Christchurch City Council

Land Information Memorandum

Property address:

27 Shands Road

LIM number: H09475169

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

Land Information Memorandum

Christchurch City Council

Application details

Date issued	3 February 2026
Date received	22 January 2026

Property details

Property address	27 Shands Road, Hornby, Christchurch
Valuation roll number	23432 66600 A
Valuation information	Capital Value: $2,270,000 Land Value: $430,000 Improvements Value: $1,840,000 *Please note: these values are intended for Rating purposes*
Legal description	Unit 4 DP 389880 on Lot 2 DP 13175 having share in 766 m2
Existing owner	MKB Properties Limited C/O Mark Brown PO Box 3140 Ohope 3161

Council references

Rate account ID	73157977
LIM number	H09475169
Property ID	1158703

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Land Information Memorandum

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.

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- Regional Liquefaction Information

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

  Technical report information:
  Title: Review of liquefaction hazard information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts.
  Date: December 2012.
  Author: H Brackley (compiler).
  Commissioned by: Environment Canterbury.
  Purpose of report: To collate liquefaction occurrence during the 2010/11 Canterbury earthquakes, and to determine liquefaction vulnerability. For use in land use planning, subdivision and building consenting.
  Study area: Coastal Canterbury from the Waipara River mouth to the Rakaia River mouth, including Banks Peninsula, and inland to Rangiora, Aylesbury, Selwyn and Southbridge.
  Accessible at: https://www.ecan.govt.nz/document/download?uri=1702192.

- Regional Hazard Information: Earthquake fault deformation

  There are no known earthquake faults at the ground surface in Christchurch. However, it is possible there are some faults in Christchurch that are yet to be identified because they are not visible at the ground surface. More information on fault deformation is available on Environment Canterbury's fault deformation map at https://mapviewer.canterburymaps.govt.nz/?webmap=b5f859bd18ee4912828cb092bef6c449.

(c) Flooding

- Flooding

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

- Predicted 1 in 10 Year Flood Extent

  Flood modelling shows this property, or parts of this property, is within a 1-in-10-year flood extent, not including impacts of climate change and sea level rise. You can view this on the flood extent map at https://ccc.govt.nz/flood-and-floor-level-viewer.

  If changes such as land development or major infrastructure have occurred on this property, or in the surrounding area since the flood modelling, this may change the flood extent.

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

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

- Predicted 1 in 50 Year Flood Extent

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

- Predicted 1 in 200 Year Flood Extent

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

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- 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

- Contains or contained a Tank

  Council Records indicate that this site contains or contained a Tank Details of Tank are as follows:Date Installed: 01-01-1995 Tank Function: Diesel Volume(l): 30000 Underground or Above Ground: Above-ground Tank Status: Tank Does Not Exist Date Removed: 04-04-2002 Condition when Removed: Good TankID: 4302

- Contains or contained a Tank

  Council Records indicate that this site contains or contained a Tank Details of Tank are as follows:Date Installed: 01-01-1995 Tank Function: Petrol Volume(l): 50000 Underground or Above Ground: Above-ground Tank Status: Tank Does Not Exist Date Removed: 04-04-2002 Condition when Removed: Good TankID: 4300

- Contains or contained a Tank

  Council Records indicate that this site contains or contained a Tank Details of Tank are as follows:Date Installed: 01-01-1995 Tank Function: Petrol Volume(l): 50000 Underground or Above Ground: Above-ground Tank Status: Tank Does Not Exist Date Removed: 04-04-2002 Condition when Removed: Good TankID: 4301

- Contains or contained a Tank

  Council Records indicate that this site contains or contained a Tank Details of Tank are as follows:Date Installed: NA Tank Function: LPG Volume(l): NA Underground or Above Ground: Above-ground Tank Status: Tank Does Not Exist Date Removed: 04-04-2002 Condition when Removed: NA TankID: 4298

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- Contains or contained a Tank

  Council Records indicate that this site contains or contained a Tank Details of Tank are as follows:Date Installed: NA Tank Function: LPG Volume(l): NA Underground or Above Ground: Above-ground Tank Status: Tank Does Not Exist Date Removed: 04-04-2002 Condition when Removed: NA TankID: 4299

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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.

- **Limited Sewer Discharge Area**

  This property is located in a limited sewer discharge area. Consultation about sewage flows may be required with the council's trade wastes Unit.

Related Information

- This property is shown to be served by Christchurch City Council Sewer and Stormwater.
- 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.

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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.

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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: $19,890.82

	Instalment Amount	Date Due
Instalment 1	$4,972.63	31/08/2025
Instalment 2	$4,972.63	30/11/2025
Instalment 3	$4,972.63	28/02/2026
Instalment 4	$4,972.93	31/05/2026

Rates owing as at 03/02/2026: $4,972.63

(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/1953/812 Applied: 14/10/1953 Status: Completed
  27 Shands Road Hornby
  Permit granted 14/10/1953
  Permit issued 14/10/1953
  DWELLING- Historical Reference PER53101383
- BCN/1954/303 Applied: 01/02/1954 Status: Completed
  27 Shands Road Hornby
  Permit granted 04/02/1954
  Permit issued 04/02/1954
  DRAINAGE: FOULWATER - CATCHPIT- Historical Reference PER54000917
- BCN/1954/3670 Applied: 17/12/1954 Status: Completed
  27 Shands Road Hornby
  Permit granted 17/12/1954
  Permit issued 17/12/1954
  GARAGE- Historical Reference PER54101866
- BCN/1958/2757 Applied: 20/06/1958 Status: Completed
  27 Shands Road Hornby
  Permit granted 23/06/1958
  Permit issued 23/06/1958
  ADDITIONS TO DWELLING- Historical Reference PER58104046

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- BCN/1958/2880 Applied: 01/07/1958 Status: Completed
  27 Shands Road Hornby
  Permit granted 01/07/1958
  Permit issued 01/07/1958
  DRAINAGE: ALTERATIONS- Historical Reference PER58002043
- BCN/1961/2633 Applied: 06/06/1961 Status: Completed
  25 Shands Road Hornby
  Permit granted 17/07/1961
  Permit issued 17/07/1961
  WORKSHOP- Historical Reference PER61105552
- BCN/1963/4932 Applied: 08/10/1963 Status: Completed
  27 Shands Road Hornby
  Permit granted 08/10/1963
  Permit issued 08/10/1963
  GARAGE- Historical Reference PER63106808
- BCN/1968/754 Applied: 20/02/1968 Status: Completed
  25 Shands Road Hornby
  Permit granted 23/02/1968
  Permit issued 23/02/1968
  SHOWROOM & OFFICE- Historical Reference PER67110240
- BCN/1975/6003 Applied: 30/10/1975 Status: Completed
  27 Shands Road Hornby
  Permit granted 11/12/1975
  Permit issued 11/12/1975
  PANEL BEATING SHOP- Historical Reference PER75120058
- BCN/1980/5571 Applied: 08/10/1980 Status: Completed
  25 Shands Road Hornby
  Permit granted 15/10/1980
  Permit issued 15/10/1980
  CANOPY & BUILDING ALTERATIONS- Historical Reference PER80125407
- BCN/1984/4450 Applied: 19/06/1984 Status: Completed
  27 Shands Road Hornby
  Permit granted 27/06/1984
  Permit issued 27/06/1984
  ALTER WORKSHOP (TYRE SALES & SERVICE)- Historical Reference PER84130178
- BCN/1984/7408 Applied: 23/10/1984 Status: Completed
  25 Shands Road Hornby
  Permit granted 05/11/1984
  Permit issued 05/11/1984
  CONCRETE BLOCK WALL &LPG TANK FOUNDATION- Historical Reference PER80130639
- BCN/1987/225 Applied: 21/01/1987 Status: Completed
  25 Shands Road Hornby
  Permit granted 30/01/1987
  Permit issued 30/01/1987
  STORAGE SHED- Historical Reference PER86133375
- BCN/1995/4715 Applied: 12/06/1995 Status: Completed
  25 Shands Road Hornby
  Accepted for processing 12/06/1995

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Building consent granted 20/07/1995
Building consent issued 20/07/1995
Code Compliance Certificate Granted 27/05/1997
Code Compliance Certificate Issued 27/05/1997
BLOCK VAPOUR BARRIER WALL- Historical Reference CON95005083

- BCN/1995/4797 Applied: 13/06/1995 Status: Completed
  25 Shands Road Hornby
  Accepted for processing 13/06/1995
  Building consent granted 20/07/1995
  Building consent issued 21/08/1995
  Code Compliance Certificate Granted 30/04/1999
  Code Compliance Certificate Issued 30/04/1999
  RELOCATE CANOPY/ SITE DRAINAGE/ INSTALL TANKS- Historical Reference CON95005161
- BCN/1995/4782 Applied: 13/06/1995 Status: Completed
  25 Shands Road Hornby
  Permit granted 30/06/1995
  Permit issued 30/06/1995
  ERECT SIGN- Historical Reference PER95005160
- BCN/2003/4640 Applied: 18/06/2003 Status: Completed
  27 Shands Road Hornby
  Accepted for processing 18/06/2003
  PIM Granted 01/07/2003
  PIM Issued 01/07/2003
  Building consent granted 28/08/2003
  Building consent issued 28/08/2003
  Code Compliance Certificate Granted 05/07/2006
  Code Compliance Certificate Issued 05/07/2006
  STAGE 1 OF 3: FOUNDATIONS, WALLS AND DRAINAGE ONLY FIVE COMMERCIAL UNITS- Historical Reference ABA10035858
- BCN/2003/5991 Applied: 29/07/2003 Status: Completed
  25 Shands Road Hornby
  PIM Granted 01/07/2003
  PIM Issued 01/07/2003
  Accepted for processing 29/07/2003
  Building consent granted 29/07/2003
  Building consent issued 12/08/2003
  Code Compliance Certificate Granted 17/03/2005
  Code Compliance Certificate Issued 17/03/2005
  STAGE 2 OF 3: DEMOLITION OF EXISTING BUILDINGS 25-33 SHANDS ROAD- Historical Reference ABA12035858
- BCN/2003/7006 Applied: 28/08/2003 Status: Completed
  27 Shands Road Hornby
  PIM Granted 01/07/2003
  PIM Issued 01/07/2003
  Accepted for processing 28/08/2003
  Building consent granted 01/07/2004
  Building consent issued 06/07/2004
  Interim Code Compliance Certificate granted 19/07/2004

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Interim Code Compliance Certificate issued 19/07/2004
Code Compliance Certificate Granted 05/07/2006
Code Compliance Certificate Issued 05/07/2006
STAGE 3 OF 3: SUPERSTRUCTURE AND FITOUT- Historical Reference ABA13035858

- BCN/2004/10003 Applied: 20/12/2004 Status: Completed
  21 Shands Road Hornby
  Accepted for processing 20/12/2004
  PIM Granted 14/01/2005
  PIM Issued 14/01/2005
  Building consent granted 14/03/2005
  Building consent issued 17/03/2005
  Code Compliance Certificate Granted 05/01/2006
  Code Compliance Certificate Issued 05/01/2006
  RETAIL BUILDINGS FOR 21-25 SHANDS ROAD- Historical Reference ABA10051576
- BCN/2005/10651 Applied: 30/12/2005 Status: Completed
  27 Shands Road Hornby
  Accepted for processing 30/12/2005
  PIM Granted 12/01/2006
  PIM Issued 16/01/2006
  Building consent granted 17/02/2006
  Building consent issued 23/02/2006
  Code Compliance Certificate Granted 14/07/2006
  Code Compliance Certificate Issued 14/07/2006
  REFIT EXISTING SHOP / NEW SHOWER & TOILET, UNIT 4- Historical Reference ABA10062133
- BCN/2006/8261 Applied: 13/10/2006 Status: Code Compliance Certificate refused S93
  25 Shands Road Hornby
  Accepted for processing 13/10/2006
  PIM Granted 26/10/2006
  PIM Issued 03/11/2006
  Building consent granted 09/11/2006
  Building consent issued 10/11/2006
  Council refused to issue a Code Compliance Certificate, s93 Building Act 2004 19/02/2013
  EXTERIOR POLE SIGN- Historical Reference ABA10070622
- BCN/2018/8803 Applied: 20/12/2018 Status: Completed
  21 Shands Road Hornby
  Exemption from building consent approved 08/01/2019
  EQ repairs

(b) Certificates

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

(c) Notices

- WOF/2020/3249 Expires: 01/08/2026
  Compliance schedule form 11 issued 04/02/2025

(d) Orders

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(e) Requisitions

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

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

- **Regional plan or bylaw**

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

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

(ii)Christchurch District Plan

- **Christchurch International Airport Protection Sfc.**

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

- **Brownfield Overlay Area**

  Property or part of property within the Christchurch District Plan Brownfield Overlay Area, which has been publicly notified.

- **Precinct**

  Property or part of property within the Brownfield Precinct precinct, which has been publicly notified

- **District Plan Zone**

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

- RMA/1999/4360 - Subdivision Consent
  Bdy Adj SUBDIVISION 223 REQUESTED 27/10/2000 Certified 31/10/00 - Historical Reference RMA12234
  Status: Processing complete
  Applied 20/07/1999
  Granted 07/04/2000
  Decision issued 07/04/2000

- RMA/2006/3009 - Subdivision Consent
  Unit Title Subdivision - 7 units - granted 4/09/07 223 issued 26/10/07 DP 389880 224 issued 29/02/08 - Historical Reference RMA92007135

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

Status: Processing complete
Applied 19/12/2006
Granted 04/09/2007
Decision issued 04/09/2007

- RMA/1973/208 - Resource consents
  27 Shands Road Hornby
  For consent to use the property at 27 Shands Road Hornby for the purpose of parking, display and sale of motor vehicles - Historical Reference RES9214355
  Status: Processing complete
  Applied 25/09/1973
  Declined 04/12/1973
  Outcome not recorded 04/12/1973
  Decision issued 04/12/1973

- RMA/1986/1052 - Resource consents
  25 Shands Road Hornby
  Consent granted to erect a storage shed intrudes the 10m front boundary requirement. - Historical Reference RES94001366
  Status: Processing complete
  Applied 15/12/1986
  Granted 27/01/1987
  Decision issued 27/01/1987

- RMA/2003/1211 - Land Use Consent
  25 Shands Road Hornby
  Application to erect and establish a retail complex - Historical Reference RMA20013498
  Status: Processing complete
  Applied 07/05/2003
  Granted 21/05/2003
  Decision issued 22/05/2003

- RMA/2006/2261 - Land Use Consent
  25 Shands Road Hornby
  Application to erect an internally illuminated 7.225m2 freestanding sign. - Historical Reference RMA92006346
  Status: Processing complete
  Applied 22/09/2006
  Granted 26/10/2006
  Decision issued 26/10/2006

- RMA/2014/1896 - s127 Change / cancellation of condition(s)
  48 McAlpine Street Sockburn
  CHANGE CONDITIONS TO RMA92019808 - Historical Reference RMA92026570
  Status: Processing complete
  Applied 25/07/2014
  Granted 26/09/2014
  Decision issued 26/09/2014

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Christchurch 8154, New Zealand
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Fax 64 3 941 8984

www.ccc.govt.nz

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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Fax 64 3 941 8984

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10. Network utility information

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

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

- **None recorded for this property**

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Fax 64 3 941 8984

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11. Other information

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

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

(a) Kerbside waste collection

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

(b) Other

- **Floor Levels Information**

  Council holds a variety of information on requirements for building or property development. This includes:
  • required minimum finished floor levels, which need to be set to meet the surface water requirements in clause E1.3.2 of the Building Code (where this applies); and
  • the requirements of the Christchurch District Plan (where a property is in the Flood Management Area).
  Where this information has been processed for your property, you can view it online at https://ccc.govt.nz/flooding-and-floor-levels.
  Otherwise, if you are building or developing on this land, you can request a calculation on required finished floor levels for your proposed building by emailing us at floorlevels@ccc.govt.nz.

- **Community Board**

  Property located in Halswell-Hornby-Riccarton Community Board.

- **Tsunami Evacuation Zone**

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

- **Electoral Ward**

  Property located in Hornby 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

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

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Fax 64 3 941 8984

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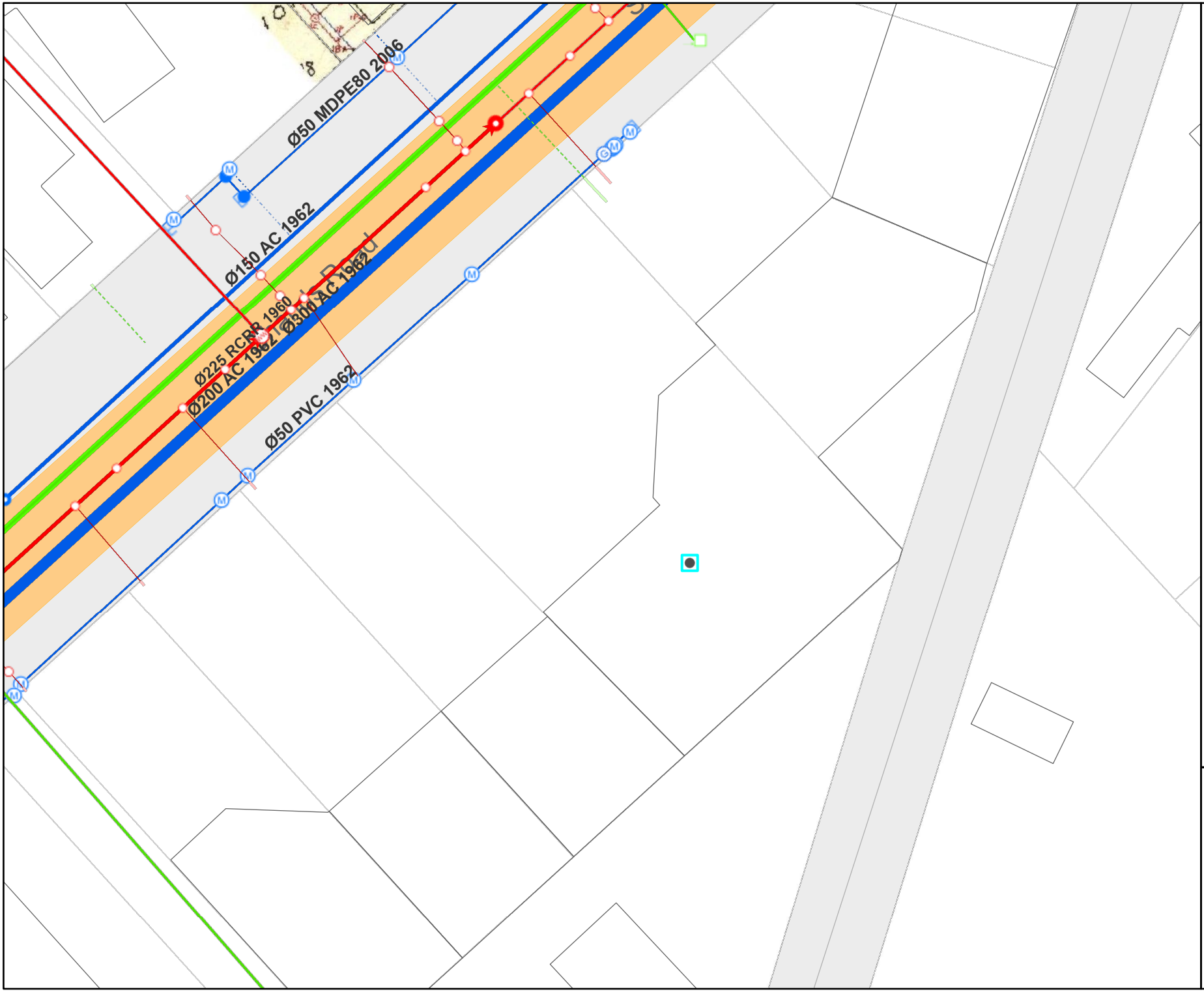
27 Shands Road
Search result
Shands Road
Shands Road
Shands Road
Amyes Road
Amyes Road
Keast Place
Approx. location of tanks
20 m
60 ft
Christchurch City Council, National Map | Intended for public use. | Christchurch City Council
Powered by Esri



Property of interest address

WwPrivateDrainFieldNo
WwPump
WwAccess
Type
Flush Manhole
Flushing Point
Trap
Inspection Point
Sealed Manhole
Standard Manhole
Vacuum Storage Manhole
Vented Manhole
WwValve
WwVent
WwAirGapSeparator
WwLocalPressureBoundaryK
WwLocalPressureControlPa
WwLocalPressureTankSyste
WwOutfall
WwPipeRestraint
WwFitting
Type
Change
End Cap
Junction
WwEye
Type
Eye
Eye (Vertical)
WwLateralFitting
Type
Raised Inspection Point
Lateral Fitting
WwVacuumBreather
WwVacuumChamber
Type
Collector
Interceptor Tank
Valve
Riser
WwVacuumBreatherPip
WwPipeFlowDirection
WwPipeBlockageCount
NumberOfBlockages
2 or less Blockages
3 or more Blockages
WwPipe
NominalDiameter
Diameter is 200mm or smaller
Diameter is greater than 200mm, up to 450mm
Diameter is greater than 450mm
Other (non-circular pipes)
WwPipe (non-gravity)
NominalDiameter
Diameter is 200mm or smaller
Diameter is greater than 200mm, up to 450mm
Diameter is greater than 450mm
Other (non-circular pipes)
WwLateral
WwPipeProtection
WwFlushTank
WwStructure
WwStation
WwPumpStationCatchme
WwPipe (non CCC)
In Service
Abandoned
Removed
Out of Service
WwLateral (non CCC)
In Service
Abandoned
Removed
Out of Service
Proposed
SwPrivateDrainFieldNot
SwPump
SwFacilityDischargePoin
SwAccess
SwValve
Type
Check
Duck Bill
Flap
Gate
Inline Check
Sluice
Valve
SwHeadwall
Type
Inlet
Outlet
SwFlowRestriction
SwGrill
Type
Inlet
Outlet
SwInlet
Type
Single Sump
Dome Sump
Double Sump
Triple Sump
Inlet
Pipe End
Gross Debris Trap
Silt Trap
SwOutlet
SwPipeRestraint
SwFitting
Type
Change
Bend
Junction
End Cap
SwEye
SwPipeFlowDirection
SwLateralFitting
Type
Single Sump
Double Sump
Inspection Point
Manhole
Lateral Fitting
Soak Pit
SwPipe
NominalDiameter
Diameter is 450mm or smaller
Diameter is greater than 450mm, up to 700mm
Diameter is greater than 750mm
Other (non-circular pipes)
SwLateral
SwPipeProtection
SwFacility
SwStructure
SwStation
SwRainGarden
SwPipe (non CCC)
In Service
Abandoned
Removed
Out of Service
Proposed
SwLateral (non CCC)
In Service
Abandoned
Removed
Out of Service
WsPump
WsValve
NormalPosition,Type
Air Release
Backflow Prevention
Butterfly
Gate
Non Return
Pressure Activated
Sluice
Sluice, Normally Closed
Valve
WsHydrant
WsInlet
WsConnection
Type
Fire
Restrictor
Toby
Meter
WsOutlet
WsPipeRestraint
WsFieldNote
WsFitting
Type
Bellows
End Cap
Connector
WsPipeProtection
WsPipe
NominalDiameter
Diameter is 110mm or smaller
Diameter is greater than 110mm, up to 225mm
Diameter is greater than 225mm
Other (non-circular pipes)
WsPipe (non Potable)
NominalDiameter
Diameter is 110mm or smaller
Diameter is greater than 110mm, up to 225mm
Diameter is greater than 225mm
Other (non-circular pipes)
WsLateral
WsStructure
WsReservoir
WsStation
WsPipe (non CCC)
In Service
Abandoned
Removed
Out of Service
Unknown
WsLateral (non CCC)
In Service
Abandoned
Removed
Out of Service
Proposed
BGConnector
BGEndCap
BGValve
BGPipe

Christchurch City Council
ph: 03 941 8999 web: ccc.govt.nz

Accuracy not guaranteed. Onsite verification required.
Display of data scale dependant.
Client selected legend.

