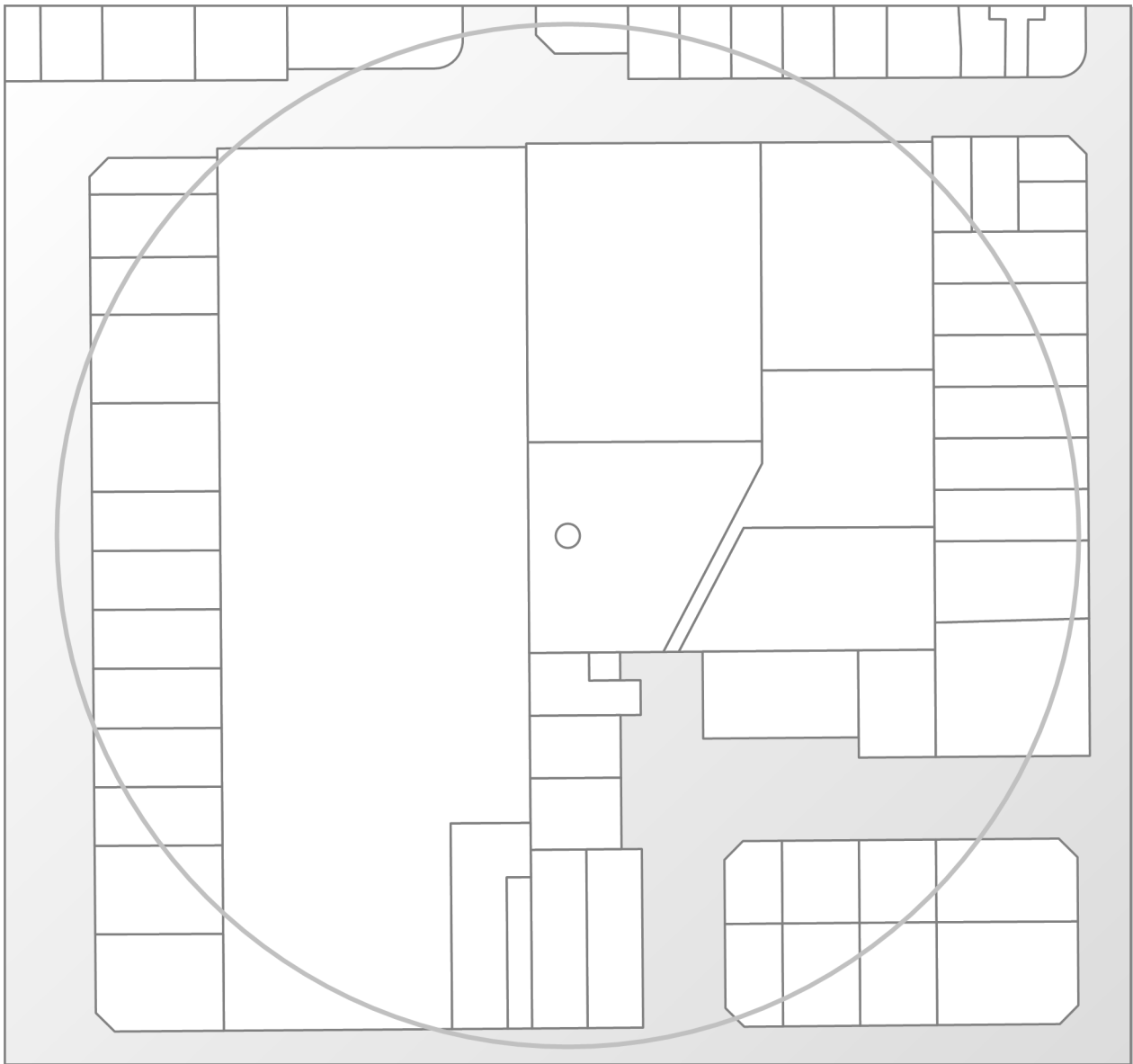


Land Information Memorandum



Property address:

7 Elmdale Lane

LIM number: H09475200

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Christchurch City Council

53 Hereford Street, PO Box 73015

Christchurch 8154, New Zealand

Tel 64 3 941 8999

Fax 64 3 941 8984

www.ccc.govt.nz

Application details

Date issued 2 February 2026
Date received 22 January 2026

Property details

Property address 7 Elmdale Lane, Linwood, Christchurch
Valuation roll number 22430 46702 C
Valuation information Capital Value: \$255,000
Land Value: \$105,000
Improvements Value: \$150,000
Please note: these values are intended for Rating purposes
Legal description Unit C DP 46906 on Lot 2 DP 46567 having share in 1525 m2
Existing owner Pauline Susan Lee
3A Michigan Place
Christchurch 8083

Council references

Rate account ID 73081446
LIM number H09475200
Property ID 1079464

Property address:

7 Elmdale Lane

LIM number: H09475200

Document information

This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA). It is a summary of the information that we hold on the property. Each heading or "clause" in this LIM corresponds to a part of section 44A.

Sections 1 to 10 contain all of the information known to the Christchurch City Council that must be included under section 44A(2) LGOIMA. Any other information concerning the land as the Council considers, at its discretion, to be relevant is included at section 11 of this LIM (section 44A(3) LGOIMA). If there are no comments or information provided in these sections this means that the Council does not hold information on the property that corresponds to that part of section 44A.

The information included in this LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Please note that other agencies may also hold information relevant to the property, or administer legislation relevant to the use of the land, for example, the Regional Council (Ecan), Heritage New Zealand Pouhere Taonga, and Land Information New Zealand.

Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

A LIM is only valid at the date of issue as information is based only upon information the Council held at the time of that LIM request being made. It is essential that the applicant undertakes their own due diligence to verify the suitability of the property for their intended use.

To enable the Council to measure the accuracy of this LIM document based on our current records, we would appreciate your response should you find any information contained therein which may be considered to be incorrect or omitted. Please telephone the Customer Call Centre on (03) 941 8999.

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A search of records held by the Council has revealed the following information:

1. Special features and characteristics of the land

Section 44(A)(2)(aa) LGOIMA. This is information known to the Council but is not apparent from a district plan under the Resource Management Act 1991. It identifies each (if any) special feature or characteristic of the land concerned, including but not limited to the likely presence of hazardous contaminants.

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

Natural Hazards

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

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

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

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

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

The following statement has been provided by Environment Canterbury:

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

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

(a) Coastal Hazards

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

(b) Earthquakes

• Liquefaction Assessment

Christchurch City Council holds indicative information on liquefaction hazard for Christchurch. Information on liquefaction, including an interactive web tool, can be found on the Council website at ccc.govt.nz/liquefaction. Depending on the liquefaction potential of the area that the property is in, the Council may require site-specific investigations before granting future subdivision or building consent for the property.

- Regional Liquefaction Information

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

Technical report information:

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

Date: December 2012.

Author: H Brackley (compiler).

Commissioned by: Environment Canterbury.

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

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

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

- Regional Hazard Information: Earthquake fault deformation

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

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

(c) Flooding

- Regional Hazard Information: Flood Photographs

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

- Regional Hazard Information: Flood Assessment Request

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

(d) Landslides

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

(e) Subsidence

- Consultant Report Available

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

(f) Tsunamis

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

(g) Volcanic and Geothermal Hazards

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

(h) Wind

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

(i) Any Other Natural Hazards

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

(j) District Plan Natural Hazard Information

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

(k) Building Notices

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

Other Special Features or Characteristics of the Land

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

2. Private and public stormwater and sewerage drains

Section 44A(2)(b) LGOIMA. This is information about private and public stormwater and sewerage drains as shown in the Council's records.

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

Related Information

- This property is shown to be served by Christchurch City Council Sewer and Stormwater.
- Council records show public sewer pipes passing through this right of way.
- Council records show public stormwater pipes passing through this site/right of way.
- Attached are all drainage plans that Council hold for details of private and public drainage. Not all plans provided are verified by Council, and therefore Council cannot be liable for inaccuracies. Site investigation will be required by owners to determine exact layouts.
- Council Trade Waste Bylaw regulates the use of the sewer system for sources other than domestic sewage. A trade waste consent must be obtained by the new owner or occupier before any wastewater from an industrial or commercial processes including but not limited to wash down grease traps and cooling systems may be discharged to Council sewer system.

