)				
Significant fire safety concerns				
Other:				
Geotechnical Hazards				
Slope failure, debris				
Ground movement, fissures				
Other:				

General Comments

Adapted from ATC-20

MWH Initial Evaluation Procedure - Step 1

Building Name	Sanderson Brick Shed	**Ref**	Z1921801.0107
Location	1473 Main North Road, Waikuku	**By**	E. Atienza
		Date	9 May 2011

Step 1 - General Information

1.1 Photos

Figure 1. External view of the Shed (North-East)

Figure 2. Interior brick wall and roof

Figure 3. Close up of interior brick wall

Figure 4. Interior view showing west end wall

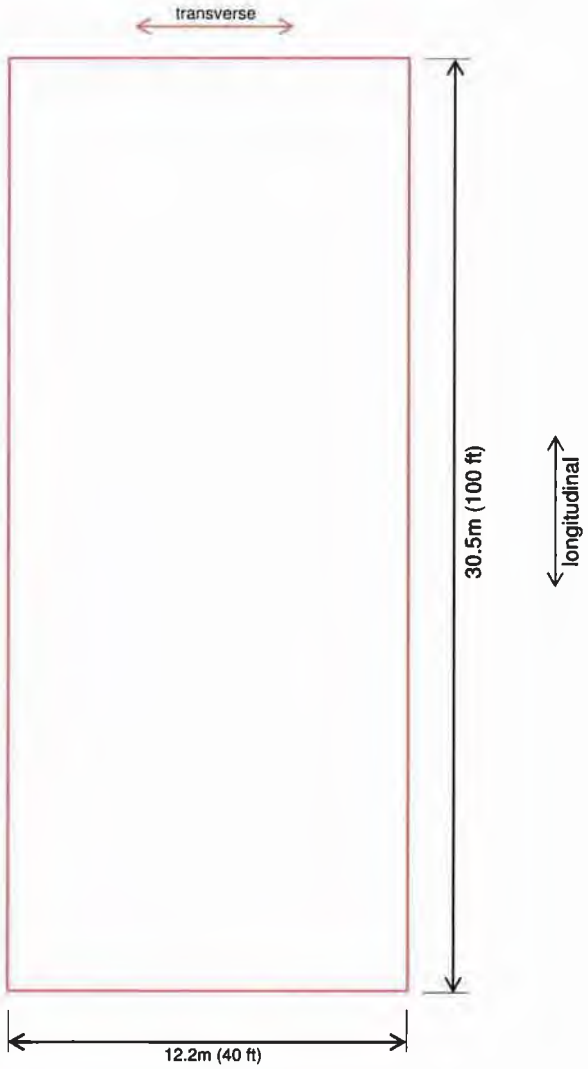
Figure 5. Timber truss and purlins

Figure 6. Interior view showing east end timber framed wall

MWH. Initial Evaluation Procedure - Step 1

Building Name	Sanderson Brick Shed	**Ref**	Z1921801.0107
Location	1473 Main North Road, Waikuku	**By**	E. Atienza
		Date	9 May 2011

1.2 Sketch of building plan



MWH Initial Evaluation Procedure - Step 1

Building Name	Sanderson Brick Shed	**Ref**	Z1921801.0107
Location	1473 Main North Road, Waikuku	**By**	E. Atienza
		Date	9 May 2011

1.3 Relevant features

The Sanderson Brick Shed is a hall type building constructed from brick walls with buttress spaced evenly along the longitudinal wall. On the western end, an opening has recently been cut into the brick wall which has been filled in with a timber framed wall clad with gib. The opening supports the brick vertically with a concrete frame. On the eastern end, the wall is made of timber frames with corrugated iron cladding.
The light clad roof is supported by timber trusses and beams which sits atop the brick perimeter walls. Floor is concrete slab on ground.
Although there is no significant damage seen during the site visit, there is effectively no designed lateral restraint in this building with the timber trusses just sitting on the brick walls. The building relies on the buttresses in the brick wall providing some minimal wall restraint and on steel rods tieing the timber trusses to the brick walls. Steel rod ties are also used to tie the gable end wall to the roof, however these often prove ineffective in a moderate earthquake as they only tie a few bricks with the rest of the wall easily falling outwards.

1.4 Note Information sources

Visual Inspection of Exterior	☑
Visual Inspection of Interior	☑
Drawings (note type)	☐
Specifications	☐
Geotechnical Reports	☐
Others (list)	☐

MWH Initial Evaluation Procedure - Step 2

Building Name	Sanderson Brick Shed	**Ref**	Z1921801.0107
Location	1473 Main North Road, Waikuku	**By**	E. Atienza
Direction Considered:*	a.) Longitudinal ☐	**Date**	9 May 2011
	b.) Transverse ☑		

*Choose worse case if clear at start. Complete IEP-2 and IEP-3 each if in doubt.

Step 2 - Determination of $(\%NBS)_b$

2.1 Determine nominal (%NBS) = $(\%NBS)_{nom}$

a.) Date of Design and Seismic Zone

Pre 1935		☑	See also notes 1 and 3
1935 - 1965		☐	
1965 - 1976	Seismic Zone; A	☐	
	B	☐	
	C	☐	
1976 - 1992	Seismic Zone; A	☐	See also note 2
	B	☐	
	C	☐	
1992 - 2004		☐	

b.) Soil Type

From NZS1170.5:2004, Cl 3.1.3	A or B Rock	☐
	C Shallow Soil	☐
	D Soft Soil	☑
	E Very Soft Soil	☐
From NZS4203:1992, Cl 4.6.2.2	a.) Rigid	☐
(from 1992 to 2004 only and only if known)	b.) Intermediate	☐

c.) Estimate Period, T: 0.24 Seconds

Can use the following:

$T = 0.09h_n^{0.75}$	for moment-resisting concrete frames
$T = 0.14h_n^{0.75}$	for moment-resisting steel frames
$T = 0.08h_n^{0.75}$	for eccentrically braced steel frames
$T = 0.06h_n^{0.75}$	for all other frame structures
$T = 0.09h_n^{0.75}/A_c^{0.5}$	for concrete shear walls
$T \le 0.4$ secs	for masonry shear wall

Where: h_n = height in m from the base of the structure to the uppermost seismic weight or mass

$A_c = \sum A_i (0.2 + L_{wi}/h_n)^2$

A_i = cross-sectional shear area of shear wall i in the first storey of the building, in m^2

lwi = length of shear wall i in the first storey in the direction parallel to the applied forces, in m with the restriction that l_{wi}/h_n shall not exceed 0.9

d.) $(\%NBS)_{nom}$ determined from Figure 3.3 of NZSEE: 3 $(\%NBS)_{nom}$

Note 1: For buildings designed prior to 1965 and known to be designed as public buildings in accordance with the code of the time, multiply (%NBS)nom by 1.25.
For buildings designed 1965 - 1975 and known to be designed as public buildings in accordance with the code of the time, multiply $(\%NBS)_{nom}$ by 1.33 - Zone A and by 1.2 - Zone B. N/A

Note 2: For reinforced concrete buildings designed between 1976-84 multiply $(\%NBS)_{nom}$ by 1.2. N/A

Note 3: For buildings designed prior to 1935 multiply (%NBS)nom by 0.8 except for Wellington where the factor may be taken as 1. 0.8

2.4 $(\%NBS)_{nom}$

MWH

Initial Evaluation Procedure - Step 2

Building Name	Sanderson Brick Shed	**Ref**	Z1921801.0107
Location	1473 Main North Road, Waikuku	**By**	E. Atienza
Direction Considered:*	a.) Longitudinal ☐	**Date**	9 May 2011
	b.) Transverse ☑		

*Choose worse case if clear at start. Complete IEP-2 and IEP-3 each if in doubt.

2.2 Near Fault Scaling Factor, Factor A
If T ≤ 1.5sec, Factor A = 1

a.) Near Fault Factor, N(T,D) — 1.00
(from NZS 1170.5:2004, Cl 3.1.6)

b.) Near Fault Scaling Factor = 1/N(T,D) — **Factor A** 1.00

2.3 Hazard Scaling Factor, Factor B

a.) Hazard Factor, Z, for site — 0.33
(from NZS1170.5:2004, Table 3.3)

b.) Hazard Scaling Factor

For pre 1992 = 1/Z
For 1992 onwards = Z_{1992}/Z
(Where Z_{1992} is the NZS 4203:1992 Zone Factor from Figure Figure 4.6.2 of Figure 3.5(b) of NZSEE) — **Factor B** 3.03

2.4 Return Period Scaling Factor, Factor C

a.) Building Importance Level — 2
(from NZS1170.0:2004, Table 3.1 and 3.2)

b.) Return Period Scaling Factor
(from Table 3.1 of NZSEE) — **Factor C** 1.00

2.5 Ductility Scaling Factor, Factor D

a.) Assessed Ductility of Existing Structure, μ — 1
(shall be less than maximum given in Table 3.2 of NZSEE)

b.) Ductility Scaling Factor

For pre 1976 = k_μ
For 1976 onwards = 1
(Where k_μ is NZS1170.5:2004 Ductility Factor, from Table 3.3 of NZSEE) — **Factor D** 1.00

2.6 Structural Performance Scaling Factor, Factor D

a.) Structural Performance Factor, S_p — 1
(from Figure 3.4 of NZSEE)

b.) Structural Performance Scaling Factor = $1 / S_p$ — **Factor E** 1.00

2.7 Baseline %NBS for Building, $(\%NBS)_b$ — 7.27
$= (\%NBS)_{nom} * A * B * C * D * E$

MWH

Initial Evaluation Procedure - Step 3

Building Name	Sanderson Brick Shed	**Ref**	Z1921801.0107
Location	1473 Main North Road, Waikuku	**By**	E. Atienza
Direction Considered:*	a.) Longitudinal ☐	**Date**	9 May 2011
	b.) Transverse ☑		

*Choose worse case if clear at start. Complete IEP-2 and IEP-3 each if in doubt.

Step 3 - Assessment Performance Achievement Ratio (PAR)

(Refer to NZSEE Appendix B - Section B3.2)

Critical Structural Weakness | **Building Score** | **Effect on Structural Performance** (Choose a value - Do not interpolate)

3.1 Plan Irregularity

Effect on Structural Performance

		Severe	Significant	Insignificant
Factor A	1	0.4 max	0.7	1

Comment: Insignificant with this building.

3.2 Vertical Irregularity

Effect on Structural Performance

		Severe	Significant	Insignificant
Factor B	1	0.4 max	0.7	1

Comment: Insignificant with this building.

3.3 Short Columns

Effect on Structural Performance

		Severe	Significant	Insignificant
Factor C	1	0.4 max	0.7	1

Comment: Insignificant with this building.

3.4 Pounding Potential

(Estimate D1 and D2 and set D = the lower of the two, or = 1.0 if no potential for pounding)

a.) Factor D1: - Pounding Effect

(Select appropriate value from Table)

Note:
Values given assume that the building has a frame structure. For stiff buildings, (eg. With shear walls) the effect of pounding may be reduced by taking the co-efficient to the right of the value applicable to frame buildings.

Factor D1 1

Table for Selection of Factor D1

	Severe	Significant	Insignificant
Separation	0<Sep<0.005H	0.005<Sep<0.01H	Sep>0.01H
Alignment of floors within 20% of storey height	0.7	0.8	1
Alignment of floors not within 20% of storey height	0.4	0.7	0.8

b.) Factor D2: - Height Difference Effect

(Select appropriate value from Table)

Factor D2 1

Table for Selection of Factor D1

	Severe	Significant	Insignificant
Height Difference > 4 Storeys	0.4	0.7	1
Height Difference 2 to 4 Storeys	0.7	0.9	1
Height Difference <2 Storeys	1	1	1

Factor D 1

(Set D = lesser of D1 and D2 or set D = 1.0 if no prospect of pounding)

3.5 Site Characteristics - *(Stability, landslide threat, liquefaction, etc)*

Effect on Structural Performance

		Severe	Significant	Insignificant
Factor E	1	0.5 max	0.7	1

3.6 Other Factors

Factor F 1

For ≤ 3 storeys - maximum value 2.5, otherwise - maximum value 1.5. No minimum.

Record rationale for choice of Factor F:

No compensating factors for this building.

3.7 Performance Achievement Ratio (PAR)

= A * B * C * D * E * F

1.00

MWH Initial Evaluation Procedure - Step 2

Building Name	Sanderson Brick Shed	**Ref**	Z1921801.0107
Location	1473 Main North Road, Waikuku	**By**	E. Atienza
Direction Considered:*	a.) Longitudinal ☑	**Date**	9 May 2011
	b.) Transverse ☐		

*Choose worse case if clear at start. Complete IEP-2 and IEP-3 each if in doubt.

Step 2 - Determination of $(\%NBS)_b$

2.1 Determine nominal (%NBS) = $(\%NBS)_{nom}$

a.) Date of Design and Seismic Zone

Pre 1935			☑	See also notes 1 and 3
1935 - 1965			☐	
1965 - 1976	Seismic Zone;	A	☐	
		B	☐	
		C	☐	
1976 - 1992	Seismic Zone;	A	☐	See also note 2
		B	☐	
		C	☐	
1992 - 2004			☐	

b.) Soil Type

From NZS1170.5:2004, Cl 3.1.3	A or B Rock	☐
	C Shallow Soil	☐
	D Soft Soil	☑
	E Very Soft Soil	☐
From NZS4203:1992, Cl 4.6.2.2	a.) Rigid	☐
(from 1992 to 2004 only and only if known)	b.) Intermediate	☐

c.) Estimate Period, T — 0.24 Seconds

Can use the following:

$T = 0.09h_n^{0.75}$	for moment-resisting concrete frames
$T = 0.14h_n^{0.75}$	for moment-resisting steel frames
$T = 0.08h_n^{0.75}$	for eccentrically braced steel frames
$T = 0.06h_n^{0.75}$	for all other frame structures
$T = 0.09h_n^{0.75}/A_c^{0.5}$	for concrete shear walls
$T \le 0.4$ secs	for masonry shear wall

Where: h_n = height in m from the base of the structure to the uppermost seismic weight or mass

$A_c = \sum A_i (0.2 + L_{wi}/h_n)^2$

A_i = cross-sectional shear area of shear wall i in the first storey of the building, in m^2

l_{wi} = length of shear wall i in the first storey in the direction parallel to the applied forces, in m with the restriction that l_{wi}/h_n shall not exceed 0.9

d.) $(\%NBS)_{nom}$ determined from Figure 3.3 of NZSEE — 3 $(\%NBS)_{nom}$

Note 1: For buildings designed prior to 1965 and known to be designed as public buildings in accordance with the code of the time, multiply (%NBS)nom by 1.25.
For buildings designed 1965 - 1975 and known to be designed as public buildings in accordance with the code of the time, multiply $(\%NBS)_{nom}$ by 1.33 - Zone A and by 1.2 - Zone B. — N/A

Note 2: For reinforced concrete buildings designed between 1976-84 multiply $(\%NBS)_{nom}$ by 1.2. — N/A

Note 3: For buildings designed prior to 1935 multiply (%NBS)nom by 0.8 except for Wellington where the factor may be taken as 1. — 0.8

2.4 $(\%NBS)_{nom}$

MWH

Initial Evaluation Procedure - Step 2

Building Name	Sanderson Brick Shed	**Ref**	Z1921801.0107
Location	1473 Main North Road, Waikuku	**By**	E. Atienza
Direction Considered:*	a.) Longitudinal ☑	**Date**	9 May 2011
	b.) Transverse ☐		

*Choose worse case if clear at start. Complete IEP-2 and IEP-3 each if in doubt.

2.2 Near Fault Scaling Factor, Factor A
If T ≤ 1.5sec, Factor A = 1

a.) Near Fault Factor, N(T,D) — 1
(from NZS 1170.5:2004, Cl 3.1.6)

b.) Near Fault Scaling Factor = 1/N(T,D) — **Factor A** 1.00

2.3 Hazard Scaling Factor, Factor B

a.) Hazard Factor, Z, for site — 0.33
(from NZS1170.5:2004, Table 3.3)

b.) Hazard Scaling Factor

For pre 1992 = 1/Z
For 1992 onwards = Z_{1992}/Z
(Where Z_{1992} is the NZS 4203:1992 Zone Factor from Figure Figure 4.6.2 of Figure 3.5(b) of NZSEE) — **Factor B** 3.03

2.4 Return Period Scaling Factor, Factor C

a.) Building Importance Level — 2
(from NZS1170.0:2004, Table 3.1 and 3.2)

b.) Return Period Scaling Factor
(from Table 3.1 of NZSEE) — **Factor C** 1.00

2.5 Ductility Scaling Factor, Factor D

a.) Assessed Ductility of Existing Structure, μ — 1
(shall be less than maximum given in Table 3.2 of NZSEE)

b.) Ductility Scaling Factor

For pre 1976 = k_μ
For 1976 onwards = 1
(Where k_μ is NZS1170.5:2004 Ductility Factor, from Table 3.3 of NZSEE) — **Factor D** 1.00

2.6 Structural Performance Scaling Factor, Factor D

a.) Structural Performance Factor, S_p — 1
(from Figure 3.4 of NZSEE)

b.) Structural Performance Scaling Factor = $1 / S_p$ — **Factor E** 1.00

2.7 Baseline %NBS for Building, $(\%NBS)_b$ — 7.27
$= (\%NBS)_{nom} * A * B * C * D * E$

MWH Initial Evaluation Procedure - Step 3

Building Name	Sanderson Brick Shed	**Ref**	Z1921801.0107
Location	1473 Main North Road, Waikuku	**By**	E. Atienza
Direction Considered:*	a.) Longitudinal ☑	**Date**	9 May 2011
	b.) Transverse ☐		

*Choose worse case if clear at start. Complete IEP-2 and IEP-3 each if in doubt.