N

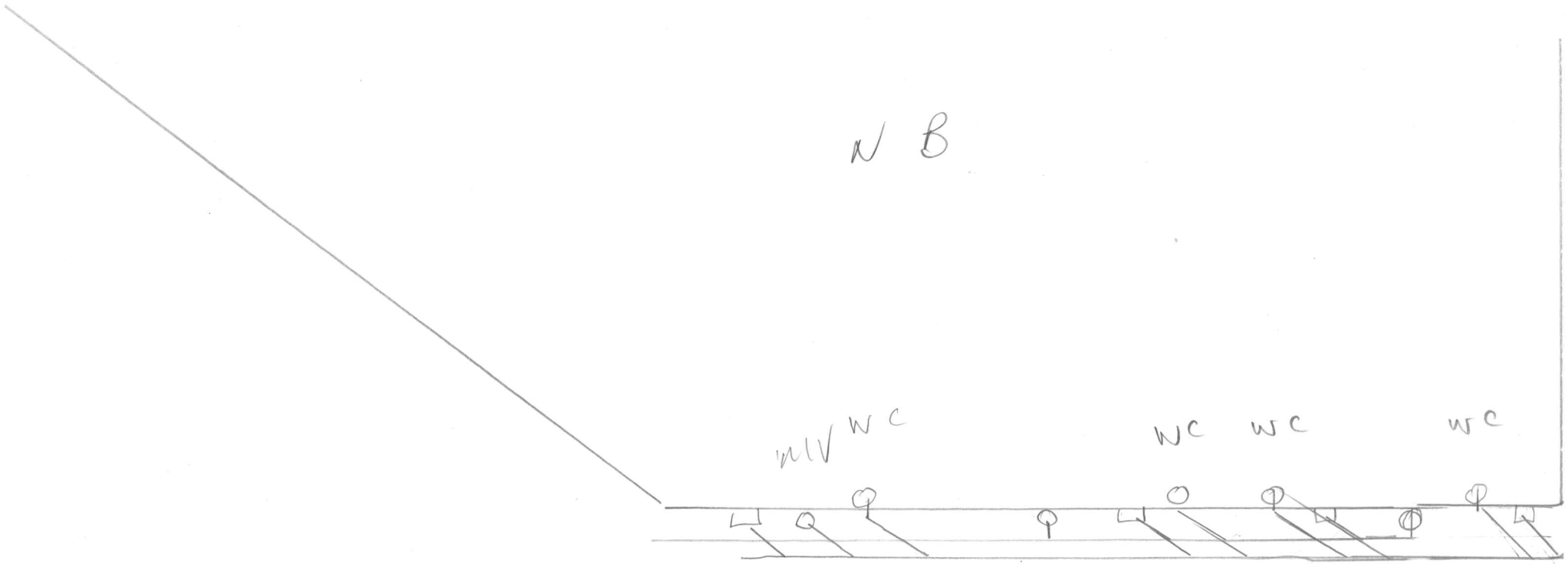
Date: 2/02/2026 1:22 PM
Scale: 1: 500 on A4

0 2.5 5 10 15 20
Metres

CHRISTCHURCH CITY COUNCIL – DRAINAGE PICK UP

CHRISTCHURCH
THE GARDEN CITY
The city that shines

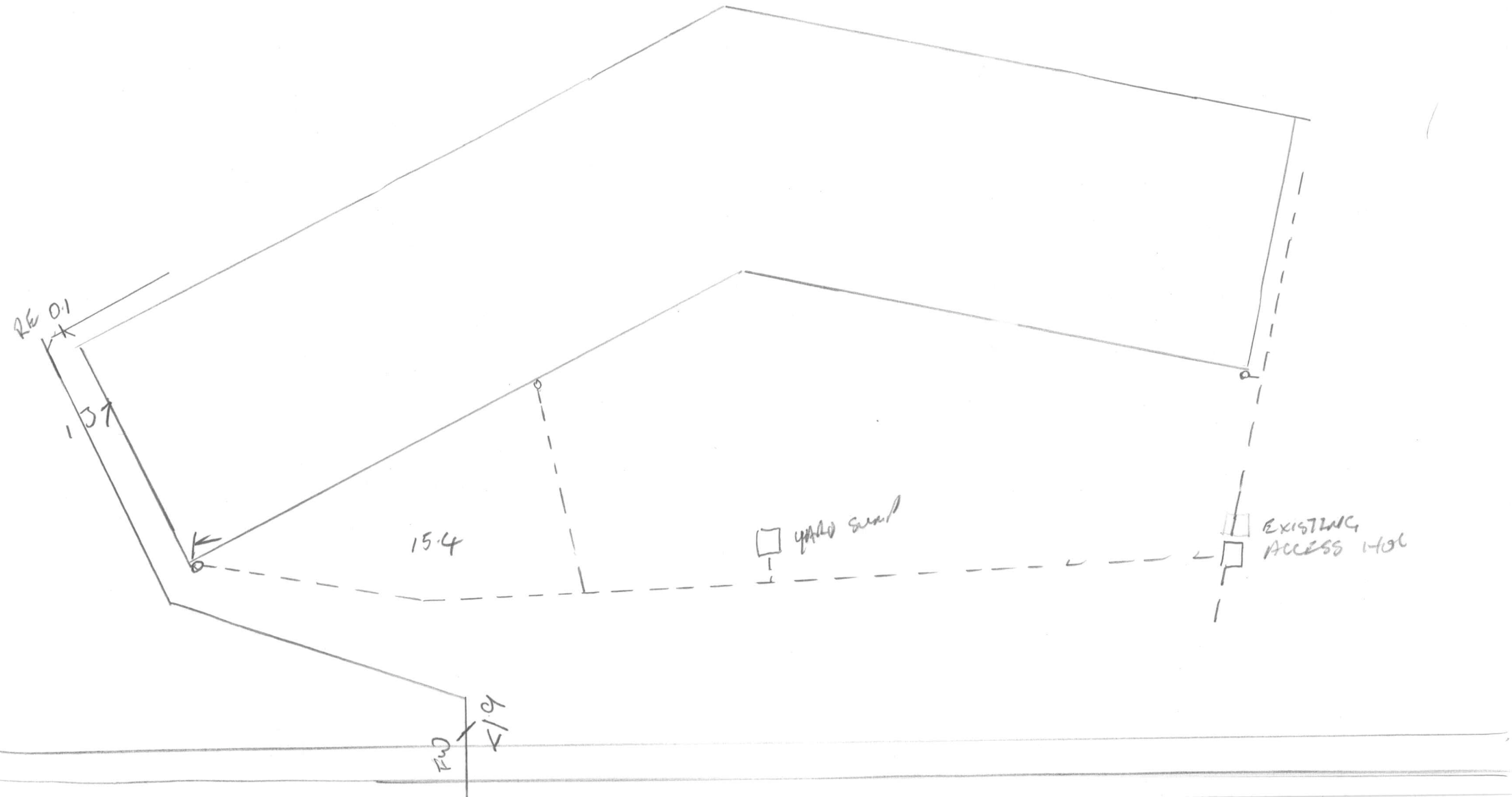
ADDRESS: 21 SHANDS RD.	OWNER:	RECEIVED:	
LEGAL DESCRIPTION:	DRAINLAYER: P BARRETT	BLOCK PLAN:	
PROJECT No.: 10051576.	PLUMBER:	PLOTTED: / /	CONNECTION NUMBER
DATE: 22.7.5	FIELD OFFICER: STUBBS	EYE BOOK:	

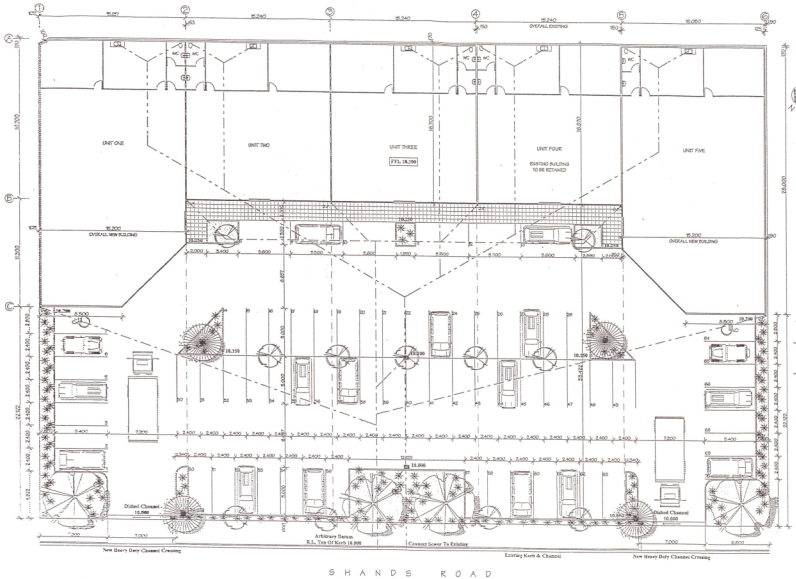


CHRISTCHURCH CITY COUNCIL – DRAINAGE PICK UP

CHRISTCHURCH
THE GARDEN CITY
The city that shines

ADDRESS: 21 SHANDS RD	OWNER: McFARLANE GROUP	RECEIVED:	
LEGAL DESCRIPTION:	DRAINLAYER: MARK BARRETT	BLOCK PLAN:	CONNECTION NUMBER
PROJECT No.: 10051576	PLUMBER:	PLOTTED: / /	
DATE: 23/8/05	FIELD OFFICER: LIGHTBODY	EYE BOOK:	





NOTES:

TOTAL SITE AREA 1831 SQ M

LANDSCAPED AREA 229 SQ M

CARPARKS
78 TOTAL PROVIDED

UNIT ONE
GFA 405 SQ M
RETAIL 359 SQ M
OFFICE 38 SQM

UNIT TWO
GFA 378 SQ M
RETAIL 183 SQ M
OFFICE 38 SQM

UNIT THREE
GFA 359 SQ M
RETAIL 183 SQ M
OFFICE 38 SQM

UNIT FOUR
GFA 358 SQ M
RETAIL 185 SQ M
OFFICE 38 SQM

UNIT FIVE
GFA 405 SQ M
RETAIL 336 SQ M
OFFICE 38 SQM

Issue	Date	Comments
9	30.05.03	FOR APPROVAL

JOHN SNOOK LTD
Consulting Engineers
Designers

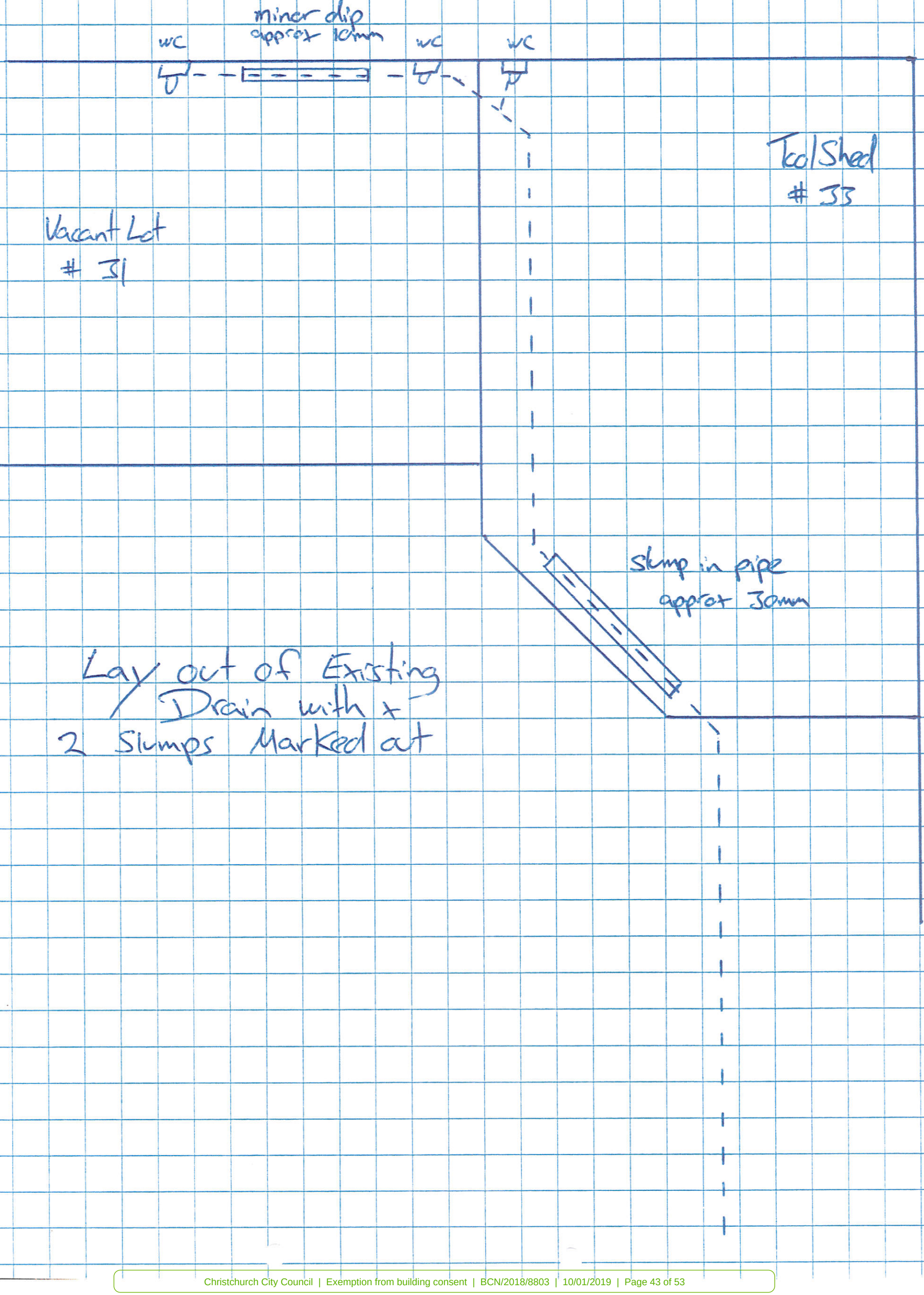
1 Bridge Court, 100 Oxford Terrace
PO BOX 3839 Christchurch New Zealand
Ph (03) 366 7251 Fax (03) 366 2048
Email jsl@slnz.net.nz

PROPOSED DEVELOPMENT FOR MCFARLANE GROUP DEVELOPMENTS AT SHANDS ROAD CHRISTCHURCH

SITE PLAN

Scale:	1 : 200		
Designed:	JKS	Drawn:	NCL
Checked:		Approved:	
Date:	MAY 2003		

Project	Drawing	Issue
20806	A1	0



Lay out of Existing Drain with + 2 Slumps Marked out

CERA
Canterbury Earthquake Recovery Authority

19 February 2013

Thompson Wentworth Limited
PO Box 22626
Christchurch 8142

Attn: Alistair Ferguson
Email: Alistair.ferguson@twl.net.nz

Dear Alistair

Acceptance of Detailed Engineering Evaluation Report

The Canterbury Earthquake Recovery Authority (CERA) has received your Detailed Engineering Evaluation, titled Report to Canterbury Earthquake Recovery Authority, 21-33 Shands Road, Hornby, Christchurch – Body Corporate 389880 – Detailed Engineering Evaluation and Initial Evaluation Procedure (Qualitative Assessment Procedure), by Ian Williams (Harrison Grierson) dated January 2013, for the buildings at 21-33 Shands Road, Lots 1-5 DP 13175, Lot 1 DP 23686, PT Lot 2 DP 12790 and Units 1-7 DP 389880, provided under the Canterbury Earthquake Recovery Act.

CERA has reviewed the report and found that the report contains the information requested. On the basis of this review CERA has no structural engineering concerns with occupancy of these buildings.

Your report will be forwarded to the Christchurch City Council for the Council's information. The Council may use the information to assist with its responsibilities such as issuing a building warrant of fitness. Any occupation of the buildings for the purposes of carrying out business activity may be subject to the appropriate permissions and certification required by the Christchurch City Council.

While CERA has no structural engineering concerns regarding occupation of the buildings there may be other hazards that make occupation of the buildings unsafe. You as the building owner are required to take all practical steps to ensure the safety of the buildings and the people in and around them. These steps may include restricting access, placing warning signs and other actions.

Further earthquakes after your engineer carried out the inspection for the Detailed Engineering Evaluation you have provided may trigger the need for further engineering inspections and reporting. If you or anyone else has noticed or suspect any damage resulting from earthquakes after your engineer's inspection then your engineer needs to re-inspect your buildings. If this re-inspection by your engineer identifies significant change has taken place an updated Detailed Engineering Evaluation needs to be done and supplied to CERA.

CERA
Canterbury Earthquake Recovery Authority

Further information on the requirements for the structural engineering reporting are available by contacting CERA at engineeringassessments@cera.govt.nz or on 03 354 2600.

Yours sincerely,

Baden Ewart
General Manager Operations

HARRISON GRIERSON

REPORT TO CANTERBURY EARTHQUAKE RECOVERY AUTHORITY

21-33 Shands Road, Hornby, Christchurch
Body Corporate 389880

Detailed Engineering Evaluation and Initial Evaluation Procedure
(Qualitative Assessment Procedure)

January 2013
HG Project No. 2150-131117-02
HG Document No. R002v1-CH131117-02-sxc

HARRISON GRIERSON CONSULTANTS LIMITED

Document Control Record

Client	BODY CORPORATE 389880
Project	Detailed Engineering Evaluation
HG Project No.	2150-131117-02
HG Document No.	R002v1-CH131117-02-sxc
Document	Report to Canterbury Earthquake Recovery Authority

ISSUE AND REVISION RECORD

Date of Issue	January 2013
Status	Final
Originator	Sinéad Carey – Structural Engineer
Reviewed	Ian Williams– Senior Engineer
Approved for Issue	Nik George- Structural Team Leader, Christchurch
Office of Origin	Christchurch
Telephone	03 962 9770
Facsimile	03 962 9771
Email	christchurch@harrisongrierson.com

REPORT TO CANTERBURY EARTHQUAKE RECOVERY AUTHORITY

21-33 Shands Road, Hornby, Christchurch

Detailed Engineering Evaluation

January 2013
HG Project No. 2150-131117-02
HG Document No. R002v1-CH131117-02-sxc

CONTENTS

EXECUTIVE SUMMARY

The owners have requested a Detailed Engineering Evaluation (DEE) of the commercial building located 21-33 Shands Road, Hornby, Christchurch. Investigations included: external and internal inspections and a review of structural drawings obtained from Christchurch City Council.

The address houses two buildings: Building 1, Units 21-25 and Building 2, Units 27-33. Building 1 is a concrete tilt panel building with a lightweight roof comprising of Trimdek sheeting on cold formed purlins. Building 2 is of similar construction with the exception of Unit 31 which incorporates an original structure into the current building.

No significant ground liquefaction was experienced at this site as a result of the February 2011 earthquake and aftershocks. The only damage to the building is cosmetic and non-structural in nature. Damage includes minor cracks in concrete elements and very minor cosmetic damage to internal wall linings.

Minor repairs will restore the building to its pre-earthquake state. A building consent will not be required for this work.

The repairs suggested are not necessary for continued safe occupancy.

An Initial Evaluation Procedure has been applied to the building. The seismic rating has been assessed as 65% NBS or Seismic Grade B for 21-25 Shands Road and 58% or Seismic Grade C for 27-33 Shands Road (both over 33% New Building Standard).

1.0 INTRODUCTION

Harrison Grierson has been instructed by Body Corporate Managers, Thompson Wentworth on behalf of the property owners, to produce a Detailed Engineering Evaluation (DEE) report for 21-33 Shands Road, Hornby, Christchurch.

This report includes a review of structural drawings for the two building and compiling Initial Evaluation Procedure (IEP) spreadsheets to determine seismic capacities in terms of percentage of New Building Standard (%NBS).

Harrison Grierson inspected the buildings on 16 March 2011, 22 June 2011, 13 April 2012 and finally on 21 November 2012 following the 22 February 2011 earthquake and subsequent significant aftershocks.

2.0 SITE ADDRESS AND DESCRIPTION

The site address is 21-33 Shands Road, Hornby, Christchurch (Figure 1). The legal descriptions are Lot 1-5 DP 13175, Lot 1 DP 23686 and Lot 2 DP 12790.

Details for the building are summarised below:

- The property comprises of two buildings. The southern building (Units 27-33) was constructed as the first phase of the development. The northern building (Units 21-25) was constructed as a second phase with a covered alleyway separating the two buildings. For the purpose of this report the northern building will be designated as Building 1 with the southern building designated Building 2.

- The structures are situated on Shands Road with the vehicular access and customer car-parking provided along the north-west elevation. Building 1 measures approximately 57.5m longitudinally by 15.1m wide and Building 2 measures approximately 76.5m longitudinally by 28.2m wide at its widest point.

- Building 1 is dog-legged in its plan layout, while Building 2 is slightly U – shaped in configuration. (Figure 2.) Both buildings are single storey throughout.

- The building footprint of Building 1 is approximately 752m^2 while Building 2 covers approximately 1584m^2. In all units timber partitioned office/ amenities areas are provided to the rear of the units.

- Architectural/structural drawings from John Snook Limited Consulting Engineers (dated September 2004) for Building 1 were obtained from Christchurch City Council.

- It appears from visual inspection that unit 31 may have incorporated an existing structure that was on the site prior to this development. The construction is of a different type and from the rear of the building an older tilt panel is visible.

Subsequent to the site visit structural drawings from Alan Reay Consulting Engineers (dated December 1977) were obtained for unit 31. No drawings for the other units in this block were available.

- Importance Level 2 (commercial).

Figure 1: 21-33 Shands Road, Hornby, Christchurch

Figure 2: Post Earthquake aerial photograph, 24 February 2011

3.0 STRUCTURAL SYSTEMS

The following is a summary of the structural system as determined from the drawings found within scanned documents obtained from Christchurch City Council.

3.1 GRAVITY SYSTEMS

Building 1

- Roof – Lightweight 0.55mm galvanised Trimdek sheeting on 250/18 DHS cold formed purlins at 1.2m centres. The roof is braced at both end bays and along the length of the eastern side using Reidbar RB16 Bracelok fixed at the underside of the purlins. The rafters are 460 UB 67 steel beams that are fixed directly to the concrete tilt panel walls along the eastern elevation and in some cases to steel UC sections on the western elevation (Drawings A2 and S7).

- Walls – The external and party walls of the building are all precast concrete tilt panels. The panels along the eastern elevation are 200mm thick while all the others are 125mm thick (Drawing S3- S5).

- Slab – a 125mm reinforced concrete ground bearing slab is provided reinforced with one layer of 663 mesh with 40mm cover (Drawing S2).

- Foundations – Perimeter and internal walls are supported by 500mm x 300mm deep reinforced concrete footings at 670mm below ground level (to top of footing). The UC steel columns (200 UC 46 and 150 UC 23) are supported on pad foundations (1000mm x 1000mm square) varying from 500mm–600mm deep. Entrance steel posts (200 RHS) are founded on 850mm x 850mm square pad footings 500mm deep (Drawing S2).

- Continuity of reinforcement between the tilt panel walls and the floor slab is maintained by means of dowel bars (RB 12 Reid bars) at 300 centres.

- No reinforcement continuity exists between the tilt panels and the footings.

- The building features steel trussed spandrels which span between full height steel columns that supports lightweight cladding and accommodate shop signage on the north and west elevations (Drawing S10).

Building 2

- This building from the outside appears to be of the same construction as Building 1 (refer above).

- From inspection there was no bracing system in the roof.

- Drawings (Alan Raey Consulting Engineers) indicate that a building dated from 1977 has been incorporated into the newer construction. While drawings are available for this older structure, there are no details of how the original building and the new structure are connected.

- The older building at unit 31 has the following features: a lightweight corrugated iron roof on 200x50 cold formed purlins at 1.2m centres approximately; three steel portal frames spaced at 4.2m centres with 250 UB 31 rafters support the roof transversely; cross bracing is provided in one bay of the roof (Drawings A1, S2).

- The walls are 150mm thick precast concrete tilt panels with 1 layer of 663 Mesh centrally placed and span horizontally between posthole footings (Drawing S4).

- Steel portal legs are encased by concrete and two concrete columns are provided along the eastern wall to limit the span of the tilt panel walls (Drawing A3).

- A 125mm thick floor slab is un-reinforced. D16 ties welded to the steel column bases are embedded in the floor slab (Drawing S1).

- Foundations consist of 450mm x 750mm x 1.2m deep concrete postholes along the east and west elevations with 4 no D20 bars. Along the southern elevation the postholes are slightly larger at 450mm x1000mm x 1.4 m deep. A concrete edge beam 160mm wide x 500mm deep with 2 No. R16 bars and R10 links at 400 centres is provided underneath the northern elevation walls.

3.2 LATERAL SYSTEM – GENERAL

3.2.1 Lateral System – Building 1

- In the longitudinal (North-South) direction roof loads are carried by diaphragm action to the in-plane shear walls and along the trussed spandrel through the columns to ground.

- Transversely (East–West) the lateral resisting system comprises of the 125mm precast concrete tilt panel walls.

3.2.2 Lateral System – Building 2

- Overall the lateral systems for the Building 2 are believed to be the same as for Building 1.

4.0 GROUND CONDITIONS

The aerial photograph taken on 24th February 2011 (Figure 2) indicates no significant liquefaction induced eject material in the immediate vicinity of the building. No geotechnical investigation report is available.

5.0 SUMMARY OF OBSERVED DAMAGE

5.1 DAMAGE REPORTED FOLLOWING AN INSPECTION ON 16TH MARCH 2011

The property was visually assessed by Harrison Grierson and the following non-structural issues were noted:

5.1.1 Units 33

- Above the entrance to the store, an internal façade panel has come loose, representing a future falling hazard.
- Minor slab movement in the construction joints of approximately 5-10mm.

5.1.2 Unit 27

- The suspended ceiling had failed in one location, with ceiling panels representing a future falling hazard.

5.1.3 Units in General

- The full length glazing appeared to be chipping away in several locations through the 8 units. It is not known whether this was earthquake related or not.

The building structure was assessed as safe for occupancy at this time as the faults found were cosmetic rather than structural and minor in nature.

5.2 DAMAGE REPORTED FOLLOWING AN INSPECTION ON 22ND JUNE 2012

The walk-through inspection was to the exterior and interior of the units following the 21st June 2011 aftershock centred on nearby Halswell.

The following non- structural damage was noted:

- Broken windows at the main entrance.
- Some sections of the suspended ceiling, including an air conditioning vent, had broken/fallen.

- It was noted that there are no bolts in an overhead connection plate immediately inside the alleyway, but there were no signs of movement.

No structural damage or hazards were identified and pending strengthening and repair of the suspended ceiling the building was assessed as safe to occupy with no restrictions.

5.3 DAMAGE REPORTED FOLLOWING AN INSPECTION ON 13TH APRIL 2012

Our re-inspection followed the significant aftershocks on the 23rd December 2011, reported to be of magnitude 5.9 and 6.0 on the Richter scale.

Our walk through inspection was of the exterior and interior of this building. Items noticed in the inspection are mentioned below. There was no access to Units 21, 23 or 31 at this time of day.

- Minor damage to interior partition walls in Unit 27. Vertical cracks have appeared in two locations, propagating from floor to ceiling on both sides of each wall.

- Minor cracking to concrete panels at the rear of Unit 25, the side of Unit 27 and the front of Unit 33.

- Minor floor slab cracks within Unit 33. Slab has settled and shifted slightly in some locations also.

Minor cosmetic damage still remained since the building was last inspected in June 2011. However, the structure itself, where visible, appeared sound and we believe the buildings have no obvious structural defects that could prevent occupation.

5.4 DAMAGE REPORTED FOLLOWING AN INSPECTION ON 21ST NOVEMBER 2012

The property was inspected most recently on 21st November 2012 prior to the completion of this report to assess if recent seismic activity has had any impact. Damage previously observed had been repaired in some instances but the following was noted:

Building 1:

5.4.1 Unit 21

- No access was available on the day of inspection.

5.4.2 Unit 23- Blockbusters

- No damage was observed.

5.4.3 Unit 25 – Henry's

- We note that the double access door on the rear wall of the unit appears to have been cut out after the original construction. Exposed concrete and saw cut over-runs are evident (**Figure 3**).
- Minor horizontal and diagonal cracks in the floor of the storage room. Uncertain if these are historic or earthquake related (**Figures 4 & 5**).

Building 2:

5.4.4 Unit 27 – WINZ

- Minor damage to interior partition walls. Vertical cracks have appeared in two locations, propagating from floor to ceiling on both sides of each wall (**Figure 6**).
- Spalling of concrete on the northern wall (appears historic) (**Figure 7**).
- Ceiling tiles dropping in the northern end of the main office area.
- Historic water damage was evident along the length of the east wall in the staff room area.
- Buckled ceiling tile support system in bathroom area.
- Buckling of door frame along the front elevation of unit and chipped glass in glass fin supports (**Figure 8**).

5.4.5 Unit 29 – Pharmacy

- Access was gained to the roof space by means of a ladder – no damage was observed.