Property address:

7 Elmdale Lane

LIM number: H09475200

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3. Drinking Water Supply

Section 44A(2)(ba) and (bb) LGOIMA. This is information notified to the Council about whether the land is supplied with drinking water, whether the supplier is the owner of the land or a networked supplier, any conditions that are applicable, and any information the Council has about the supply.

Please note the council does not guarantee a particular water quality to its customers. If you require information on current water quality at this property please contact the Three Waters & Waste Unit.

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

Water supply

Christchurch City Council is the networked supplier of water to this property. This property is connected to the Christchurch City Council Water Supply. The conditions of supply are set out in the Christchurch City Council Water Supply and Wastewater Bylaw (2022), refer to www.ccc.govt.nz.

Related Information

- All Commercial and industrial properties are required to have a Reduced Pressure Zone backflow prevention device at the boundary to protect the Christchurch water supply network. The installation of this device is a condition of supply and is the responsibility of the property owner in accordance with the Christchurch City Council Water Supply and Wastewater Bylaw 2022. For more information visit our website <https://ccc.govt.nz/backflow-prevention/> or contact the backflow installation team on 03 941 8999.

Property address:

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4. Rates

Section 44A(2)(c) LGOIMA. This is information on any rates owing in relation to the land.

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

(a) Annual rates

Annual rates to 30/06/2026: \$2,636.04

	Instalment Amount	Date Due
Instalment 1	\$658.95	15/09/2025
Instalment 2	\$658.95	15/12/2025
Instalment 3	\$658.95	15/03/2026
Instalment 4	\$659.19	15/06/2026

Rates owing as at 02/02/2026: -\$659.19

(b) Excess Water Rates

For excess water charge enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz/contact-us.

(c) Final water meter reading required at settlement?

Property settlements must ensure all water usage and outstanding debts are accurately accounted for.

To advise of a property settlement, please complete the request for settlement information form at www.ccc.govt.nz/services/rates-and-valuations/solicitors-request.

A settlement statement of accounts will be provided on the expected settlement date advised.

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5. Consents, certificates, notices, orders, or requisitions affecting the land and buildings

Section 44A(2)(d) LGOIMA. This is information concerning any consent, certificate, notice, order, or requisition, affecting the land or any building on the land, previously issued by the Council. The information in this section may also cover building consent and/or code compliance information issued by building certifiers under the Building Act 1991 and building consent authorities that are not the Council under the Building Act 2004.

You can check the property file to identify whether any consent or certificate was issued by a building certifier under the Building Act 1991.

Section 44A(2)(da) LGOIMA. The information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004. There is currently no information required to be provided by a building contractor to a territorial authority under section 362T(2) of the Building Act 2004. The Building (Residential Consumer Rights and Remedies) Regulations 2014 only prescribed the information that must be given to the clients of a building contractor.

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

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

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

(a) Consents

- BCN/1983/3441 Applied: 11/05/1983 Status: Completed
3 Elmdale Lane Linwood
Permit issued 04/07/1983
6 WAREHOUSES (3-15 ELMDALE LANE ALSO) - Historical Reference PER83840016
- BCN/2021/2865 Applied: 20/04/2021 Status: Completed
3 Elmdale Lane Linwood
Exemption from building consent approved 28/04/2021
Seismic strengthening units at 3-15
- BCN/2025/6021 Applied: 04/08/2025 Status: Completed
5 Elmdale Lane Linwood
Exemption from building consent approved 11/08/2025
Internal alterations - Remove door in inter-tenancy firewall and infill opening

(b) Certificates

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

(c) Notices

Property address:

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- Placards issued under the Civil Defence Emergency Management Act 2002 as a result of the 4 September 2010 and 22 February 2011 earthquakes have now expired (by 12 July 2011 if not before). Some civil defence placards were replaced with dangerous building notices issued under section 124 Building Act 2004, and where this has happened the section 124 notice is separately recorded. Many other buildings, although not issued with a section 124 notice, may require structural work or other repairs before they can be occupied again. It is the building owners responsibility to make sure the building is safe for any occupier or visitor. Detailed structural engineering assessments may still be required to be carried out.
- CDB75084292 04/04/2011 7 Elmdale Lane
Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

(d) Orders

(e) Requisitions

Property address:

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6. Certificates issued by a building certifier

Section 44A(2)(e) LGOIMA. This is information notified to the Council concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

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

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7. Weathertightness

Section 44A(2)(ea) LGOIMA. This is information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.

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

If there is no information below this means Council is unaware of any formal Weathertight Homes Resolution Services claim lodged against this property.

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8. Land use and conditions

Section 44A(2)(f) LGOIMA. This is information relating to the use to which the land may be put and conditions attached to that use. The planning information provided below is not exhaustive and reference to the Christchurch District Plan and any notified proposed changes to that plan is recommended: <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/>.

There may be some provisions of the Christchurch City Plan or Banks Peninsula District Plan that affect this property that are still operative.

☎ For planning queries, please phone (03) 941 8999, email DutyPlanner@ccc.govt.nz or visit www.ccc.govt.nz.

- **Regional plan or bylaw**

There may be objectives, policies or rules in a regional plan or a regional bylaw that regulate land use and activities on this site. Please direct enquiries to Canterbury Regional Council (Environment Canterbury).

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

(ii) Christchurch District Plan

- **Liquefaction Management Area (LMA)**

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

- **District Plan Zone**

Property or part of property within the Industrial General Zone, which is operative.

- **Flood Management Area**

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

(b) Resource consents

If there are any land use resource consents issued for this property the Council recommends that you check those resource consents on the property file. There may be conditions attached to those resource consents for the property that are still required to be complied with.

9. Other land and building classifications

Section 44A(2)(g) LGOIMA. This is information notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.

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

Please refer to Section 1 for details

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10. Network utility information

Section 44A(2)(h) LGOIMA. This is information notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

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

- **None recorded for this property**

11. Other information

Section 44A(3) LGOIMA. This is information concerning the land that the Council has the discretion to include if it considers it to be relevant.

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

(a) Kerbside waste collection

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

(b) Other

• Floor Levels Information

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

- required minimum finished floor levels, which need to be set to meet the surface water requirements in clause E1.3.2 of the Building Code (where this applies); and
- the requirements of the Christchurch District Plan (where a property is in the Flood Management Area).

Where this information has been processed for your property, you can view it online at <https://ccc.govt.nz/flooding-and-floor-levels>.

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

• Community Board

Property located in Papanui-Innes-Central Community Board.

• Tsunami Evacuation Zone

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

• Electoral Ward

Property located in Central Electoral Ward

• Listed Land Use Register

Hazardous activities and industries involve the use, storage or disposal of hazardous substances. These substances can sometimes contaminate the soil. Environment Canterbury identifies land that is used or has been used for hazardous activities and industries. This information is held on a publically available database called the Listed Land Use Register (LLUR). The Christchurch City Council may not hold information that is held on the LLUR. Therefore, it is recommended that you check Environment Canterbury's online database at www.llur.ecan.govt.nz

• Spatial Query Report

A copy of the spatial query report is attached at the end of this LIM. The spatial query report lists land use resource consents that have been granted within 100 metres of this property.

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Related Information

- Dangerous Goods Licences have been replaced with Location Test Certificates/ Location Compliance Certificates administered by Worksafe. You can contact a local Test Certifier to advise you or to issue the type of test certificate you need.
- Please see attached a copy of the Initial Evaluation Procedure (IEP) assessment report.