Step 3 - Assessment Performance Achievement Ratio (PAR)

(Refer to NZSEE Appendix B - Section B3.2)

Critical Structural Weakness	Building Score	Effect on Structural Performance (Choose a value - Do not interpolate)		
3.1 Plan Irregularity				
Effect on Structural Performance		Severe	Significant	Insignificant
	Factor A 1	0.4 max	0.7	1
Comment: Insignificant with this building.				
3.2 Vertical Irregularity				
Effect on Structural Performance		Severe	Significant	Insignificant
	Factor B 1	0.4 max	0.7	1
Comment: Insignificant with this building.				
3.3 Short Columns				
Effect on Structural Performance		Severe	Significant	Insignificant
	Factor C 1	0.4 max	0.7	1
Comment: Insignificant with this building.				

3.4 Pounding Potential

(Estimate D1 and D2 and set D = the lower of the two, or = 1.0 if no potential for pounding)

a.) Factor D1: - Pounding Effect

(Select appropriate value from Table)

Note:
Values given assume that the building has a frame structure. For stiff buildings, (eg. With shear walls) the effect of pounding may be reduced by taking the co-efficient to the right of the value applicable to frame buildings.

Factor D1 1

Table for Selection of Factor D1	Severe	Significant	Insignificant
Separation	0<Sep<0.005H	0.005<Sep<0.01H	Sep>0.01H
Alignment of floors within 20% of storey height	0.7	0.8	1
Alignment of floors not within 20% of storey height	0.4	0.7	0.8

b.) Factor D2: - Height Difference Effect

(Select appropriate value from Table)

Factor D2 1

Table for Selection of Factor D1	Severe	Significant	Insignificant
Height Difference > 4 Storeys	0.4	0.7	1
Height Difference 2 to 4 Storeys	0.7	0.9	1
Height Difference <2 Storeys	1	1	1

Factor D 1 *(Set D = lesser of D1 and D2 or set D = 1.0 if no prospect of pounding)*

3.5 Site Characteristics - ***(Stability, landslide threat, liquefaction, etc)***

Effect on Structural Performance		Severe	Significant	Insignificant
	Factor E 1	0.5 max	0.7	1

3.6 Other Factors

Factor F 1 For ≤ 3 storeys - maximum value 2.5, otherwise - maximum value 1.5. No minimum.

Record rationale for choice of Factor F:

No compensating factors for this building

3.7 Performance Achievement Ratio (PAR)

*= A * B * C * D * E * F*

1

MWH **Initial Evaluation Procedure - Steps 4, 5, 6 and 7**

Building Name	Sanderson Brick Shed	**Ref**	Z1921801.0107
Location	1473 Main North Road, Waikuku	**By**	E. Atienza
		Date	9 May 2011

Step 4 - Percentage of New Building Standard (%NBS)

	Longitudinal	Transverse
4.1 Assessed Baseline (%NBS)$_b$ *From IEP-2*	7.27	7.27
4.2 Performance Achievement Ratio (PAR) *From IEP-3*	1.00	1.00
4.3 PAR x Baseline (%NBS)$_b$	7.27	7.27
4.4 Percentage New Building Standard (%NBS) *Use lower of two values from Step 4.3*		7.27

Step 5 - Potentially Earthquake Prone?
Mark as appropriate

%NBS > 33	-
%NBS ≤ 33	YES

Step 6 - Potentially Earthquake Prone?
Mark as appropriate

%NBS ≥ 67	-
%NBS < 67	YES

Step 7 - Provisional Grading for Seismic Risk Based on IEP

Seismic Grade: **E**

Evaluation Confirmed By: [signature] Signature

Brad Williamson Name

163927 CPEng. No.

Relationship between Seismic Grade and %NBS:

Grade	A+	A	B	C	D	E
%NBS	> 100	100 - 80	80 - 67	67 - 33	33 - 20	< 20

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JD:KAS

8 September 2010

Farmers Mutual Group
P O Box 1943
Palmerston North Central
PALMERSTON NORTH 4440

ATTENTION: ALAN MCFADYEN

Claim Ref 7468036

Our Ref: 100771/S/1

Dear Alan,

RE: EARTHQUAKE DAMAGE TO BUILDING AT 1473 MAIN NORTH ROAD, WAIKUKU

Subsequent to the earthquake that occurred on the morning of Saturday 4th September 2010 a walk through inspection of the building at 1473 Main North Road was conducted on the 7th of September by Jon Devine on behalf of Powell Fenwick Consultants Ltd.

Preliminary indications are that this building is not in immediate danger of structural collapse, however areas adjacent to parapets should be cordoned off.

We recommend that the building is not occupied for business.

The following specific items have been noted as requiring urgent attention to ensure the ongoing stability of the building:

- The high brick gables are insecure, and should be cordoned off externally and internally.

Other damage that was noted in the building consists of:

- Nil

It is important to note that information is based on a visual walk through inspection only. It is possible that there is unobserved damage that may require remedial work to ensure the ongoing integrity of the structure. We recommend that a more detailed structural inspection and evaluation is conducted in due course to confirm the ongoing structural suitability of the building.

Please call our office on 366 1777 if you require further information or assistance.

Yours faithfully,
POWELL FENWICK CONSULTANTS LIMITED

JON DEVINE

email to alan.mcfadyen @ fmg.co.nz

POWELL FENWICK
CONSULTANTS LIMITED
Your quality engineering partner.

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engineering@pfc.co.nz: email
www.pfc.co.nz: website

Earthquake Inspection Report

Date 7/09/10 Time _____

Owner Name P & J Sanderson

Address 1 1473 Main Nth Rd

Address 2 Waikuku

ADDRESS 3 _____

Subsequent to the earthquake that occurred on the morning of Saturday 4th September 2010 a walk through inspection was conducted by Jon Devine of/on behalf of Powell Fenwick Consultants Ltd.

☑ Preliminary indications are that this building is not in immediate danger of structural collapse.

☐ Preliminary investigations are that this building has some areas of structural instability and we recommend that it remains unoccupied until further investigation and recommendations are undertaken.

Specific Notes: However areas adjacent to high gables are unstable and are to be cordoned off externally, and internally once stock is removed.

It is important to note that information is based on a visual inspection only. It is possible that there is unobserved damage that may become evident over the next few weeks. If this is the case, please note the areas you have observed and be in touch with our office to discuss them if required.

Please call our office on 366 1777 immediately if you notice further damage or if you require further information or assistance.

POWELL FENWICK CONSULTANTS LIMITED

Signed: _____

Initial Evaluation Procedure - Step 1

Building Name	Sanderson Mill	**Ref**	Z1921801.0107
Location	1473 Main North Road, Waikuku	**By**	E. Atienza
		Date	9 May 2011

Step 1 - General Information

1.1 Photos

Figure 1. Front of building showing the buttresses

Figure 2. Front entrance of the gallery

Figure 3. Front of the workshop and garage (Leftmost)

Figure 4. Another view of the buttresses

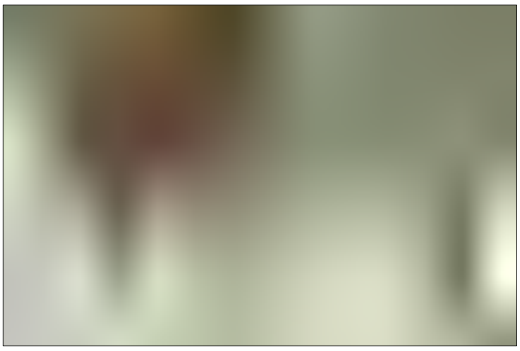


Figure 5. Internal view showing roof truss

Figure 6. Another view of interior

Initial Evaluation Procedure - Step 1

Building Name	Sanderson Mill	**Ref**	Z1921801.0107
Location	1473 Main North Road, Waikuku	**By**	E. Atienza
		Date	9 May 2011

1.1 Photos ...*Continued*

Figure 7. Interior of brick wall

Figure 8. Timber framed partition walls

Figure 9. Interior of the factory

Figure 10. Another view of interior of factory

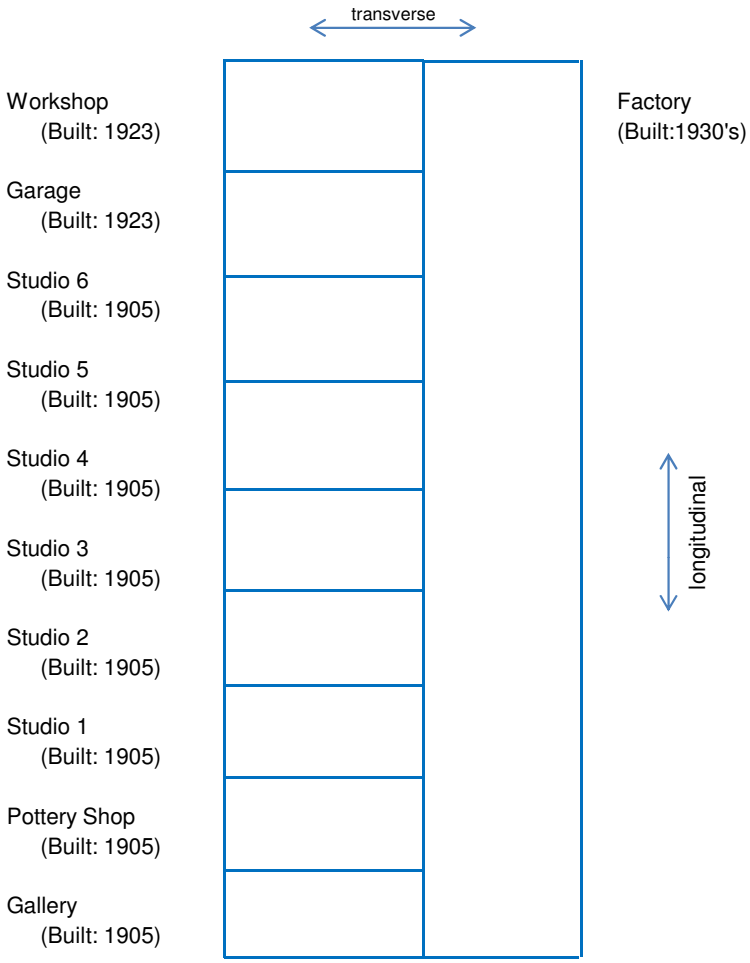
Figure 11. East end of the factory

Figure 12. Exterior of factory

Initial Evaluation Procedure - Step 1

Building Name	Sanderson Mill	**Ref**	Z1921801.0107
Location	1473 Main North Road, Waikuku	**By**	E. Atienza
		Date	9 May 2011

1.2 Sketch of building plan



Initial Evaluation Procedure - Step 1

Building Name	Sanderson Mill	**Ref**	Z1921801.0107
Location	1473 Main North Road, Waikuku	**By**	E. Atienza
		Date	9 May 2011

1.3 Relevant features

The Sanderson Mill building is a large brick building originally built in 1905. The building is constructed from triple brick walls supported with buttresses to about three-fourths the height of the building. Some of the internal walls are brick while the majority are timber framed with plywood cladding. Floor is concrete slab on ground and the roof is light steel cladding supported by timber trusses.
In 1923, an extension was built on the southwest end of the original mill making the building long and slender. This extension was constructed similar to the original mill, triple brick with buttresses, but the transverse beams and internal columns are made of steel.
Between 1920-1930, another building was tied to the mill on the north side which added stability to the building. This is a hall type structure built similar to the original building having buttresses on equal intervals spanning the length of the wall. There appears to be a bond beam on top of the buttresses connecting them and supporting the timber beams and truss. This also has light roof cladding and concrete slab on ground.
There is some damage to the external brick walls in the original building especially on the parapets. No sign of liquefaction was observed in the vicinity.

1.4 Note information sources

Visual Inspection of Exterior	☑
Visual Inspection of Interior	☑
Drawings (note type)	☐
Specifications	☐
Geothecnical Reports	☐
Others (list)	☐

Initial Evaluation Procedure - Step 2

Building Name	Sanderson Mill	**Ref**	Z1921801.0107
Location	1473 Main North Road, Waikuku	**By**	E. Atienza
Direction Considered:*	a.) Longitudinal ☐	**Date**	9 May 2011
	b.) Transverse ☑		

*Choose worse case if clear at start. Complete IEP-2 and IEP-3 each if in doubt.

Step 2 - Determination of $(\%NBS)_b$

2.1 Determine nominal (%NBS) = $(\%NBS)_{nom}$

a.) Date of Design and Seismic Zone

Pre 1935			☑	See also notes 1 and 3
1935 - 1965			☐	
1965 - 1976	Seismic Zone;	A	☐	
		B	☐	
		C	☐	
1976 - 1992	Seismic Zone;	A	☐	See also note 2
		B	☐	
		C	☐	
1992 - 2004			☐	

b.) Soil Type

From NZS1170.5:2004, Cl 3.1.3	A or B Rock	☐
	C Shallow Soil	☐
	D Soft Soil	☑
	E Very Soft Soil	☐
From NZS4203:1992, Cl 4.6.2.2	a.) Rigid	☐
(from 1992 to 2004 only and only if known)	b.) Intermediate	☐

c.) Estimate Period, T: 0.35 Seconds

Can use the following:

$T = 0.09h_n^{0.75}$	for moment-resisting concrete frames
$T = 0.14h_n^{0.75}$	for moment-resisting steel frames
$T = 0.08h_n^{0.75}$	for eccentrically braced steel frames
$T = 0.06h_n^{0.75}$	for all other frame structures
$T = 0.09h_n^{0.75}/A_c^{0.5}$	for concrete shear walls
$T \le 0.4$ secs	for masonry shear wall

Where: h_n = height in m from the base of the structure to the uppermost seismic weight or mass

$A_c = \sum A_i (0.2 + L_{wi}/h_n)^2$

A_i = cross-sectional shear area of shear wall i in the first storey of the building, in m^2

lwi = length of shear wall i in the first storey in the direction parallel to the applied forces, in m with the restriction that l_{wi}/h_n shall not exceed 0.9

d.) $(\%NBS)_{nom}$ determined from Figure 3.3 of NZSEE: 3 $(\%NBS)_{nom}$

Note 1: For buildings designed prior to 1965 and known to be designed as public buildings in accordance with the code of the time, multiply (%NBS)nom by 1.25.
For buildings designed 1965 - 1975 and known to be designed as public buildings in accordance with the code of the time, multiply $(\%NBS)_{nom}$ by 1.33 - Zone A and by 1.2 - Zone B. N/A

Note 2: For reinforced concrete buildings designed between 1976-84 multiply $(\%NBS)_{nom}$ by 1.2. N/A

Note 3: For buildings designed prior to 1935 multiply (%NBS)nom by 0.8 except for Wellington where the factor may be taken as 1. 0.8

2.4 $(\%NBS)_{nom}$

Initial Evaluation Procedure - Step 2

Building Name	Sanderson Mill	**Ref**	Z1921801.0107
Location	1473 Main North Road, Waikuku	**By**	E. Atienza
Direction Considered:*	a.) Longitudinal ☐	**Date**	9 May 2011
	b.) Transverse ☑		

*Choose worse case if clear at start. Complete IEP-2 and IEP-3 each if in doubt.

2.2 Near Fault Scaling Factor, Factor A

If T ≤ 1.5sec, Factor A = 1

a.) Near Fault Factor, N(T,D) 1.00

(from NZS 1170.5:2004, Cl 3.1.6)

b.) Near Fault Scaling Factor = 1/N(T,D) **Factor A** 1.00

2.3 Hazard Scaling Factor, Factor B

a.) Hazard Factor, Z, for site 0.33

(from NZS1170.5:2004, Table 3.3)

b.) Hazard Scaling Factor

For pre 1992 = 1/Z

For 1992 onwards = Z_{1992}/Z

(Where Z_{1992} is the NZS 4203:1992 Zone Factor from Figure Figure 4.6.2 of Figure 3.5(b) of NZSEE)

Factor B 3.03

2.4 Return Period Scaling Factor, Factor C

a.) Building Importance Level 2

(from NZS1170.0:2004, Table 3.1 and 3.2)

b.) Return Period Scaling Factor

(from Table 3.1 of NZSEE)

Factor C 1.00

2.5 Ductility Scaling Factor, Factor D

a.) Assessed Ductility of Existing Structure, μ 1

(shall be less than maximum given in Table 3.2 of NZSEE)

b.) Ductility Scaling Factor

For pre 1976 = $k\mu$

For 1976 onwards = 1

(Where $k\mu$ is NZS1170.5:2004 Ductility Factor, from Table 3.3 of NZSEE)

Factor D 1.00

2.6 Structural Performance Scaling Factor, Factor D

a.) Structural Performance Factor, S_p 1

(from Figure 3.4 of NZSEE)

b.) Structural Performance Scaling Factor = $1 / S_p$ **Factor E** 1.00

2.7 Baseline %NBS for Building, $(\%NBS)_b$ 7.27

*= $(\%NBS)_{nom}$ * A * B *C *D *E*

Initial Evaluation Procedure - Step 3

Building Name	Sanderson Mill	**Ref**	Z1921801.0107
Location	1473 Main North Road, Waikuku	**By**	E. Atienza
Direction Considered:*	a.) Longitudinal ☐	**Date**	9 May 2011
	b.) Transverse ☑		

*Choose worse case if clear at start. Complete IEP-2 and IEP-3 each if in doubt.

Step 3 - Assessment Performance Achievement Ratio (PAR)

(Refer to NZSEE Appendix B - Section B3.2)

Critical Structural Weakness | **Building Score** | **Effect on Structural Performance** (Choose a value - Do not interpolate)

3.1 Plan Irregularity

Effect on Structural Performance

	Score	Severe	Significant	Insignificant
Factor A	1	0.4 max	0.7	1

Comment: Insignificant with this building.