- Shop fit-out partition had moved to the east slightly.

5.4.6 Unit 31 – Ministry of Social Development

- No structural damage was observed

- Noted that the construction of this unit appeared different to all the others in Building 2. Perimeter concrete columns at regular spacings are present in this unit. Also to the rear of this unit an older tilt panel is visible which has been built up to match the height of the rest of the building using masonry. It seems as though an existing structure was incorporated into Building 2 (**Figure 9 & 10**).

5.4.7 Unit 33 – Feedworld

- Minor floor slab cracks within noted particularly in the rear office area. Slab has settled and shifted slightly in some locations also and construction joints have opened up particularly in the south and west of areas of the slab (**Figure 11 & 12**).

Figure 3: Unit 25- Saw Cut Door Opening

Figure 4: Unit 25 – Diagonal Crack in Floor

Figure 5: Unit 25- Horizontal Floor Crack

Figure 6: Unit 27 – Crack in partition

Figure 7: Unit 27 – Spalling on north wall

Figure 8: Unit 27 – Buckled door frame

Figure 9: Rear of Unit 31-Possible existing panel

Figure 10: Masonry Infill to Top of Existing Panel at Rear of Unit 31

Figure 11: Unit 33 Crack in floor slab

Figure 12: Separation at construction joints

5.5 DAMAGE SUMMARY

The damage to the building has been broken down into three categories; Superficial, Minor and Major. Damage has been summarised below in each category. It is noted that our inspections did not necessarily identify all cosmetic damage since the focus was on potential structural damage to the main building.

Superficial – and not affecting the building structure			
Damage description	**Location**	**Investigations**	**Reason for damage**
1. Exposed saw cut in tilt panel	Unit 25- **Figure 3**	Visual Inspection	Historic
2. Dropped Ceiling tiles & buckled ceiling tile support system	Unit 25	Visual Inspection	Stress from building flexure.
3. Water damage to rear walls	Unit 25	Visual Inspection	Uncertain – possibly historic
4. Cosmetic damage to GIB lining in partitions	Units 27- **Figure 6**	Visual Inspection	Stress from building flexure.
5. Spalling to external of tilt panel	Unit 27 – **Figure 7**	Visual inspection	Uncertain – probably historic

6. Buckled door frame	Unit 27- **Figure 8**	Visual inspection	Building flexure

Minor			
Damage description	**Location**	**Investigations**	**Reason for damage**
7. Minor cracks in concrete slab	Unit 25 & 33 - **Figures 4, 5 & 11**	Visual inspection	Building flexure
8. Separation at construction joints in concrete slabs	Unit 33 - **Figure 12**	Visual inspection	Stress from building flexure.
9. Minor cracking to external faces of tilt panels	Units 25, 27 & 33	Visual inspection	Building flexure

Major			
Damage description	**Location**	**Investigations**	**Reason for damage**
10. None			

6.0 SEISMIC LATERAL LOAD RESISTANCE

An Initial Evaluation Procedure has been completed on the two buildings on the CERA excel format to ascertain their %NBS (Percentage New Building Standard). As the damage observed to the primary structure is minor in nature, it has been assessed as not affecting the overall capacity of the buildings. We therefore consider that the seismic resistance has not changed from before the earthquakes.

Seismic Rating		
Building	**Description and when built**	**Rating**
21-25 Shands Road Christchurch pre and post earthquake	Reinforced concrete tilt panels with transverse portal frames, lightweight roof. Built 2004	65% NBS or B Grade
27-33 Shands Road Based on 31 Shands Road Christchurch pre and post earthquake	Reinforced concrete tilt panels with transverse portal frames, lightweight roof. Built 1977	58% NBS or C Grade

As no drawings were available for the most recent building constructed at 27-33 Shands Road (Building 2), the IEP was based solely on the 1977 drawings that detailed the original building that was incorporated into the current structure.

The IEP is a screening tool to identify buildings that may be earthquake prone. Due to the qualitative nature of the assessment there are some inputs that rely on engineering judgement. For that reason the Harrison Grierson assessments are subject to internal peer review and are subject to further review by CERA.

7.0 DISCUSSION – REPAIR WORKS

The minor cracks in concrete walls and floors are considered to be non-structural, but those exposed to the weather should be injection epoxy grouted to prevent corrosion to the reinforcing steel.

Spalls should be broken out and repaired with suitable structural grout before being surface prepared and painted where necessary.

All cracks and repairs should be re-inspected in the event of significant future aftershocks.

Although the buildings have suffered non-structural and superficial damage it is not considered that they have suffered significant structural damage. With relatively minor repairs the buildings can be made fully serviceable. It is our opinion that the buildings may be repaired as described below to near pre-earthquake condition.

Repair Strategy	
Damage	**Repair methodology**
1. Exposed saw cut in tilt panel	Not earthquake related.
2. Dropped Ceiling tiles & buckled ceiling tile support system	Replace damaged ceiling tiles and support system in affected areas.
3. Water damage to rear walls	Ensure that source of leak has been repaired and then repaint the walls.
4. Cosmetic damage to GIB lining on partitions	Refer to GIB technical bulletin 'Guidelines for Repairing GIB Plasterboard Linings in Wind or Earthquake Damaged Properties'.
5. Spalling to external tilt panel	Break out loose concrete, prepare the surface and apply repair grout such as MonoTop Structural Mortar followed by surface preparation and painting.
6. Buckled door frame	Replace buckled elements of door frame.
7. Minor cracks in concrete slab	Break out loose concrete, prepare the surface and apply repair grout such as MonoTop Structural Mortar followed by surface preparation and painting if required.

8. Separation at construction joints in concrete slabs	Break out loose sealant, prepare the surface and replace sealant in affected areas.
9. Minor cracking to external faces of tilt panels	To make watertight and protect reinforcing steel we recommend epoxy injection using Sikadur InjectoKit or similar.

8.0 FURTHER WORKS

8.1 FLOOR LEVEL SURVEY

For the purpose of this qualitative analysis a floor level survey was not deemed necessary. However, should a quantitative assessment be undertaken in the future such a survey may be appropriate.

8.2 GEOTECHNICAL INVESTIGATIONS

Based on the performance of the building we perceive little value in undertaking a geotechnical investigation at this stage. No significant damage was noted and there is very little structural damage to the building.

8.3 CCTV SURVEY

A CCTV survey assessing the condition of the drainage is not considered a worthwhile undertaking for this site at the present time. Repair drainage works have already been undertaken.

9.0 BUILDING CONSENT

With reference to the Christchurch City Council Earthquake Prone Building policy, the building has a structural strength of over 33% of the building code, therefore this policy does not apply. A building consent is not required for buildings with minor structural damage, as these repairs are exempt from building consent under Schedule 1 (a).

10.0 SUMMARY

The commercial buildings at 21-33 Shands Road are in structurally sound condition. No significant damage was found to the structural systems and no hazards were identified. We believe the buildings have no obvious structural defects that would prevent occupation. Subsequent events causing damage may change this assessment and re-inspection may be required.

Using the IEP process the structural seismic rating has been assessed as 65% NBS or Grade B for Building 1 and 58% or Grade C for Building 2.

The IEP rating for Building 2 is based solely on the original 1977 drawings and so should a further quantitative assessment be undertaken this rating is likely to increase.

As outlined in Section 7 above we recommend a number of repairs to bring the structure back to near original condition.

In summary, the repairs are considered as being minor in nature and not affecting the structural integrity of the building. A building consent is not considered to be required.

11.0 LIMITATIONS

This report is for the use by Body Corporate 389880 only for the stated purpose, and should not be used or relied upon by any other person or entity or for any other project or purpose. This report is based on our interpretation of the Initial Evaluation Procedure (IEP) process described by the New Zealand Society for Earthquake Engineering (NZSEE) recommendations titled Assessment and Improvement of the Structural Performance of buildings in Earthquakes dated June 2006. Our assessment is based principally on the information found for the building in council archives and a visual inspection. This report should be read in conjunction with the IEP worksheets and other appendices. No responsibility is accepted for the accuracy of information supplied by the Client or obtained from third party sources such as council archives and relied on for our report. The IEP process is intended as a coarse screening procedure for earthquake prone buildings and the outcome of the procedure is not intended as a definitive building rating, but to be used as a preliminary guide only. A more detailed assessment is needed if the information in this report is intended to be relied upon for any other purpose.

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APPENDIX 1

IEP Spreadsheets

Detailed Engineering Evaluation Summary Data V1.11

Location

Building Name:	Building 1				Reviewer:	Ian Williams
	Unit	No:	Street		CPEng No:	45355
Building Address:		21-25	Shands Road		Company:	Harrison Grierson
Legal Description:	Lot 1-5 DP 13175				Company project number:	2150-131117-02
					Company phone number:	03 962 9770
	Degrees	Min	Sec			
GPS south:					Date of submission:	
GPS east:					Inspection Date:	22/11/2012
					Revision:	A
Building Unique Identifier (CCC):					Is there a full report with this summary?	yes

Site

Site slope:	flat	Max retaining height (m):	
Soil type:		Soil Profile (if available):	
Site Class (to NZS1170.5):	D		
Proximity to waterway (m, if <100m):		If Ground improvement on site, describe:	
Proximity to clifftop (m, if < 100m):			
Proximity to cliff base (m,if <100m):		Approx site elevation (m):	

Building

No. of storeys above ground:	1	single storey = 1		Ground floor elevation (Absolute) (m):	
Ground floor split?	no			Ground floor elevation above ground (m):	
Storeys below ground	0				
Foundation type:	strip footings			if Foundation type is other, describe:	
Building height (m):	5.26			height from ground to level of uppermost seismic mass (for IEP only) (m):	
Floor footprint area (approx):	752				
Age of Building (years):	8			Date of design:	1992-2004
Strengthening present?	no			If so, when (year)?	
				And what load level (%g)?	
Use (ground floor):	commercial			Brief strengthening description:	
Use (upper floors):					
Use notes (if required):					
Importance level (to NZS1170.5):	IL2				

Gravity Structure

Gravity System:	load bearing walls		
Roof:	steel framed	rafter type, purlin type and cladding	460 UB 67 rafters, 250/18 DHS purlins, Trimdek cladding
Floors:	concrete flat slab	slab thickness (mm)	125mm RC slab
Beams:			
Columns:	structural steel	typical dimensions (mm x mm)	200 & 150 UC sections
Walls:	load bearing concrete	#N/A	

Lateral load resisting structure

Lateral system along:	single level tilt panel		**Note: Define along and across in detailed report!**		
Ductility assumed, μ:	1.25			note total length of wall at ground (m):	
Period along:	0.45	0.00		estimate or calculation?	estimated
Total deflection (ULS) (mm):				estimate or calculation?	
maximum interstorey deflection (ULS) (mm):				estimate or calculation?	
Lateral system across:	concrete shear wall			enter wall data in "IEP period calcs"	
Ductility assumed, μ:	1.25			worksheet for period calculation	
Period across:	0.45	#####	enter height above at H31	estimate or calculation?	estimated
Total deflection (ULS) (mm):				estimate or calculation?	
maximum interstorey deflection (ULS) (mm):				estimate or calculation?	

Separations:

north (mm):	
east (mm):	
south (mm):	
west (mm):	

leave blank if not relevant

Non-structural elements

Stairs:			
Wall cladding:	precast panels	thickness and fixing type	125 &200mm thick
Roof Cladding:	Metal	describe	0.55mm Trimdek metal cladding
Glazing:	aluminium frames		
Ceilings:	light tiles		
Services(list):			

Available documentation

Architectural	partial	original designer name/date	John Snook Ltd, September 2004
Structural	partial	original designer name/date	John Snook Ltd, September 2004
Mechanical		original designer name/date	
Electrical		original designer name/date	
Geotech report	none	original designer name/date	

Damage

Site: (refer DEE Table 4-2)

Site performance:		Describe damage:	
Settlement:	none observed	notes (if applicable):	
Differential settlement:	none observed	notes (if applicable):	
Liquefaction:	none apparent	notes (if applicable):	
Lateral Spread:	none apparent	notes (if applicable):	
Differential lateral spread:		notes (if applicable):	
Ground cracks:		notes (if applicable):	
Damage to area:		notes (if applicable):	

Building:

Current Placard Status:	green			
Along	Damage ratio:	0%	Describe how damage ratio arrived at:	
	Describe (summary):			
Across	Damage ratio:	0%	$Damage\_Ratio = \frac{(\%NBS(before) - \%NBS(after))}{\%NBS(before)}$	
	Describe (summary):			
Diaphragms	Damage?:	no	Describe:	
CSWs:	Damage?:	no	Describe:	
Pounding:	Damage?:	no	Describe:	
Non-structural:	Damage?:	yes	Describe:	minor cracks to concrete surfaces & cosmetic finishes

Recommendations

Level of repair/strengthening required:	minor non-structural		Describe:	crack repairs, replacement of GIB & ceiling tiles
Building Consent required:	no		Describe:	
Interim occupancy recommendations:	full occupancy		Describe:	
Along: Assessed %NBS before e'quakes:	65%	65% %NBS from IEP below	If IEP not used, please detail assessment methodology:	
Assessed %NBS after e'quakes:	65%			
Across: Assessed %NBS before e'quakes:	65%	65% %NBS from IEP below		
Assessed %NBS after e'quakes:	65%			

IEP **Use of this method is not mandatory - more detailed analysis may give a different answer, which would take precedence. Do not fill in fields if not using IEP.**

Period of design of building (from above):	1992-2004	h_n from above:	m
Seismic Zone, if designed between 1965 and 1992:		not required for this age of building	
		Design Soil type from NZS4203:1992, cl 4.6.2.2:	b) Intermediate

	along	across
Period (from above):	0.45	0.45
(%NBS)nom from Fig 3.3:	22.5%	22.5%
Note:1 for specifically design public buildings, to the code of the day: pre-1965 = 1.25; 1965-1976, Zone A =1.33; 1965-1976, Zone B = 1.2; all else 1.0		1.00
Note 2: for RC buildings designed between 1976-1984, use 1.2		1.0
Note 3: for buildngs designed prior to 1935 use 0.8, except in Wellington (1.0)		1.0
	along	across
Final $(\%NBS)_{nom}$:	**23%**	**23%**

2.2 Near Fault Scaling Factor

Near Fault scaling factor, from NZS1170.5, cl 3.1.6: 1.00

	along	across
Near Fault scaling factor (1/N(T,D), **Factor A**:	1	1

2.3 Hazard Scaling Factor

Hazard factor Z for site from AS1170.5, Table 3.3:	0.30
Z_{1992}, from NZS4203:1992	0.8
Hazard scaling factor, **Factor B:**	2.666666667

2.4 Return Period Scaling Factor

Building Importance level (from above):	2
Return Period Scaling factor from Table 3.1, **Factor C**:	1.00

2.5 Ductility Scaling Factor

	along	across
Assessed ductility (less than max in Table 3.2)	1.25	1.25
Ductility scaling factor: =1 from 1976 onwards; or =kμ, if pre-1976, fromTable 3.3:	1.00	1.00
Ductiity Scaling Factor, **Factor D**:	1.00	1.00

2.6 Structural Performance Scaling Factor:

Sp:	0.925	0.925
Structural Performance Scaling Factor **Factor E**:	1.081081081	1.081081081

2.7 Baseline %NBS, $(NBS\%)_b$ = $(\%NBS)_{nom}$ x A x B x C x D x E

$\%NBS_b$:	**65%**	**65%**

Global Critical Structural Weaknesses: (refer to NZSEE IEP Table 3.4)

3.1. Plan Irregularity, factor A:	insignificant	1
3.2. Vertical irregularity, Factor B:	insignificant	1
3.3. Short columns, Factor C:	insignificant	1
3.4. Pounding potential — Pounding effect D1, from Table to right		1.0
Height Difference effect D2, from Table to right		1.0
Therefore, Factor D:		1
3.5. Site Characteristics	insignificant	1

Table for selection of D1	Severe	Significant	Insignificant/none
Separation	0<sep<.005H	.005<sep<.01H	Sep>.01H
Alignment of floors within 20% of H	**0.7**	**0.8**	**1**
Alignment of floors not within 20% of H	**0.4**	**0.7**	**0.8**

Table for Selection of D2	Severe	Significant	Insignificant/none
Separation	0<sep<.005H	.005<sep<.01H	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

3.6. Other factors, Factor F

	Along	Across
For ≤ 3 storeys, max value =2.5, otherwise max valule =1.5, no minimum	1.0	1.0
Rationale for choice of F factor, if not 1		

Detail Critical Structural Weaknesses: (refer to DEE Procedure section 6)

List any: Refer also section 6.3.1 of DEE for discussion of F factor modification for other critical structural weaknesses

3.7. Overall Performance Achievement ratio (PAR)	**1.00**	**1.00**
4.3 PAR x (%NBS)b: PAR x Baselline %NBS:	**65%**	**65%**
4.4 Percentage New Building Standard (%NBS), (before)		**65%**

Detailed Engineering Evaluation Summary Data V1.11

Location

Building Name:	Building 2			Reviewer:	Ian Williams
	Unit	No:	Street	CPEng No:	45355
Building Address:	(Unit 31 analysed)	27-33	Shands Road	Company:	Harrison Grierson
Legal Description:	Lot 1DP 23686 & Lot 2 DP 12790			Company project number:	2150-131117-02
				Company phone number:	03 962 9770
	Degrees	Min	Sec		
GPS south:				Date of submission:	
GPS east:				Inspection Date:	22/11/2012
				Revision:	A
Building Unique Identifier (CCC):				Is there a full report with this summary?	yes

Site

Site slope:	flat	Max retaining height (m):	
Soil type:		Soil Profile (if available):	
Site Class (to NZS1170.5):	D		
Proximity to waterway (m, if <100m):		If Ground improvement on site, describe:	
Proximity to clifftop (m, if < 100m):			
Proximity to cliff base (m,if <100m):		Approx site elevation (m):	

Building

No. of storeys above ground:	1	single storey = 1		Ground floor elevation (Absolute) (m):	
Ground floor split?	no			Ground floor elevation above ground (m):	
Storeys below ground	0				
Foundation type:	bored cast-insitu concrete piles			if Foundation type is other, describe:	
Building height (m):	6.05			height from ground to level of uppermost seismic mass (for IEP only) (m):	
Floor footprint area (approx):	255				
Age of Building (years):	35			Date of design:	1976-1992
Strengthening present?	no			If so, when (year)?	
				And what load level (%g)?	
Use (ground floor):	commercial			Brief strengthening description:	
Use (upper floors):					
Use notes (if required):					
Importance level (to NZS1170.5):	IL2				

Gravity Structure

Gravity System:	load bearing walls		
Roof:	steel framed	rafter type, purlin type and cladding	250 UB 31 rafters, 250 x 50 purlins, corrugated iron cladding
Floors:	concrete flat slab	slab thickness (mm)	125mm concrete slab
Beams:			
Columns:	structural steel	typical dimensions (mm x mm)	250 UB 31
Walls:	load bearing concrete	#N/A	

Lateral load resisting structure

Lateral system along:	concrete shear wall		**Note: Define along and across in detailed report!**	enter wall data in "IEP period calcs" worksheet for period calculation	
Ductility assumed, μ:	1.25				
Period along:	0.45	#####	enter height above at H31	estimate or calculation?	estimated
Total deflection (ULS) (mm):				estimate or calculation?	
maximum interstorey deflection (ULS) (mm):				estimate or calculation?	
Lateral system across:	welded and bolted steel moment frame				
Ductility assumed, μ:	1.25			note typical bay length (m)	
Period across:	0.45	0.00		estimate or calculation?	estimated
Total deflection (ULS) (mm):				estimate or calculation?	
maximum interstorey deflection (ULS) (mm):				estimate or calculation?	

Separations:

north (mm):		leave blank if not relevant
east (mm):		
south (mm):		
west (mm):		

Non-structural elements

Stairs:			
Wall cladding:	precast panels	thickness and fixing type	150mm thick
Roof Cladding:	Metal	describe	corrugated iron sheeting
Glazing:	aluminium frames		
Ceilings:	light tiles		
Services(list):			

Available documentation

Architectural	partial	original designer name/date	Alan Reay December 1977
Structural	partial	original designer name/date	Alan Reay December 1977
Mechanical		original designer name/date	
Electrical		original designer name/date	
Geotech report	none	original designer name/date	

Damage

Site: (refer DEE Table 4-2)

Site performance:		Describe damage:	
Settlement:	none observed	notes (if applicable):	
Differential settlement:	none observed	notes (if applicable):	
Liquefaction:	none apparent	notes (if applicable):	
Lateral Spread:	none apparent	notes (if applicable):	
Differential lateral spread:		notes (if applicable):	
Ground cracks:		notes (if applicable):	
Damage to area:		notes (if applicable):	

Building:

Current Placard Status:	green			
Along	Damage ratio:	0%	Describe how damage ratio arrived at:	
	Describe (summary):			
Across	Damage ratio:	0%	$Damage\_Ratio = \frac{(\%NBS(before) - \%NBS(after))}{\%NBS(before)}$	
	Describe (summary):			
Diaphragms	Damage?:	no	Describe:	
CSWs:	Damage?:	no	Describe:	
Pounding:	Damage?:	no	Describe:	
Non-structural:	Damage?:	yes	Describe:	minor cracks to concrete surfaces & cosmetic finishes

Recommendations

	Level of repair/strengthening required:	minor non-structural		Describe:	crack repairs, replacement of GIB & ceiling tiles
	Building Consent required:	no		Describe:	
	Interim occupancy recommendations:	full occupancy		Describe:	
Along	Assessed %NBS before e'quakes:	58%	58% %NBS from IEP below	If IEP not used, please detail assessment methodology:	
	Assessed %NBS after e'quakes:	58%			
Across	Assessed %NBS before e'quakes:	58%	58% %NBS from IEP below		
	Assessed %NBS after e'quakes:	58%			

IEP **Use of this method is not mandatory - more detailed analysis may give a different answer, which would take precedence. Do not fill in fields if not using IEP.**

Period of design of building (from above):	1976-1992	h_n from above:	m
Seismic Zone, if designed between 1965 and 1992:	B	not required for this age of building	
		not required for this age of building	b) Intermediate

	along	across
Period (from above):	0.45	0.45
(%NBS)nom from Fig 3.3:	16.0%	16.0%
Note:1 for specifically design public buildings, to the code of the day: pre-1965 = 1.25; 1965-1976, Zone A =1.33; 1965-1976, Zone B = 1.2; all else 1.0		1.00
Note 2: for RC buildings designed between 1976-1984, use 1.2		1.0
Note 3: for buildngs designed prior to 1935 use 0.8, except in Wellington (1.0)		1.0
	along	across
Final (%NBS)$_{nom}$:	**16%**	**16%**

2.2 Near Fault Scaling Factor

Near Fault scaling factor, from NZS1170.5, cl 3.1.6: 1.00

	along	across
Near Fault scaling factor (1/N(T,D), **Factor A**:	1	1

2.3 Hazard Scaling Factor

Hazard factor Z for site from AS1170.5, Table 3.3:	0.30
Z_{1992}, from NZS4203:1992	0.8
Hazard scaling factor, **Factor B:**	3.333333333

2.4 Return Period Scaling Factor

Building Importance level (from above):	2
Return Period Scaling factor from Table 3.1, **Factor C**:	1.00

2.5 Ductility Scaling Factor

	along	across
Assessed ductility (less than max in Table 3.2)	1.25	1.25
Ductility scaling factor: =1 from 1976 onwards; or =kμ, if pre-1976, fromTable 3.3:	1.00	1.00
Ductiity Scaling Factor, **Factor D**:	1.00	1.00

2.6 Structural Performance Scaling Factor:

Sp:	0.925	0.925
Structural Performance Scaling Factor **Factor E**:	1.081081081	1.081081081

2.7 Baseline %NBS, (NBS%)$_b$ = (%NBS)$_{nom}$ x A x B x C x D x E

%NBS$_b$:	**58%**	**58%**

Global Critical Structural Weaknesses: (refer to NZSEE IEP Table 3.4)

3.1. Plan Irregularity, factor A:	insignificant	1
3.2. Vertical irregularity, Factor B:	insignificant	1
3.3. Short columns, Factor C:	insignificant	1
3.4. Pounding potential — Pounding effect D1, from Table to right		1.0
Height Difference effect D2, from Table to right		1.0
Therefore, Factor D:		1
3.5. Site Characteristics	insignificant	1

Table for selection of D1	Severe	Significant	Insignificant/none
Separation	0<sep<.005H	.005<sep<.01H	Sep>.01H
Alignment of floors within 20% of H	**0.7**	**0.8**	**1**
Alignment of floors not within 20% of H	**0.4**	**0.7**	**0.8**

Table for Selection of D2	Severe	Significant	Insignificant/none
Separation	0<sep<.005H	.005<sep<.01H	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