Property address:

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Christchurch City Council

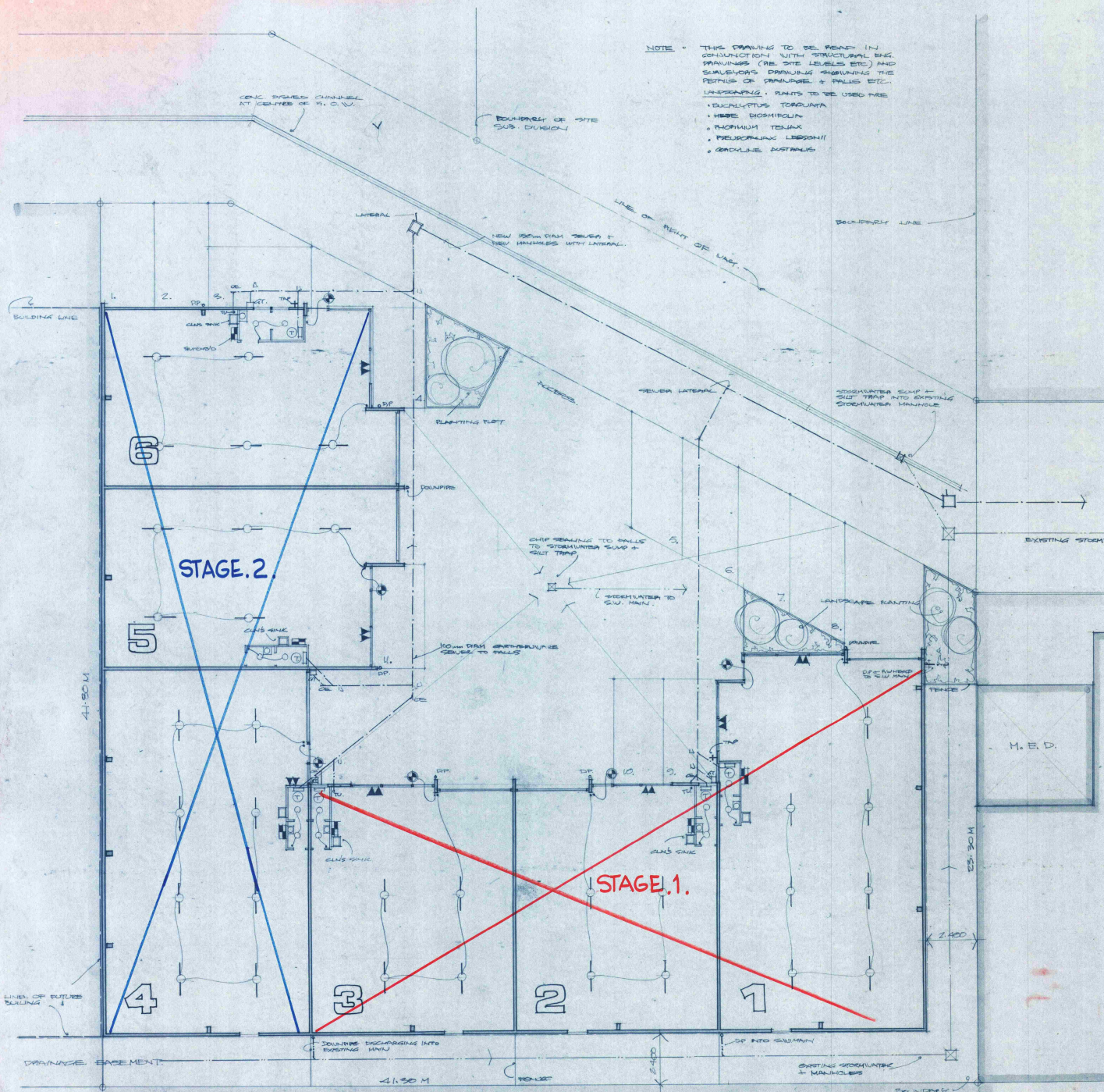
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NOTE - THIS DRAWING TO BE VIEWED IN CONJUNCTION WITH STRUCTURAL ENG. DRAWINGS (FOR SITE LEVELS ETC.) AND SURVEYOR'S DRAWING SHOWING THE PERMITS OF DRAINAGE & PALLS ETC.

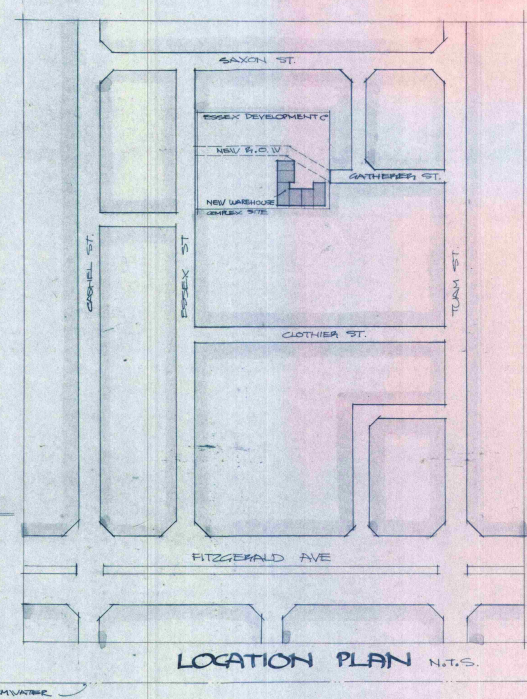
LANDSCAPING - PLANTS TO BE USED ARE:

- EUCALYPTUS TORQUATA
- HEDERA BICOLOR
- MORUM TERNUM
- PHELODENDRON LINDSEYII
- GONOLINE AUSTRALIS



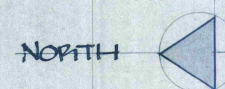
SITE & SERVICES PLAN

SCALE - 1:800



LOCATION PLAN N.T.S.

83-1574
sheet 2



ELECTRICITY SUPPLY

METER BOX TO BE INSTALLED ON COMMON WALL NEAR THE COMMON ENTRANCE TO A.D.W. NOT BEHIND A FENCE.

CABLE ENTRY DUCT 50 mm DIA. LOCATED 600 mm below G.D. LEVEL AND 1.0 METRES ALONG THE FRONT WALL FROM THE CORNER.

- INCANDESCENT LIGHT
- 1.800 M SINGLE FLUORESCENT LIGHT
- EXTENSION INCANDESCENT LIGHT (TRUCK TYPE SECURITY LIGHT)
- P.D.L. LIGHT SWITCH
- P.D.L. SWITCHED POWER POINT
- UNIT MAIN SWITCHBOARD
- TRAP STAND

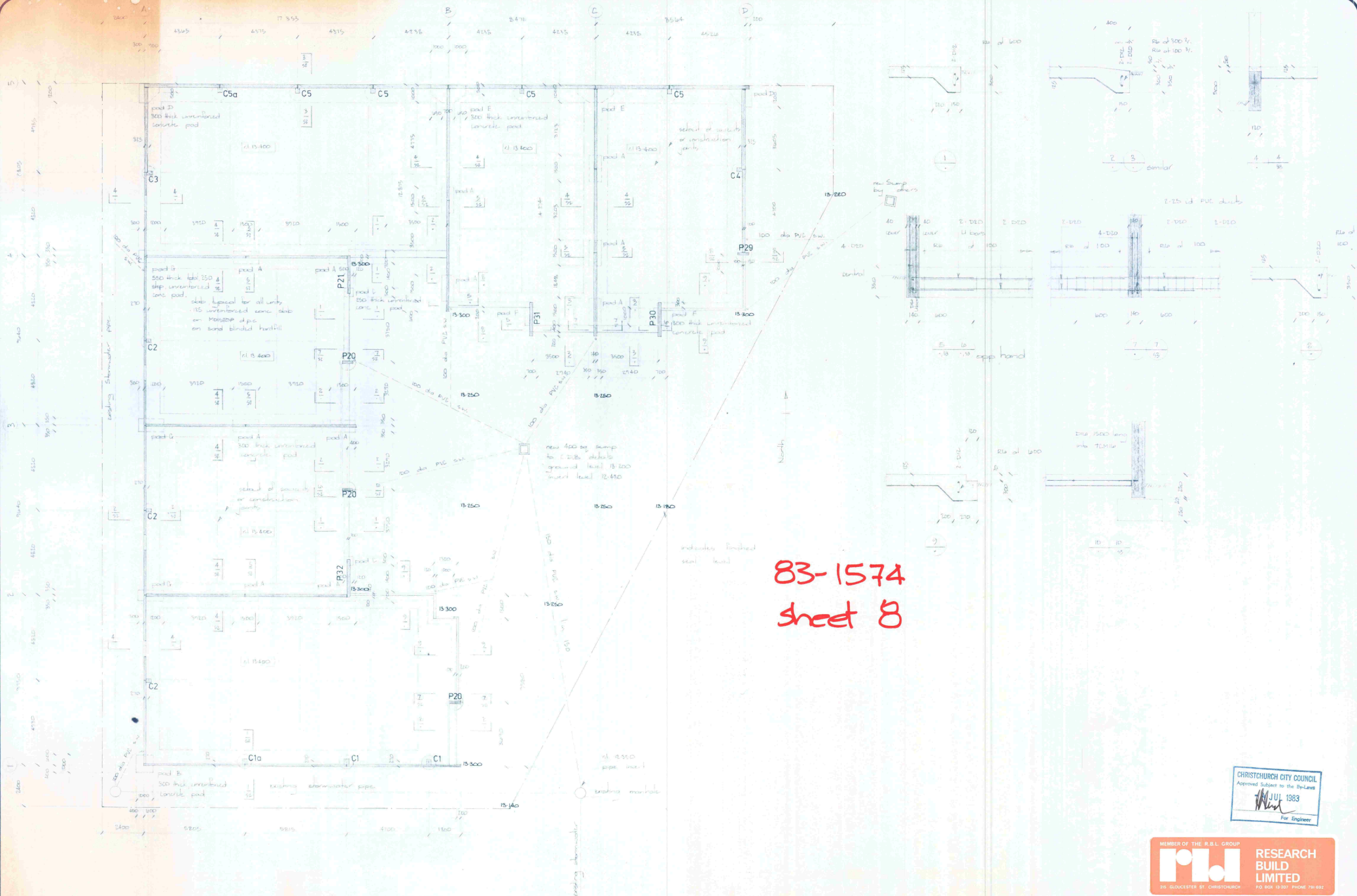
CHRISTCHURCH CITY COUNCIL
Approved Subject to the Rules
1983
For Engineer