3.2 Vertical Irregularity

Effect on Structural Performance

	Score	Severe	Significant	Insignificant
Factor B	1	0.4 max	0.7	1

Comment: Insignificant with this building.

3.3 Short Columns

Effect on Structural Performance

	Score	Severe	Significant	Insignificant
Factor C	1	0.4 max	0.7	1

Comment: Insignificant with this building.

3.4 Pounding Potential

(Estimate D1 and D2 and set D = the lower of the two, or = 1.0 if no potential for pounding)

a.) Factor D1: - Pounding Effect

(Select appropriate value from Table)

Note:
Values given assume that the building has a frame structure. For stiff buildings, (eg. With shear walls) the effect of pounding may be reduced by taking the co-efficient to the right of the value applicable to frame buildings.

Factor D1 1

Table for Selection of Factor D1

	Severe	Significant	Insignificant
Separation	0<Sep<0.005H	0.005<Sep<0.01H	Sep>0.01H
Alignment of floors within 20% of storey height	0.7	0.8	1
Alignment of floors not within 20% of storey height	0.4	0.7	0.8

b.) Factor D2: - Height Difference Effect

(Select appropriate value from Table)

Factor D2 1

Table for Selection of Factor D1

	Severe	Significant	Insignificant
Height Difference > 4 Storeys	0.4	0.7	1
Height Difference 2 to 4 Storeys	0.7	0.9	1
Height Difference <2 Storeys	1	1	1

Factor D 1 *(Set D = lesser of D1 and D2 or set D = 1.0 if no prospect of pounding)*

3.5 Site Characteristics - *(Stability, landslide threat, liquefaction, etc)*

Effect on Structural Performance

	Score	Severe	Significant	Insignificant
Factor E	1	0.5 max	0.7	1

3.6 Other Factors

Factor F 1 For ≤ 3 storeys - maximum value 2.5, otherwise - maximum value 1.5. No minimum.

Record rationale for choice of Factor F:

No compensating factors for this building.

3.7 Performance Achievement Ratio (PAR)

*= A * B * C * D * E * F*

1.00

Initial Evaluation Procedure - Step 2

Building Name	Sanderson Mill	**Ref**	Z1921801.0107
Location	1473 Main North Road, Waikuku	**By**	E. Atienza
Direction Considered:*	a.) Longitudinal ☑	**Date**	9 May 2011
	b.) Transverse ☐		

*Choose worse case if clear at start. Complete IEP-2 and IEP-3 each if in doubt.

Step 2 - Determination of $(\%NBS)_b$

2.1 Determine nominal (%NBS) = $(\%NBS)_{nom}$

a.) Date of Design and Seismic Zone

Pre 1935			☑	See also notes 1 and 3
1935 - 1965			☐	
1965 - 1976	Seismic Zone;	A	☐	
		B	☐	
		C	☐	
1976 - 1992	Seismic Zone;	A	☐	See also note 2
		B	☐	
		C	☐	
1992 - 2004			☐	

b.) Soil Type

From NZS1170.5:2004, Cl 3.1.3	A or B Rock	☐
	C Shallow Soil	☐
	D Soft Soil	☑
	E Very Soft Soil	☐
From NZS4203:1992, Cl 4.6.2.2	a.) Rigid	☐
(from 1992 to 2004 only and only if known)	b.) Intermediate	☐

c.) Estimate Period, T: 0.35 Seconds

Can use the following:

$T = 0.09h_n^{0.75}$	for moment-resisting concrete frames
$T = 0.14h_n^{0.75}$	for moment-resisting steel frames
$T = 0.08h_n^{0.75}$	for eccentrically braced steel frames
$T = 0.06h_n^{0.75}$	for all other frame structures
$T = 0.09h_n^{0.75}/A_c^{0.5}$	for concrete shear walls
$T \le 0.4$ secs	for masonry shear wall

Where: h_n = height in m from the base of the structure to the uppermost seismic weight or mass

$A_c = \sum A_i (0.2 + L_{wi}/h_n)^2$

A_i = cross-sectional shear area of shear wall i in the first storey of the building, in m^2

lwi = length of shear wall i in the first storey in the direction parallel to the applied forces, in m with the restriction that l_{wi}/h_n shall not exceed 0.9

d.) $(\%NBS)_{nom}$ determined from Figure 3.3 of NZSEE: 3 $(\%NBS)_{nom}$

Note 1: For buildings designed prior to 1965 and known to be designed as public buildings in accordance with the code of the time, multiply (%NBS)nom by 1.25.
For buildings designed 1965 - 1975 and known to be designed as public buildings in accordance with the code of the time, multiply $(\%NBS)_{nom}$ by 1.33 - Zone A and by 1.2 - Zone B. N/A

Note 2: For reinforced concrete buildings designed between 1976-84 multiply $(\%NBS)_{nom}$ by 1.2. N/A

Note 3: For buildings designed prior to 1935 multiply (%NBS)nom by 0.8 except for Wellington where the factor may be taken as 1. 0.8

2.4 $(\%NBS)_{nom}$

Initial Evaluation Procedure - Step 2

Building Name	Sanderson Mill	**Ref**	Z1921801.0107
Location	1473 Main North Road, Waikuku	**By**	E. Atienza
Direction Considered:*	a.) Longitudinal ☑	**Date**	9 May 2011
	b.) Transverse ☐		

*Choose worse case if clear at start. Complete IEP-2 and IEP-3 each if in doubt.

2.2 Near Fault Scaling Factor, Factor A

If T ≤ 1.5sec, Factor A = 1

a.) Near Fault Factor, N(T,D) — 1

(from NZS 1170.5:2004, Cl 3.1.6)

b.) Near Fault Scaling Factor = 1/N(T,D) — **Factor A** 1.00

2.3 Hazard Scaling Factor, Factor B

a.) Hazard Factor, Z, for site — 0.33

(from NZS1170.5:2004, Table 3.3)

b.) Hazard Scaling Factor

For pre 1992 = 1/Z

For 1992 onwards = Z_{1992}/Z

(Where Z_{1992} is the NZS 4203:1992 Zone Factor from Figure Figure 4.6.2 of Figure 3.5(b) of NZSEE)

Factor B 3.03

2.4 Return Period Scaling Factor, Factor C

a.) Building Importance Level — 2

(from NZS1170.0:2004, Table 3.1 and 3.2)

b.) Return Period Scaling Factor

(from Table 3.1 of NZSEE)

Factor C 1.00

2.5 Ductility Scaling Factor, Factor D

a.) Assessed Ductility of Existing Structure, μ — 1

(shall be less than maximum given in Table 3.2 of NZSEE)

b.) Ductility Scaling Factor

For pre 1976 = $k\mu$

For 1976 onwards = 1

(Where $k\mu$ is NZS1170.5:2004 Ductility Factor, from Table 3.3 of NZSEE)

Factor D 1.00

2.6 Structural Performance Scaling Factor, Factor D

a.) Structural Performance Factor, S_p — 1

(from Figure 3.4 of NZSEE)

b.) Structural Performance Scaling Factor = $1 / S_p$ — **Factor E** 1.00

2.7 Baseline %NBS for Building, $(\%NBS)_b$

*= $(\%NBS)_{nom}$ * A * B *C *D *E*

7.27

Initial Evaluation Procedure - Step 3

Building Name	Sanderson Mill	**Ref**	Z1921801.0107
Location	1473 Main North Road, Waikuku	**By**	E. Atienza
Direction Considered:*	a.) Longitudinal ☑	**Date**	9 May 2011
	b.) Transverse ☐		

*Choose worse case if clear at start. Complete IEP-2 and IEP-3 each if in doubt.

Step 3 - Assessment Performance Achievement Ratio (PAR)

(Refer to NZSEE Appendix B - Section B3.2)

Critical Structural Weakness	Building Score	Effect on Structural Performance (Choose a value - Do not interpolate)		
3.1 Plan Irregularity				
Effect on Structural Performance		Severe	Significant	Insignificant
	Factor A 1	0.4 max	0.7	1
	Comment: Insignificant with this building.			
3.2 Vertical Irregularity				
Effect on Structural Performance		Severe	Significant	Insignificant
	Factor B 1	0.4 max	0.7	1
	Comment: Insignificant with this building.			
3.3 Short Columns				
Effect on Structural Performance		Severe	Significant	Insignificant
	Factor C 1	0.4 max	0.7	1
	Comment: Insignificant with this building.			

3.4 Pounding Potential

(Estimate D1 and D2 and set D = the lower of the two, or = 1.0 if no potential for pounding)

a.) Factor D1: - Pounding Effect

(Select appropriate value from Table)

Note:
Values given assume that the building has a frame structure. For stiff buildings, (eg. With shear walls) the effect of pounding may be reduced by taking the co-efficient to the right of the value applicable to frame buildings.

Factor D1 1

Table for Selection of Factor D1	Severe	Significant	Insignificant
Separation	0<Sep<0.005H	0.005<Sep<0.01H	Sep>0.01H
Alignment of floors within 20% of storey height	0.7	0.8	1
Alignment of floors not within 20% of storey height	0.4	0.7	0.8

b.) Factor D2: - Height Difference Effect

(Select appropriate value from Table)

Factor D2 1

Table for Selection of Factor D1	Severe	Significant	Insignificant
Height Difference > 4 Storeys	0.4	0.7	1
Height Difference 2 to 4 Storeys	0.7	0.9	1
Height Difference <2 Storeys	1	1	1

Factor D 1 *(Set D = lesser of D1 and D2 or set D = 1.0 if no prospect of pounding)*

3.5 Site Characteristics - ***(Stability, landslide threat, liquefaction, etc)***

Effect on Structural Performance		Severe	Significant	Insignificant
	Factor E 1	0.5 max	0.7	1

3.6 Other Factors

Factor F 1 For ≤ 3 storeys - maximum value 2.5, otherwise - maximum value 1.5. No minimum.

Record rationale for choice of Factor F:

No compensating factors for this building.

3.7 Performance Achievement Ratio (PAR)

*= A * B * C * D * E * F*

1

Initial Evaluation Procedure - Step 1

Building Name	Sanderson Brick Shed	**Ref**	Z1921801.0107
Location	1473 Main North Road, Waikuku	**By**	E. Atienza
		Date	9 May 2011

Step 1 - General Information

1.1 Photos

Figure 1. External view of the Shed (North-East)

Figure 2. Interior brick wall and roof

Figure 3. Close up of interior brick wall

Figure 4. Interior view showing west end wall

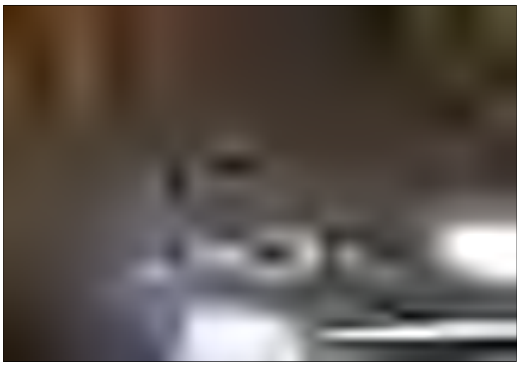


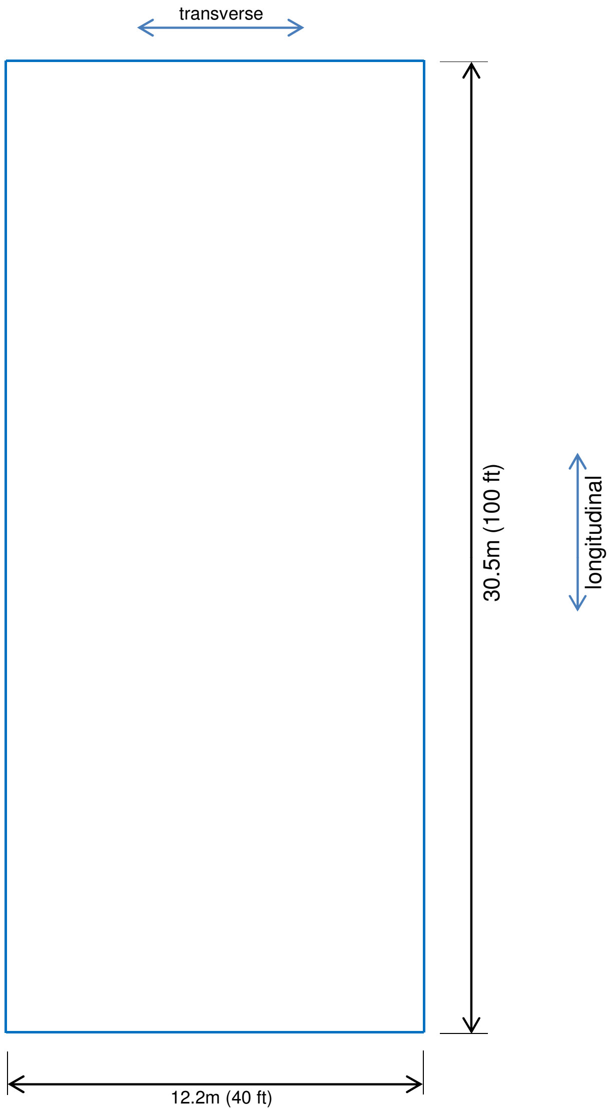
Figure 5. Timber truss and purlins

Figure 6. Interior view showing east end timber framed wall

Initial Evaluation Procedure - Step 1

Building Name	Sanderson Brick Shed	**Ref**	Z1921801.0107
Location	1473 Main North Road, Waikuku	**By**	E. Atienza
		Date	9 May 2011

1.2 Sketch of building plan



Initial Evaluation Procedure - Step 1

Building Name	Sanderson Brick Shed	**Ref**	Z1921801.0107
Location	1473 Main North Road, Waikuku	**By**	E. Atienza
		Date	9 May 2011

1.3 Relevant features

The Sanderson Brick Shed is a hall type building constructed from brick walls with buttress spaced evenly along the longitudinal wall. On the western end, an opening has recently been cut into the brick wall which has been filled in with a timber framed wall clad with gib. The opening supports the brick vertically with a concrete frame. On the eastern end, the wall is made of timber frames with corrugated iron cladding.
The light clad roof is supported by timber trusses and beams which sits atop the brick perimeter walls. Floor is concrete slab on ground.
Although there is no significant damage seen during the site visit, there is effectively no designed lateral restraint in this building with the timber trusses just sitting on the brick walls. The building relies on the buttresses in the brick wall providing some minimal wall restraint and on steel rods tieing the timber trusses to the brick walls. Steel rod ties are also used to tie the gable end wall to the roof, however these often prove ineffective in a moderate earthquake as they only tie a few bricks with the rest of the wall easily falling outwards.

1.4 Note information sources

Visual Inspection of Exterior	☑
Visual Inspection of Interior	☑
Drawings (note type)	☐
Specifications	☐
Geotechnical Reports	☐
Others (list)	☐

Initial Evaluation Procedure - Step 2

Building Name	Sanderson Brick Shed	**Ref**	Z1921801.0107
Location	1473 Main North Road, Waikuku	**By**	E. Atienza
Direction Considered:*	a.) Longitudinal ☐	**Date**	9 May 2011
	b.) Transverse ☑		

*Choose worse case if clear at start. Complete IEP-2 and IEP-3 each if in doubt.

Step 2 - Determination of $(\%NBS)_b$

2.1 Determine nominal (%NBS) = $(\%NBS)_{nom}$

a.) Date of Design and Seismic Zone

Pre 1935			☑	See also notes 1 and 3
1935 - 1965			☐	
1965 - 1976	Seismic Zone;	A	☐	
		B	☐	
		C	☐	
1976 - 1992	Seismic Zone;	A	☐	See also note 2
		B	☐	
		C	☐	
1992 - 2004			☐	

b.) Soil Type

From NZS1170.5:2004, Cl 3.1.3	A or B Rock	☐
	C Shallow Soil	☐
	D Soft Soil	☑
	E Very Soft Soil	☐
From NZS4203:1992, Cl 4.6.2.2	a.) Rigid	☐
(from 1992 to 2004 only and only if known)	b.) Intermediate	☐

c.) Estimate Period, T: 0.24 Seconds

Can use the following:

$T = 0.09h_n^{0.75}$	for moment-resisting concrete frames
$T = 0.14h_n^{0.75}$	for moment-resisting steel frames
$T = 0.08h_n^{0.75}$	for eccentrically braced steel frames
$T = 0.06h_n^{0.75}$	for all other frame structures
$T = 0.09h_n^{0.75}/A_c^{0.5}$	for concrete shear walls
$T \le 0.4$ secs	for masonry shear wall

Where: h_n = height in m from the base of the structure to the uppermost seismic weight or mass

$A_c = \sum A_i (0.2 + L_{wi}/h_n)^2$

A_i = cross-sectional shear area of shear wall i in the first storey of the building, in m^2

lwi = length of shear wall i in the first storey in the direction parallel to the applied forces, in m with the restriction that l_{wi}/h_n shall not exceed 0.9

d.) $(\%NBS)_{nom}$ determined from Figure 3.3 of NZSEE: 3 $(\%NBS)_{nom}$

Note 1: For buildings designed prior to 1965 and known to be designed as public buildings in accordance with the code of the time, multiply (%NBS)nom by 1.25.
For buildings designed 1965 - 1975 and known to be designed as public buildings in accordance with the code of the time, multiply $(\%NBS)_{nom}$ by 1.33 - Zone A and by 1.2 - Zone B. N/A

Note 2: For reinforced concrete buildings designed between 1976-84 multiply $(\%NBS)_{nom}$ by 1.2. N/A

Note 3: For buildings designed prior to 1935 multiply (%NBS)nom by 0.8 except for Wellington where the factor may be taken as 1. 0.8

2.4 $(\%NBS)_{nom}$

Initial Evaluation Procedure - Step 2

Building Name	Sanderson Brick Shed	**Ref**	Z1921801.0107
Location	1473 Main North Road, Waikuku	**By**	E. Atienza
Direction Considered:*	a.) Longitudinal ☐	**Date**	9 May 2011
	b.) Transverse ☑		

*Choose worse case if clear at start. Complete IEP-2 and IEP-3 each if in doubt.