3.6. Other factors, Factor F

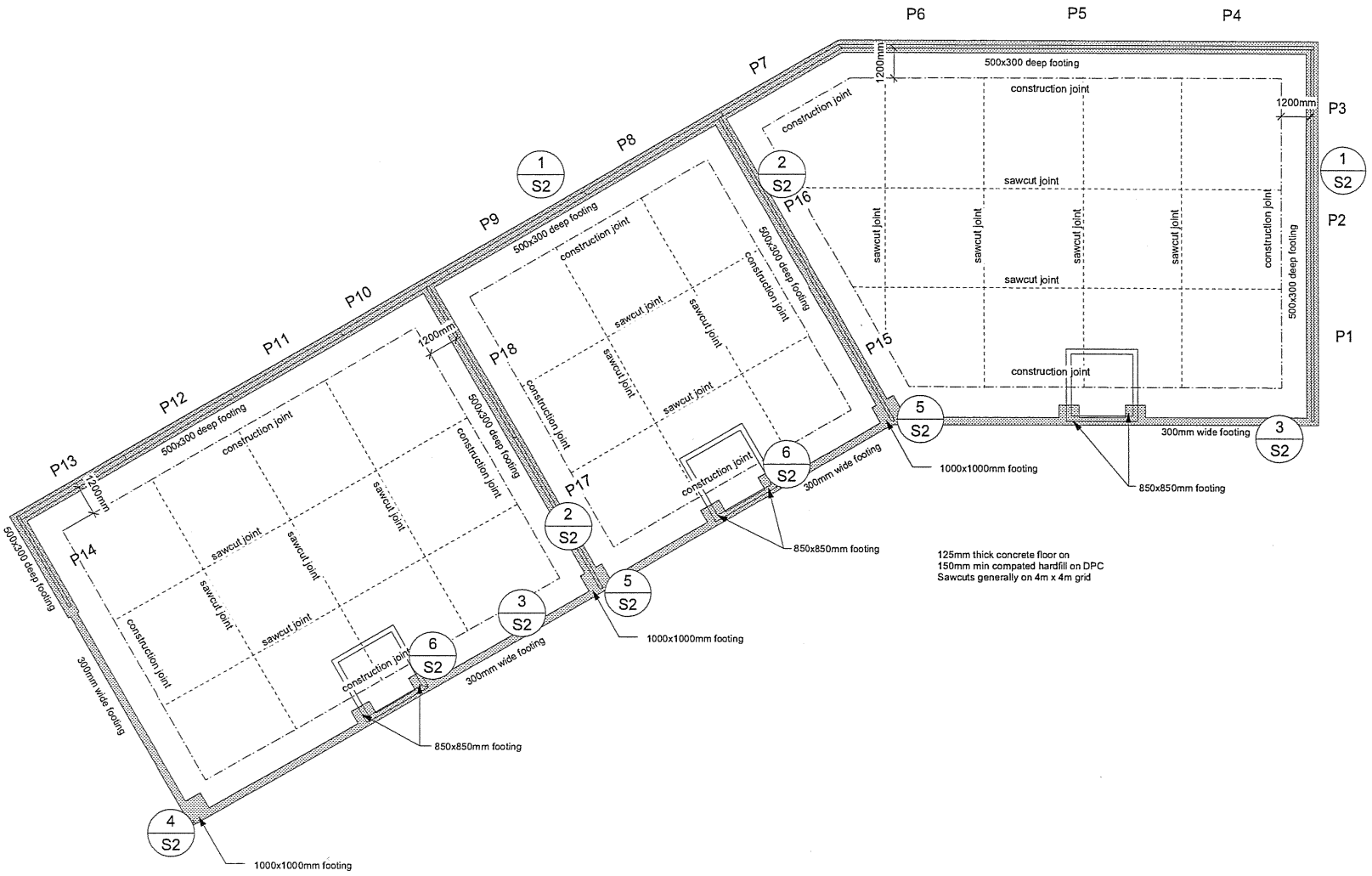
	Along	Across
For ≤ 3 storeys, max value =2.5, otherwise max valule =1.5, no minimum	1.0	1.0
Rationale for choice of F factor, if not 1		

Detail Critical Structural Weaknesses: (refer to DEE Procedure section 6)

List any: Refer also section 6.3.1 of DEE for discussion of F factor modification for other critical structural weaknesses

3.7. Overall Performance Achievement ratio (PAR)	**1.00**	**1.00**
4.3 PAR x (%NBS)b: PAR x Baselline %NBS:	**58%**	**58%**
4.4 Percentage New Building Standard (%NBS), (before)		**58%**

DRAWINGS



NOTES

Issue	Date	Comments
2	28.10.04	Entrance pad added & detail numbering altered
1	6.10.04	FOR APPROVAL

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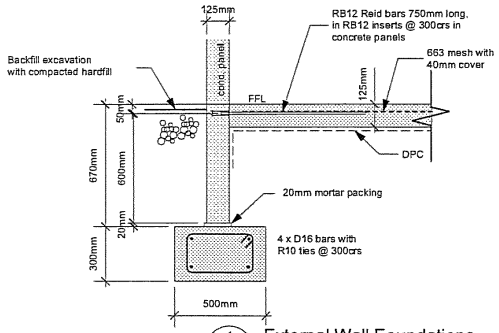
PROPOSED DEVELOPMENT FOR MCFARLANE GROUP DEVELOPMENTS AT SHANDS ROAD

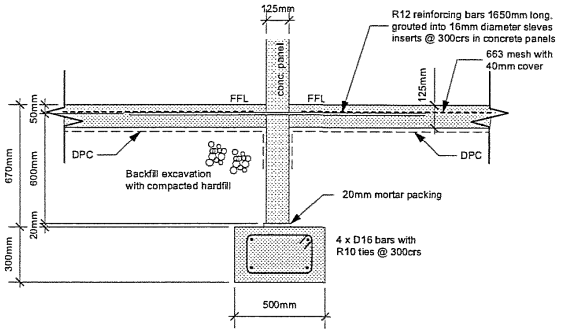
FOUNDATION & PANEL PLAN

Scales: 1:125	
Designed: BOC	Drawn: BOC
Checked:	Approved:
Date: SEPTEMBER 2004	

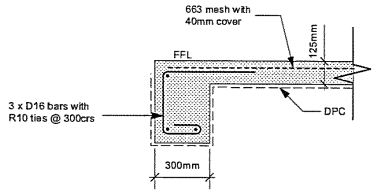
Project	Drawing	Issue
21514	S1	2



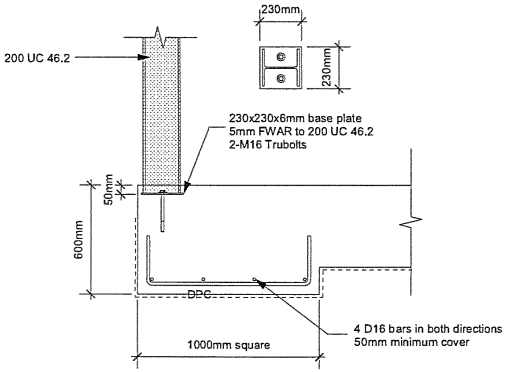
1 / S1 External Wall Foundations
Scale: 1:20



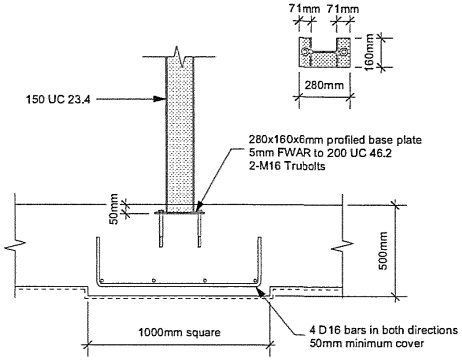
2 / S1 Internal Wall Foundations
Scale: 1:20



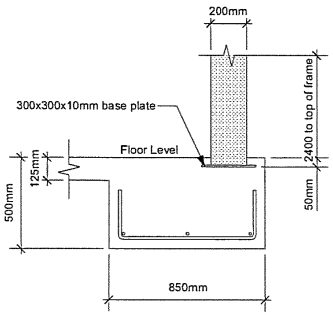
3 / S1 Foundations at Openings
Scale: 1:20



4 / S1 200 UC Foundation
Scale: 1:20



5 / S1 150 UC Foundation
Scale: 1:20



6 / S1 Entrance Steel Foundation
Scale: 1:20

NOTES

Issue	Date	Comments
2	28.10.04	Entrance pad added
1	6.10.04	FOR APPROVAL

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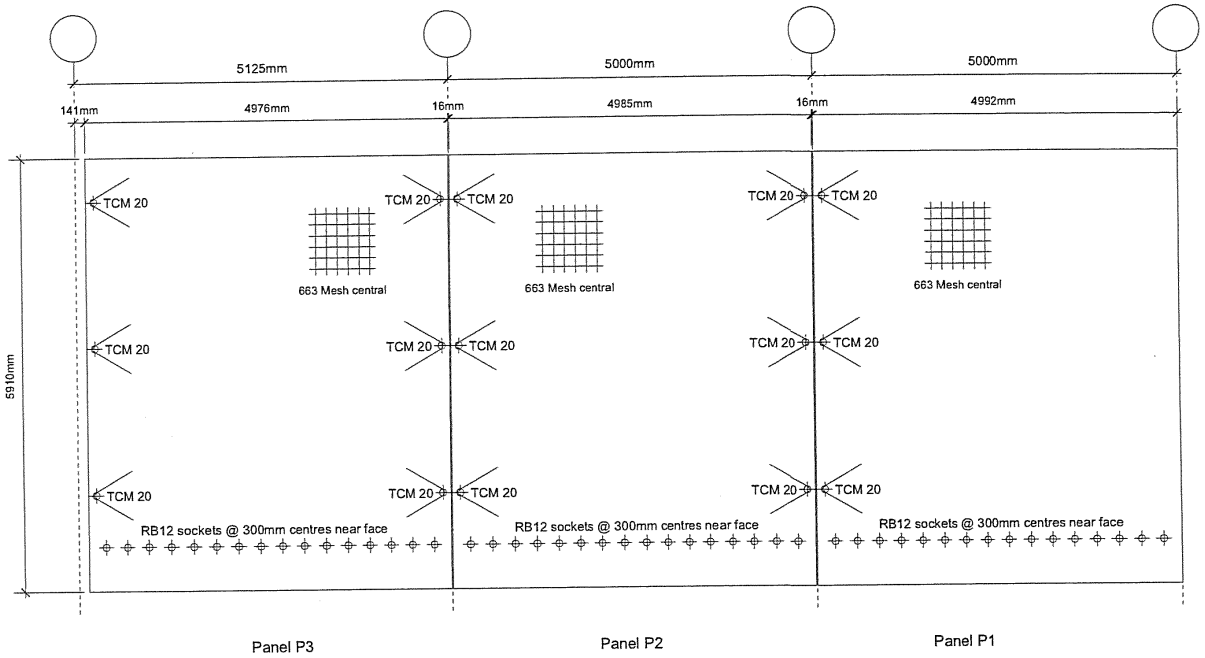
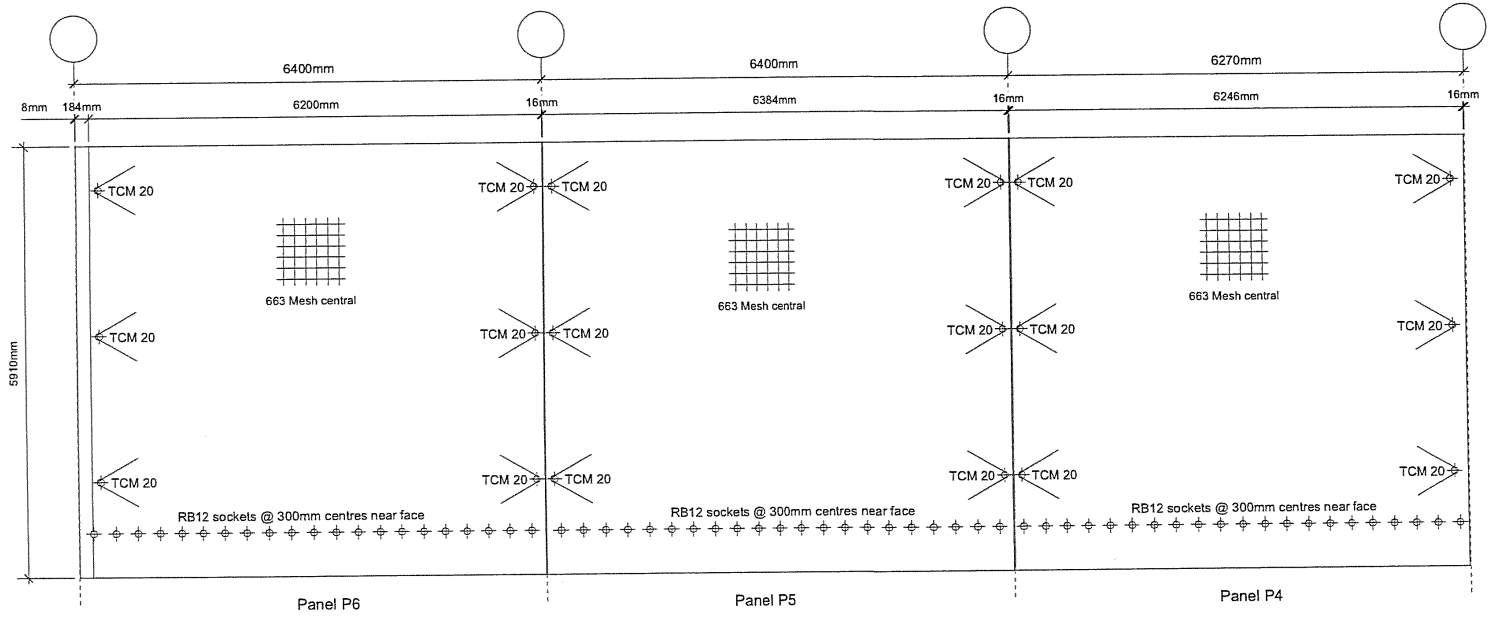
PROPOSED DEVELOPMENT FOR MCFARLANE GROUP DEVELOPMENTS AT SHANDS ROAD

FOUNDATION DETAILS

Scales: 1:20			
Designed: BOC		Drawn: BOC	
Checked:		Approved:	
Date: SEPTEMBER 2004			

Project	Drawing	Issue
21514	S2	2





NOTES

All panels drawn as viewed from inside building

All panels 30MPa concrete reinforcing to be placed central with H16 trimmer bars around the perimeter

Panels P1-P6 & P14-P18 125mm thick
Panels P7-P13 200mm thick

Issue	Date	Comments
1	20.09.04	FOR APPROVAL

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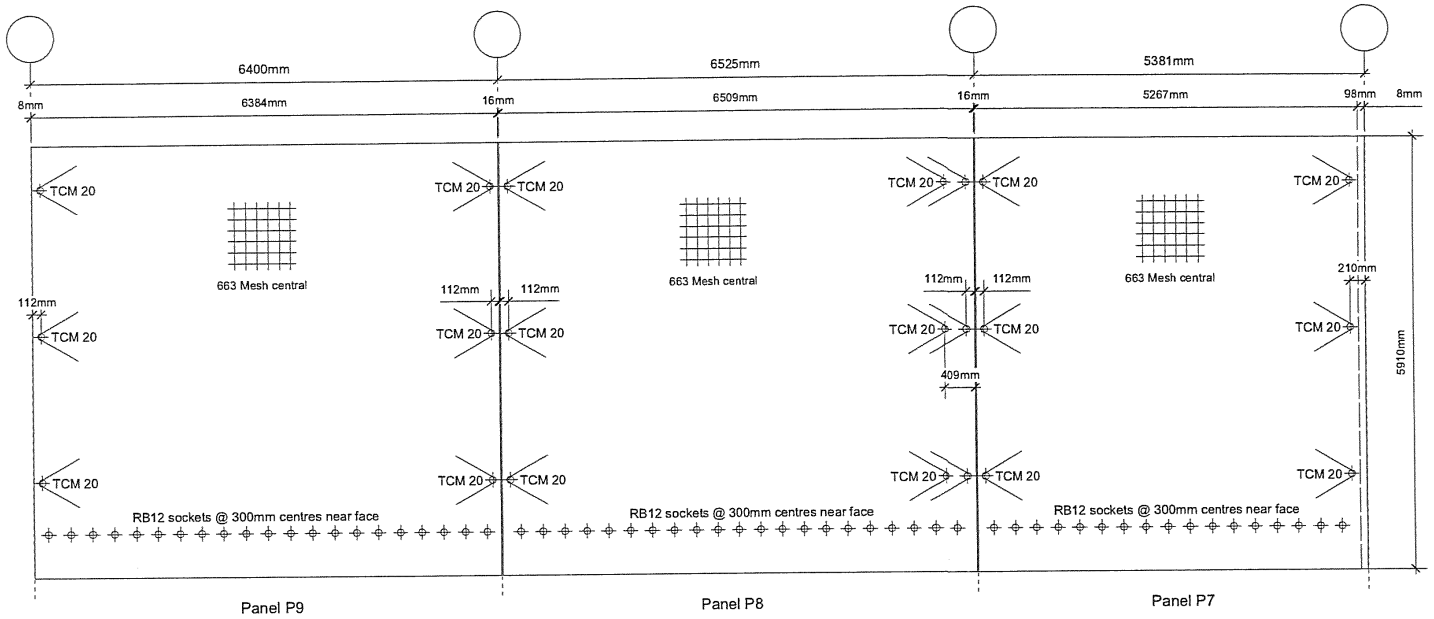
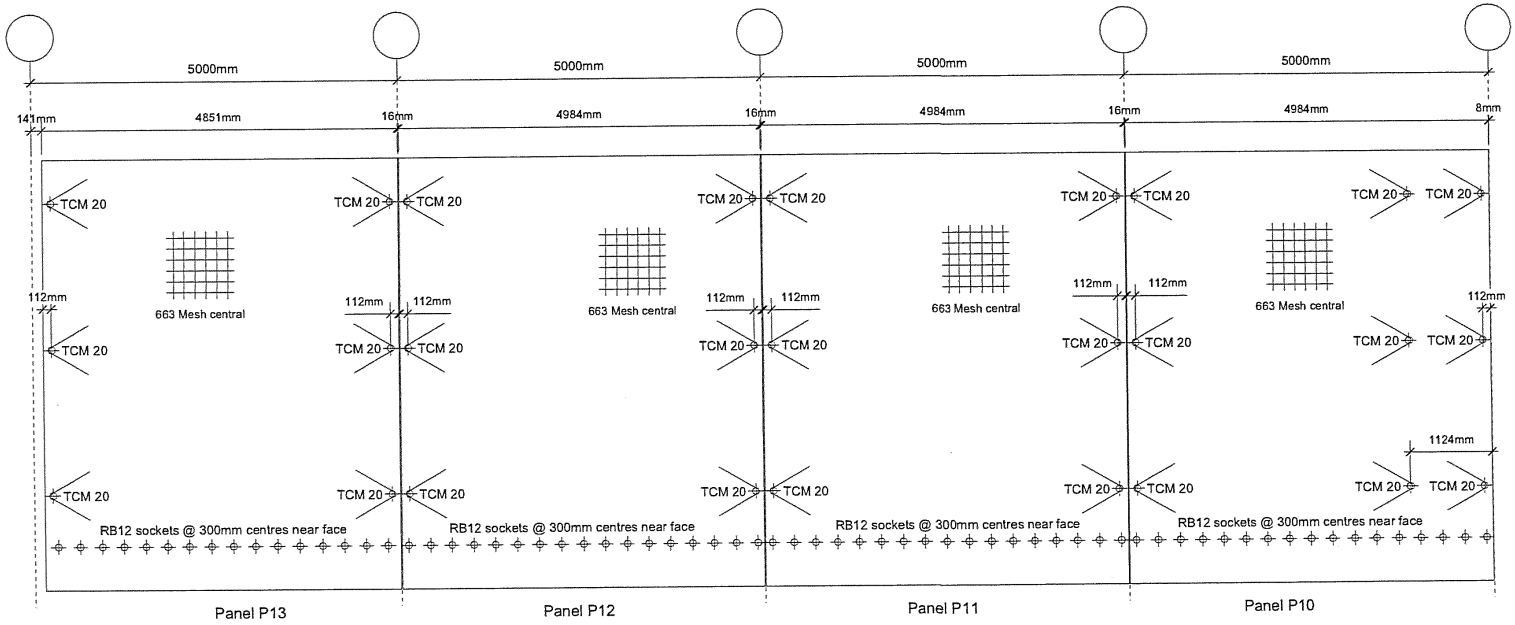
PROPOSED DEVELOPMENT FOR MCFARLANE GROUP DEVELOPMENTS AT SHANDS ROAD

PANELS P1-P6

Scales: 1:50	
Designed: BOC	Drawn: BOC
Checked:	Approved:
Date: SEPTEMBER 2004	

Project	Drawing	Issue
21514	S3	1





NOTES

All panels drawn as viewed from inside building

All panels 30MPa concrete reinforcing to be placed central with H16 trimmer bars around the perimeter

Panels P1-P6 & P14-P18 125mm thick
Panels P7-P13 200mm thick

Issue	Date	Comments
1	20.09.04	FOR APPROVAL

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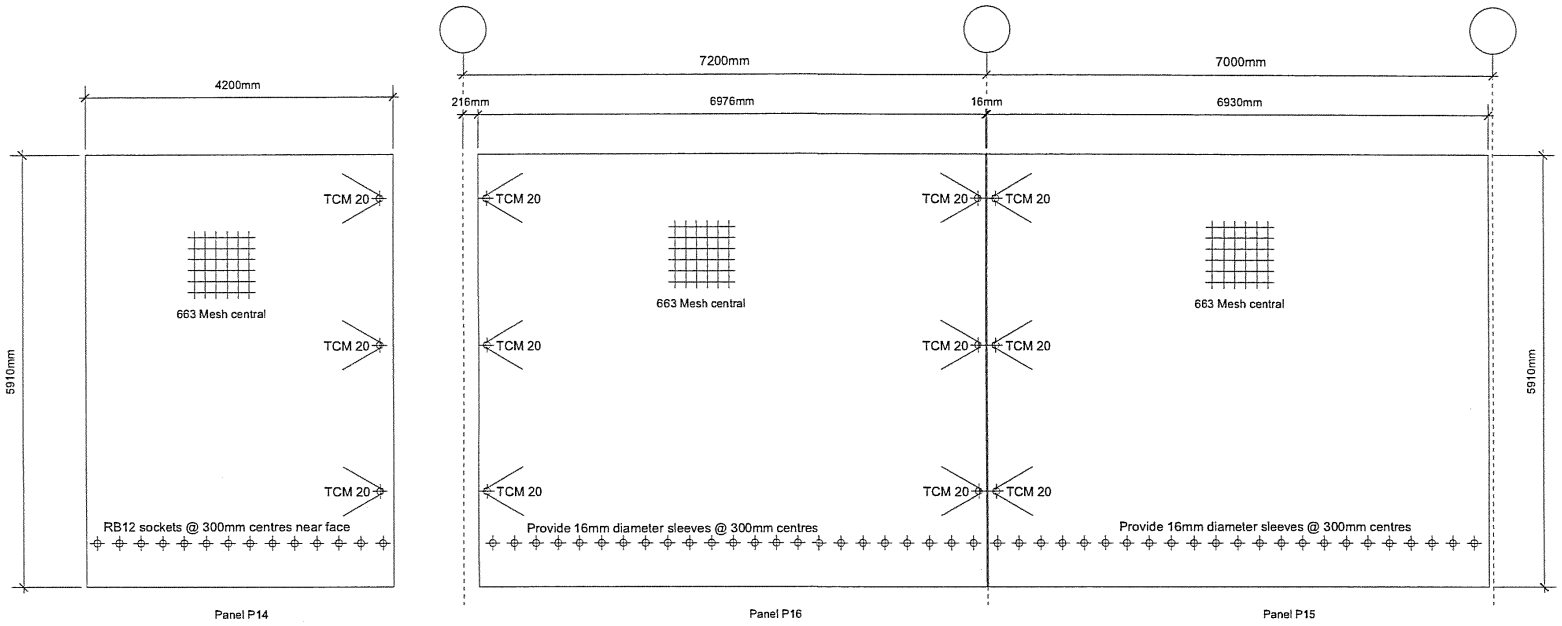
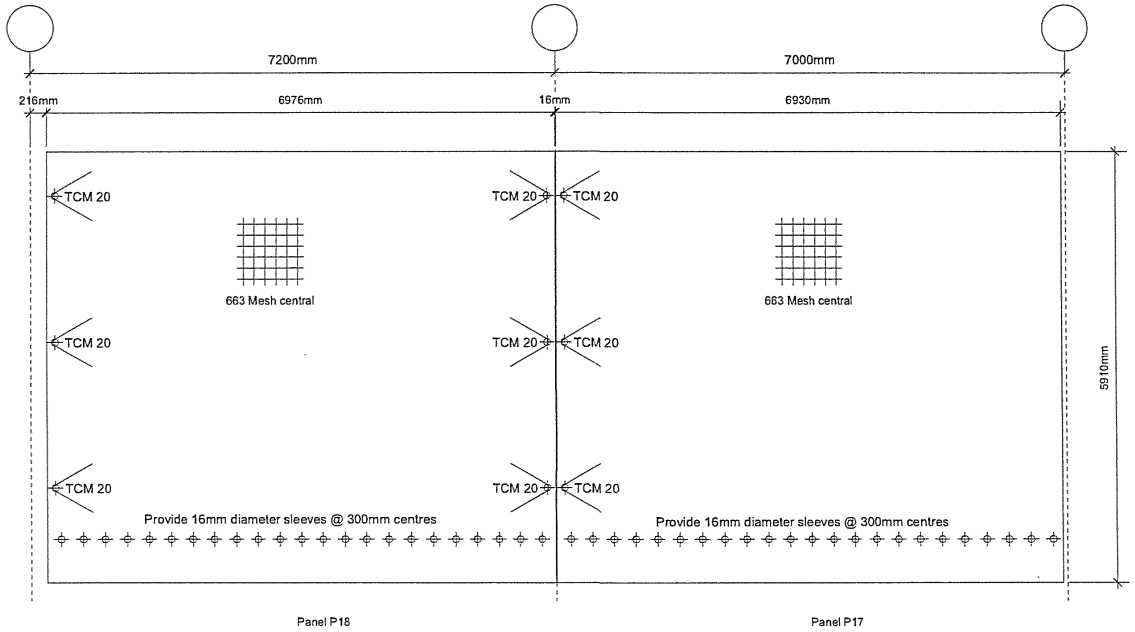
PROPOSED DEVELOPMENT FOR MCFARLANE GROUP DEVELOPMENTS AT SHANDS ROAD

PANELS P7-P13

Scales: 1:50	
Designed: BOC	Drawn: BOC
Checked:	Approved:
Date: SEPTEMBER 2004	

Project	Drawing	Issue
21514	S4	1





NOTES

All panels drawn as viewed from inside building

All panels 30MPa concrete reinforcing to be placed central with H16 trimmer bars around the perimeter

Panels P1-P6 & P14-P18 125mm thick
Panels P7-P13 200mm thick

Issue	Date	Comments
2	28.10.04	Panel dimensions altered
1	20.09.04	FOR APPROVAL

JOHN SNOOK LTD
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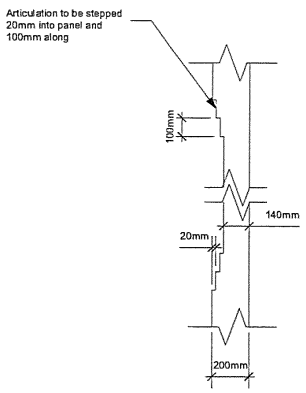
PROPOSED DEVELOPMENT FOR MCFARLANE GROUP DEVELOPMENTS AT SHANDS ROAD

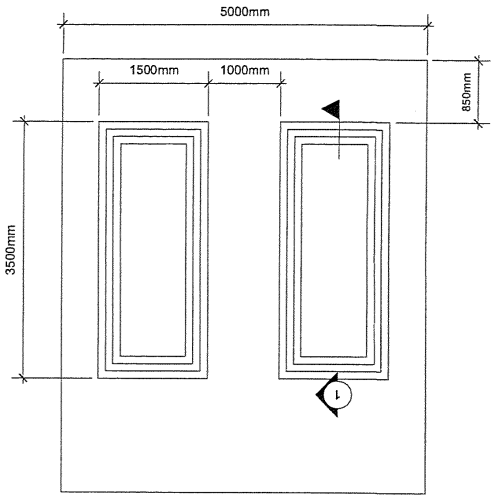
PANELS P14-P18

Scales: 1:50	
Designed: BOC	Drawn: BOC
Checked:	Approved:
Date: SEPTEMBER 2004	

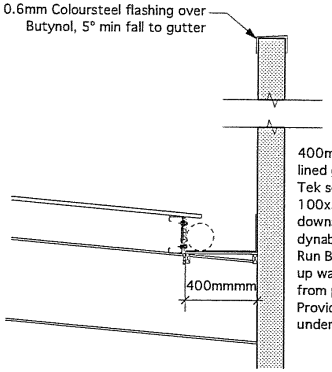
Project	Drawing	Issue
21514	S5	2



SECTION THROUGH ARTICULATION
SCALE 1:20

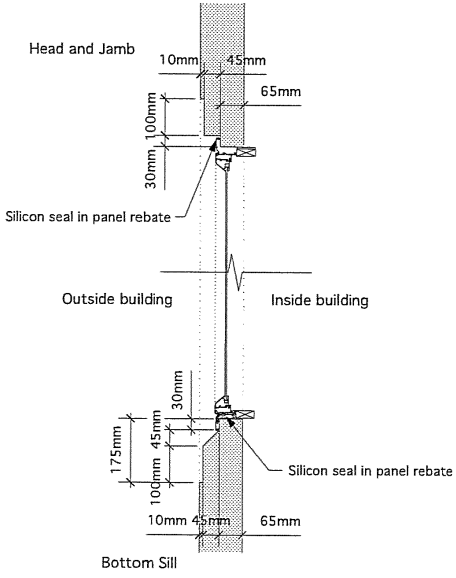


ARTICULATION FOR PANELS P13-P9
SCALE 1:50

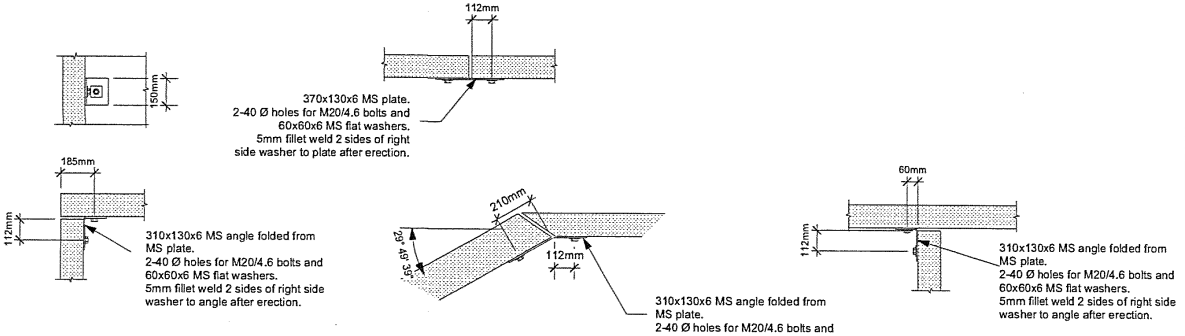


400mm wide x 200mm deep Butynol lined gutter formed over 12mm H3 ply. Tek screw to vertical purlin and to 100x50 battens screwed to downstand of ply screwed to purlin and dynabolted to wall.
Run Butynol under roofing and 400mm up wall, seal into sawcut and flash over from parapet.
Provide 150dia Novaflo pipes clipped under roofing as snow protection.