DESIGNED BY: J. A. ALLEN, M.A.S.T.E.D., M.A.S.T.E.D. (CIVIL)
DRAWN BY: J. A. ALLEN, M.A.S.T.E.D., M.A.S.T.E.D. (CIVIL)
DATE: APRIL 1983
ENGINEER: J. A. ALLEN, M.A.S.T.E.D., M.A.S.T.E.D. (CIVIL)
CHECKED BY: J. A. ALLEN, M.A.S.T.E.D., M.A.S.T.E.D. (CIVIL)

RESEARCH
BUILD
LIMITED
100 ROBERTSON ST. CHRISTCHURCH
TEL: 835 1000

6 UNIT WAREHOUSE COMPLEX FOR
ESSEX DEVELOPMENT COMPANY





83-1574
sheet 8



RESEARCH BUILD LTD.
and
JON ALDRIDGE
NZCD (Arch) MNZFAD

Holmes Wood Poole & Johnstone Ltd
Consulting Civil & Structural Engineers
Christchurch Wellington Auckland

6 UNIT WAREHOUSE COMPLEX FOR
ESSEX DEVELOPMENT COMPANY

SITE & FLOOR PLAN

Scale 1:100 1:20
Drawn H M F
Traced
Approved [Signature]

D
C
B
A
10 5 83 Contract

2052 / S1

The Contractor shall verify all dimensions prior to commencing work

Engineering Assessment Summary Report Template

Version 1.1 – 14 August 2017

Overview

The following table provides a template for an *Assessment Summary Report* for seismic assessments undertaken using *The Technical Guidelines for Engineering Assessments* – as referred to in Section A8.5 of the Guidelines.

For engineering assessments being undertaken for potentially earthquake-prone buildings, this summary template meets the requirements of Section 2.5 of the EPB methodology. For engineering assessments being undertaken for other purposes, it is strongly recommended this summary template is used.

This template, which can be downloaded from www.EQ-Assess.org.nz, contains a summary of the following information:

1. Building information

- Address etc., No. of storeys, year of design, structural system, previous retrofit

2. Assessment information

- Person responsible for the assessment, when inspected, what information reviewed, geotech info, previous reports referred to

3. Summary of engineering methodology and key parameters

- Assessment methodology used, and how these Guidelines were applied

4. Assessment outcomes

- %NBS rating, seismic grade and qualitative risk classification, governing Critical Structural Weakness; mode of failure and physical consequence statement

This template may be used for both Initial Seismic Assessments (ISA) and Detailed Seismic Assessments (DSA) using Part B or Part C of the Guidelines respectively.

Additional comments may be added if required.

Version 1.1 involves a minor update to footnote 1 to Section 2, plus formatting adjustments in Section 4.

1. Building Information	
Building Name/ Description	The subject building is a single storey multi-unit precast concrete panel building. The building approximate plan dimensions are 34.6 m × 39.0 m.
Street Address	3-15 Elmdale Lane, Linwood, Christchurch
Territorial Authority	CCC
No. of Storeys	1
Area of Typical Floor (approx.)	810 m ² (approx., all units)
Year of Design (approx.)	1983
NZ Standards designed to	NZS 4203:1976
Structural System including Foundations	The lightweight roof comprises longrun steel roofing sheets on steel channel purlins supported on concrete panels and, in some units, on steel roof beams. The lateral force resisting system of the building consists of a combination of reinforced concrete panels and cantilevered reinforced concrete columns. The concrete panels are supported on foundation pads at each end. The cantilevered reinforced concrete columns are supported on concrete post holes.
Does the building comprise a shared structural form or shares structural elements with any other adjacent titles?	The building comprises six units. The units have shared intertenancy precast concrete panels.
Key features of ground profile and identified geohazards	No geotechnical investigation has been carried out as a part of this assessment. The site is level. Christchurch liquefaction maps indicate that minor level of damage is expected due to liquefaction during future seismic events.
Previous strengthening and/ or significant alteration	No information about previous strengthening of the units is available. Several panels to panel fixings were installed after the earthquakes as an immediate repair measure
Heritage Issues/ Status	N/A
Other Relevant Information	

2. Assessment Information	
Consulting Practice	SMC Design Studio Ltd
CPEng Responsible, including: • Name • CPEng number • A statement of suitable skills and experience in the seismic assessment of existing buildings¹	Denis Chernyshov Structural engineer, CPEng 1025549, CMEngNZ, 8 years of relevant experience – seismic assessments of commercial buildings.
Documentation reviewed, including: • date/ version of drawings/ calculations² • previous seismic assessments	The original design drawings of the units designed in 1983 by Jon Aldridge (Architect) and Holmes, Wood, Poole & Johnstone (Structural Engineer). No information regarding previous assessments of the units is available.
Geotechnical Report(s)	No geotechnical investigation has been carried out as a part of this assessment. The site is level. Christchurch liquefaction maps indicate that minor level of damage is expected due to liquefaction during future seismic events.
Date(s) Building Inspected and extent of inspection	15/06/2020, visual inspection of the exterior and interior of the units.
Description of any structural testing undertaken and results summary	No structural testing was undertaken as a part of this assessment.
Previous Assessment Reports	No information is available regarding previous assessment reports of the units
Other Relevant Information	

¹ This should include reference to the engineer's Practice Field being in Structural Engineering, and commentary on experience in seismic assessment and recent relevant training

² Or justification of assumptions if no drawings were able to be obtained

3. Summary of Engineering Assessment Methodology and Key Parameters Used	
Occupancy Type(s) and Importance Level	Industrial warehouses and manufacture. Importance level 2
Site Subsoil Class	Class D assumed
<u>For an ISA:</u>	
Summary of how Part B was applied, including: • Key parameters such as μ, S_p and F factors • Any supplementary specific calculations	Adopted displacement ductility = 2 Structural performance factor = 0.7 F factors are taken = 0.7 in both directions to allow for limited supports at the top of precast concrete panels (typical for this type of construction)
<u>For a DSA:</u>	
Summary of how Part C was applied, including: • the analysis methodology(s) used from C2 • other sections of Part C applied	
Other Relevant Information	

4. Assessment Outcomes		
Assessment Status (Draft or Final)	Final	
Assessed %NBS Rating	IEP assessed as 40% NBS	
Seismic Grade and Relative Risk (from Table A3.1)	Grade C , medium risk	
For an ISA:		
Describe the Potential Critical Structural Weaknesses	Panel fixings is a potential CSW	
Does the result reflect the building's expected behaviour, or is more information/ analysis required?	Yes – the ISA is sufficient	
If the results of this ISA are being used for earthquake prone decision purposes, <u>and</u> elements rating <34%NBS have been identified:	Engineering Statement of Structural Weaknesses and Location N/A	Mode of Failure and Physical Consequence Statement(s) N/A
For a DSA:		
Comment on the nature of Secondary Structural and Non-structural elements/ parts identified and assessed		
Describe the Governing Critical Structural Weakness		
If the results of this DSA are being used for earthquake prone decision purposes, <u>and</u> elements rating <34%NBS have been identified (including Parts) ³ :	Engineering Statement of Structural Weaknesses and Location	Mode of Failure and Physical Consequence Statement(s)
Recommendations (optional for EPB purposes)		

³ If a building comprises a shared structural form or shares structural elements with other adjacent titles, information about the extent to which the low scoring elements affect, or do not affect the structure.