2.2 Near Fault Scaling Factor, Factor A

If T ≤ 1.5sec, Factor A = 1

a.) Near Fault Factor, N(T,D) — 1.00

(from NZS 1170.5:2004, Cl 3.1.6)

b.) Near Fault Scaling Factor = 1/N(T,D) — **Factor A** 1.00

2.3 Hazard Scaling Factor, Factor B

a.) Hazard Factor, Z, for site — 0.33

(from NZS1170.5:2004, Table 3.3)

b.) Hazard Scaling Factor

For pre 1992 = 1/Z

For 1992 onwards = Z_{1992}/Z

(Where Z_{1992} is the NZS 4203:1992 Zone Factor from Figure Figure 4.6.2 of Figure 3.5(b) of NZSEE)

Factor B 3.03

2.4 Return Period Scaling Factor, Factor C

a.) Building Importance Level — 2

(from NZS1170.0:2004, Table 3.1 and 3.2)

b.) Return Period Scaling Factor

(from Table 3.1 of NZSEE)

Factor C 1.00

2.5 Ductility Scaling Factor, Factor D

a.) Assessed Ductility of Existing Structure, μ — 1

(shall be less than maximum given in Table 3.2 of NZSEE)

b.) Ductility Scaling Factor

For pre 1976 = $k\mu$

For 1976 onwards = 1

(Where $k\mu$ is NZS1170.5:2004 Ductility Factor, from Table 3.3 of NZSEE)

Factor D 1.00

2.6 Structural Performance Scaling Factor, Factor D

a.) Structural Performance Factor, S_p — 1

(from Figure 3.4 of NZSEE)

b.) Structural Performance Scaling Factor = $1 / S_p$ — **Factor E** 1.00

2.7 Baseline %NBS for Building, $(\%NBS)_b$

*= $(\%NBS)_{nom}$ * A * B *C *D *E*

7.27

Initial Evaluation Procedure - Step 3

Building Name	Sanderson Brick Shed	**Ref**	Z1921801.0107
Location	1473 Main North Road, Waikuku	**By**	E. Atienza
Direction Considered:*	a.) Longitudinal ☐	**Date**	9 May 2011
	b.) Transverse ☑		

*Choose worse case if clear at start. Complete IEP-2 and IEP-3 each if in doubt.

Step 3 - Assessment Performance Achievement Ratio (PAR)

(Refer to NZSEE Appendix B - Section B3.2)

Critical Structural Weakness | **Building Score** | **Effect on Structural Performance** (Choose a value - Do not interpolate)

3.1 Plan Irregularity

Effect on Structural Performance

		Severe	Significant	Insignificant
Factor A	1	0.4 max	0.7	1

Comment: Insignificant with this building.

3.2 Vertical Irregularity

Effect on Structural Performance

		Severe	Significant	Insignificant
Factor B	1	0.4 max	0.7	1

Comment: Insignificant with this building.

3.3 Short Columns

Effect on Structural Performance

		Severe	Significant	Insignificant
Factor C	1	0.4 max	0.7	1

Comment: Insignificant with this building.

3.4 Pounding Potential

(Estimate D1 and D2 and set D = the lower of the two, or = 1.0 if no potential for pounding)

a.) Factor D1: - Pounding Effect
(Select appropriate value from Table)

Note:
Values given assume that the building has a frame structure. For stiff buildings, (eg. With shear walls) the effect of pounding may be reduced by taking the co-efficient to the right of the value applicable to frame buildings.

Factor D1 1

Table for Selection of Factor D1	Severe	Significant	Insignificant
Separation	0<Sep<0.005H	0.005<Sep<0.01H	Sep>0.01H
Alignment of floors within 20% of storey height	0.7	0.8	1
Alignment of floors not within 20% of storey height	0.4	0.7	0.8

b.) Factor D2: - Height Difference Effect
(Select appropriate value from Table)

Factor D2 1

Table for Selection of Factor D1	Severe	Significant	Insignificant
Height Difference > 4 Storeys	0.4	0.7	1
Height Difference 2 to 4 Storeys	0.7	0.9	1
Height Difference <2 Storeys	1	1	1

Factor D 1 *(Set D = lesser of D1 and D2 or set D = 1.0 if no prospect of pounding)*

3.5 Site Characteristics - *(Stability, landslide threat, liquefaction, etc)*

Effect on Structural Performance

		Severe	Significant	Insignificant
Factor E	1	0.5 max	0.7	1

3.6 Other Factors

Factor F 1 For ≤ 3 storeys - maximum value 2.5, otherwise - maximum value 1.5. No minimum.

Record rationale for choice of Factor F:

No compensating factors for this building.

3.7 Performance Achievement Ratio (PAR)

*= A * B * C * D * E * F*

1.00

Initial Evaluation Procedure - Step 2

Building Name	Sanderson Brick Shed	**Ref**	Z1921801.0107
Location	1473 Main North Road, Waikuku	**By**	E. Atienza
Direction Considered:*	a.) Longitudinal ☑	**Date**	9 May 2011
	b.) Transverse ☐		

*Choose worse case if clear at start. Complete IEP-2 and IEP-3 each if in doubt.

Step 2 - Determination of $(\%NBS)_b$

2.1 Determine nominal (%NBS) = $(\%NBS)_{nom}$

a.) Date of Design and Seismic Zone

Pre 1935			☑	See also notes 1 and 3
1935 - 1965			☐	
1965 - 1976	Seismic Zone;	A	☐	
		B	☐	
		C	☐	
1976 - 1992	Seismic Zone;	A	☐	See also note 2
		B	☐	
		C	☐	
1992 - 2004			☐	

b.) Soil Type

From NZS1170.5:2004, Cl 3.1.3	A or B Rock	☐
	C Shallow Soil	☐
	D Soft Soil	☑
	E Very Soft Soil	☐
From NZS4203:1992, Cl 4.6.2.2	a.) Rigid	☐
(from 1992 to 2004 only and only if known)	b.) Intermediate	☐

c.) Estimate Period, T: 0.24 Seconds

Can use the following:

$T = 0.09h_n^{0.75}$	for moment-resisting concrete frames
$T = 0.14h_n^{0.75}$	for moment-resisting steel frames
$T = 0.08h_n^{0.75}$	for eccentrically braced steel frames
$T = 0.06h_n^{0.75}$	for all other frame structures
$T = 0.09h_n^{0.75}/A_c^{0.5}$	for concrete shear walls
$T \le 0.4$ secs	for masonry shear wall

Where: h_n = height in m from the base of the structure to the uppermost seismic weight or mass

$A_c = \sum A_i (0.2 + L_{wi}/h_n)^2$

A_i = cross-sectional shear area of shear wall i in the first storey of the building, in m^2

l_{wi} = length of shear wall i in the first storey in the direction parallel to the applied forces, in m with the restriction that l_{wi}/h_n shall not exceed 0.9

d.) $(\%NBS)_{nom}$ determined from Figure 3.3 of NZSEE: 3 $(\%NBS)_{nom}$

Note 1: For buildings designed prior to 1965 and known to be designed as public buildings in accordance with the code of the time, multiply (%NBS)nom by 1.25.
For buildings designed 1965 - 1975 and known to be designed as public buildings in accordance with the code of the time, multiply $(\%NBS)_{nom}$ by 1.33 - Zone A and by 1.2 - Zone B. N/A

Note 2: For reinforced concrete buildings designed between 1976-84 multiply $(\%NBS)_{nom}$ by 1.2. N/A

Note 3: For buildings designed prior to 1935 multiply (%NBS)nom by 0.8 except for Wellington where the factor may be taken as 1. 0.8

2.4 $(\%NBS)_{nom}$

Initial Evaluation Procedure - Step 2

Building Name	Sanderson Brick Shed	**Ref**	Z1921801.0107
Location	1473 Main North Road, Waikuku	**By**	E. Atienza
Direction Considered:*	a.) Longitudinal ☑	**Date**	9 May 2011
	b.) Transverse ☐		

*Choose worse case if clear at start. Complete IEP-2 and IEP-3 each if in doubt.

2.2 Near Fault Scaling Factor, Factor A

If T ≤ 1.5sec, Factor A = 1

a.) Near Fault Factor, N(T,D) — 1

(from NZS 1170.5:2004, Cl 3.1.6)

b.) Near Fault Scaling Factor = 1/N(T,D) — **Factor A** 1.00

2.3 Hazard Scaling Factor, Factor B

a.) Hazard Factor, Z, for site — 0.33

(from NZS1170.5:2004, Table 3.3)

b.) Hazard Scaling Factor

For pre 1992 = 1/Z

For 1992 onwards = Z_{1992}/Z

(Where Z_{1992} is the NZS 4203:1992 Zone Factor from Figure Figure 4.6.2 of Figure 3.5(b) of NZSEE)

Factor B 3.03

2.4 Return Period Scaling Factor, Factor C

a.) Building Importance Level — 2

(from NZS1170.0:2004, Table 3.1 and 3.2)

b.) Return Period Scaling Factor

(from Table 3.1 of NZSEE)

Factor C 1.00

2.5 Ductility Scaling Factor, Factor D

a.) Assessed Ductility of Existing Structure, μ — 1

(shall be less than maximum given in Table 3.2 of NZSEE)

b.) Ductility Scaling Factor

For pre 1976 = $k\mu$

For 1976 onwards = 1

(Where $k\mu$ is NZS1170.5:2004 Ductility Factor, from Table 3.3 of NZSEE)

Factor D 1.00

2.6 Structural Performance Scaling Factor, Factor D

a.) Structural Performance Factor, S_p — 1

(from Figure 3.4 of NZSEE)

b.) Structural Performance Scaling Factor = $1 / S_p$ — **Factor E** 1.00

2.7 Baseline %NBS for Building, $(\%NBS)_b$

*= $(\%NBS)_{nom}$ * A * B *C *D *E*

7.27

Initial Evaluation Procedure - Step 3

Building Name	Sanderson Brick Shed	**Ref**	Z1921801.0107
Location	1473 Main North Road, Waikuku	**By**	E. Atienza
Direction Considered:*	a.) Longitudinal ☑	**Date**	9 May 2011
	b.) Transverse ☐		

*Choose worse case if clear at start. Complete IEP-2 and IEP-3 each if in doubt.

Step 3 - Assessment Performance Achievement Ratio (PAR)

(Refer to NZSEE Appendix B - Section B3.2)

Critical Structural Weakness	Building Score	Effect on Structural Performance (Choose a value - Do not interpolate)		
3.1 Plan Irregularity				
Effect on Structural Performance		Severe	Significant	Insignificant
	Factor A 1	0.4 max	0.7	1
	Comment: Insignificant with this building.			
3.2 Vertical Irregularity				
Effect on Structural Performance		Severe	Significant	Insignificant
	Factor B 1	0.4 max	0.7	1
	Comment: Insignificant with this building.			
3.3 Short Columns				
Effect on Structural Performance		Severe	Significant	Insignificant
	Factor C 1	0.4 max	0.7	1
	Comment: Insignificant with this building.			

3.4 Pounding Potential

(Estimate D1 and D2 and set D = the lower of the two, or = 1.0 if no potential for pounding)

a.) Factor D1: - Pounding Effect

(Select appropriate value from Table)

Note:
Values given assume that the building has a frame structure. For stiff buildings, (eg. With shear walls) the effect of pounding may be reduced by taking the co-efficient to the right of the value applicable to frame buildings.

Factor D1 1

Table for Selection of Factor D1	Severe	Significant	Insignificant
Separation	0<Sep<0.005H	0.005<Sep<0.01H	Sep>0.01H
Alignment of floors within 20% of storey height	0.7	0.8	1
Alignment of floors not within 20% of storey height	0.4	0.7	0.8

b.) Factor D2: - Height Difference Effect

(Select appropriate value from Table)

Factor D2 1

Table for Selection of Factor D1	Severe	Significant	Insignificant
Height Difference > 4 Storeys	0.4	0.7	1
Height Difference 2 to 4 Storeys	0.7	0.9	1
Height Difference <2 Storeys	1	1	1

Factor D 1 *(Set D = lesser of D1 and D2 or set D = 1.0 if no prospect of pounding)*

3.5 Site Characteristics - ***(Stability, landslide threat, liquefaction, etc)***

Effect on Structural Performance		Severe	Significant	Insignificant
	Factor E 1	0.5 max	0.7	1

3.6 Other Factors

Factor F 1 For ≤ 3 storeys - maximum value 2.5, otherwise - maximum value 1.5. No minimum.

Record rationale for choice of Factor F:

No compensating factors for this building.

3.7 Performance Achievement Ratio (PAR)

*= A * B * C * D * E * F*

1

MWH — Initial Evaluation Procedure - Steps 4, 5, 6 and 7

Building Name	[illegible]		
Location	1473 Main North Road, Waikuku	By	E Atienza
		Date	9 [illegible] 2011

Step 4 - Percentage of New Building Standard (%NBS)

	Longitudinal	Transverse
4.1 Assessed Baseline $(\%NBS)_b$ *From IEP-2*	7.27	[illegible]
4.2 Performance Achievement Ratio (PAR) *From IEP-3*	1.00	1.00
4.3 PAR x Baseline $(\%NBS)_b$	7.27	7.27
4.4 Percentage New Building Standard (%NBS) *Use lower of two values from Step 4.3*		7.27

Step 5 - Potentially Earthquake Prone?

Mark as appropriate

%NBS > 33	-
%NBS ≤ 33	YES

Step 6 - Potentially Earthquake Prone?

Mark as appropriate

%NBS ≥ 67	-
%NBS < 67	YES

Step 7 - Provisional Grading for Seismic Risk Based on IEP

Seismic Grade: **E**

Evaluation Confirmed By:

Brad Williamson — Name

163927 — CPEng. No.

Relationship between Seismic Grade and %NBS

Grade	A+	A	B	C	D	E
%NBS	> 100	100 - 80	80 - 67	67 - 33	33 - 20	< 20

MWH Initial Evaluation Procedure - Steps 4, 5, 6 and 7

Building Name	[illegible]	[illegible]	Z1921801.0107
Location	1473 Main North Road, Waikuku	By	E. Atienza
		Date	9 [illegible] 2011

Step 4 - Percentage of New Building Standard (%NBS)

	Longitudinal	Transverse
4.1 Assessed Baseline (%NBS)$_b$ *From IEP-2*	7.27	[illegible]
4.2 Performance Achievement Ratio (PAR) *From IEP-3*	1.00	1.00
4.3 PAR x Baseline (%NBS)$_b$	7.27	7.27
4.4 Percentage New Building Standard (%NBS) *Use lower of two values from Step 4.3*		7.27

Step 5 - Potentially Earthquake Prone?

Mark as appropriate

%NBS > 33	
%NBS ≤ 33	YES

Step 6 - Potentially Earthquake Prone?

Mark as appropriate

%NBS ≥ 67	
%NBS < 67	YES

Step 7 - Provisional Grading for Seismic Risk Based on IEP

Seismic Grade: **E**

Evaluation Confirmed By: [signature]

Brad Williamson — Name

163927 — CPEng. No.

Relationship between Seismic Grade and %NBS:

Grade	A+	A	B	C	D	E
%NBS	> 100	100 - 80	80 - 67	67 - 33	33 - 20	< 20

CERA ENGINEERING NOTES

Date: 22/3/12

Engineer: John Snook

Address: 1473 Main North Road Waikuku

Building Name: Waikuku Mill

Site visit as directed by Neville Higgs in response to call from Craig Wilson from WDC for assistance with building evaluation

Visited site with Craig Wilson & WDC Consulting engineer David Coatsworth of CPG. on 21/3/12

See David Coatsworth email 16/03/12

Met owner Paul on site. His consulting engineer Stuart Winterbourne of WE arrived and joined the inspections and discussions.

Craig Wilson reported that in his opinion there was additional damage sustained by the buildings since his earlier inspection prior to 23/12/11

David Coatsworth and Stuart Winterbourne discussed their visual assessments and likely very low strength of building, having regard to earlier NBS assessment of 7%

The owner expressed his wish to secure the building to allow it to continue to operate. He has done some repair to damaged parapets on the galleries.

Because of the danger to the cafe and other public areas, Craig Wilson advised the owner he would close the building to the public until a satisfactory securing system had been constructed. We were to design this to restore at least 34% NBS. WDC would assist by expediting any consenting.

Signed :

Greig Wilson

From: David Coatsworth [David.Coatsworth@nz.cpg-global.com]
Sent: Friday, 16 March 2012 1:22 p.m.
To: Greig Wilson
Subject: Sandersons Waikuku Mill Buildings

Hi Greig

On 15 March 2012 we visited the above site and viewed (not inspected) the part of the old mill building adjacent to the café. We viewed a report by MWH that classified the building as likely earth quake prone with an IEP assessment of 7% NBS. The building had suffered some earthquake damage to gable ends.

We understand that an engineering consultancy called W2 is currently doing a detailed engineering evaluation on the building.