GUTTER DETAIL
1:20



REBATES AROUND OPENINGS
IN PANEL WALL
1:10



TYPICAL PRECAST PANEL FIXINGS

PAINT STEEL PLATES WITH 4MM DFT FIREPRO C606
INTUMESCENT PAINT FOR 90 MINUTE FIRE RATING

NOTES

Issue	Date	Comments
1	6.10.04	FOR APPROVAL

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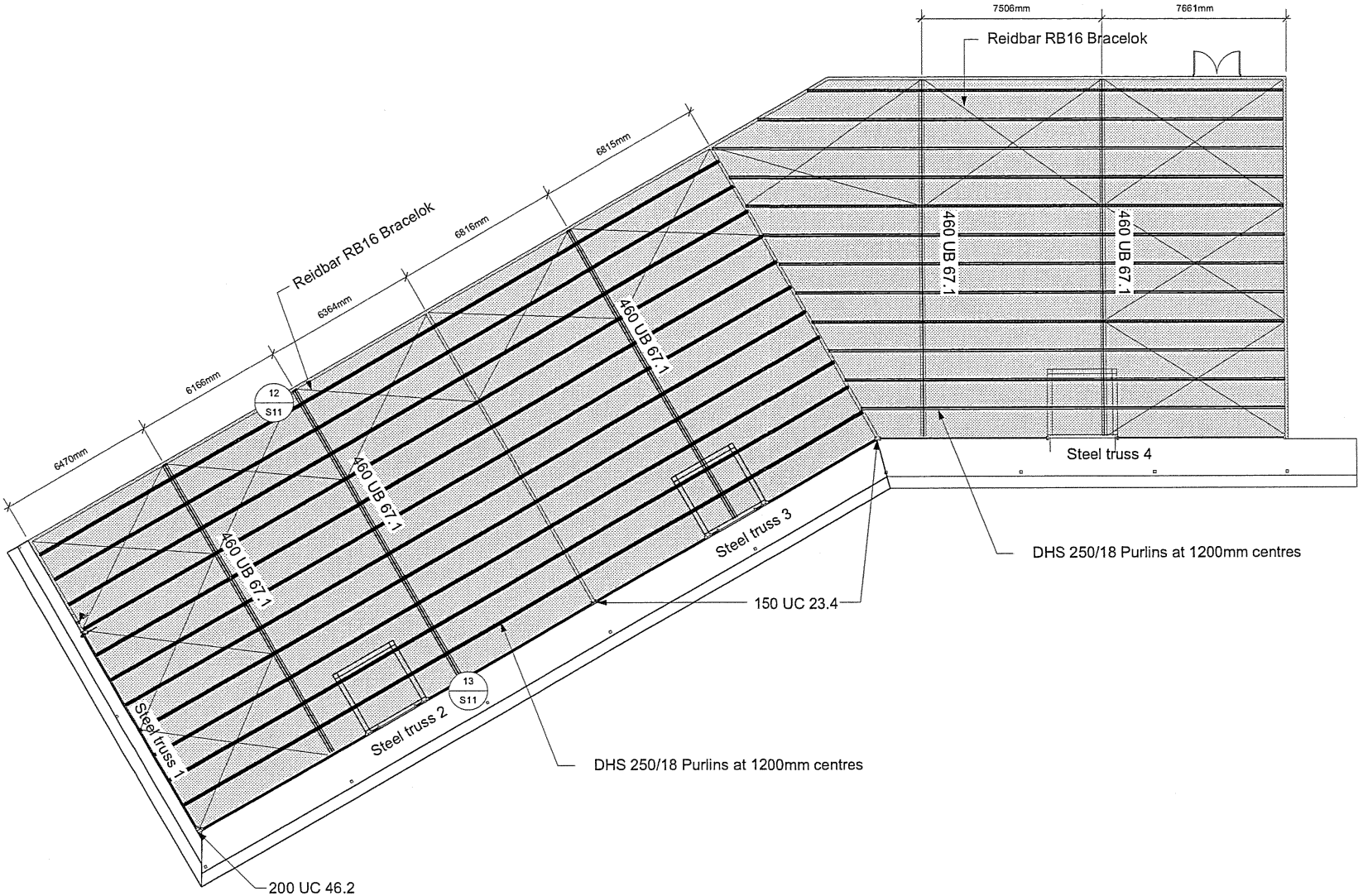
PROPOSED
DEVELOPMENT
FOR
MCFARLANE GROUP
DEVELOPMENTS
AT
SHANDS ROAD

PANEL ARTICULATION
& CONNECTIONS

Scales: 1:10, 1:20, 1:50	
Designed: BOC	Drawn: BOC
Checked:	Approved:
Date: SEPTEMBER 2004	

Project	Drawing	Issue
21514	S6	1



NOTES

Issue	Date	Comments
2	29.10.04	Dimensions added
1	20.09.04	FOR APPROVAL

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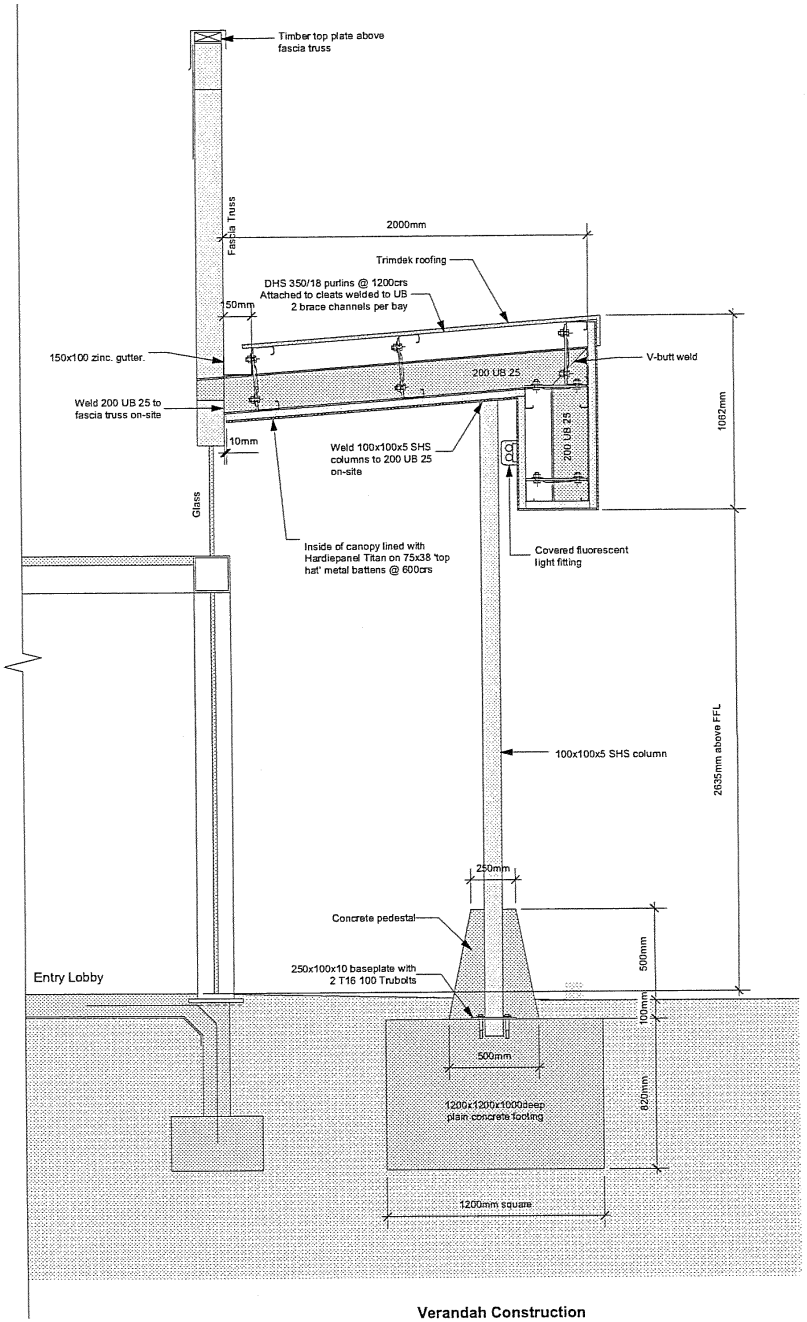
PROPOSED DEVELOPMENT FOR MCFARLANE GROUP DEVELOPMENTS AT SHANDS ROAD

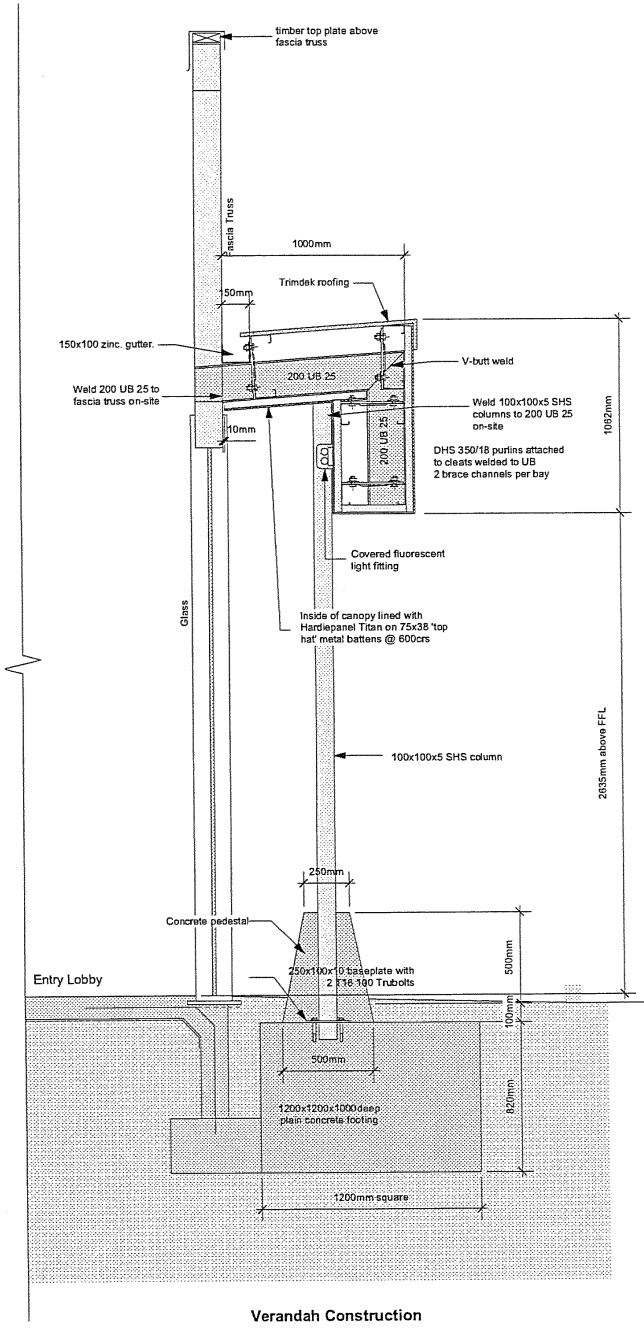
STEEL PLAN

Scales: 1:125	
Designed: BOC	Drawn: BOC
Checked:	Approved:
Date: SEPTEMBER 2004	

Project	Drawing	Issue
21514	S7	2



Verandah Construction



Verandah Construction

NOTES

Issue	Date	Comments
1	6.10.04	FOR APPROVAL

JOHN SNOOK LTD
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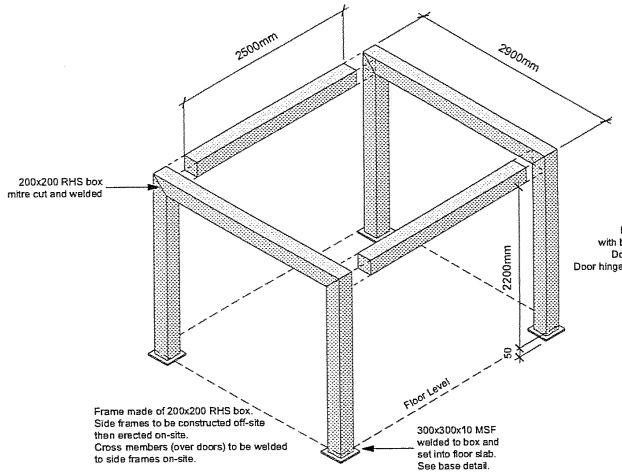
PROPOSED DEVELOPMENT FOR MCFARLANE GROUP DEVELOPMENTS AT SHANDS ROAD

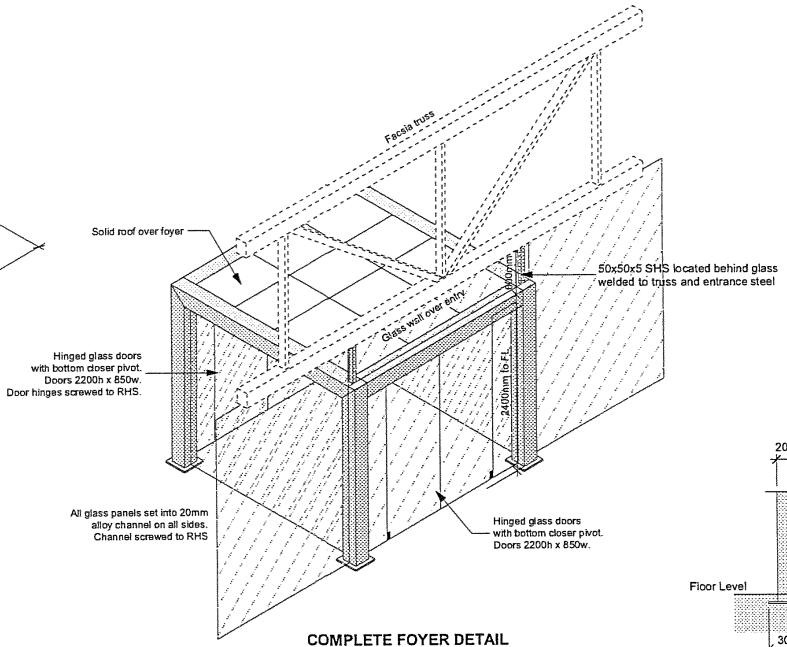
CANOPY DETAILS

Scales: 1:20			
Designed: BOC		Drawn: BOC	
Checked:		Approved:	
Date: SEPTEMBER 2004			

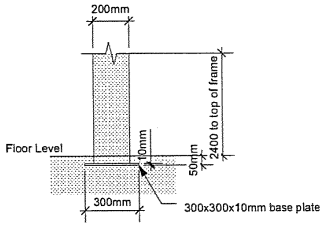
Project	Drawing	Issue
21514	S8	1



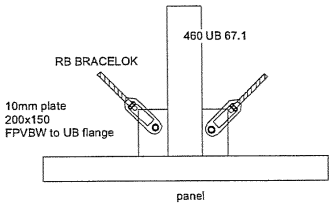
FOYER FRAME DETAIL
1:50

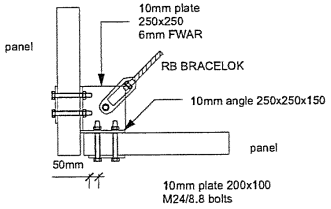


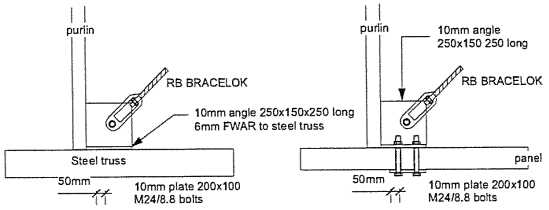
COMPLETE FOYER DETAIL
1:50



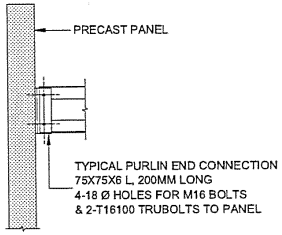
BASE DETAIL
1:10







BRACING CONNECTIONS



PURLIN CONNECTION
TO WALL PANEL
1:20

NOTES

Issue	Date	Comments
2	29.10.04	Add SHS to entrance
1	20.09.04	FOR APPROVAL

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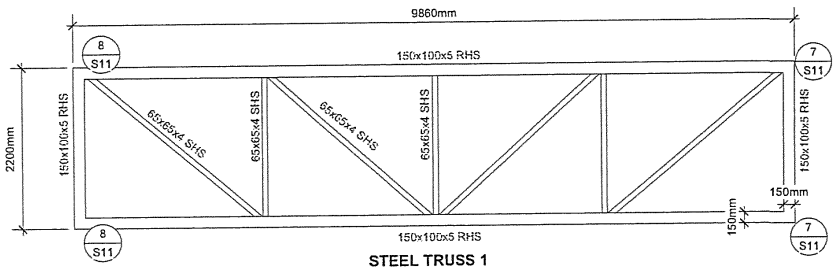
PROPOSED DEVELOPMENT FOR MCFARLANE GROUP DEVELOPMENTS AT SHANDS ROAD

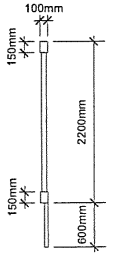
ENTRANCE & BRACING DETAILS

Scales: 1:20, 1:50	
Designed: BOC	Drawn: BOC
Checked:	Approved:
Date: SEPTEMBER 2004	

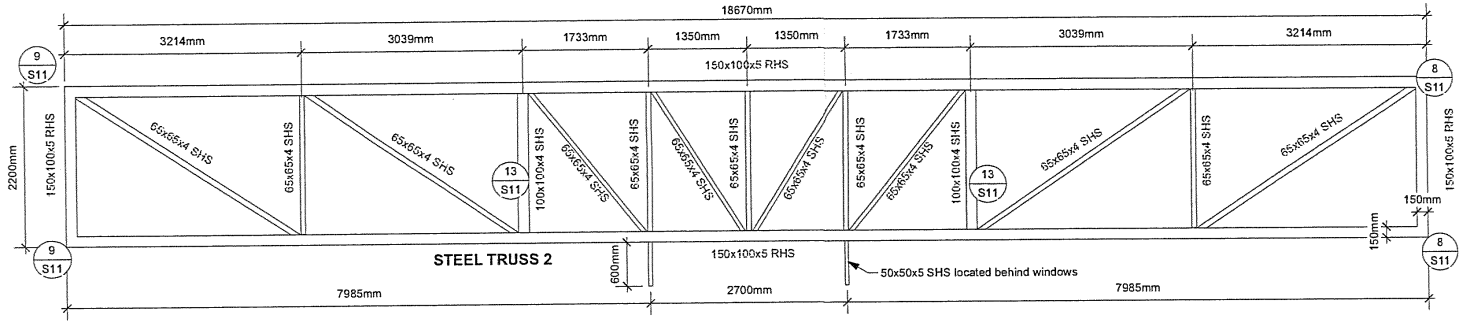
Project	Drawing	Issue
21514	S9	2



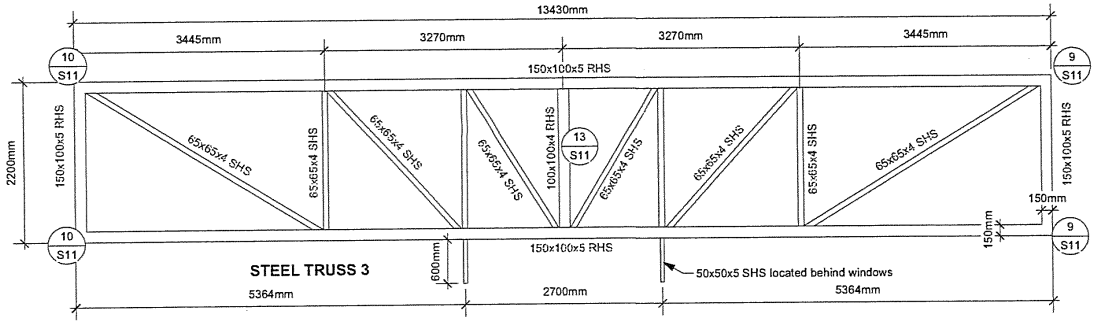
STEEL TRUSS 1



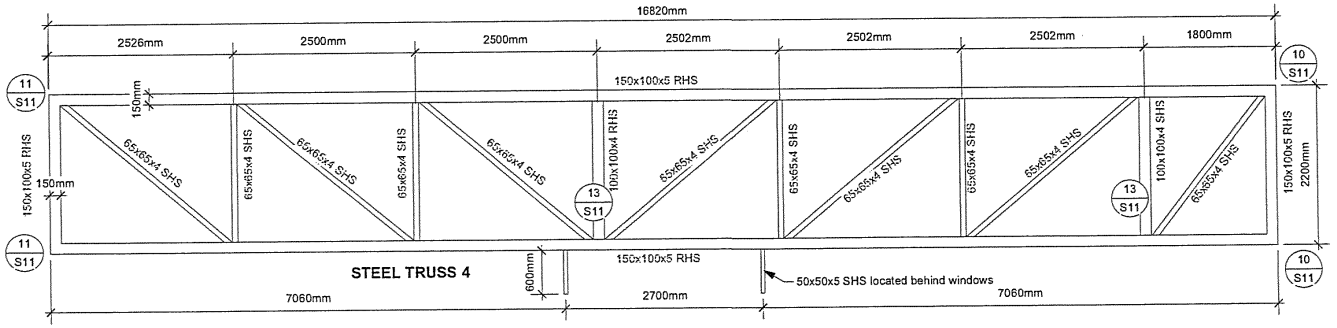
TYPICAL TRUSS SECTION



STEEL TRUSS 2



STEEL TRUSS 3



STEEL TRUSS 4

NOTES

Trusses drawn as viewed from inside of building

Issue	Date	Comments
1	20.09.04	FOR APPROVAL

JOHN SNOOK LTD
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Designers

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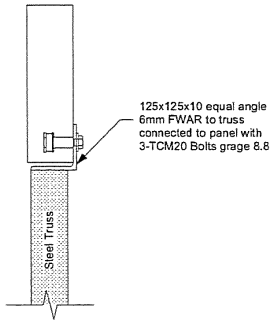
PROPOSED DEVELOPMENT FOR MCFARLANE GROUP DEVELOPMENTS AT SHANDS ROAD