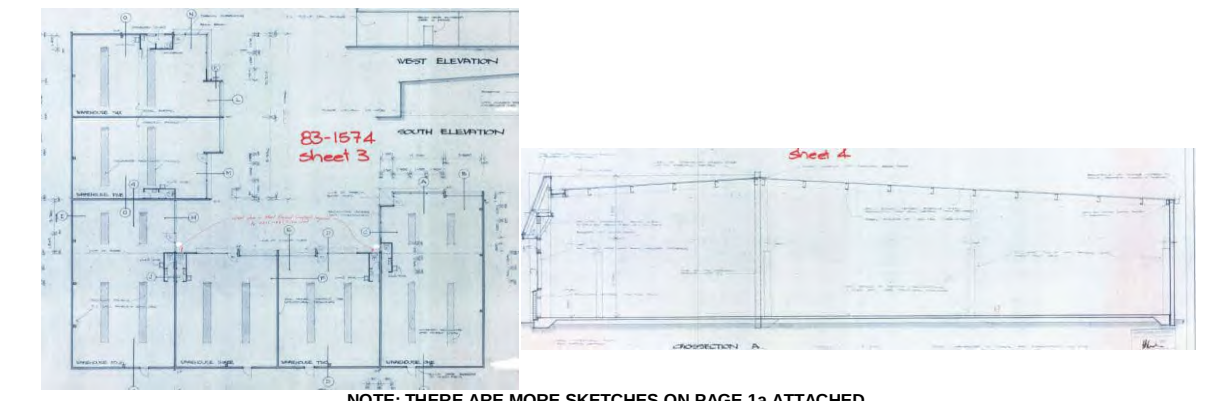
Initial Evaluation Procedure (IEP) Assessment - Completed for {Client/TA}**Page 1**

WARNING!! This initial evaluation has been carried out solely as an initial seismic assessment of the building following the procedure set out in the "The Seismic Assessment of Existing Buildings" Technical Guidelines for Engineering Assessments, July 2017. This spreadsheet must be read in conjunction with the limitations set out in the accompanying report, and should not be relied on by any party for any other purpose. Detailed inspections and engineering calculations, or engineering judgements based on them, have not been undertaken, and these may lead to a different result or seismic grade.

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AKA:		By:	Denis Chernyshov
Name of building:		Date:	15/06/2020
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Table IEP-1 Initial Evaluation Procedure Step 1**Step 1 - General Information****1.1 Photos (attach sufficient to describe building)**

NOTE: THERE ARE MORE PHOTOS ON PAGE 1a ATTACHED

1.2 Sketches (plans etc, show items of interest)

NOTE: THERE ARE MORE SKETCHES ON PAGE 1a ATTACHED

1.3 List relevant features (Note: only 10 lines of text will print in this box. If further text required use Page 1a)

The subject building is a single storey multi-unit precast concrete panel building. The building approximate plan dimensions are 34.6 m x 39.0 m. The building importance level 2 is assumed. The building consists of six workshop units designed in 1983 by Jon Aldridge (Architect) and Holmes, Wood, Poole & Johnstone (Structural Engineer). Architectural and structural drawings are available.

1.4 Note information sources

Tick as appropriate

Visual Inspection of Exterior
Visual Inspection of Interior
Drawings (note type)

☒
☒
☒

Specifications
Geotechnical Reports
Other (list)

☐
☐
☐

Original architectural and structural drawings are available.

Initial Evaluation Procedure (IEP) Assessment - Completed for {Client/TA}

Page 2

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Table IEP-2 Initial Evaluation Procedure Step 2

Step 2 - Determination of (%NBS)_b

(Baseline (%NBS) for particular building - refer Section B5)

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

a) Building Strengthening Data

Tick if building is known to have been strengthened in this direction

If strengthened, enter percentage of code the building has been strengthened to

Longitudinal

☐

N/A

Transverse

☐

N/A

b) Year of Design/Strengthening, Building Type and Seismic Zone

- Pre 1935 ☐
- 1935-1965 ☐
- 1965-1976 ☐
- 1976-1984 ☒
- 1984-1992 ☐
- 1992-2004 ☐
- 2004-2011 ☐
- Post Aug 2011 ☐

- Pre 1935 ☐
- 1935-1965 ☐
- 1965-1976 ☐
- 1976-1984 ☒
- 1984-1992 ☐
- 1992-2004 ☐
- 2004-2011 ☐
- Post Aug 2011 ☐

Building Type: Seismic Zone: Building Type: Seismic Zone:

c) Soil Type

From NZS1170.5:2004, Cl 3.1.3 :

From NZS4203:1992, Cl 4.6.2.2 :
(for 1992 to 2004 and only if known)

Not applicable

Not applicable

d) Estimate Period, T

Comment:

$h_n =$ 25

$A_c =$ 1.81

25 m

1.59 m²

- Moment Resisting Concrete Frames: $T = \max(0.09h_n^{0.75}, 0.4)$ ☐
- Moment Resisting Steel Frames: $T = \max(0.14h_n^{0.75}, 0.4)$ ☐
- Eccentrically Braced Steel Frames: $T = \max(0.08h_n^{0.75}, 0.4)$ ☐
- All Other Frame Structures: $T = \max(0.06h_n^{0.75}, 0.4)$ ☐
- Concrete Shear Walls: $T = \max(0.09h_n^{0.75}/A_c^{0.5}, 0.4)$ ☒
- Masonry Shear Walls: $T \leq 0.4\text{sec}$ ☐
- User Defined (input Period): ☐

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

T: 0.75

0.80

e) Factor A: Strengthening factor determined using result from (a) above (set to 1.0 if not strengthened)

Factor A: 1.00

1.00

f) Factor B: Determined from NZSEE Guidelines Figure 3A.1 using results (a) to (e) above

Factor B: 0.20

0.20

g) Factor C: For reinforced concrete buildings designed between 1976-84 Factor C = 1.2, otherwise take as 1.0.

Factor C: 1.00

1.00

h) Factor D: For buildings designed prior to 1935 Factor D = 0.8 except for Wellington and Napier (1931-1935) where Factor D may be taken as 1.0, otherwise take as 1.0.

Factor D: 1.00

1.00

(%NBS)_{nom} = AxBxCxD(%NBS)_{nom} 20%

20%

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Table IEP-2 Initial Evaluation Procedure Step 2 continued

2.2 Near Fault Scaling Factor, Factor E

If $T \leq 1.5\text{sec}$, Factor E = 1a) Near Fault Factor, $N(T,D)$

(from NZS1170.5:2004, Cl 3.1.6)

Longitudinal

N(T,D): 1

Transverse

1

b) Factor E

 $= 1/N(T,D)$

Factor E: 1.00

1.00

2.3 Hazard Scaling Factor, Factor F

a) Hazard Factor, Z, for site

Location:

Refer right for user-defined locations

Z =

0.3

(from NZS1170.5:2004, Table 3.3)

 Z_{1992} =

0.8

(NZS4203:1992 Zone Factor from accompanying Figure 3.5(b))

 Z_{2004} =

0.22

(from NZS1170.5:2004, Table 3.3)

b) Factor F

For pre 1992

=

 $1/Z$

For 1992-2011

=

 Z_{1992}/Z

For post 2011

=

 Z_{2004}/Z

Factor F: 3.33

3.33

2.4 Return Period Scaling Factor, Factor G

a) Design Importance Level, I

(Set to 1 if not known. For buildings designed prior to 1965 and known to be designed as a public building set to 1.25. For buildings designed 1965-1976 and known to be designed as a public building set to 1.33 for Zone A or 1.2 for Zone B. For 1976-1984 set I value.)