From our very brief view of the building, we concur with MWH IEP assessment. The building has double or triple skin brick walls that extend to a height of 7-8m without intermediate support. The brick gables are hazardous as are the long walls, one of which extends above the café. To date, damage has been limited, no doubt by the distance of the building from the earthquake epicentres. However, in our opinion it is probably that this building would suffer serious damage or collapse in the event of significant earthquake activity on the north Kaiapoi or Ashley fault lines.

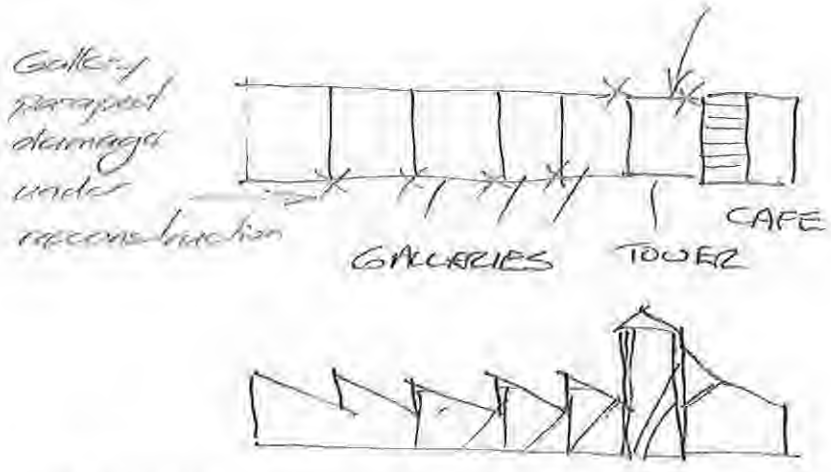
We understand that Council will arrange a meeting next week with W2 and possibly CERA to consider the future occupation of the building.

Stuart Winterbourne

Regards
David Coatsworth

David Coatsworth
CPG New Zealand Ltd
T +64 3 374 6515 | F +64 3 374 6516
Level 1, 55 Shands Road, Hornby, PO Box 13-875, Christchurch 8141, New Zealand
cpg-global.com

Tower parapet damage



20/03/2012

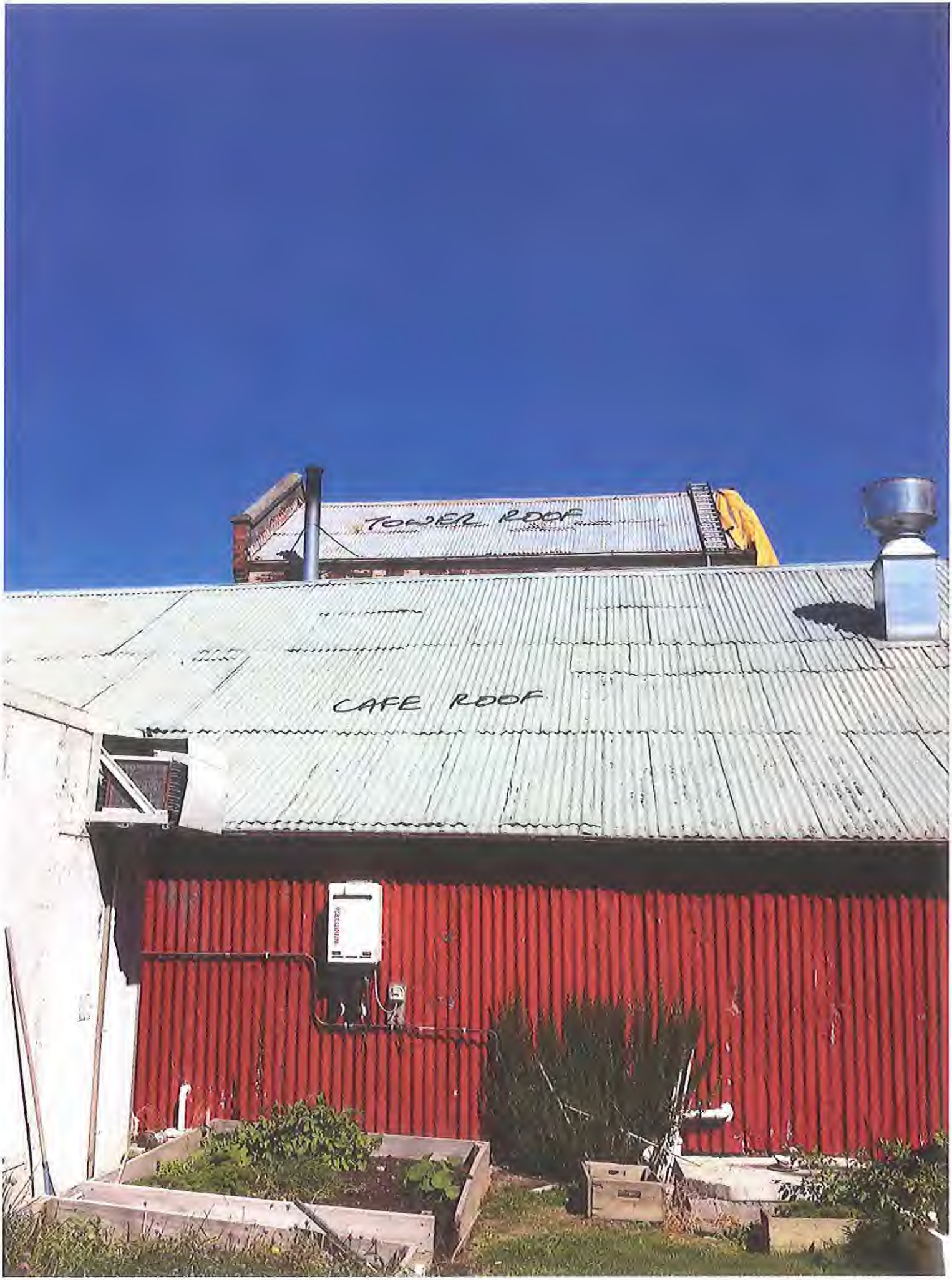
MAIKUKU MILL 1473 MAIN NORTH RD 21/3/12

WAIKUKU MILL GALLERY 21/3/12

WAIKUKU MILL TOWER 21/3/12

WAIKUKU MILL TOWER 21/3/12

WAIKUKU MILL TOWER 21/3/12

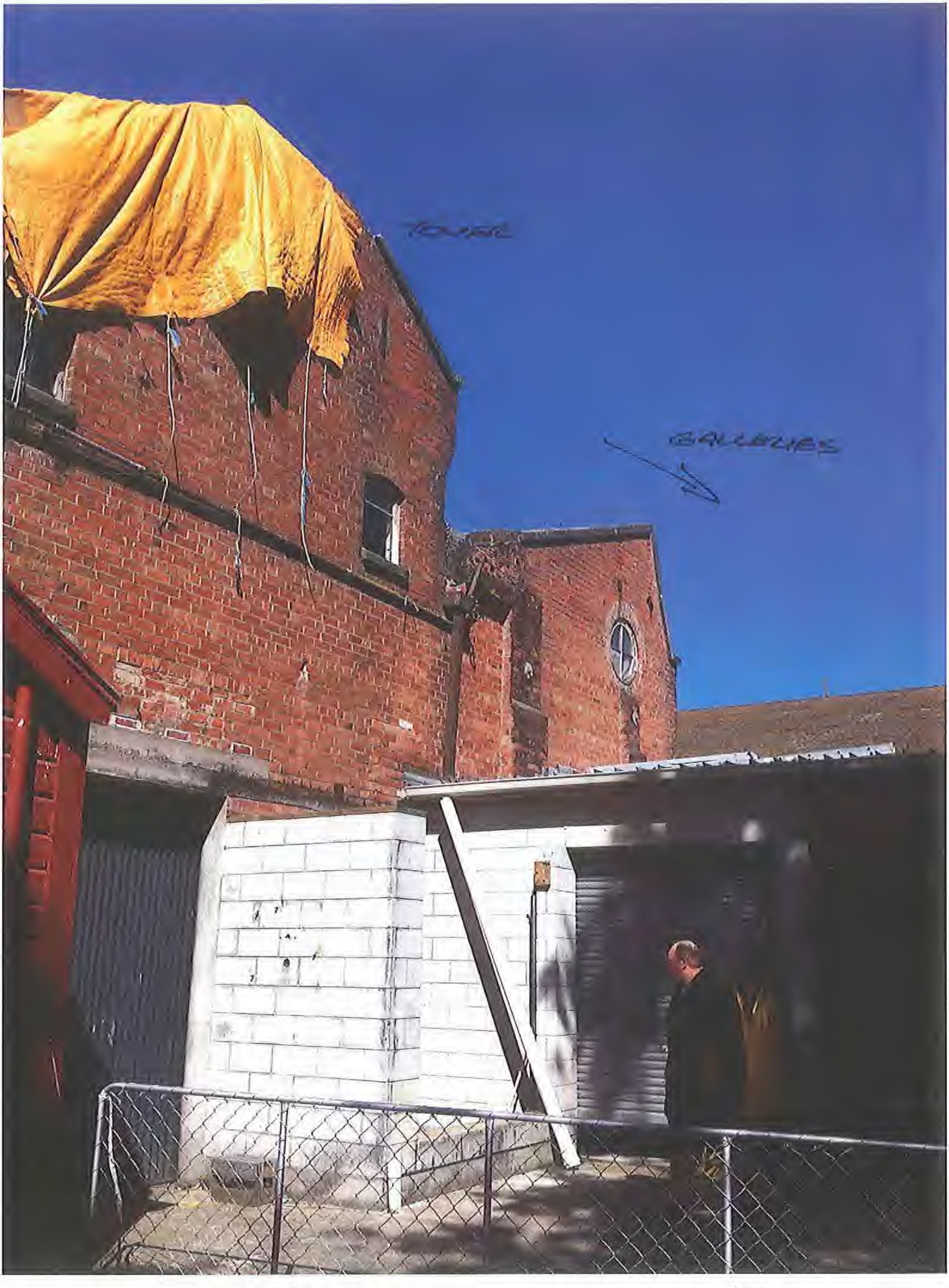


WAIKUKU MILL

21/8/12

WAIKIKI MILL

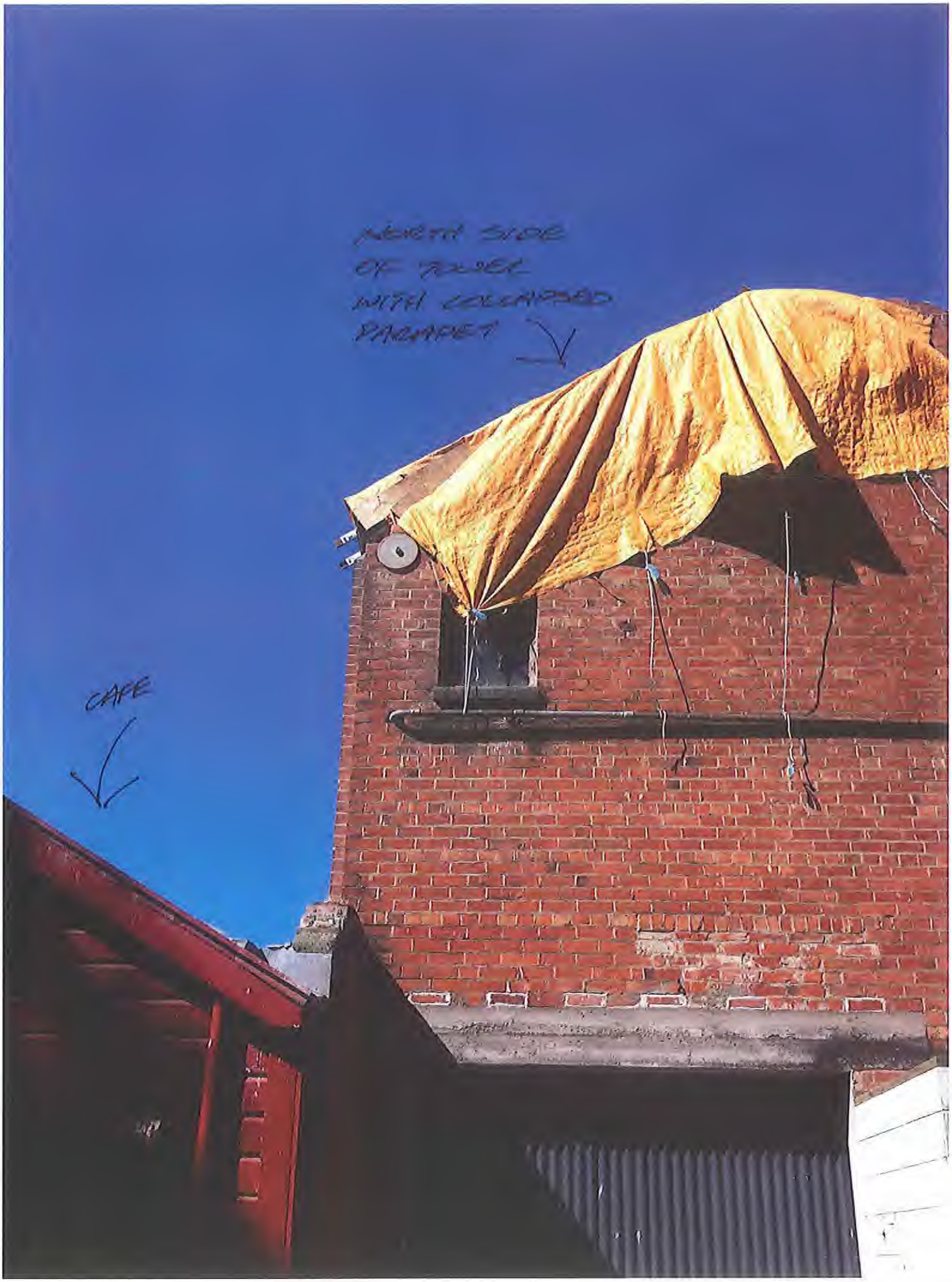
21/8/12



WAIKUKU MILL 21/3/12

WAIKIKI MILL

21/3/12



WAIKIKI MILL

2/3/12

From: Greig Wilson
To: Nick Harrison; Les Pester
Cc: Trish Keen
Subject: FW: Sandersons Waikuku Mill Buildings
Date: Friday, 16 March 2012 2:40:31 p.m.

Please trim

Ta

From: David Coatsworth [mailto:David.Coatsworth@nz.cpg-global.com]
Sent: Friday, 16 March 2012 1:22 p.m.
To: Greig Wilson
Subject: Sandersons Waikuku Mill Buildings

Hi Greig

On 15 March 2012 we visited the above site and viewed (not inspected) the part of the old mill building adjacent to the café. We viewed a report by MWH that classified the building as likely earth quake prone with an IEP assessment of 7% NBS. The building had suffered some earthquake damage to gable ends.

We understand that an engineering consultancy called W2 is currently doing a detailed engineering evaluation on the building.

From our very brief view of the building, we concur with MWH IEP assessment. The building has double or triple skin brick walls that extend to a height of 7-8m without intermediate support. The brick gables are hazardous as are the long walls, one of which extends above the café. To date, damage has been limited, no doubt by the distance of the building from the earthquake epicentres. However, in our opinion it is probably that this building would suffer serious damage or collapse in the event of significant earthquake activity on the north Kaiapoi or Ashley fault lines.

We understand that Council will arrange a meeting next week with W2 and possibly CERA to consider the future occupation of the building.

Regards
David Coatsworth

David Coatsworth
CPG New Zealand Ltd
T +64 3 374 6515 | **F** +64 3 374 6516
Level 1, 55 Shands Road, Hornby, PO Box 13-875, Christchurch 8141, New Zealand
cpg-global.com

From: Greig Wilson
To: Trish Keen
Subject: FW: Waikuku Mill
Date: Monday, 26 March 2012 8:32:18 a.m.

Please trim

From: David Coatsworth [mailto:David.Coatsworth@nz.cpg-global.com]
Sent: Thursday, 22 March 2012 2:47 p.m.
To: Greig Wilson
Subject: Waikuku Mill

Hi Greig

Refer to

- our inspection of part of the above building on 15 March 2012
- our email to you dated 16 march 2012

On 21 March 2012, we re-inspected the café and adjoining part of the Mill that houses commercial craft shops in the company of John Snook representing CERA, the building owner Paul Sanderson and Stewart Winterbourne from W2 engineering consultancy representing the owner.

The building was earlier assessed by MWH with an IEP of about 7%NBS. The building has high and long unreinforced brick walls that exhibit some damage in the form of cracking. Following one of the earthquakes experienced in Canterbury over the past 8 months, part of a brick gable end was damaged and subsequently demolished.

It was agreed that the building is earthquake prone and would likely be seriously damaged or collapse in a moderate earthquake. It was also agreed that the café and the craft shops should be closed until such time as they are strengthened.

Regards.
David Coatsworth

David Coatsworth
CPG New Zealand Ltd
T +64 3 374 6515 | **F** +64 3 374 6516
Level 1, 55 Shands Road, Hornby, PO Box 13-875, Christchurch 8141, New Zealand
cpg-global.com

Our Reference: 120620038621
Valuation No: 2159163401
20 June 2012

PR & JM Sanderson
PO Box 62
Rangiora

Dear Paul and Jenny

Temporary Earthquake Strengthening at Brick Mill Café (internal wall), Sanderson China and Pottery, and Twine tenancies

I have received the producer statements design (PS1) and construction review (PS4) from W2 engineering for the temporary strengthening work. The plans reflect the work that has been completed and identifies that these portions of the building are no longer earthquake prone pursuant to the Building (Specified Systems, Change the Use, and Earthquake–Prone Buildings) Regulations 2005.

It is timely, to recognise the huge effort undertaken on your part to complete this work in such a short time frame and you are to be commended.