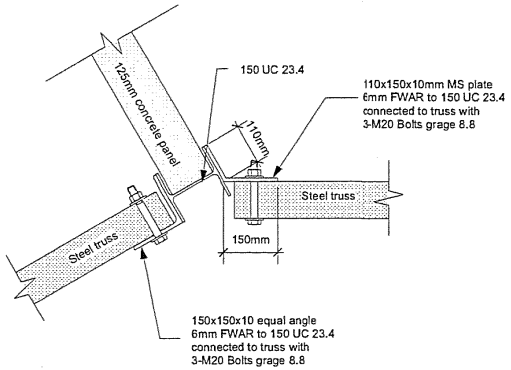
STEEL TRUSSES

Scales: 1:50	
Designed: BOC	Drawn: BOC
Checked:	Approved:
Date: SEPTEMBER 2004	

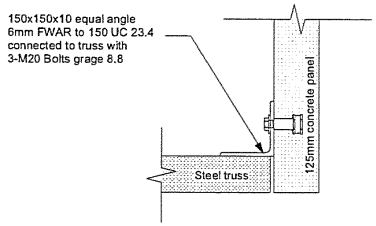
Project	Drawing	Issue
21514	S10	1



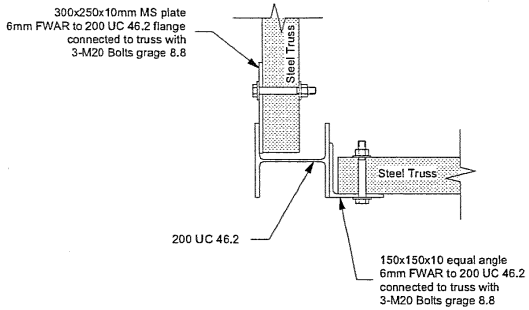
7 / S11 Truss 1 Connection to panel
Scale: 1:10



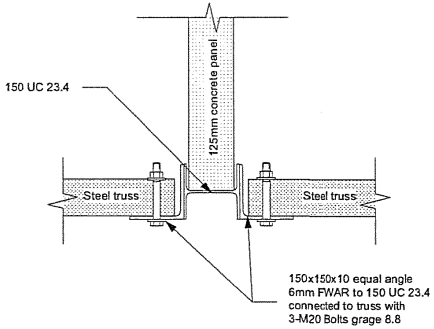
10 / S11 Truss 3 & 4 Connection to 150 UC 23.4
Scale: 1:10



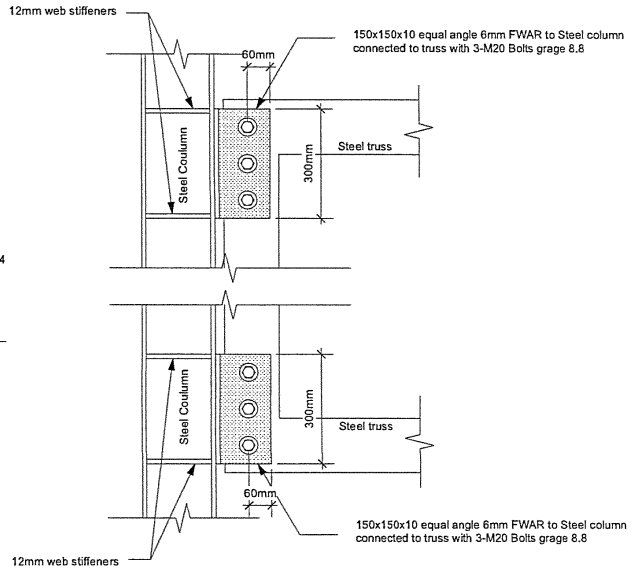
11 / S11 Truss 4 Connection to Panel
Scale: 1:10



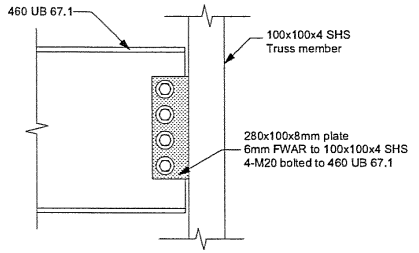
8 / S11 Truss 1 & 2 Connection to 200 UC 46.2
Scale: 1:10



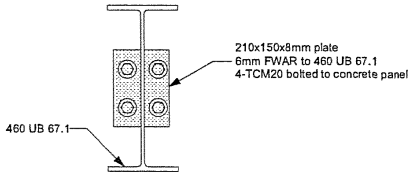
9 / S11 Truss 2 & 3 Connection to 150 UC 23.4
Scale: 1:10



Typical truss to column connection
Scale: 1:10



13 / S11 460 UB to Truss Connection
Scale: 1:10



12 / S11 460 UB to Panel Connection
Scale: 1:10

NOTES

Issue	Date	Comments
2	29.10.04	Detail numbering altered connection detail added detail 13 changed
1	6.10.04	FOR APPROVAL

JOHN SNOOK LTD
Consulting Engineers
Designers

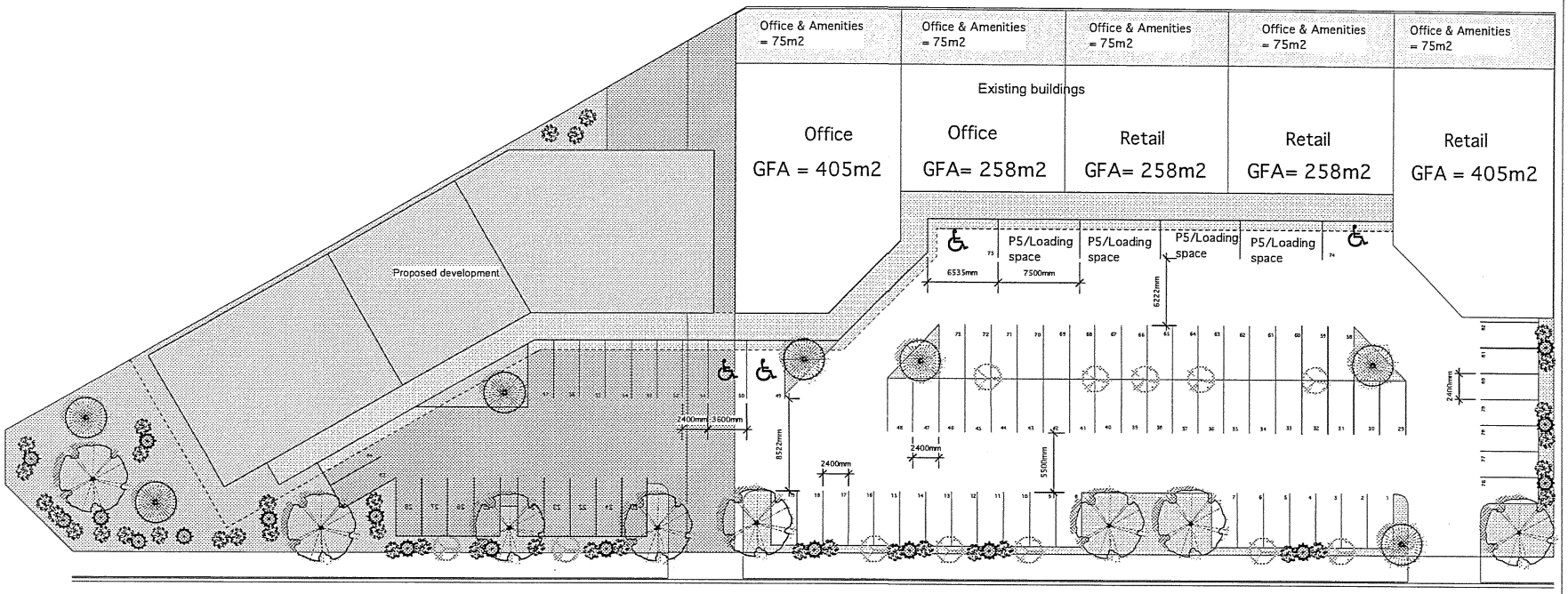
1 Bridge Court 100 Oxford Terrace
P O Box 3839 Christchurch New Zealand
Ph (03) 3667251 Fax (03) 3662048
Email john@johnsnook.co.nz

PROPOSED DEVELOPMENT FOR MCFARLANE GROUP DEVELOPMENTS AT SHANDS ROAD

TRUSS CONNECTIONS

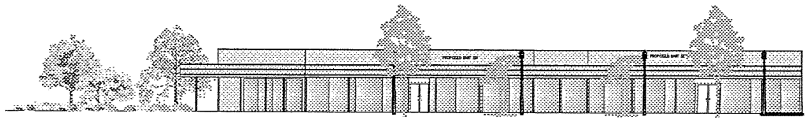
Scales: 1:20			
Designed: BOC		Drawn: BOC	
Checked:		Approved:	
Date: SEPTEMBER 2004			

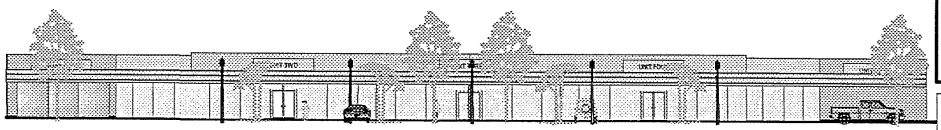
Project	Drawing	Issue
21514	S11	2



Total Landscape Area = 597.8m2
Required Landscape Area = 584.1m2

Total Floor area = 2350
Carparks provided = 84 + 4 P5/Loading Bays





KEY:

Trees to be 1.5m minimum height at time of planting

BETULA NIGRA
BLACK BIRCH
5m High at 10 years
8m High at Maturity

SOPHORA MICROPHYLLA
KOWHAI
5m High at 10 years
8m High at Maturity

QUERCUS PALUSTRIS
8m High at 10 years

Scree garden on weedmat flaxes in mixed colours and agapanthus orientals with pocacita grass plantings

VectorWORKS

NOTES

Issue Date Comments

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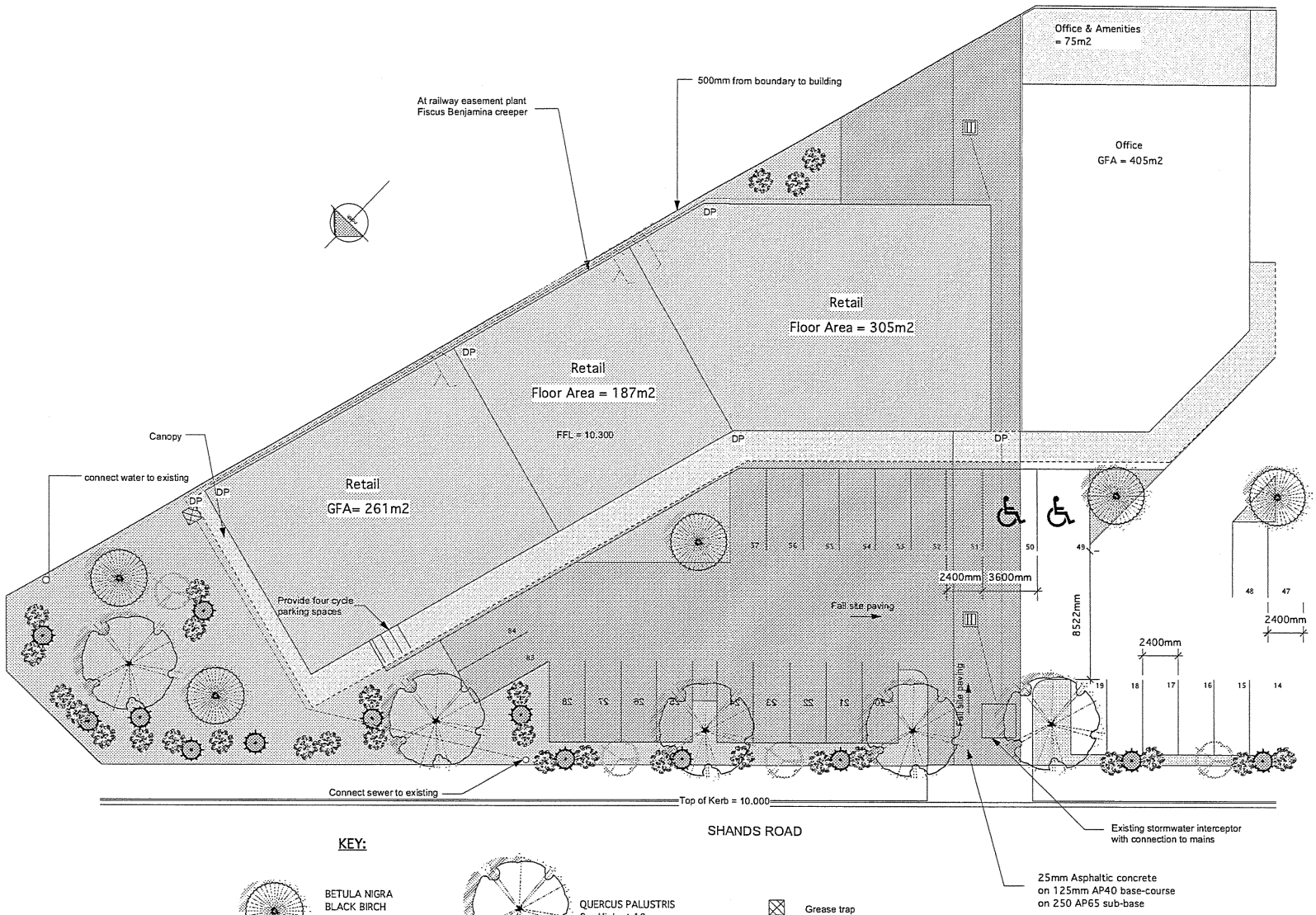
PROPOSED DEVELOPMENT FOR MCFARLANE GROUP DEVELOPMENTS AT SHANDS ROAD

TOTAL SITE PLAN

Scales: 1:300			
Designed: BOC		Drawn: BOC	
Checked:		Approved:	
Date: SEPTEMBER 2004			

Project	Drawing	Issue
21514	A1	2



KEY:

BETULA NIGRA
BLACK BIRCH
5m High at 10 years
8m High at Maturity

SOPHORA MICROPHYLLA
KOWHAI
5m High at 10 years
8m High at Maturity

Scree garden on weedmat
flaxes in mixed colours
and agapanthus orientals
with pocacita grass plantings

QUERCUS PALUSTRIS
8m High at 10 years

100mm Wastewater Drain
1:120 gradient

150mm diameter stormwater pipe
at 1:200 gradient

Water supply

Grease trap

Type 2 Sump

DP Downpipes 150mm diameter with Skellerup IMR130 rainhead overflow Provide inspection points @ 500mm above FFL

NOTES

Pt 2 DP 12790 & Lot 1 DP 23686
Site area = 2350sqm

Total Floor area =753sqm

Landscaping:
Required = 584.1sqm
Provided = 597.8sqm

Carparks provided = 84 +
4 P5/Loading Bays

Provide symbols to disabled persons parks & access door

Exterior paving at doorways to be 20mm max below FFL. Grade paving at 1:75 max away from doorways

At water supply point provide 20mm **RPZ BACKFLOW PREVENTER** installed in water supply line and housed in a toby box just inside the boundary. RPZ backflow preventor to be mounted 300mm above ground, see manufacturers installation requirements

Trees to be 1.5m high at time of planting

Issue	Date	Comments
1	20.09.04	FOR APPROVAL

JOHN SNOOK LTD
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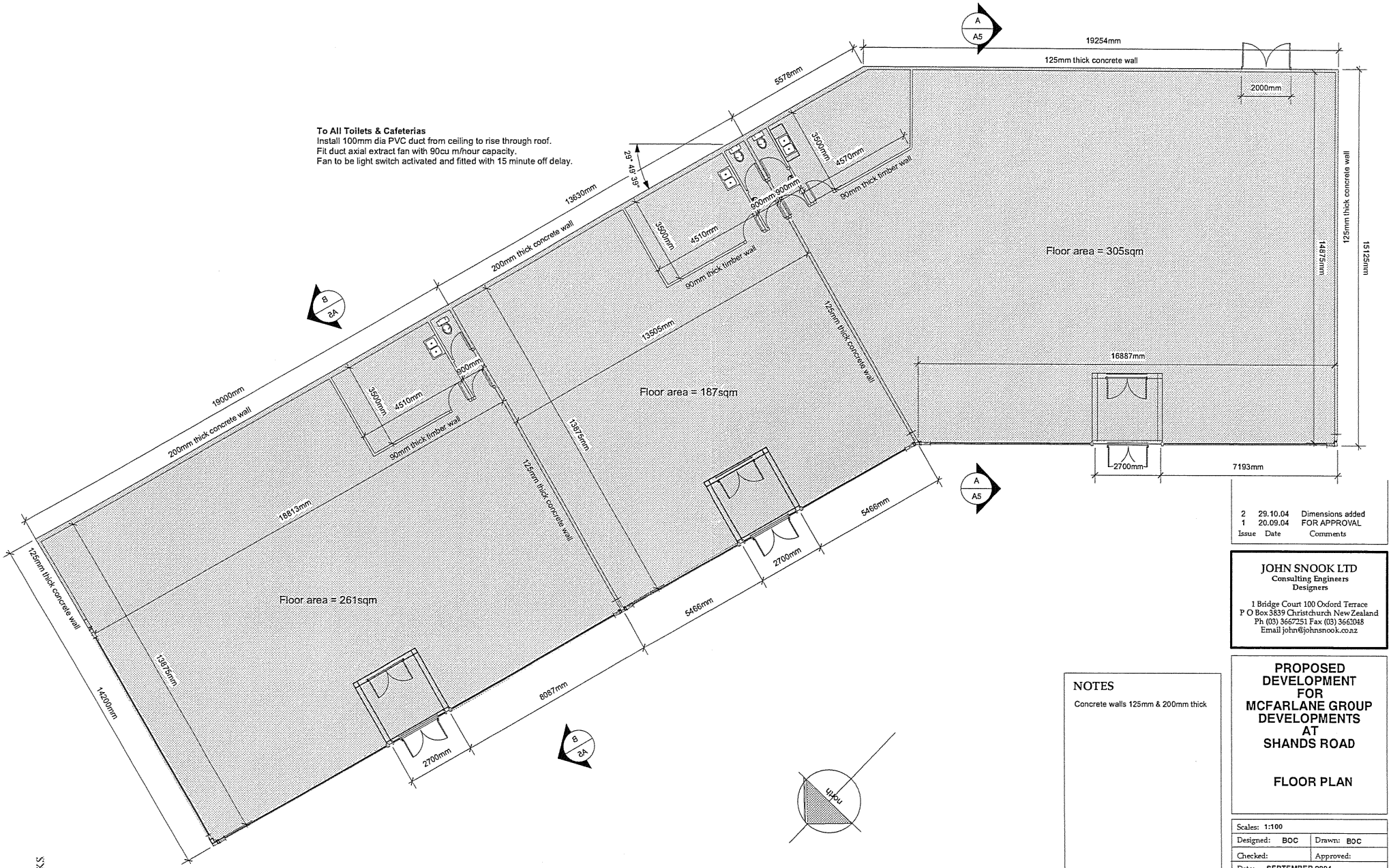
PROPOSED DEVELOPMENT FOR MCFARLANE GROUP DEVELOPMENTS AT SHANDS ROAD

SITE PLAN

Scales: 1:200	
Designed: BOC	Drawn: BOC
Checked:	Approved:
Date: SEPTEMBER 2004	

Project	Drawing	Issue
21514	A2	1

Vectorworks



Issue	Date	Comments
2	29.10.04	Dimensions added
1	20.09.04	FOR APPROVAL

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NOTES

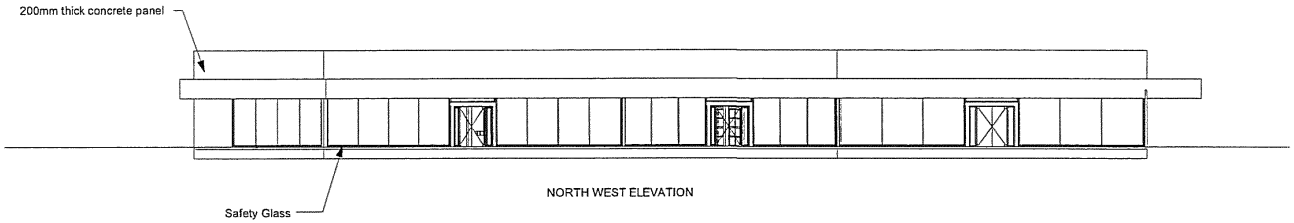
Concrete walls 125mm & 200mm thick

PROPOSED DEVELOPMENT FOR MCFARLANE GROUP DEVELOPMENTS AT SHANDS ROAD

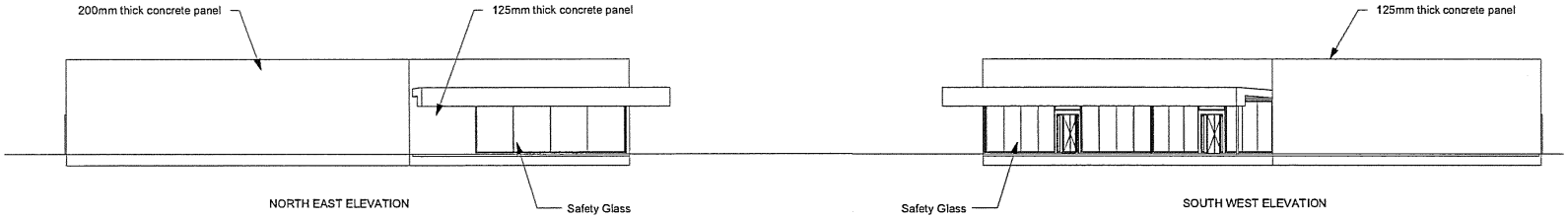
FLOOR PLAN

Scales: 1:100			
Designed: BOC		Drawn: BOC	
Checked:		Approved:	
Date: SEPTEMBER 2004			

Project	Drawing	Issue
21514	A3	2

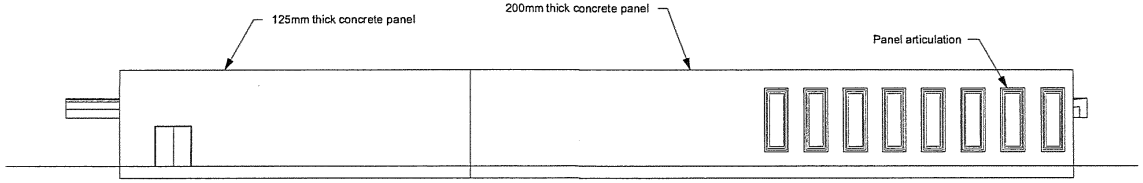


NORTH WEST ELEVATION



NORTH EAST ELEVATION

SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

NOTES

Issue	Date	Comments
1	20.09.04	FOR APPROVAL

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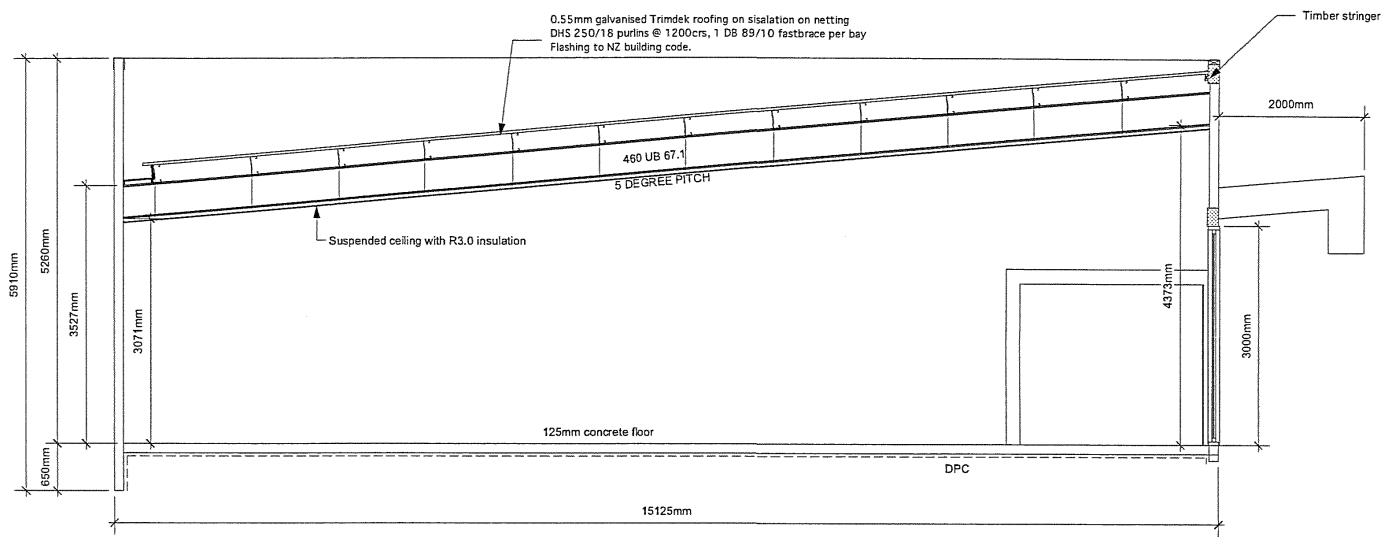
PROPOSED DEVELOPMENT FOR MCFARLANE GROUP DEVELOPMENTS AT SHANDS ROAD

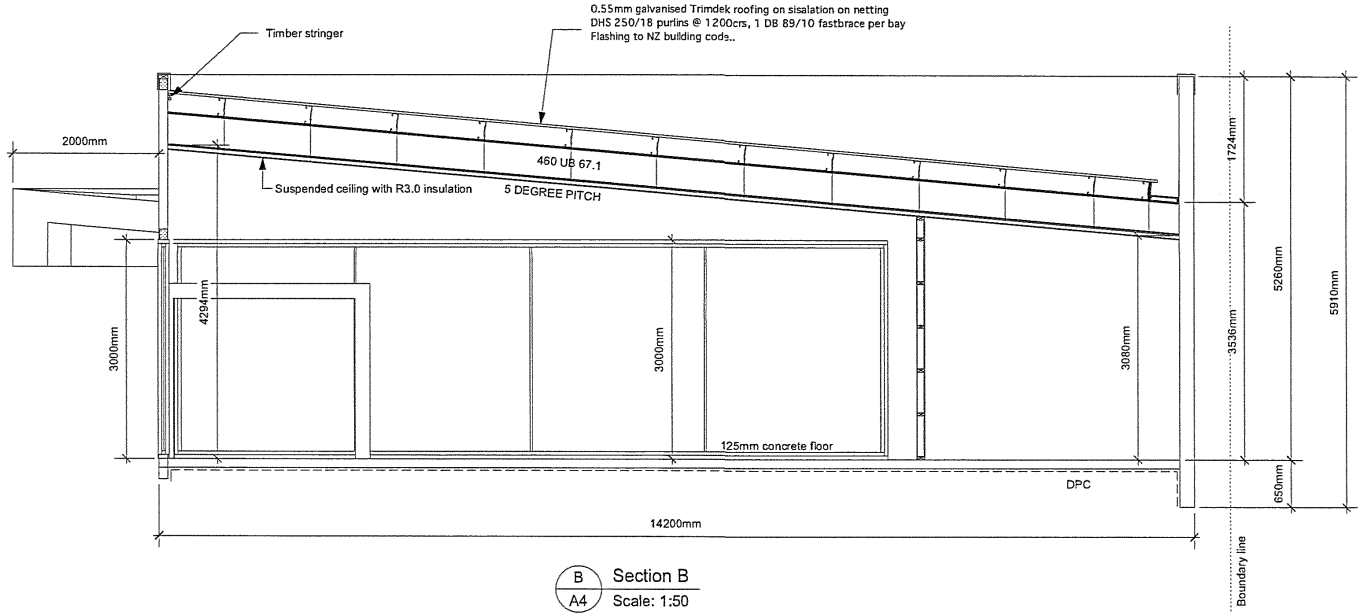
ELEVATIONS

Scales: 1:200		
Designed: BOC	Drawn: BOC	
Checked:	Approved:	
Date: SEPTEMBER 2004		