Class 2

I = 1.3

Class 2

1.3

b) Design Risk Factor, R_o

(set to 1.0 if other than 1976-2004, or not known)

Item 1

 R_o = 1

Item 1

1

c) Return Period Factor, R

(from NZS1170.0:2004 Building Importance Level)

Choose Importance Level

☐ 1 ☒ 2 ☐ 3 ☐ 4

R = 1.0

☐ 1 ☒ 2 ☐ 3 ☐ 4

1.0

d) Factor G

=

 IR_o/R

Factor G: 1.30

1.30

2.5 Ductility Scaling Factor, Factor H

a) Available Displacement Ductility Within Existing Structure

Comment:

 μ = 2.00

2.00

b) Factor H

For pre 1976 (maximum of 2)

 k_{μ}

For 1976 onwards

2.00

1

Factor H: 1.00

1.00

(where k_{μ} is NZS1170.5:2004 Inelastic Spectrum Scaling Factor, from accompanying Table 3.3)

2.6 Structural Performance Scaling Factor, Factor I

a) Structural Performance Factor, S_p

(from accompanying Figure 3.4)

Tick if light timber-framed construction in this direction

☐ S_p = 0.70☐

0.70

b) Structural Performance Scaling Factor

 $= 1/S_p$

Factor I: 1.43

1.43

Note Factor B values for 1992 to 2004 have been multiplied by 0.67 to account for S_p in this period2.7 Baseline %NBS for Building, (%NBS)_b(equals (%NBS)_{nom} x E x F x G x H x I)

123%

124%

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Initial Evaluation Procedure (IEP) Assessment - Completed for {Client/TA}

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Table IEP-3 Initial Evaluation Procedure Step 3

Step 3 - Assessment of Performance Achievement Ratio (PAR)

(Refer Appendix B - Section B3.2)

a) Longitudinal Direction

potential CSWs	Effect on Structural Performance (Choose a value - Do not interpolate)	Factors
3.1 Plan Irregularity		
Effect on Structural Performance ☐ Severe ☒ Significant ☐ Insignificant		Factor A 0.7
L-shaped building plan		
3.2 Vertical Irregularity		
Effect on Structural Performance ☐ Severe ☐ Significant ☒ Insignificant		Factor B 1.0
No vertical irregularity		
3.3 Short Columns		
Effect on Structural Performance ☐ Severe ☐ Significant ☒ Insignificant		Factor C 1.0
No short columns		
3.4 Pounding Potential		
(Estimate D1 and D2 and set D = the lower of the two, or 1.0 if no potential for pounding, or consequences are considered to be minimal)		

a) Factor D1: - Pounding Effect

Note:

Values given assume the building has a frame structure. For stiff buildings (eg shear walls), the effect of pounding may be reduced by taking the coefficient to the right of the value applicable to frame buildings.

Factor D1 For Longitudinal Direction:

Table for Selection of Factor D1	Severe 0<Sep<.005H	Significant .005<Sep<.01H	Insignificant Sep>.01H
Alignment of Floors within 20% of Storey Height	☐ 1	☐ 1	☒ 1
Alignment of Floors not within 20% of Storey Height	☐ 0.4	☐ 0.7	☐ 0.8
Comment			

b) Factor D2: - Height Difference Effect

Factor D2 For Longitudinal Direction:

Table for Selection of Factor D2	Severe 0<Sep<.005H	Significant .005<Sep<.01H	Insignificant Sep>.01H
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
Comment			

Factor D

3.5 Site Characteristics - Stability, landslide threat, liquefaction etc as it affects the structural performance from a life-safety perspective

Effect on Structural Performance ☐ Severe ☒ Significant ☐ Insignificant	Factor E 0.7
Liquefaction potential	

3.6 Other Factors - for allowance of all other relevant characteristics of the building

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

Factor F

Record rationale for choice of Factor F:

Several precast panels have limited supports at the top

3.7 Performance Achievement Ratio (PAR)

(equals A x B x C x D x E x F)

PAR
Longitudinal

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Initial Evaluation Procedure (IEP) Assessment - Completed for {Client/TA}

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Table IEP-3 Initial Evaluation Procedure Step 3

Step 3 - Assessment of Performance Achievement Ratio (PAR)

(Refer Appendix B - Section B3.2)

b) Transverse Direction

potential CSWs	Effect on Structural Performance (Choose a value - Do not interpolate)	Factors
3.1 Plan Irregularity		
Effect on Structural Performance ☐ Severe ☒ Significant ☐ Insignificant		Factor A 0.7
L-shaped building plan		
3.2 Vertical Irregularity		
Effect on Structural Performance ☐ Severe ☐ Significant ☒ Insignificant		Factor B 1.0
No vertical irregularity		
3.3 Short Columns		
Effect on Structural Performance ☐ Severe ☐ Significant ☒ Insignificant		Factor C 1.0
No short columns		
3.4 Pounding Potential		
(Estimate D1 and D2 and set D = the lower of the two, or 1.0 if no potential for pounding, or consequences are considered to be minimal)		

a) Factor D1: - Pounding Effect

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

Factor D1 For Transverse Direction: 1.0			
Table for Selection of Factor D1	Severe 0<Sep<.005H	Significant .005<Sep<.01H	Insignificant Sep>.01H
Separation			
Alignment of Floors within 20% of Storey Height	☐ 1	☐ 1	☒ 1
Alignment of Floors not within 20% of Storey Height	☐ 0.4	☐ 0.7	☐ 0.8
Comment			

b) Factor D2: - Height Difference Effect

Factor D2 For Transverse Direction: 1.0			
Table for Selection of Factor D2	Severe 0<Sep<.005H	Significant .005<Sep<.01H	Insignificant Sep>.01H
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
Comment			

Factor D

3.5 Site Characteristics - Stability, landslide threat, liquefaction etc as it affects the structural performance from a life-safety perspective

Effect on Structural Performance ☐ Severe ☒ Significant ☐ Insignificant	Factor E 0.7
Liquefaction potential	

3.6 Other Factors - for allowance of all other relevant characteristics of the building

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

Factor F

Record rationale for choice of Factor F:

Several precast panels have limited supports at the top.

3.7 Performance Achievement Ratio (PAR)
(equals A x B x C x D x E x F)

PAR
Transverse

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Initial Evaluation Procedure (IEP) Assessment - Completed for {Client/TA}

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Table IEP-4 Initial Evaluation Procedure Steps 4, 5, 6 and 7

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

	Longitudinal	Transverse
4.1 Assessed Baseline %NBS (%NBS) _b (from Table IEP - 1)	123%	124%
4.2 Performance Achievement Ratio (PAR) (from Table IEP - 2)	0.34	0.34
4.3 PAR x Baseline (%NBS) _b	40%	40%
4.4 Percentage New Building Standard (%NBS) - Seismic Rating (Use lower of two values from Step 4.3)		40%

Step 5 - Is %NBS < 34?

NO

Step 6 - Potentially Earthquake Risk (is %NBS < 67)?

YES

Step 7 - Provisional Grading for Seismic Risk based on IEP

Seismic Grade

C

Additional Comments (items of note affecting IEP based seismic rating)

The building has been penalised due to limited fixings of the precast panels.

Relationship between Grade and %NBS :

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Initial Evaluation Procedure (IEP) Assessment - Completed for {Client/TA}

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Table IEP-5 Initial Evaluation Procedure Step 8

Step 8 - Identification of potential Severe Structural Weaknesses (SSWs) that could result in significant risk to a significant number of occupants

8.1 Number of storeys above ground level

1

8.2 Presence of heavy concrete floors and/or concrete roof? (Y/N)

N

Potential Severe Structural Weaknesses (SSWs):

Note: Options that are greyed out are not applicable and need not be considered.