As you are aware, there remain portions of this building (pottery manufacturing) and external brick buildings which remain earthquake prone.

It would be advantageous for you to upgrade the former as soon as practicable and consider your options for the remaining buildings which are not open to the public.

Yours sincerely

G.T. Wilson

Greig Wilson
ENVIRONMENTAL SERVICES GENERAL INSPECTOR
EARTHQUAKE PRONE BUILDINGS

W2 LIMITED P O BOX 130 111 CHRISTCHURCH 03 366 0966 WWW.W2.CO.NZ

PRODUCER STATEMENT – PS1 – DESIGN

Viewed work 14/6/2012

GMW & LEP

ISSUED BY	W2 Limited
TO owner / developer	Sanderson China and Pottery
DESIGN ENGINEER	Stuart Winterbourn
TO BE SUPPLIED TO Building consent authority	Waimakariri District Council
IN RESPECT OF	Emergency Earthquake Strengthening to 33% NBS
AT	The Mill, Main North Road, Waikuku

STRUCTURAL ENGINEERING

We have been engaged by the owner/developer referred to above to provide **structural engineering design** services in respect of the requirements of Clause(s) **B1** of the Building Code for

□ All or ■ Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:
■ Compliance Documents issued by Department of Building & Housing **B1/VM1 and B1/VM4** or
□ Alternative solution as per the attached schedule

The proposed building work covered by this producer statement is described on the drawings titled The Mill and numbered S01 – S04 ; together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:
(i) Site verification of the following design assumptions; **Safe bearing capacity of 100 kPa assumed in accordance with NZS 3604 : 2011**

(ii) All proprietary products meeting their performance specification requirements;

I **believe on reasonable grounds** the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.

I, **Stuart Michael Winterbourn** am: **CPEng 216752**

I am a Member of IPENZ and hold the following qualifications: **BE (Hons) Civil, CPEng, M.IPENZ**

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than $200,000*.

SIGNED BY **Stuart Michael Winterbourn** ON BEHALF OF **W2 Limited**

120615037485
030635.02
TRIM Record Number

Date 25 May 2012 (*signature*)

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of $200,000.*

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.

ENGINEERS NEW ZEALAND | NEW ZEALAND INSTITUTE OF ARCHITECTS INCORPORATED | ACENZ | Building Code Clause(s)

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY: W2 Limited
(Construction Review Firm)

TO: Sanderson China and Pottery
(Owner/Developer)

TO BE SUPPLIED TO: Waimakariri District Council
(Building Consent Authority)

IN RESPECT OF: Emergency Earthquake Strengthening to 33% NBS
(Description of Building Work)

AT: The Mill, Main North Road, Waikuku
(Address)

LOT 1 DP 311473 SO

has been engaged by Sanderson China and Pottery
(Construction Review Firm)

to provide ○ CM1 ◉ CM2 ○ CM3 ○ CM4 ○ CM5 *(Engineering Categories)* or ○ OL1 ○ OL2 ○ OL3 ○ OL4 *(Architectural Categories)*

observation ○ or other ..... services
(Extent of Engagement)

in respect of clause(s) B1 of the Building Code for the building work described in documents relating to Building Consent No. ..... n/a and those relating to Building Consent Amendment(s) Nos ..... n/a issued during the course of the works We have sighted these Building Consents and the conditions of attached to them

Authorised instructions / variation(s) No n/a (copies attached)

or by the attached Schedule ☐ have been issued during the course of the works

On the basis of ☑ this ○ these review(s) and information supplied by the contractor during the course of the works, I **believe on reasonable grounds** that ○ All ◉ Part only of the building works have been completed in accordance with the relevant requirements of the Building Consents and Building Consent Amendments identified above, with respect to Clause(s) B1 ..... of the Building Regulations.

I, Stuart Michael Winterbourn ..... am: ☑ CPEng No 216752
(Name of Construction Review Professional)

☐ Reg Arch No

I am a Member of: ☑ IPENZ ☐ NZIA and hold the following qualifications: BE (Hons), M.IPENZ, CPEng (Structural)

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than $200,000*.

The Construction Review Firm is a member of ACENZ ○ YES ◉ NO

SIGNED BY Stuart Winterbourn ON BEHALF OF W2 Limited

Date 29 May 2012 Signature

*Note This statement shall only be relied upon by the Building Consent Authority named above Liability under this statement accrues to the Construction Review Firm only The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of $200,000**

This form to accompany **Forms 6 or 8 of the Building (Form) Regulations** 2004 for the issue of a Code Compliance Certificate

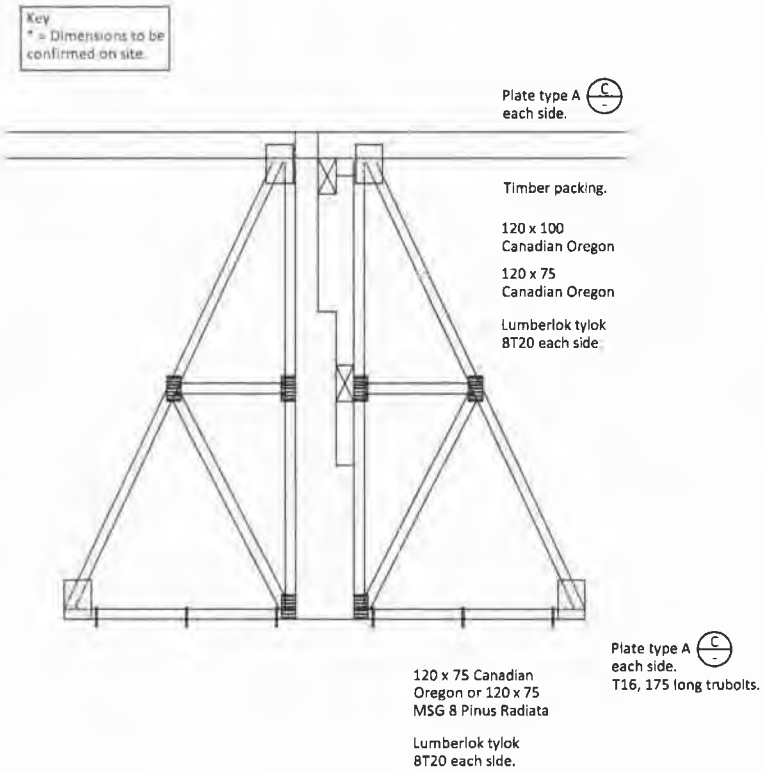
W2

W2 STRUCTURAL ENGINEERING

THE MILL
MAIN NORTH ROAD
WAIKUKU
CANTERBURY
JOB NUMBER 1226

GROUND FLOOR PLAN AND SECTION 1 EXISTING

A S01



Section B - B
1:50

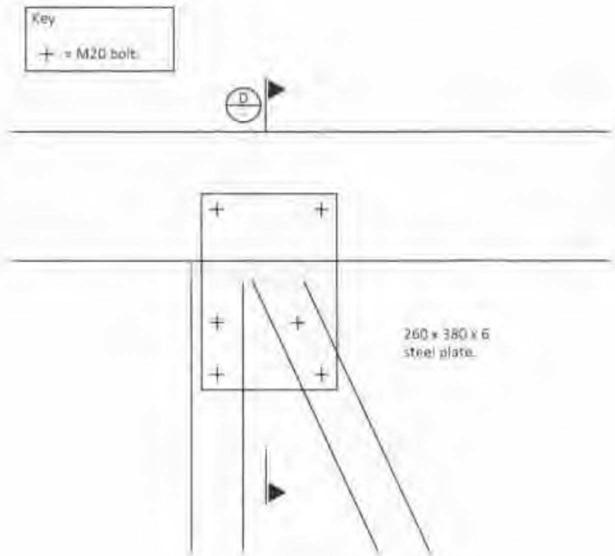
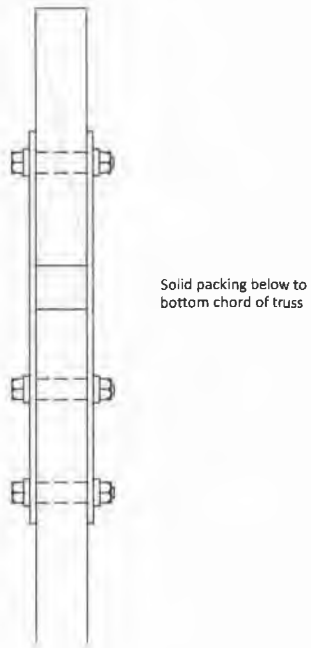


Plate Type A
1:10



Section D - D
1:5

W2 STRUCTURAL ENGINEERING

THE MILL
MAIN NORTH ROAD
WAIKUKU
CANTERBURY
JOB NUMBER: 1226

W2 LIMITED | PO BOX 130111 | CHRISTCHURCH | NEW ZEALAND | 03 366 0968 | WWW.W2.CO.NZ

GENERAL NOTE
... annomalies found to W2 Ltd
If in doubt ask W2 Ltd for clarification

REVISION HISTORY

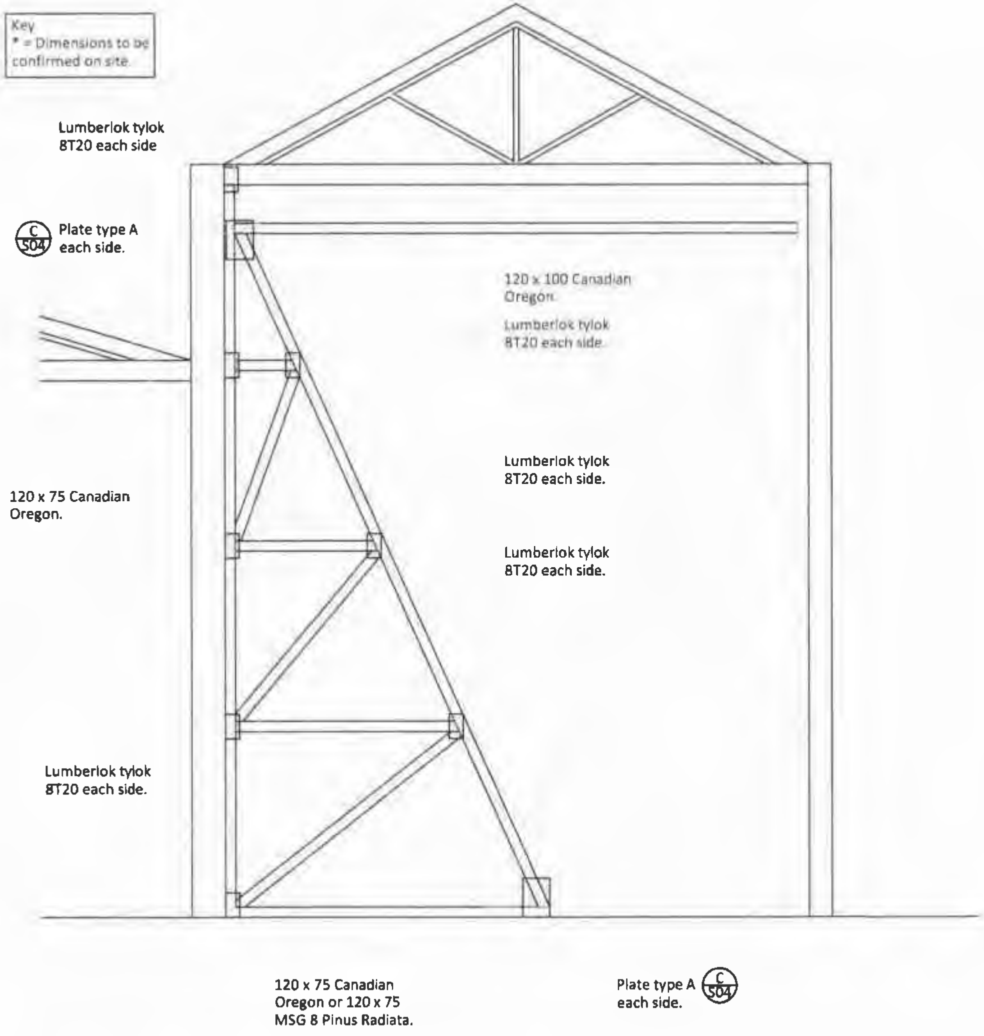
REV No:	DATE:	ISSUE
A	xx/03/12	Initial Issue

Date: xxxxxx, x March 2012

DETAILS

Designed: SW
Drawn: RT

A S04



Section A - A
1:50

W2 STRUCTURAL ENGINEERING

THE MILL
MAIN NORTH ROAD
WAIKUKU
CANTERBURY
JOB NUMBER: 1226

W2 LIMITED | PO BOX 130111 | CHRISTCHURCH | NEW ZEALAND | 03 366 0966 | WWW W2 CO NZ

GENERAL NOTE
annomalies found to W2 Ltd

REVISION HISTORY

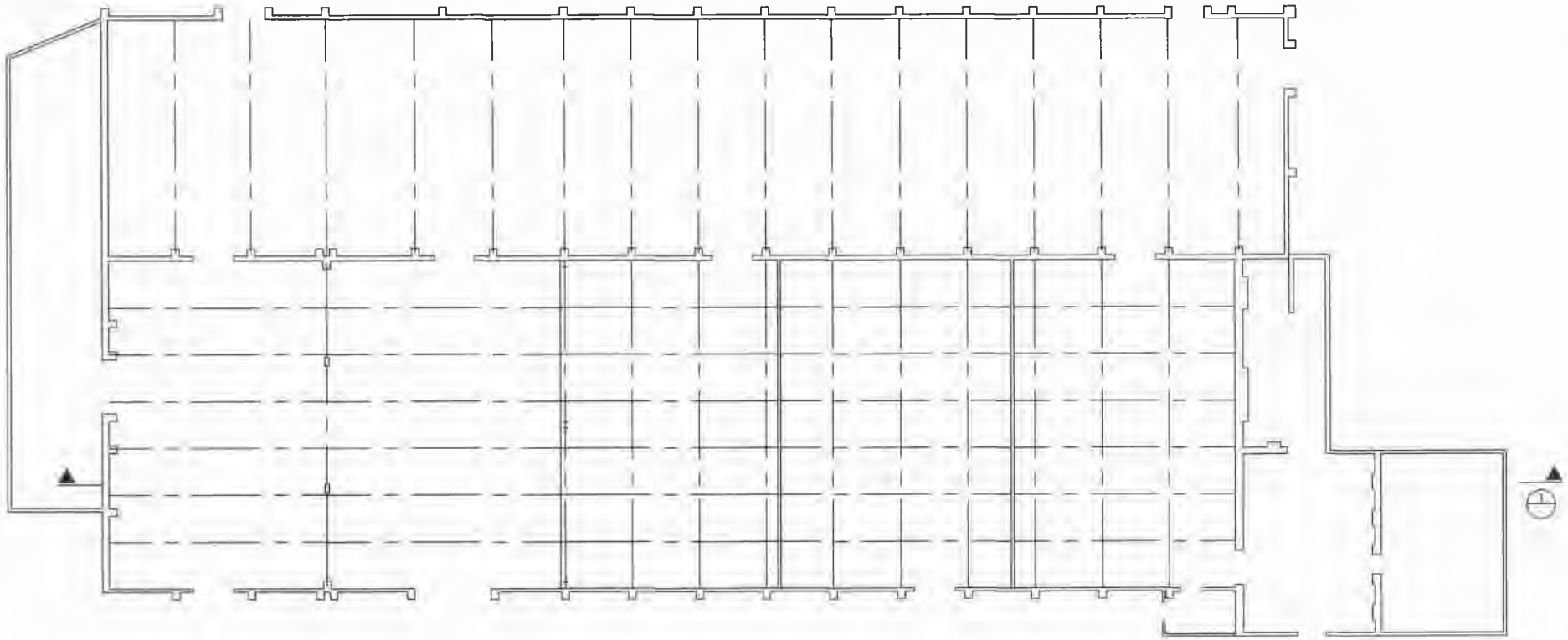
REV No:	DATE:	ISSUE
A	xx/03/12	Initial Issue