Project	Drawing	Issue
21514	A4	1



A / A4 Section A
Scale: 1:50



B / A4 Section B
Scale: 1:50

NOTES

Issue	Date	Comments
2	28.10.04	Dimensions added
1	20.09.04	FOR APPROVAL

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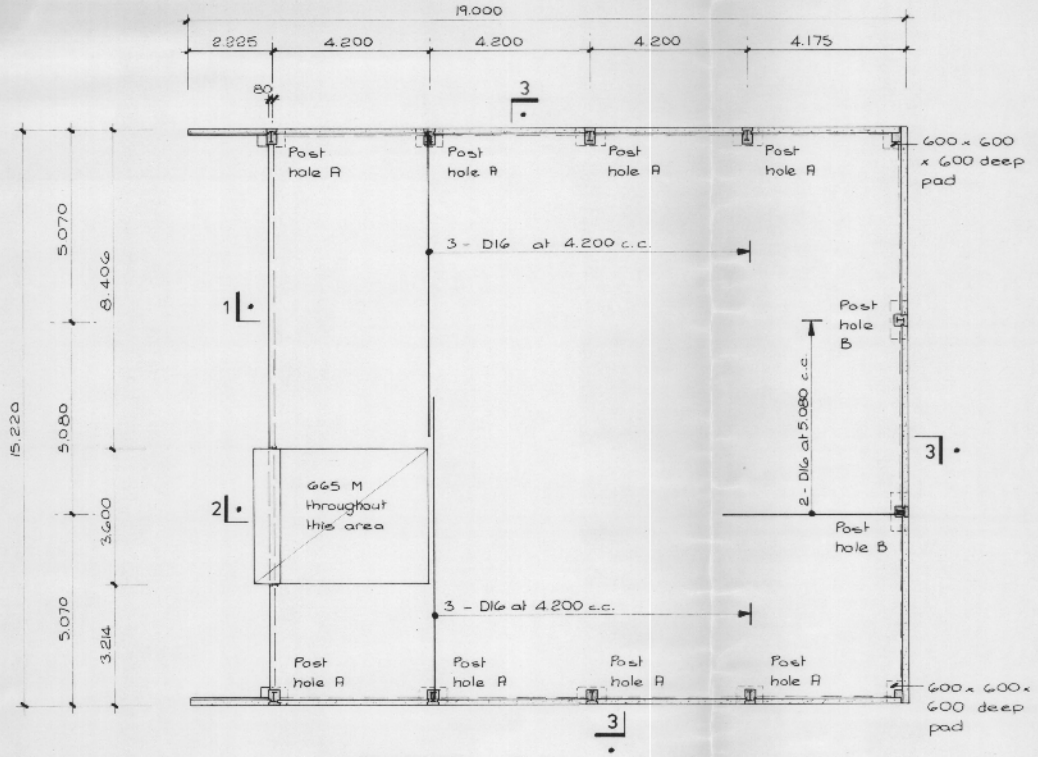
PROPOSED DEVELOPMENT FOR MCFARLANE GROUP DEVELOPMENTS AT SHANDS ROAD

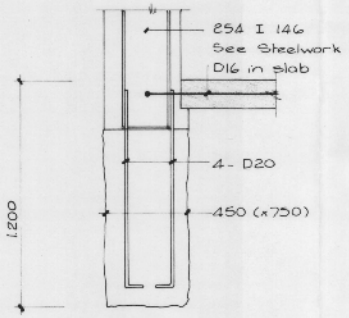
CROSS SECTIONS

Scales: 1:50			
Designed: BOC		Drawn: BOC	
Checked:		Approved:	
Date: SEPTEMBER 2004			

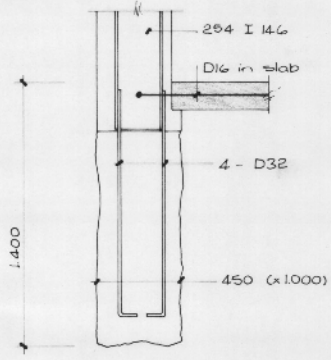
Project	Drawing	Issue
21514	A5	2



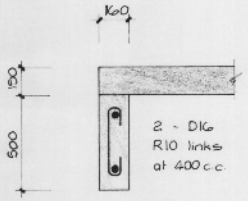
FOUNDATION PLAN



POST HOLE A



POST HOLE B



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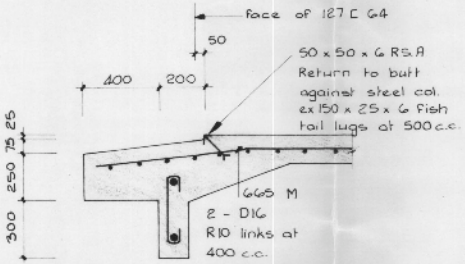

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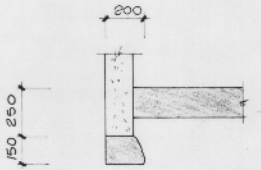
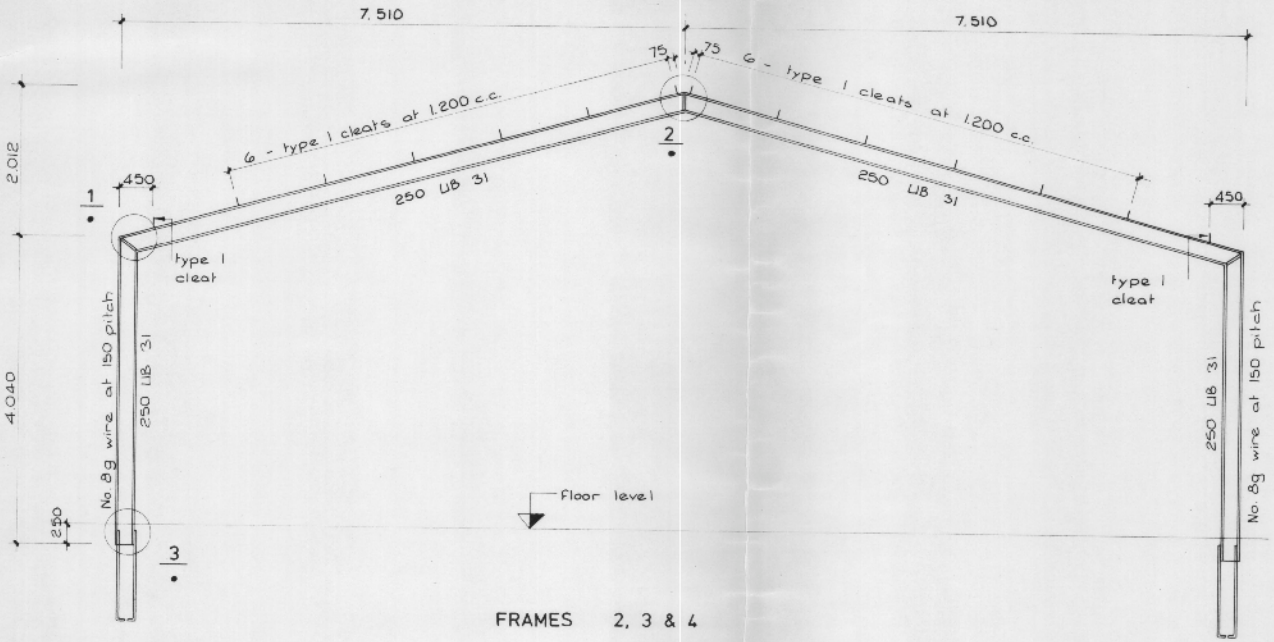


3

APPROVED subject to conditions set out on permit No. .....
per PAPARUA COUNTY COUNCIL
J. D. ANNAN
County Engineer

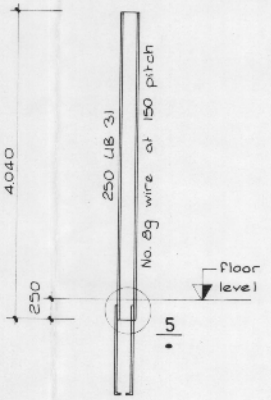
The builder shall be responsible for the cost of any damage to footpath or vehicle entrance during construction.

PROPOSED NEW FACTORY FOR E. CILLEKENS - 31 SHANDS ROAD	APPROVED	DATE	SCALES	FOUNDATION	SHEET	FILE
		DEC. 1977	1 : 100 1 : 20		S 1	1060

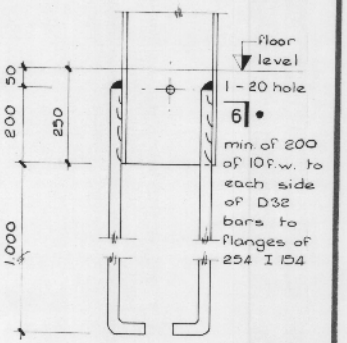


FRAMES 2, 3 & 4

6



COLUMN 1
2 off



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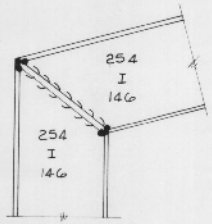
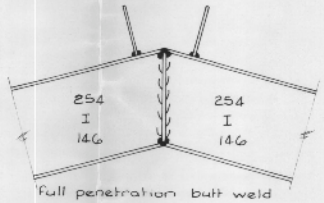


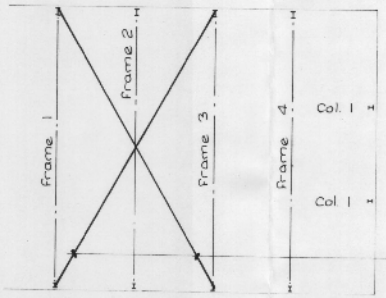
Full penetration butt weld web and flanges of 254 I 146.
2 - ex 300 x 70 x 12 fl.
Full penetration butt weld ends to flanges and 5 f.w. sides to web of 254 I 146

1



Full penetration butt weld web and flanges of 254 I 146
2 - ex 250 x 50 x 10 fl.
6 f.w.a.r

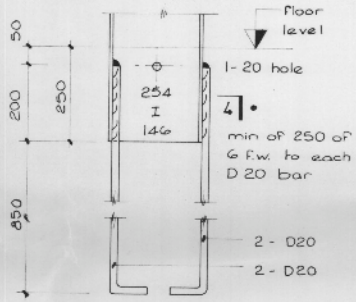
2



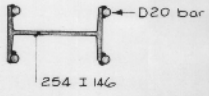
50 x 6 fl bracing. Min. of 250 of 6 f.w. to each end to top flange of 254 I 146.

Carpenter to screw fix bracing to underside of purlins.

FRAMING PLAN



3



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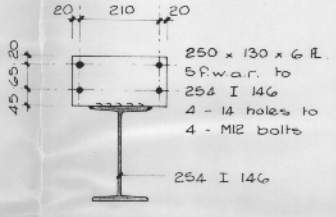


TYPE 1 CLEAT
56 off

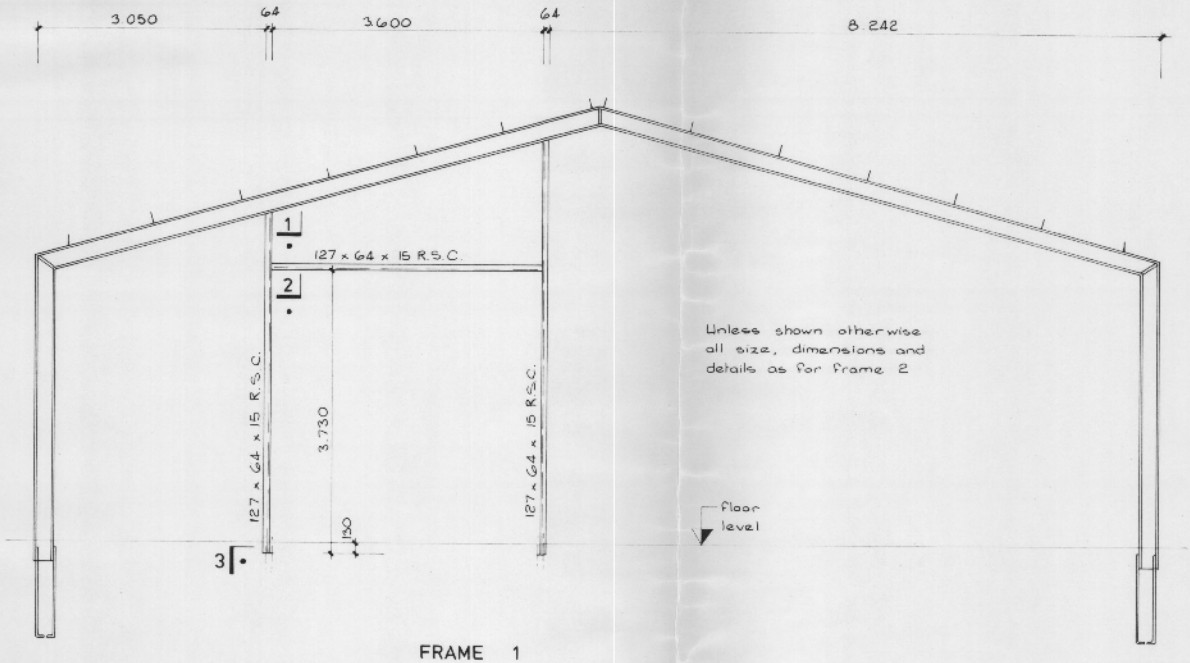
APPROVED subject to conditions set out on permit No. .....
per PAPARUA COUNTY COUNCIL
J. D. ANNAN
County Engineer

The builder shall be responsible for the cost of any damage to footpath or vehicle entrance during construction.

PROPOSED NEW FACTORY FOR E. CILLEKENS - 31 SHANDS ROAD

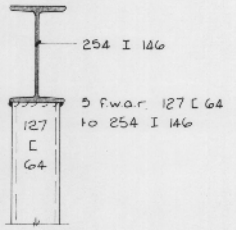
APPROVED	DATE	SCALES		SHEET	FILE
A. R.	DEC. 1977	1 : 200 1 : 50 1 : 10	STEELWORK	S2	1060

ALAN M. REAY CONSULTING ENGINEER 113 SALISBURY STREET CHRISTCHURCH TELEPHONE 60434



Unless shown otherwise all size, dimensions and details as for frame 2

FRAME 1



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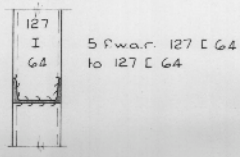

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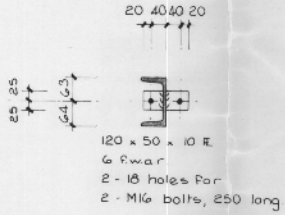
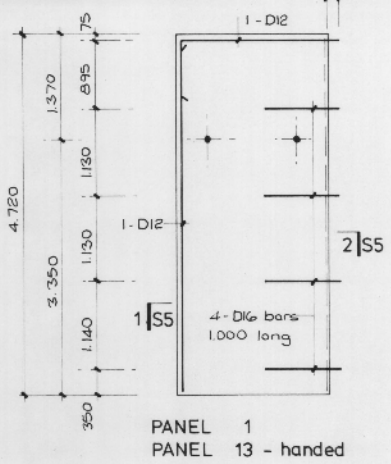


3

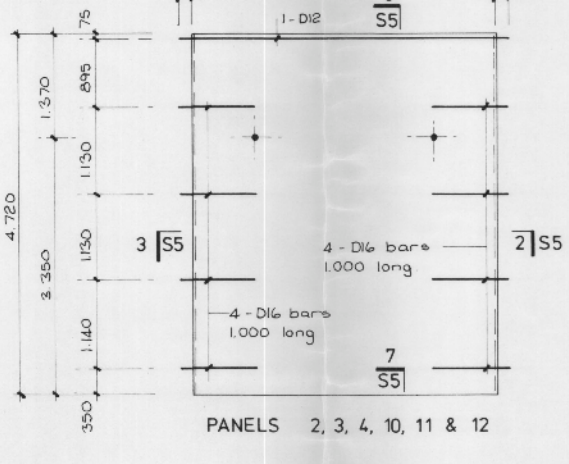
APPROVED subject to conditions set out on permit No. .....
per PAPARUA COUNTY COUNCIL
J. D. ANNAN
County Engineer

The builder shall be responsible for the cost of any damage to footpath or vehicle entrance during construction.

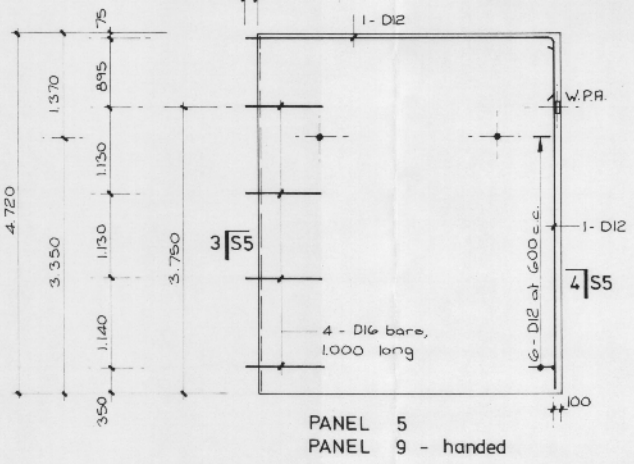
PROPOSED NEW FACTORY FOR E. CILLEKENS - 31 SHANDS ROAD	APPROVED	DATE	SCALES		SHEET	FILE
		DEC 1977	1 : 50 1 : 10	STEELWORK	S3	1060



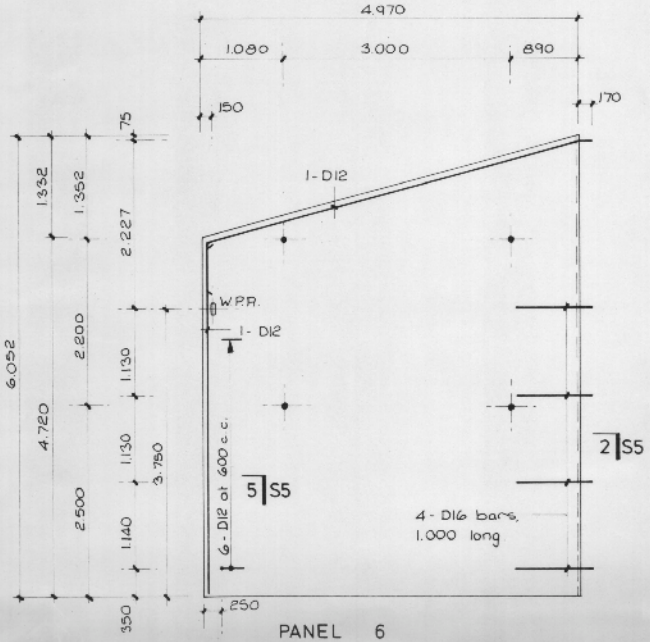
PANEL 1
PANEL 13 - handed



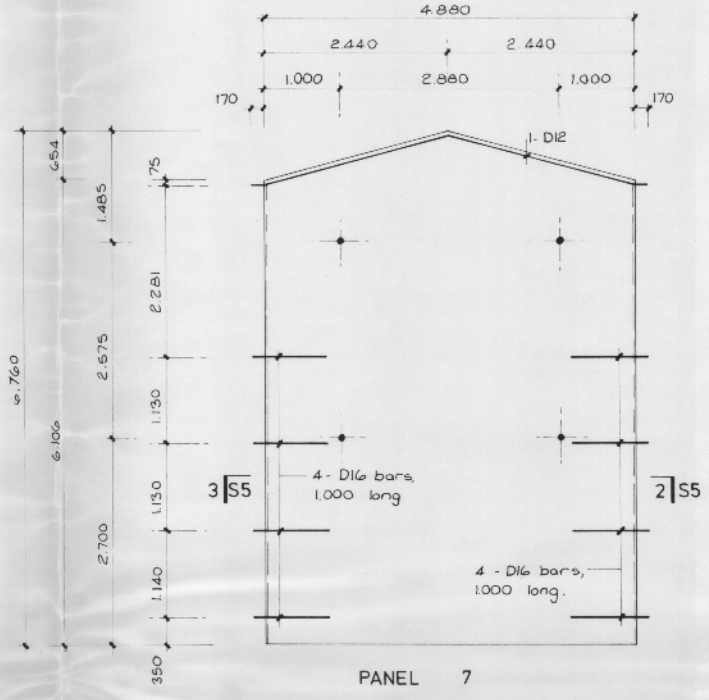
PANELS 2, 3, 4, 10, 11 & 12



PANEL 5
PANEL 9 - handed



PANEL 6
PANEL 8 - handed



PANEL 7

Notes:
All panels 150 mm thick.

All panels have 1 layer of 663 M Lap min. of 225 mm

- denotes 4 ton Con.Sert lifting fixing - near face

W.P.R. - denotes weld plate type R. See sheet S5.

All panels viewed from inside of building.

Tolerances:

Width	+0 mm	- 6 mm
Height	+0 mm	- 6 mm
Thickness	+0 mm	- 3 mm

D denotes deformed bar

R denotes plain round bar

APPROVED subject to conditions set out on permit No. .....
per PAPARUA COUNTY COUNCIL.
J. D. ANNAN
County Engineer

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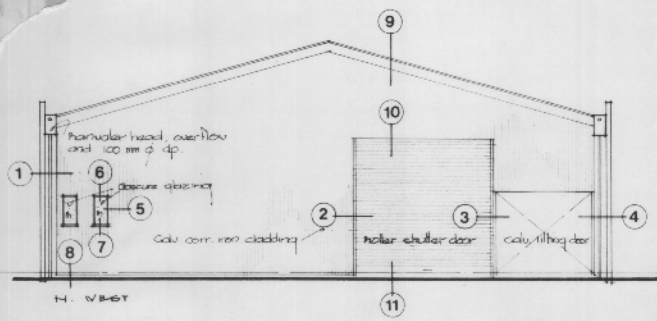
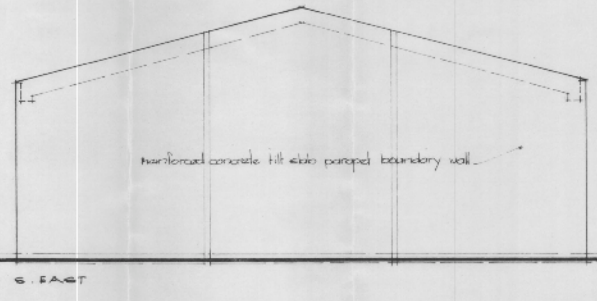
PROPOSED NEW FACTORY FOR E. CILLEKENS - 31 SHANDS ROAD