Occupancy not considered to be significant - no further consideration required

Risk not considered to be significant - no further consideration required

The following potential Severe Structural Weaknesses (SSWs) have been identified in the building that could result in significant risk to a significant number of occupants:

1. None identified
2. Weak or soft storey (except top storey)
3. Brittle columns and/or beam-column joints the deformations of which are not constrained by other structural elements
4. Flat slab buildings with lateral capacity reliant on low ductility slab-to-column connections
5. No identifiable connection between primary structure and diaphragms
6. Ledge and gap stairs

IEP Assessment Confirmed by



Signature

Denis Chernyshov

Name

1025549

CPEng. No

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Initial Evaluation Procedure (IEP) Assessment - Completed for {Client/TA}

Page 1a

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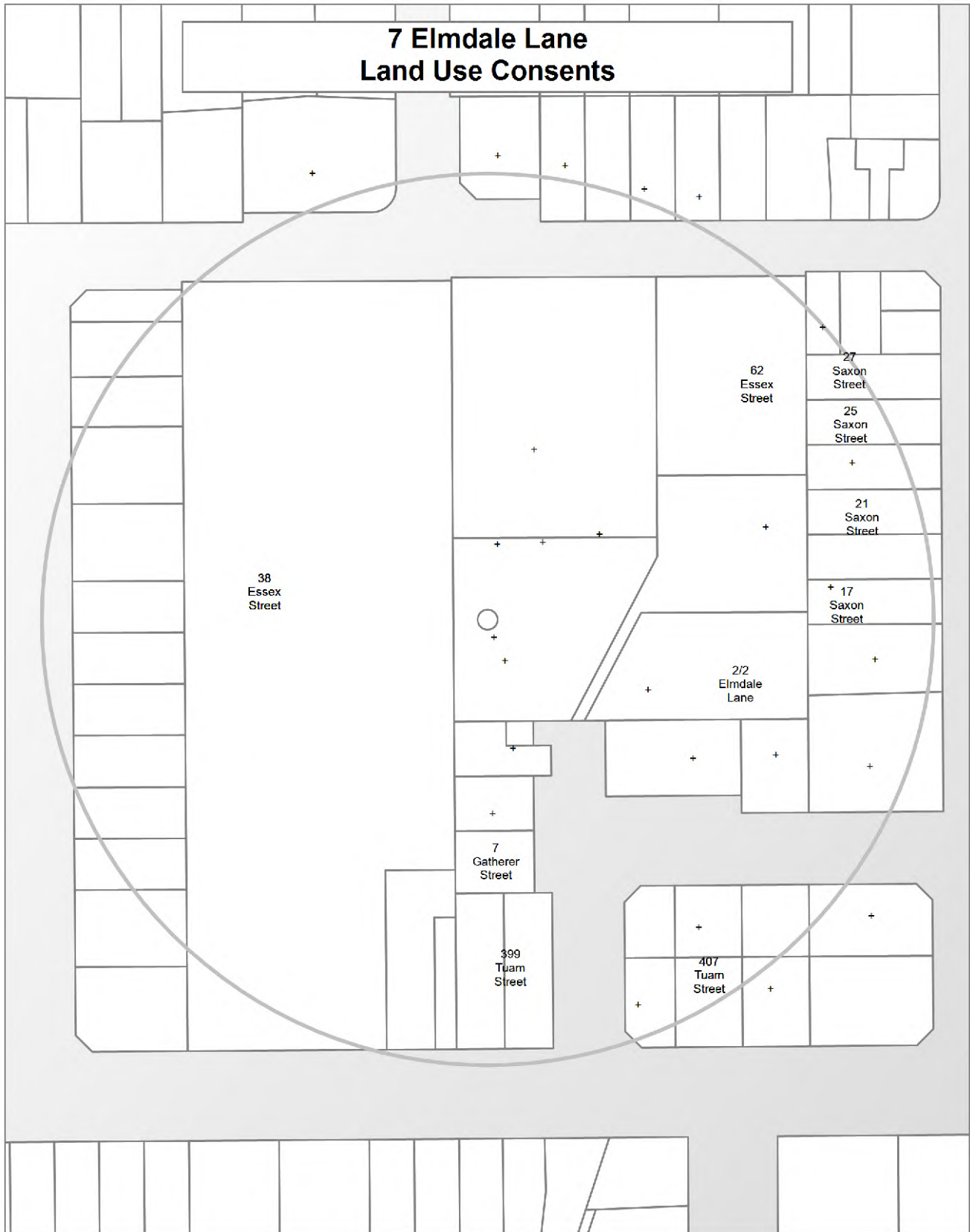
Table IEP-1a Additional Photos and Sketches

Add any additional photographs, notes or sketches required below:

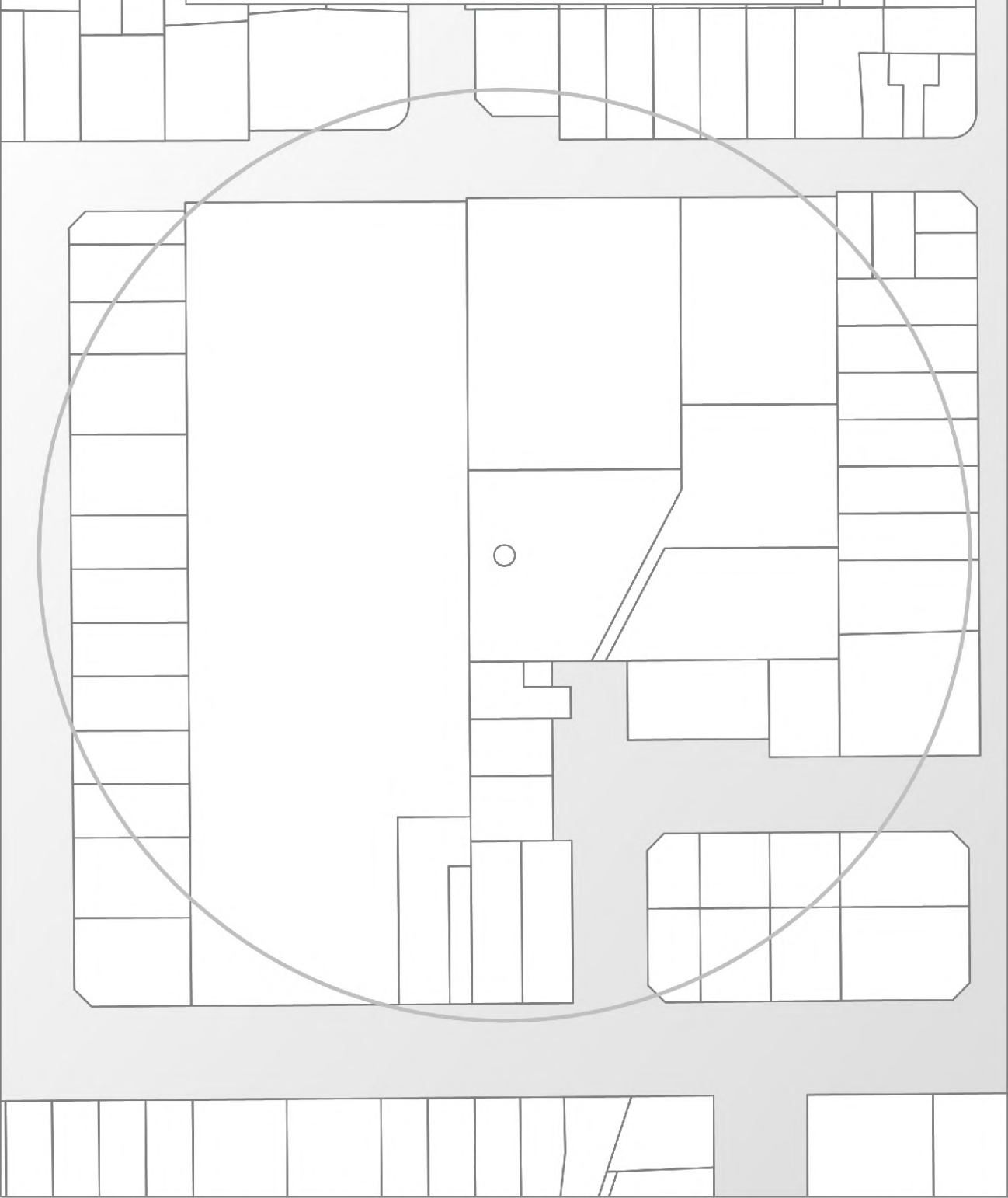
Note: print this page separately

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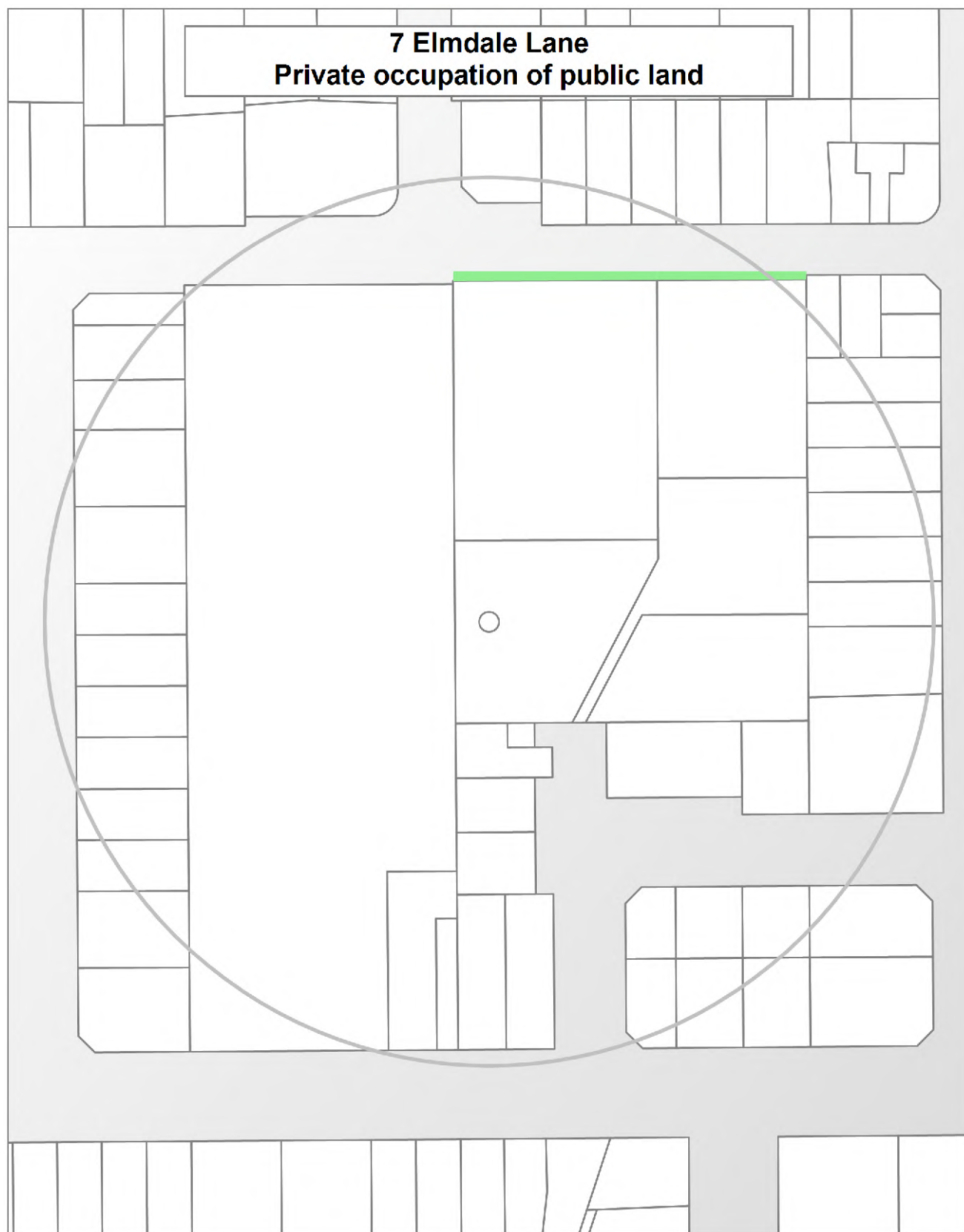
7 Elmdale Lane Land Use Consents



**7 Elmdale Lane
Subdivision Consents**



7 Elmdale Lane
Private occupation of public land



Land Use Resource Consents within 100 metres of 7 Elmdale Lane

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

17 Saxon Street

RMA/1999/660

To siting of an industrial building - Historical Reference RES9209325

Processing complete

Applied 01/01/1999

Decision issued 04/09/1974

Granted 04/09/1974

RMA/2022/2048

Minimum Floor Level Certificate

Processing complete

Applied 21/06/2022

Certificate issued 13/07/2022

2/2 Elmdale Lane

RMA/1987/881

Consent to remove protected significant tree - Betula Pendula Silver Birch. - Historical Reference RES9219262

Processing complete

Applied 16/03/1987

Decision issued 30/03/1987

Granted 30/03/1987

21 Saxon Street

RMA/1999/661

To extend the factory and site coverage will be excess by 10% of allowance - Historical Reference RES9209326

Processing complete

Applied 01/01/1999

Decision issued 16/01/1976

Granted 16/01/1976

25 Saxon Street

RMA/1997/1804

To erect a warehouse which fails to comply with the required car parks, the queuing distance and on-site manoeuvring. - Historical Reference RES972029

Processing complete

Applied 25/07/1997

Decision issued 18/09/1997

Granted 18/09/1997

27 Saxon Street

RMA/1999/1783

To erect a warehouse which fails to comply with vehicle movements. - Historical Reference RES990332

Processing complete

Applied 09/02/1999

Decision issued 11/03/1999

Granted 11/03/1999

38 Essex Street

RMA/1965/43

Refer to first condition. - Historical Reference RES9220715

Processing complete

Applied 15/02/1965

Decision issued 03/09/1965

Granted 03/09/1965

RMA/1984/966

To install and operate a 20 tonne LPG tank in the industrial 1 zone. - Historical Reference RES9220717

Processing complete

Applied 13/09/1984

Decision issued 05/12/1984

Granted 05/12/1984

RMA/1985/1177

Dispensation for Service Station car parking requirements and fuel dispenser siting requirements (less than 11 meters from crossing) - Historical Reference RES955919

Processing complete

Applied 07/01/1985

Decision issued 30/01/1985

Granted 30/01/1985

RMA/1987/928

To erect a sky sign above the bakery premises. - Historical Reference RES9220720

Processing complete

Applied 29/05/1987

Decision issued 14/07/1987

Granted 14/07/1987

399 Tuam Street

RMA/1984/1075

Dispensation to use an adjacent site for L.P.G tanker access. - Historical Reference RES954841

Processing complete

Applied 15/11/1984

Decision issued 15/11/1984

Granted 15/11/1984

407 Tuam Street

RMA/2014/1613

Establish a dance academy on the site - Historical Reference RMA92026275

Processing complete

Applied 02/07/2014

Decision issued 01/09/2014

Granted 01/09/2014

RMA/2024/3551

To undertake community activities on site

Processing complete

Applied 09/12/2024

Decision issued 10/02/2025

Granted 10/02/2025

62 Essex Street

RMA/2019/2265

Additions and Alterations to a Third Story Building

Withdrawn

Applied 02/10/2019

RMA/2019/2767

Additions and Alterations to a Third Story Building in association with use as a boarding house

Processing complete

Applied 28/11/2019

Conditions changed/cancelled - s127 20/08/2024

Conditions changed/cancelled - s127 29/06/2023

Decision issued 08/01/2020

Granted 08/01/2020

7 Gatherer Street

RMA/2003/2014

LMVD certificate. - Historical Reference RMA20014324

Processing complete

Applied 06/08/2003

Decision issued 20/08/2003

Granted 20/08/2003

Data Quality Statement

Land Use Consents

All resource consents are shown for sites that have been labelled with an address. For sites that have been labelled with a cross (+) no resource consents have been found. Sites that have no label have not been checked for resource consents. This will be particularly noticeable on the margins of the search radius. If there are such sites and you would like them included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay. Resource consents which are on land occupied by roads, railways or rivers are not, and currently cannot be displayed, either on the map or in the list. Resource consents that relate to land that has since been subdivided, will be shown in the list, but not on the map. They will be under the address of the land as it was at the time the resource consent was applied for. Resource consents that are listed as Non-notified and are current, may in fact be notified resource consents that have not yet been through the notification process. If in doubt. Please phone (03)941 8999.

The term "resource consents" in this context means land use consents. Subdivision consents and certificates of compliance are excluded.

Subdivision Consents

All subdivision consents are shown for the sites that have been labelled with consent details. For Sites that have been labelled with a cross (+) no records have been found. Sites that have no label have not been checked for subdivision consents. This will be particularly noticeable on the margins of the search radius. If there are such sites and you would like them included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay.

The term “subdivision consents” in this context means a resource consent application to subdivide land. Non subdivision land use resource consents and certificates of compliance are excluded.

This report will only record those subdivision applications which have not been completed i.e once a subdivision has been given effect to and the new lots/properties have been established the application which created those lots will not be shown

All subdivision consent information is contained on the map and no separate list is supplied