Date: xxxxx, x March 2012

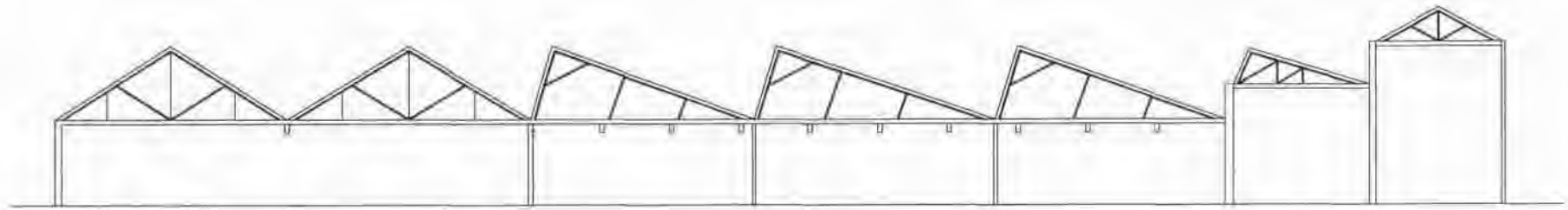
Title: SECTIONS A AND B PROPOSED

Designed: SW
Drawn: RT

A S03



Ground Floor Plan
1:200



Section 1 -1
1:200

W2 STRUCTURAL ENGINEERING

THE MILL
MAIN NORTH ROAD
WAIKUKU
CANTERBURY
JOB NUMBER: 1225

W2 LIMITED PO BOX 1301 L1 CHRISTCHURCH NEW ZEALAND 03 366 0966 WWW.W2.CO.NZ

REVISION HISTORY

No:	DATE	ISSUE
	xx/03/12	initial issue

Date: xxxxxx March 2012

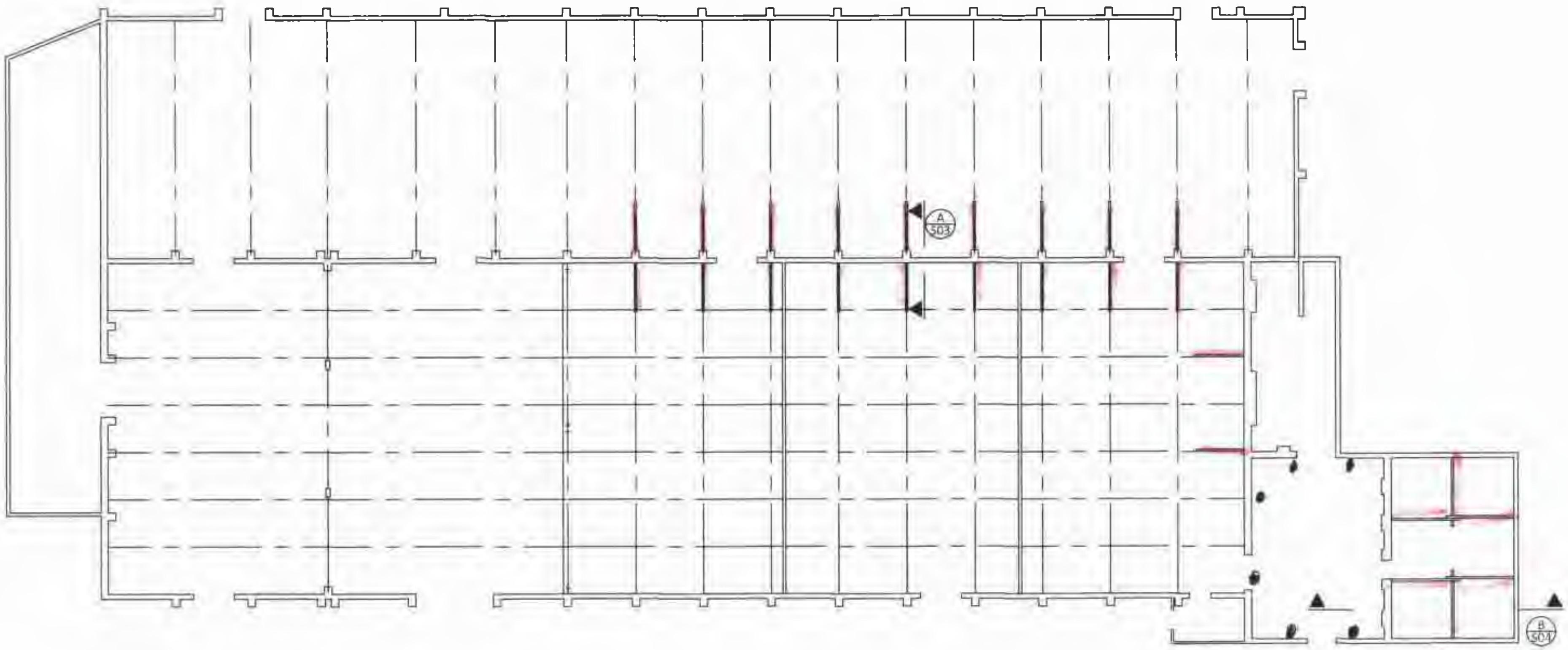
GROUND FLOOR PLAN AND SECTION 1 EXISTING

Designed: SW
Drawn: KT

A S01

wooden abutments

I beams



Ground Floor Plan
1:200

W2 STRUCTURAL ENGINEERING

THE MILL

MAIN NORTH ROAD
WAIKUKU
CANTERBURY
JOB NUMBER: 1226

W2 LIMITED | PO BOX 130111 | CHRISTCHURCH | NEW ZEALAND | 03 366 0966 | WWW W2 CO NZ

REVISION HISTORY

REV No	DATE	ISSUE
A	xx/03/12	Initial Issue

Date: xxxxx, x March 2012

Title: GROUND FLOOR PLAN PROPOSED

Designed: SW
Drawn: RT

A S02

Our Reference: 130204008199

Valuation No: 2159163401

4 February 2013

PR & JM Sanderson
PO Box 62
Rangiora 7440

Dear Paul and Jenny

REQUIRED ENGINEERING REPORT FOR WAIKUKU MILL TENANCY BAIN'S CLASSIC MOTOR HOUSE

I visited you in November 2012, as the result of this new business operating in your building.

W2 Engineers designed strengthening work to allow occupation of the parts of the building open to the public last year, which doesn't include this tenancy.

I have concerns relating to the structural integrity of this likely earthquake prone portion and request that you engage a Chartered Professional Engineer to provide a detailed engineering report confirming that in his opinion the building is safe for continued occupation.

The fire alarm is also required to be extended to cover this new tenancy and I require a PS3 and PS4 for this installation.

As this matter has remained unresolved for some months, I require this report by the end of February 2013.

Yours faithfully

G.T. Wilson

Greig Wilson
GENERAL INSPECTOR
EARTHQUAKE PRONE BUILDINGS

Urban Development | Buildings | Transport | Energy | Water
Civil | Structural | Survey
Project Management | Asset Management

Our Reference 704595

23 January 2014

140127007102
030635-08

Waimakariri District Council
215 High Street
Rangiora

Attention: Greig Wilson

Dear Greig

Waikuku Mill Building

On Tuesday 21 January 2014, David Coatsworth and Sean Gardiner of Spiire attended a meeting at the Waikuku Mill with yourself, the owner Paul Sanderson and CERA representatives Paul Fairbairn and Roya Amimi to view and discuss works carried out to secure and strengthen the above building.

David Coatsworth had previously been to the site on 15 and 21 March 2012 at the request of Council. During those earlier visits, we observed cracking to some brick walls and part of the parapet near the north east corner of the building had collapsed. This was documented (including photographs) in a brief report by CERA dated 22 March 2012, and in our emails to council dated 16 and 22 March 2012. Those emails briefly described the building and expressed significant concerns for the integrity of the structure. They also recommended closure of the building until such time as it had been strengthened.

Spiire (previously CPG) has never at any stage been engaged to carry out an assessment of the building but rather to provide independent advice to Council. At the time of our first visits to the site, we were aware that other engineers namely MWH Ltd and W2 Ltd had been engaged to make assessments and or design securing/strengthening for the building. We understand that MWH has not had any involvement with the site for some time but that W2 has recently designed some securing/strengthening works.

We have today telephoned Mr Winterbourn of W2 and advised him of our further involvement. During our visit to the site on 21 January 2014, we observed that some heavy timber buttressing work has been installed to W2 design. However, we understand that other strengthening work designed by W2 has not been completed, specifically bracing in the roof of the Car Museum. We understand that the work completed to date could be incorporated as part of permanent strengthening works if the floor space intrusion is acceptable to the owner. W2 has submitted a fee proposal to the owner for full detailed quantitative assessment of the building, but has not at this stage, we understand, been commissioned to carry out that work. Mr Winterbourn thought that some strengthening of the parapets had been completed earlier to another engineer's design. This work was not obvious from our limited viewing of the building.

The building was assessed by MWH at 7%NBS, we understand from an IEP. Parts of the building have not as yet been secured or strengthened. Whilst this building has not suffered major damage in the recent Canterbury earthquakes, (a small section of parapet collapsed and there is some cracking), I believe that it would suffer at the very least a partial collapse if subjected to the level of shaking experienced in central Christchurch during the 22 February 2011 earthquake. The unsecured parapets, gables and high walls are of particular concern.

We recommend that further investigation be carried out. We noted that some of the heavy timber buttresses installed recently in the tower section adjacent to the cafeteria are connected by bolts to the roof trusses but we have no information regarding the connection of the trusses to the brick walls. We recommend that the load paths relating to the restraint of the brick walls, at this location and other areas where work has been completed, be confirmed by the designers of the strengthening works.

With regard to continuing occupancy of the building, we note that there are many other buildings around New Zealand that are of similar construction and similar condition that have no restrictions on occupancy. However, we believe that the recent seismic activity in Canterbury makes the risk in the region greater than in other parts of the Country. We believe that there would be significant risk to occupants of the building in a major earthquake.

We recommend that a copy of this letter be given to the building owner so he is aware of the risks and can respond accordingly.

Yours sincerely
SPIIRE NZ LTD

David Coatsworth
Senior Structural Engineer
BE Civil (Hons), MIPENZ, CPEng, IntPE

From:
To:
Subject: RE: Engineering letter following visit last week
Date: Tuesday, January 28, 2014 1:03:44 PM

Hi Paul

Attached is our engineers' response to the site visit last week in tandem with CERA representatives.

Unfortunately the advice I have received identifies that a quantitative analysis by calculation, needs to be undertaken to assess the actual capacity of the building.

You may wish to obtain some other quotations for this assessment other than the one by W2.

A copy of this letter has been forwarded to CERA, and they may choose to progress this matter further.

Should you have any questions, please either email or phone me.

Regards

Greig

Greig Wilson

Environmental Services Inspector

Earthquake Prone Buildings

Waimakariri District Council
PH - 03-3118900 ext 8647
FAX - 03-313-4432

CELL – 021-481-132
EMAIL - greig.wilson@wmk.govt.nz

<< OLE Object: Picture (Device Independent Bitmap) >>

From:	Greig Wilson
To:	Debbie Booth
Subject:	FW: Waikuku Mill Building, 1473 Main North Rd, Waikuku.
Date:	Thursday, February 18, 2016 1:04:43 PM
Attachments:	image003.jpg

From: David Coatsworth [mailto:David.Coatsworth@calibreconsulting.co]
Sent: Thursday, 18 February 2016 11:41 a.m.
To: Greig Wilson
Subject: Waikuku Mill Building, 1473 Main North Rd, Waikuku.

Hi Greig

This old unreinforced masonry (URM) building at 1473 Main North Rd, Waikuku was viewed previously by Calibre Consulting acting for the Waimakariri District Council (WDC) and by another engineer from W2 Consulting representing the owner. Some strengthening work has been done in the form of heavy timber braces installed behind the brick walls. Despite this, there are still large portions of the brickwork at high levels that are not connected to strengthening elements. A very high single storey brick wall at the east end of the building adjoins a single storey timber framed building that accommodates a café.

On 17 February 2016, following the 5.7 magnitude earthquake on Sunday 14 February 2016, at the request of the Waimakariri District Council, David Coatsworth of Calibre Consulting Ltd went to the property in the company of Greig Wilson from WDC to check if any damage had occurred as a result of the earthquake. The building owner's wife refused us entry to the building. During our visit we spoke to the lady owner of the adjoining cafe business. She advised that she had been at the premises during the 14Feb16 earthquake. She commented that she "had every confidence in the building". David Coatsworth (engineer) felt that this confidence was misplaced and felt a responsibility as a professional engineer to make her aware of the limitations of the adjoining URM building. In his opinion, David Coatsworth considers that It is entirely possible in a major earthquake event for part of the brick wall to fall through the roof of the café. Council does not have the authority to classify the building as dangerous and cannot require further strengthening work immediately. It is not clear what capacity the owners engineers have assigned to the building. It is recommended that the owner be requested to have a chartered engineer check the building and confirm its suitability for continued occupation and its capacity. The café owner was advised to move as far away as possible from the overhead wall in the event of an earthquake and to convey this to her staff.

Regards

David Coatsworth
Senior Structural Engineer
Calibre Consulting Ltd
Level 1, 323 Madras Street, Christchurch, 8013
PO Box 13875, Christchurch, 8141
T +64 3 371 0705
E David.Coatsworth@calibreconsulting.co
www.calibreconsulting.co **Client feedback survey**

26 July 2019

Paul Raymond and Jennifer Margaret
Sanderson
P O Box 62
Rangiora 7440

Dear Sir/Madam

Potentially earthquake-prone building (or part)

Site address:	1473 Main North Road Waikuku
Legal description:	Lot1 DP 311473

Under the Building Act 2004 (the Building Act), the Council is required to identify potentially earthquake-prone buildings (or parts of buildings) by applying the Earthquake-prone Building Methodology (EPB Methodology) in the Waimakariri District Council District.

You are receiving this letter because our records show that you are the owner of the above building. Please advise the Council if this is not the case.

This building (or part) has been identified as a potentially earthquake-prone building using the EPB Methodology.

> The EPB Methodology requires buildings to be identified as potentially earthquake prone if they fall within a specific category of building, known as profile categories. This building has been profiled as falling within category A: An Unreinforced masonry building

As the building owner, you now have 26 July 2020 to provide to the Council, either:

1. An engineering assessment of the building (or a previous assessment) undertaken by a suitably qualified structural engineer that complies with the requirements of the EPB Methodology. This will be used to determine if the building is earthquake prone or not.
2. Evidence of a factual error in the basis on which the Council has identified this building as potentially earthquake prone.
3. Notification that you do not intend to provide an engineering assessment of the building.

If you are unable to meet the due date for providing the engineering assessment (for example, because of a shortage of people qualified to conduct engineering assessments), you can apply for a time extension of up to 12 months. You must apply for the extension no

later than 27 May 2020.When applying for the extension please clearly explain your reasons for Council to consider. If the extension is approved, no further time extensions can be granted.

If you advise us that you do not intend to provide an engineering assessment or do not provide any required information to us by the due date, the Council will proceed as if it had determined the building is earthquake prone and issue a notice (in the form prescribed for the lowest rating category of earthquake-prone building) in accordance with section 133AL (4) of the Building Act. The Council may also obtain an engineering assessment of the building or part and recover the costs from you.

Council notes that there is a previous assessment on file for part of this main building which was subsequently strengthened to 34% NBS. It meets the criteria set out in the EPB Methodology, however the remainder of this building including the pottery manufacturing portion is assessed as earthquake prone and a Detailed Seismic Assessment must be provided for these portions of the building.
The assessment Council has on file reports a score of 7% NBS. You may opt to use this assessment in lieu of one of the options above. By using this assessment, you agree to Council using this information to inform its decision on whether the building is earthquake prone and its earthquake rating.

The additional buildings currently used for storage and any other buildings onsite also require a detailed seismic assessment if members of the public are to enter them.

Please send information in response to this notification to records@wmk.govt.nz

Referencing the site address and legal description stated above.

Once all the information has been reviewed, the Council will notify you of the decision on the building's earthquake-prone status. If the building is determined as earthquake prone, or the Council proceeds as if it had determined the building to be earthquake prone, the Council would then issue an earthquake-prone building notice under section 133AL of the Building Act to you as the owner and to any persons or organisations with an interest in the building. A copy of the earthquake-prone building notice needs to be fixed in a prominent position on the building. This will specify the date by which you will be obligated to undertake seismic work so that the building is no longer earthquake prone. The building will also be entered into the register of earthquake-prone buildings: https://www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/epb-register/

Information about the potentially earthquake-prone status of the building, including this letter, is available on request and will be included in land and project information memoranda (LIMs and PIMs).

A copy of the EPB Methodology and other information about earthquake-prone buildings is available on the Ministry of Business, Innovation and Employment website:

https://www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/

If you have any questions or would like to discuss the process moving forward, please contact me.

Yours sincerely

Greig Wilson | **Building WOFs & Earthquake Prone Buildings**
Building Unit
Building Unit: 03 311 8906
Mobile: 021 481 132
Email: greig.wilson@wmk.govt.nz

Record number: 200624077079

24 June 2020

Paul Raymond and Jennifer Margaret
Sanderson
P O Box 62
Rangiora 7440

Dear Sir/Madam

Potentially earthquake-prone building (or part)

Site address:	1473 Main North Road Waikuku
Legal description:	Lot1 DP 311473

Under the Building Act 2004 (the Building Act), the Council is required to identify potentially earthquake-prone buildings (or parts of buildings) by applying the Earthquake-prone Building Methodology (EPB Methodology) in the Waimakariri District Council District.

You have made application to the Council for a 12 month extension to provide a detailed seismic assessment.

After careful consideration including a conversation with Peter Bond (Bond and Frew) your structural engineer ,I can approve the extension request.

The due date is now 26 July 2021.

As per my email to you earlier this week, I reiterate:

- No further time extension is available.
- No strengthening work is to be undertaken without formal approval given by the Council under an issued building consent.

Please send information in response to this notification to records@wmk.govt.nz

Referencing the site address and legal description stated above.

A copy of the EPB Methodology and other information about earthquake-prone buildings is available on the Ministry of Business, Innovation and Employment website:

https://www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/

If you have any questions or would like to discuss the process moving forward, please contact me.

Yours sincerely

Greig Wilson | **Building WOFs & Earthquake Prone Buildings**
Building Unit
Building Unit: 03 311 8906
Mobile: 021 481 132
Email: greig.wilson@wmk.govt.nz

From:	Greig Wilson
To:	Paul
Cc:	bondfrew@xtra.co.nz
Subject:	Extension to requirement to provide a detailed seismic assessment Waikuku Mill EQ0013.DOCX
Date:	Tuesday, August 3, 2021 12:54:00 PM
Attachments:	200624077079 Extension to requirement to provide a detailes seismic assessment Waikuku Mill EQ0013.DOCX image001.jpg

Good Afternoon Paul and Peter

I note the deadline for the extension to provide a DSA is now past , and Council need to proceed as though the buildings are earthquake prone , as no engineering assessment has been provided.

There is no further time extension available so will move to have the notices produced and attached.

Should a DSA be provided at some future date then this can be reviewed.

Any questions – please feel free to get back to me.

Kind Regards

Greig

Greig Wilson | **Building WOFs & Earthquake Prone Buildings**
Building Unit
Building Unit: 03 311 8906
Mobile: +6421481132

0 10 20 30 40
Metres

Scale 1:1354
Original Size - A4

Flood Hazard

Date: 5/09/2022

WAIMAKARIRI DISTRICT COUNCIL

Notes on Flood Risk Mapping

The attached plan shows the result of a flood mapping exercise that has been carried out by the Waimakariri District Council.

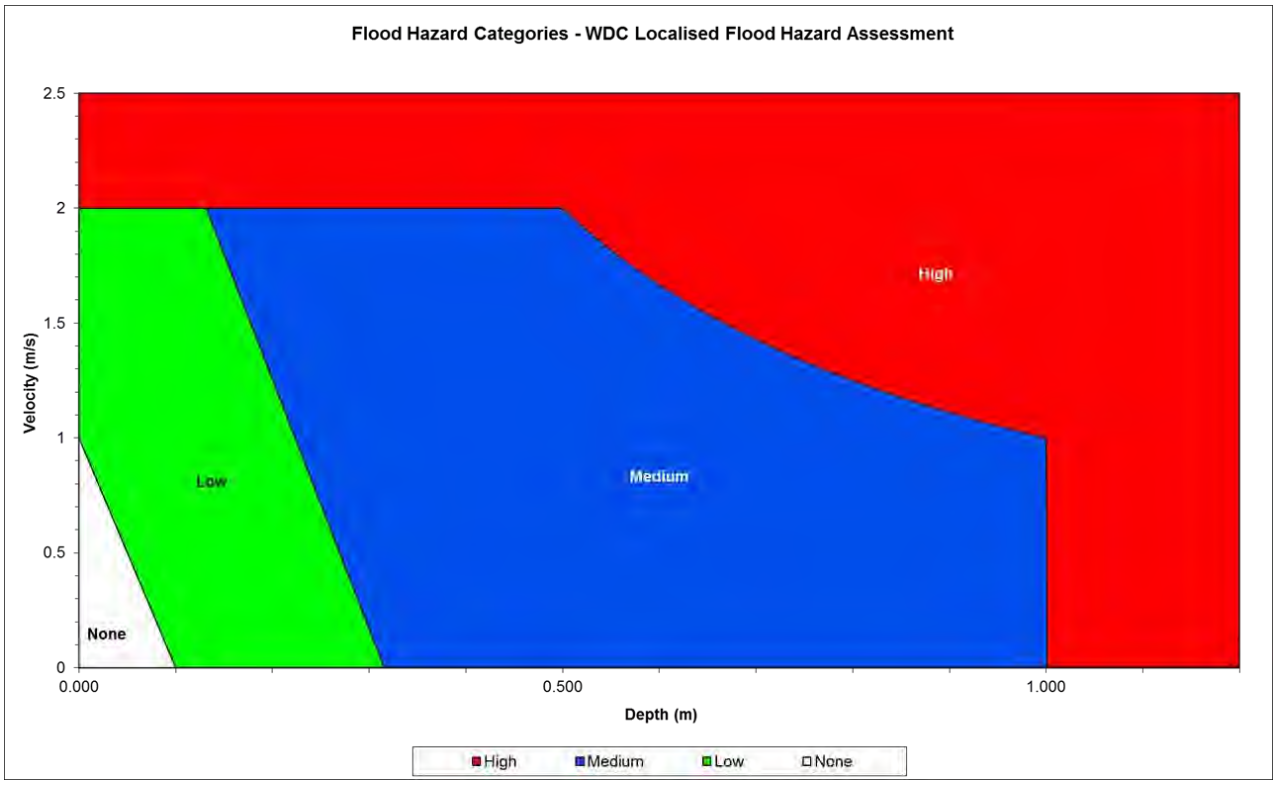
There are a number of notes that need to be considered when using this information.

1. Annual Exceedence Probability.

   The rainfall used in this mapping is the 0.5% Annual Exceedence Probability rainstorm. This is based on there being a 0.5% probability in any one year that there will be a rainstorm of this severity. This is sometimes referred to as the 1 in 200 year storm.

2. Flood Risk Categories.

   The flood risk categories are based on both the depth and velocity of the flood water as shown on the following diagram.



3. Flood Modelling.
   This flood modelling is a combination of flooding due to localised rainfall, Ashley River breakout events and coastal inundation.

   3a. Localised Flooding.
   This is flooding due to the direct result of rainfall falling on the ground. This type of flooding is sometimes referred to as Pluvial Flooding.

   3b. Ashley Breakout Flooding.
   This is flooding due to a stopbank breach on the Ashley River. These flood events include flow directly from a stopbank breach plus localised rainfall that would occur at the same time. This type of flooding is sometimes referred to as Fluvial Flooding.

   3c. Coastal Flooding.
   This type of flooding can occur in the coastal regions of the district and is due to the interaction between storm surge, river flows from the Ashley and Waimakariri Rivers plus groundwater effects

4. Generalised Flooding

   This flood modelling is for generalised, area wide, flooding risk mapping only. It does not take into account all site specific flood risks that may occur on individual properties. There may be areas of ponding or overland flow that occur but are not shown on this flood modelling. This may be due to local topographical characteristics or due to the location and levels of building floors in relation to the surrounding ground. This flood mapping has been carried out to help identify areas that may be at an increased risk of flooding, it is not an accurate prediction of flood levels.

5. Land Changes

   The results from this exercise will be less accurate in areas where major development or significant changes in the shape of the land has occurred since 2005. This is particularly important to note in new subdivision areas where new roads have been constructed or filling has occurred. The area around Kaiapoi, The Pines and Kairaki uses ground information updated in 2011 following the earthquakes of 2010 and 2011.

6. District Plan

   The attached Flood Map is based on recent flood modelling work. This flood mapping will be included in the next Waimakariri District Plan.

Figure 2.1 Liquefaction assessment area map for the eastern Canterbury project area. Liquefaction susceptibility is categorised in two areas, “damaging liquefaction unlikely” and “liquefaction assessment needed”. The area covered by DBH Technical Categories at the time of this report is excluded.

Legend

NZS3604:2011

- Specific Design
- Extra High 55 MS
- Very High 50 MS
- High 44 MS
- Medium 37 MS
- Low 32 MS

NZS3604:2011

- 2
- 3
- 4
- Property Boundary
- Land Parcel

Scale 1:1362
Original Size - A4

Hazards

Date: 5/09/2022

WAIMAKARIRI DISTRICT COUNCIL

This property is eligible for the Council's kerbside collection service. This includes collection of recycling and an optional organics and rubbish wheelie bin service. Information on these services is available at:
https://www.waimakariri.govt.nz/services/recycling-rubbish-and-organics

New property owners may swap the size of bins allocated to their property within 3 months of taking possession, without paying a bin delivery/removal fee, by telephoning the Customer Services Team on 0800 965 468.

rethink rubbish
Working on waste together.

Waimakariri District Council
215 High Street
Private Bag 1005
Rangiora 7440, New Zealand
Phone 0800 965 468

Our Reference: CUS-03-04/190626090676

1 July 2019

Kerbside Bins – Information for New property Owners

The Council's optional kerbside rubbish and organics collection service was introduced on 1 July 2019 to complement the existing wheelie bin recycling collection.

If there are rubbish and/or organics bins at your property, your annual rates will include the rubbish and/or organics service. These rates are set for the financial year and vary according to the size of the bin supplied.

Organics (green lid) and Rubbish (red lid) bins at the property

As a new property owner, you have the opportunity to join the wheelie bin rubbish and organics collection. Also for a limited time, you may change the bin selections made by the previous owner of your property.

If you have rubbish and/or organics wheelie bins at your property and these are not suitable for your use, you are able to change the size of the bin or bins within 3 months of the sale settlement date without paying a delivery/removal fee or the cost of additional capacity. You may also cancel the service.

Contact Customer Services to arrange a swap of bin sizes or to send the bins back. *Please remember that there is no adjustment to your rates until next 1 July, and if your request is received more than 3 months after settlement, a fee for additional capacity will be payable if you are upsizing the bin, and a delivery/removal fee will be payable per set of bins.*

Joining the Organics and Rubbish bin collection

To join the optional services, contact Customer Services to request the bin or bins you require. You will be asked to pay a proportion of the cost of the collection service for the remainder of the rating year, and a bin delivery fee per set of bins. The fees will need to be paid before the bins are ordered. The cost of the collection will be added to your rates from the start of the next rating year.

Ohoka/Swannanoa/Mandeville area have Recycling and Rubbish bin collections only

As part of the new kerbside service a wheelie bin rubbish collection service is available to those properties in this area that currently have a recycling wheelie bin. Please let us know if you would like to have a fortnightly wheelie bin rubbish collection. The rubbish **bag and organics** collection is not available here. You can see if your property is inside the collection area by using our interactive map on waimakariri.govt.nz/rethinkrubbish.

More about the Service

The services offered are outlined on our website, together with costs, collection day calendars and information on what is accepted for collection in each bin.

Sign up for alerts and collection day reminders using our new website tool feature – waimakariri.govt.nz/rethinkrubbish

You can make your choice by talking to Customer Services at any Council Service Centre, sending an email to office@wmk.govt.nz or phone us on 0800 965 468

Landlords

As the ratepayer, you are the only person who can request the Organics and Rubbish bin kerbside collection services as the chosen services will directly affect your rates. Your tenants may wish to talk to you about their preferred choice and may be willing to pay extra for a bin service.

Kerbside Recycling

If you decide not to choose any of the rubbish or organics wheelie bin options, you will still have a recycling wheelie bin allocated to your property. Collection is fortnightly, and this service is funded by the annual Kerbside Collection Rate. *You may also swap the size of this bin for free within 3 months of your property sale settlement. Outside this time a delivery/removal fee will apply.*

If your property is a new build you may need to order your recycling wheelie bin from Customer Services.

Find out more…

Have a look at the information on our website, then if you have any questions, please call us on 0800 965 468.

Yours faithfully

Customer Services

Environment Canterbury
Regional Council
Kaunihera Taiao ki Waitaha

All you ever needed to know about

land information requests

Why request a LIR?

Environment Canterbury may hold information on natural and physical resources that may be relevant to a property. This information has always been available. However, Environment Canterbury wants to make the information more accessible.

What information is included?

Resource Consents/Wells – resource consent and well details associated with the specific property.

Groundwater – general information on wells and groundwater quality in the vicinity of the property. Note, groundwater quality information for properties with a reticulated water supply should be obtained from the authority supplying the water.

Flood Risk – from various rivers, including some floodplains, previous flood levels and risk categories. For flooding information in the Christchurch residential area, contact the Christchurch City Council.

Contaminated Site – information about contaminated sites and sites that have the potential to be contaminated because of the land use activities undertaken on them.

Earthquake Hazard – earthquake hazard information for some areas. This includes, where available, information on known active earthquake fault locations, ground shaking hazard, liquefaction potential, earthquake-induced slope stability potential and tsunami hazard. (Note that most of this information is general district-scale information for an area, and may not be specific to individual properties).

Pest Enforcement – properties that have been subject to a Notice of Direction or charge under the Biosecurity Act 1993 related to the control of plants or animals specified as pests in the Regional Pest Management Strategy.

Surface Water – quantity and quality information for some rivers and streams. Note, surface water quality information for properties with a reticulated water supply should be obtained from the authority supplying the water.

Erosion Risk – for some areas.

Land Improvement Agreement - these are specified on the Certificate of Title. If the certificate of title does not specify a Land Improvement Agreement then a search for this type of information is unnecessary.

Air Quality – general information in some urban areas.

How to request a LIR

By completing a Land Information Request form.
These are available:

- on our website, www.ecan.govt.nz
  (forms can also be submitted electronically)
- from Customer Services. Contact us by phone, fax, email or visit us (see below for details).

When to request a LIR

A land information request will be processed within 10 working days of receipt of the request. Therefore it is strongly advised that when a Land Information Memorandum is requested from a Local Territorial Authority that a Land Information Request is applied for – at the same time - from Environment Canterbury.

Please contact Customer Services for the current charge

Payment must be made on application
Accepted methods of payment are cash, cheque, EFT-POS, credit card

Contact:

Customer Services
24 Edward Street, Lincoln
PO Box 345, CHRISTCHURCH
Phone 03 353 9007 or 0800 32 4636
Fax 03 365 3194
Email ecinfo@ecan.govt.nz
Web www.ecan.govt.nz

Everything is connected

Environment Canterbury Regional Council
Kaunihera Taiao ki Waitaha

Listed Land Use Register

What you need to know

Everything is connected

What is the Listed Land Use Register (LLUR)?

The LLUR is a database that Environment Canterbury uses to manage information about land that is, or has been, associated with the use, storage or disposal of hazardous substances.

Why do we need the LLUR?

Some activities and industries are hazardous and can potentially contaminate land or water. We need the LLUR to help us manage information about land which could pose a risk to your health and the environment because of its current or former land use.

Section 30 of the Resource Management Act (RMA, 1991) requires Environment Canterbury to investigate, identify and monitor contaminated land. To do this we follow national guidelines and use the LLUR to help us manage the information.

The information we collect also helps your local district or city council to fulfil its functions under the RMA. One of these is implementing the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil, which came into effect on 1 January 2012.

For information on the NES, contact your city or district council.

How does Environment Canterbury identify sites to be included on the LLUR?

We identify sites to be included on the LLUR based on a list of land uses produced by the Ministry for the Environment (MfE). This is called the Hazardous Activities and Industries List (HAIL)[1]. The HAIL has 53 different activities, and includes land uses such as fuel storage sites, orchards, timber treatment yards, landfills, sheep dips and any other activities where hazardous substances could cause land and water contamination.

We have two main ways of identifying HAIL sites:

- We are actively identifying sites in each district using historic records and aerial photographs. This project started in 2008 and is ongoing.
- We also receive information from other sources, such as environmental site investigation reports submitted to us as a requirement of the Regional Plan, and in resource consent applications.

[1] The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website www.mfe.govt.nz, keyword search HAIL

How does Environment Canterbury classify sites on the LLUR?

Where we have identified a HAIL land use, we review all the available information, which may include investigation reports if we have them. We then assign the site a category on the LLUR. The category is intended to best describe what we know about the land use and potential contamination at the site and is signed off by a senior staff member.

Please refer to the Site Categories and Definitions factsheet for further information.

What does Environment Canterbury do with the information on the LLUR?

The LLUR is available online at www.llur.ecan.govt.nz. We mainly receive enquiries from potential property buyers and environmental consultants or engineers working on sites. An inquirer would typically receive a summary of any information we hold, including the category assigned to the site and a list of any investigation reports.

We may also use the information to prioritise sites for further investigation, remediation and management, to aid with planning, and to help assess resource consent applications. These are some of our other responsibilities under the RMA.

If you are conducting an environmental investigation or removing an underground storage tank at your property, you will need to comply with the rules in the Regional Plan and send us a copy of the report. This means we can keep our records accurate and up-to-date, and we can assign your property an appropriate category on the LLUR. To find out more, visit www.ecan.govt.nz/HAIL.

IMPORTANT!

The LLUR is an online database which we are continually updating. A property may not currently be registered on the LLUR, but this does not necessarily mean that it hasn't had a HAIL use in the past.

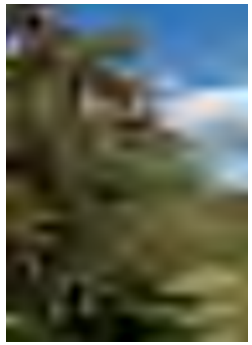
Sheep dipping (ABOVE) and gas works (TOP) are among the former land uses that have been identified as potentially hazardous. (Photo above by Wheeler & Son in 1987, courtesy of Canterbury Museum.)

My land is on the LLUR – what should I do now?

IMPORTANT! Just because your property has a land use that is deemed hazardous or is on the LLUR, it doesn't necessarily mean it's contaminated. The only way to know if land is contaminated is by carrying out a detailed site investigation, which involves collecting and testing soil samples.

You do not need to do anything if your land is on the LLUR and you have no plans to alter it in any way. It is important that you let a tenant or buyer know your land is on the Listed Land Use Register if you intend to rent or sell your property. If you are not sure what you need to tell the other party, you should seek legal advice.

You may choose to have your property further investigated for your own peace of mind, or because you want to do one of the activities covered by the National Environmental Standard for Assessing and Managing Contaminants in Soil. Your district or city council will provide further information.



If you wish to engage a suitably qualified experienced practitioner to undertake a detailed site investigation, there are criteria for choosing a practitioner on www.ecan.govt.nz/HAIL.

I think my site category is incorrect – how can I change it?

If you have an environmental investigation undertaken at your site, you must send us the report and we will review the LLUR category based on the information you provide. Similarly, if you have information that clearly shows your site has not been associated with HAIL activities (eg. a preliminary site investigation), or if other HAIL activities have occurred which we have not listed, we need to know about it so that our records are accurate.

If we have incorrectly identified that a HAIL activity has occurred at a site, it will be not be removed from the LLUR but categorised as Verified Non-HAIL. This helps us to ensure that the same site is not re-identified in the future.

Contact us

Property owners have the right to look at all the information Environment Canterbury holds about their properties.

It is free to check the information on the LLUR, online at www.llur.ecan.govt.nz.

If you don't have access to the internet, you can enquire about a specific site by phoning us on (03) 353 9007 or toll free on 0800 EC INFO (32 4636) during business hours.

Contact Environment Canterbury:

Email: ecinfo@ecan.govt.nz

Phone:
Calling from Christchurch: (03) 353 9007
Calling from any other area: 0800 EC INFO (32 4636)

Environment Canterbury Regional Council
Kaunihera Taiao ki Waitaha

Everything is connected

Promoting quality of life through balanced resource management.

www.ecan.govt.nz E13/101