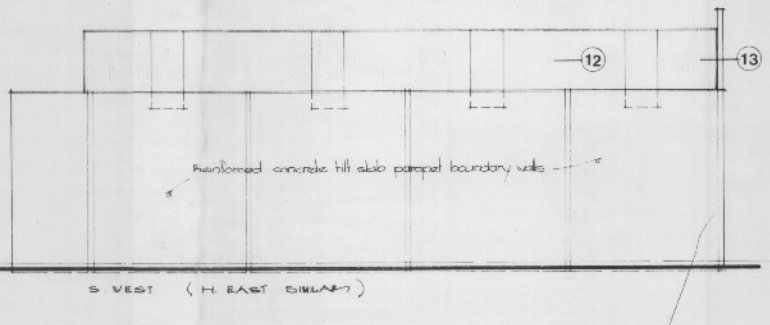
APPROVED	DATE	SCALES		SHEET	FILE
	DEC. 1977	1 : 50	WALL PANELS	S4	1060

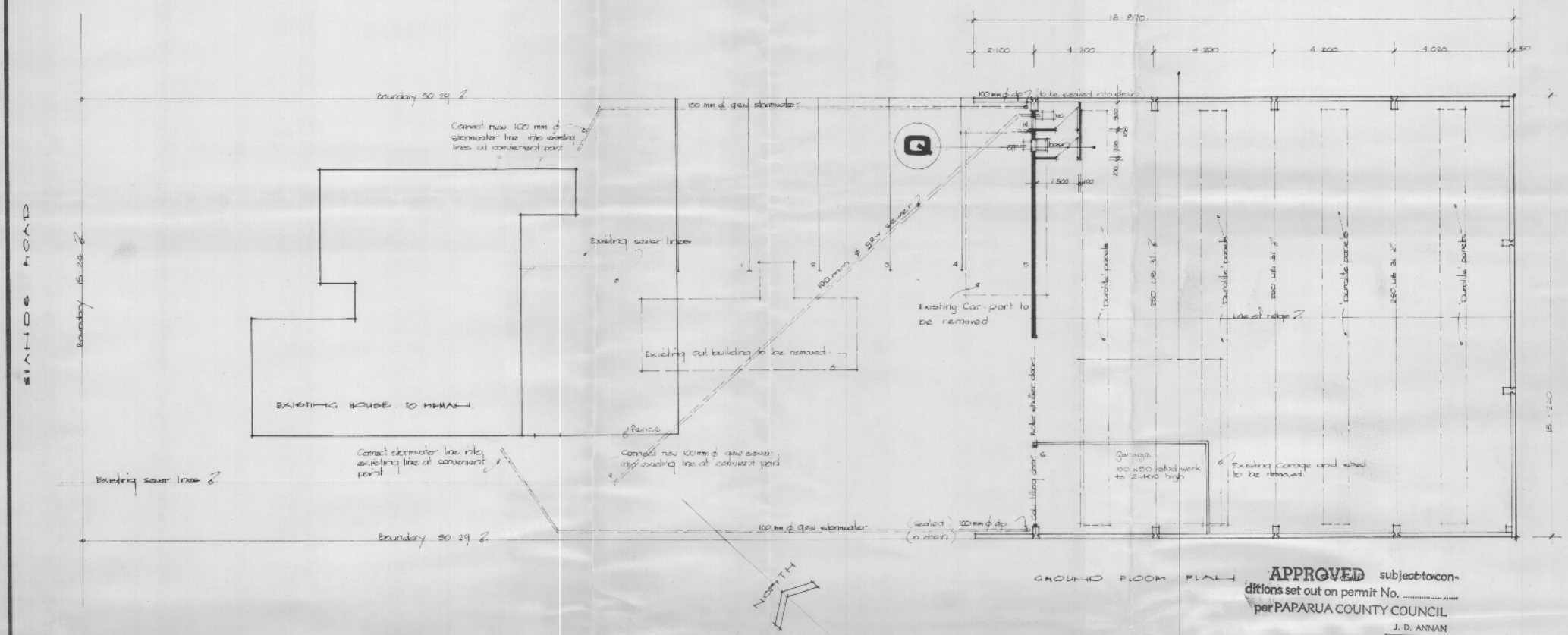
4497 896.
Mr Cillekens

ALAN M. REAY CONSULTING ENGINEER 113 SALISBURY STREET CHRISTCHURCH TELEPHONE 60434









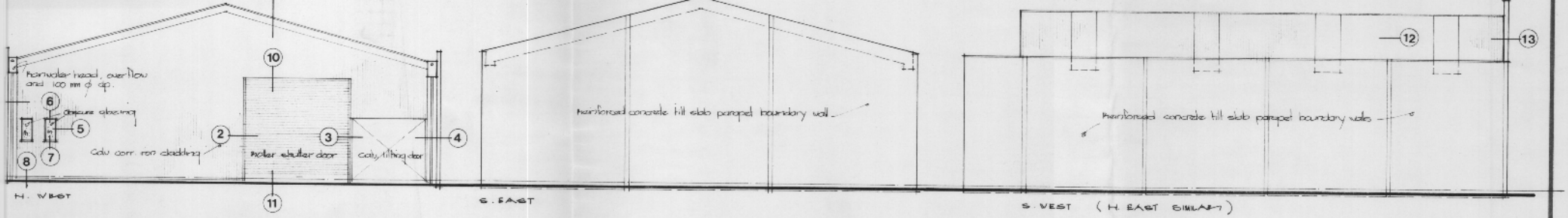
GROUND FLOOR PLAN

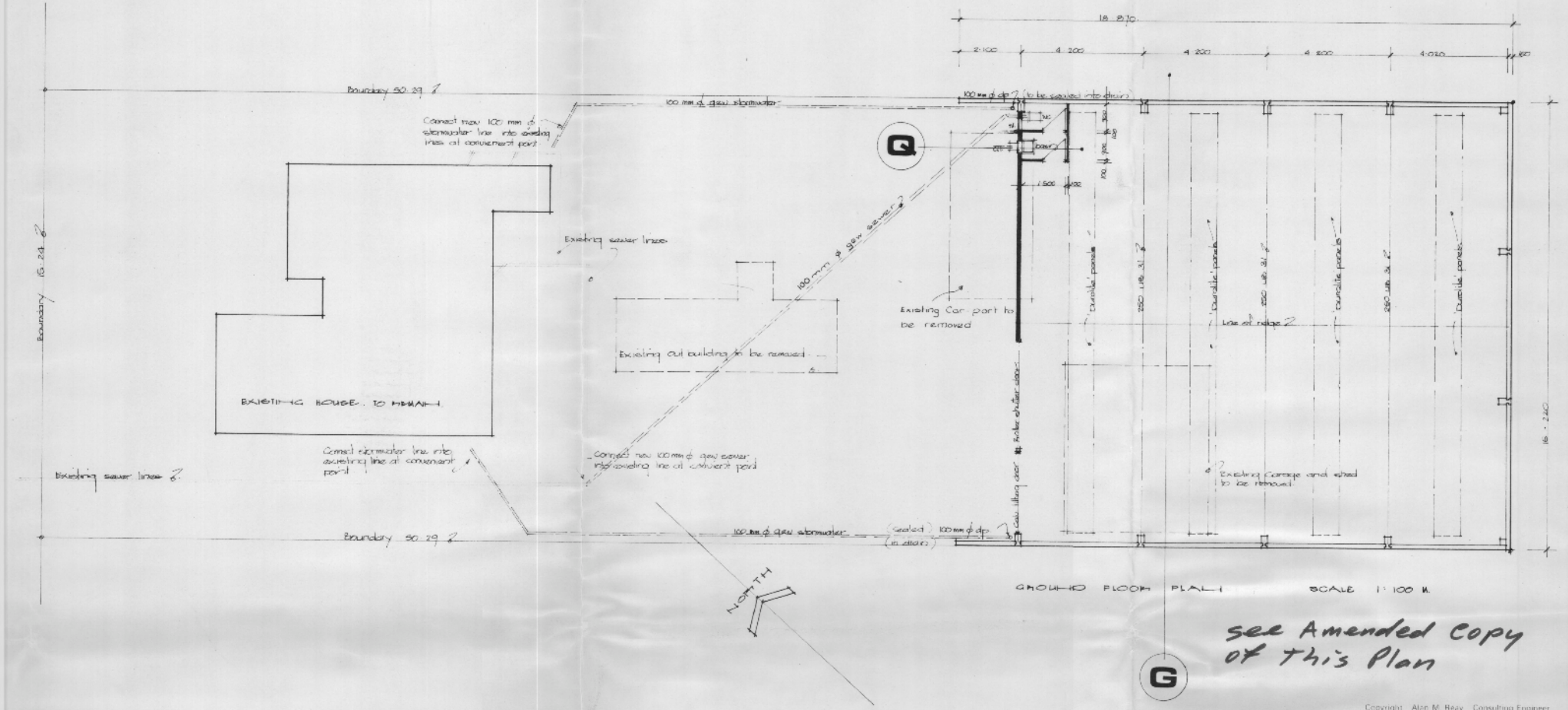
APPROVED subject to conditions set out on permit No. .....
per PAPARUA COUNTY COUNCIL
J. D. ANNAN
County Engineer

The builder shall be responsible for the cost of any damage to footpath or vehicle entrance during construction.

PROPOSED NEW FACTORY FOR E. CILLEKENS – 31 SHANDS ROAD AMENDED PLANS.

APPROVED	DATE	SCALES		SHEET	FILE
	DEC 1977	1:100	SITE PLAN PLANS ELEVATIONS	A1	1060



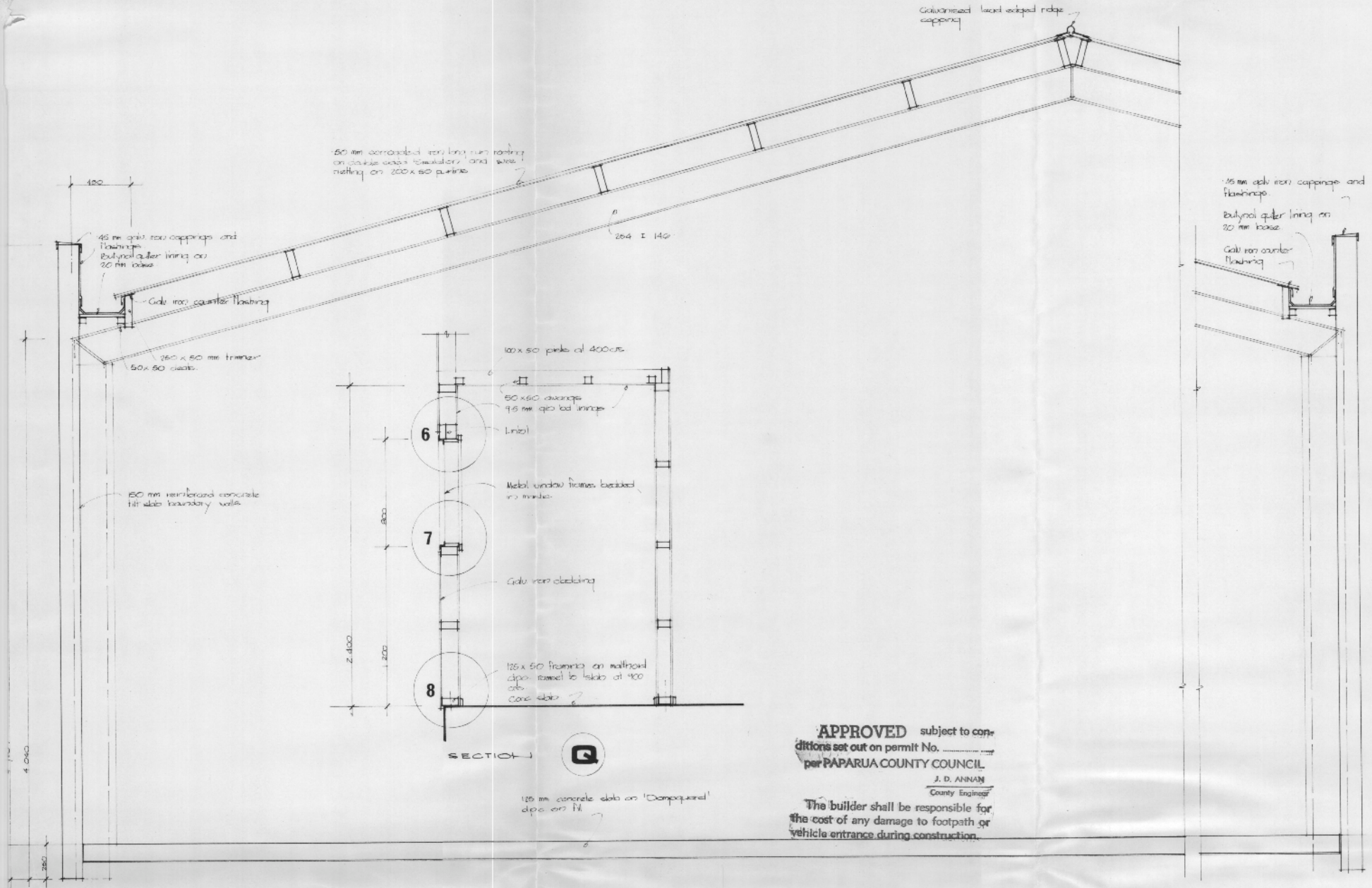


GROUND FLOOR PLAN SCALE 1:100 M.

see Amended Copy of This Plan

PROPOSED NEW FACTORY FOR E. CILLEKENS – 31 SHANDS ROAD

APPROVED	DATE	SCALES		SHEET	FILE
	DEC 1977	1:100	SITE PLAN PLANS ELEVATIONS	A1	1060

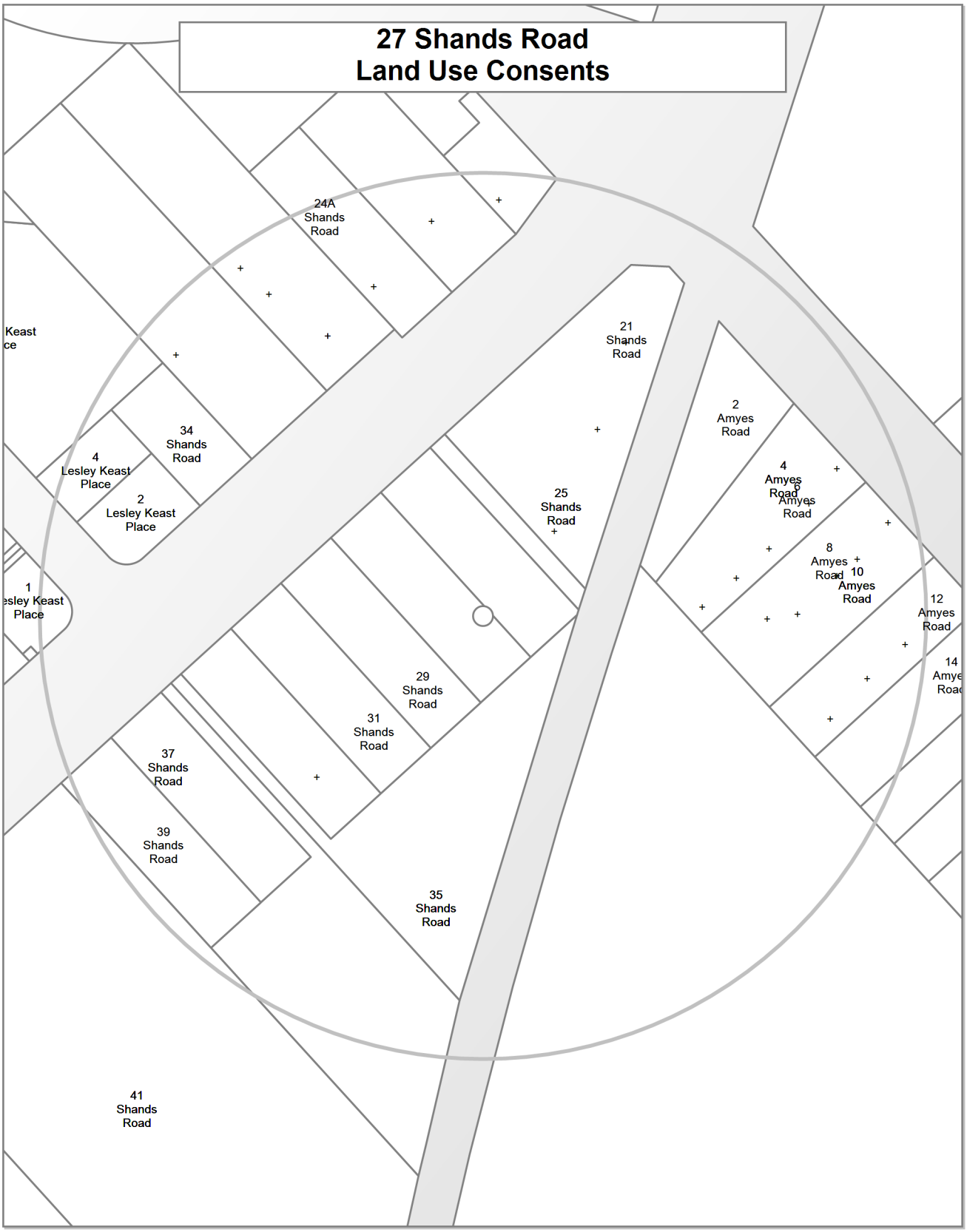


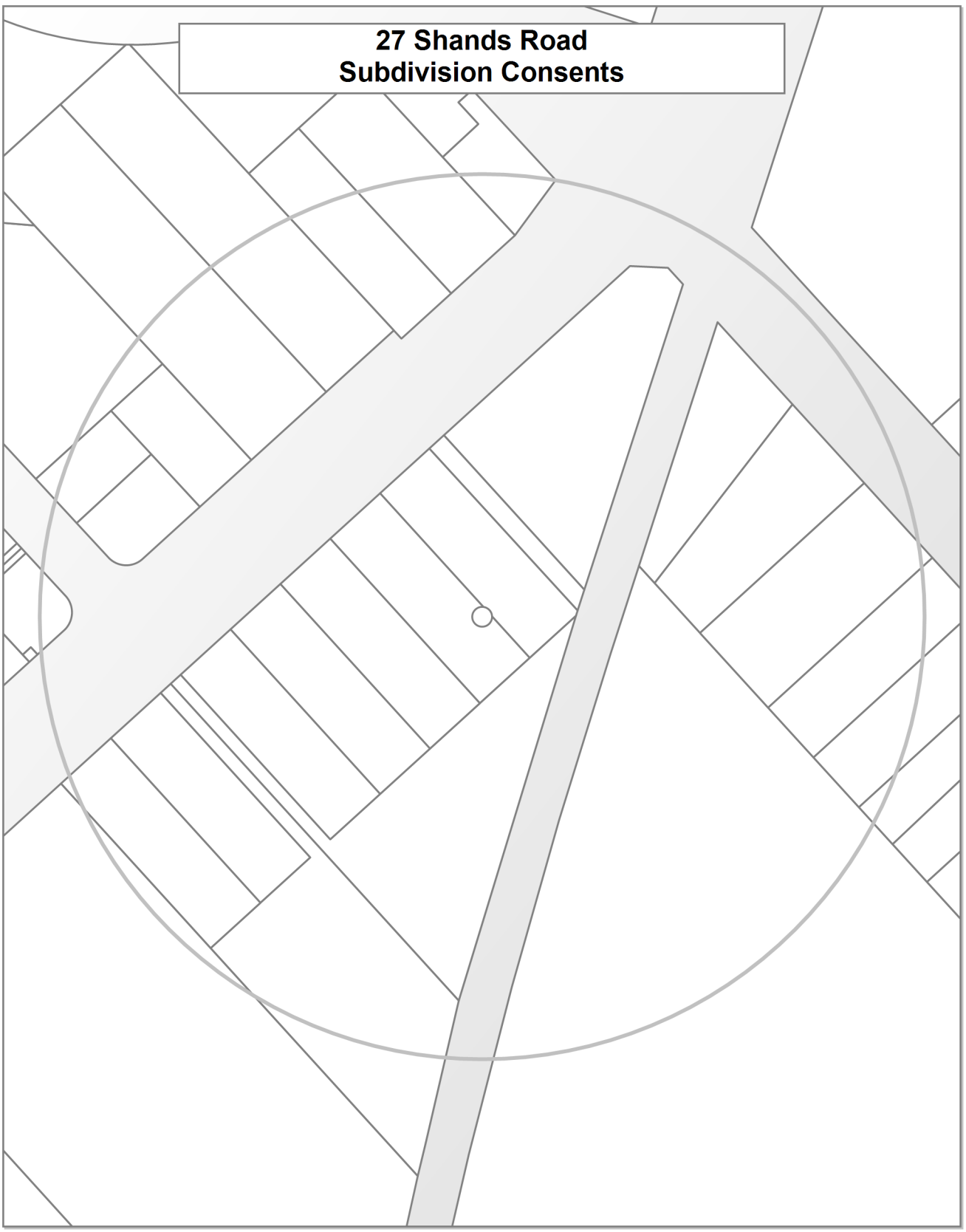
APPROVED subject to conditions set out on permit No. .....
per PAPARUA COUNTY COUNCIL.
J. D. ANNAN
County Engineer

The builder shall be responsible for the cost of any damage to footpath or vehicle entrance during construction.

PROPOSED NEW FACTORY FOR E. CILLEKENS - 31 SHANDS ROAD.

APPROVED	DATE	SCALES		SHEET	FILE
M.R.	DEC. 1977	1:20	SECTION	A 2	1060


27 Shands Road
Land Use Consents
24A Shands Road
Keast ce
21 Shands Road
2 Amyes Road
34 Shands Road
4 Lesley Keast Place
2 Lesley Keast Place
4 Amyes Road
6 Amyes Road
25 Shands Road
8 Amyes Road
10 Amyes Road
1 esley Keast Place
12 Amyes Road
14 Amye Road
29 Shands Road
31 Shands Road
37 Shands Road
39 Shands Road
35 Shands Road
41 Shands Road


27 Shands Road
Subdivision Consents


27 Shands Road
Private occupation of public land

Land Use Resource Consents within 100 metres of 27 Shands Road

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

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1 Lesley Keast Place

RMA/2013/358

44 RESIDENTIAL UNITS ASSOCIATED TO SUB RMA92021950 - Historical Reference RMA92021951

Processing complete

Applied 04/03/2013

Decision issued 04/07/2013

Granted 04/07/2013

RMA/2014/1103

WITHIN SCOPE AMENDMENT TO RMA92021951 - Historical Reference RMA92025744

Processing complete

Applied 07/05/2014

Decision issued 14/05/2014

Granted 12/05/2014

RMA/2014/2274

WITHIN SCOPE AMENDMENT TO RMA92021951 - Historical Reference RMA92026958

Processing complete

Applied 02/09/2014

Decision issued 04/09/2014

Granted 04/09/2014

10 Amyes Road

RMA/2022/1058

Establish a social housing complex consisting of 10 residential units and disturbance of contaminated soil

Processing complete

Applied 06/04/2022

Decision issued 30/08/2022

Granted 30/08/2022

RMA/2023/2687

Subdivision - Fee Simple - 11 Lots with land use

Processing complete

Applied 13/10/2023

s223 Certificate issued 31/07/2024

s224 Certificate issued 02/09/2024

Decision issued 24/11/2023

Granted 24/11/2023

12 Amyes Road

RMA/2005/1205

Application to erect four elderly persons housing units - Historical Reference RMA20020059

Processing complete

Applied 26/05/2005

Granted 27/05/2005

Decision issued 27/05/2005

14 Amyes Road

RMA/1992/10

To provide vehicle access to the land behind 14 Amyes Road by removing house and creating a driveway - Historical Reference RES9200218

Processing complete

Applied 26/03/1992

Decision issued 26/06/1992

Declined 26/06/1992

16 Amyes Road

RMA/1996/238

Application for a conservatory addition to an exisiting dwelling which is to be located 2.25m from the west boundary as opposed to 3m requiried under the Proposed Distrcit Plan. - Historical Reference RES960253

Processing complete

Applied 01/02/1996

Decision issued 15/02/1996

Granted 15/02/1996

16 Branston Street

RMA/1994/391

Consent for an additional free standing pole sign measuring 3.72m2 in area on an industrial site. - Historical Reference RES9222531

Processing complete

Applied 31/05/1994

Decision issued 26/07/1994

Granted 26/07/1994

RMA/2003/1875

Application for a retrospective consent for the establishment and operation of an "Automotive training workshop facility". - Historical Reference RMA20014180

Processing complete

Applied 22/07/2003

Decision issued 31/07/2003

Granted 31/07/2003

RMA/2022/2972

Subdivision and Land Use Consent - 307 fee simple residential allotments, 41 fee simple allotments for storage units, four access allotments and 30 car parking allotments

Processing complete

Applied 19/09/2022

Decision issued 22/12/2023

Granted 22/12/2023

2 Amyes Road

RMA/2010/204

Scanned - Garage and Family Flat - Historical Reference RMA92015697

Processing complete

Applied 19/02/2010

Decision issued 04/03/2010

Granted 02/03/2010

2 Lesley Keast Place

RMA/2013/358

44 RESIDENTIAL UNITS ASSOCIATED TO SUB RMA92021950 - Historical Reference RMA92021951

Processing complete

Applied 04/03/2013

Decision issued 04/07/2013

Granted 04/07/2013

RMA/2014/2274

WITHIN SCOPE AMENDMENT TO RMA92021951 - Historical Reference RMA92026958

Processing complete

Applied 02/09/2014

Decision issued 04/09/2014

Granted 04/09/2014

21 Shands Road

RMA/2004/1837

Extension of existing retail centre at 25-33 Shands Road onto a Living 2 zoned site at 21 Shands Road and Business 4 site at 23 Shands Road - Historical Reference RMA20017460

Processing complete

Applied 14/07/2004

Decision issued 21/09/2004

Granted 20/09/2004

24A Shands Road

RMA/1996/1558

Application to erect a dwelling and attached garge which exceeds the 20m length of wall Rule(21.32m proposed) with a 1.2m step in Plan in terms - Historical Reference RES961822

Processing complete

Applied 16/07/1996

Decision issued 26/07/1996

Granted 26/07/1996

25 Shands Road

RMA/1986/1052

Consent granted to erect a storage shed intrudes the 10m front boundary requirement. - Historical Reference RES94001366

Processing complete

Applied 15/12/1986

Decision issued 27/01/1987

Granted 27/01/1987

RMA/2003/1211

Application to erect and establish a retail complex - Historical Reference RMA20013498

Processing complete

Applied 07/05/2003

Decision issued 22/05/2003

Granted 21/05/2003

RMA/2006/2261

Application to erect an internally illuminated 7.225m2 freestanding sign. - Historical Reference RMA92006346

Processing complete

Applied 22/09/2006

Decision issued 26/10/2006

Granted 26/10/2006

29 Shands Road

RMA/1999/3376

Non compliance with Transitional Plan in regard to Road widening of Shands Road. - Historical Reference RES992322

Processing complete

Applied 13/08/1999

Decision issued 17/08/1999

Granted 17/08/1999

31 Shands Road

RMA/1978/459

Consent granted to reduce the car parking requirements as shown on Plan from 6 to 4. - Historical Reference RES94001357

Processing complete

Applied 25/10/1978

Decision issued 31/10/1978

Granted 31/10/1978

34 Shands Road

RMA/2013/358

44 RESIDENTIAL UNITS ASSOCIATED TO SUB RMA92021950 - Historical Reference RMA92021951

Processing complete

Applied 04/03/2013

Decision issued 04/07/2013

Granted 04/07/2013

RMA/2014/2274

WITHIN SCOPE AMENDMENT TO RMA92021951 - Historical Reference RMA92026958

Processing complete

Applied 02/09/2014

Decision issued 04/09/2014

Granted 04/09/2014

35 Shands Road

RMA/2007/2877

Application to establish 5 commercial units, to erect buildings that will contain a total of 47 commercial storage units - Historical Reference RMA92010222

Processing complete

Applied 23/10/2007

Decision issued 19/12/2007

Granted 19/12/2007

RMA/2010/454

Scanned - Establish 6 warehouse storage units, a storage shed, and to relocate a dwelling for use as an office - Historical Reference RMA92015959

Processing complete

Applied 31/03/2010

Decision issued 11/06/2010

Granted 09/06/2010

RMA/2015/1563

LPG tank - Historical Reference RMA92029838

Processing complete

Applied 11/06/2015

Decision issued 09/07/2015

Granted 09/07/2015

Within scope amendment accepted 16/03/2021

Within scope amendment decision issued 18/03/2021

RMA/2016/1062

Change of Conditions to RMA92029838 - Historical Reference RMA92033168

Withdrawn

Applied 22/04/2016

RMA/2021/847

Earthworks associated with installation of an 8T LPG underground storage tank

Processing complete

Applied 01/04/2021

Decision issued 19/05/2021

Granted 19/05/2021

37 Shands Road

RMA/2010/454

Scanned - Establish 6 warehouse storage units, a storage shed, and to relocate a dwelling for use as an office - Historical Reference RMA92015959

Processing complete

Applied 31/03/2010

Decision issued 11/06/2010

Granted 09/06/2010

RMA/2021/847

Earthworks associated with installation of an 8T LPG underground storage tank

Processing complete

Applied 01/04/2021

Decision issued 19/05/2021

Granted 19/05/2021

39 Shands Road

RMA/1981/785

Consent granted to site an addition 1.500 M from side boundry. - Historical Reference RES94001358

Processing complete

Applied 21/09/1981

Decision issued 26/10/1981

Granted 26/10/1981

4 Amyes Road

RMA/2022/1058

Establish a social housing complex consisting of 10 residential units and disturbance of contaminated soil

Processing complete

Applied 06/04/2022

Decision issued 30/08/2022

Granted 30/08/2022

RMA/2023/2687
Subdivision - Fee Simple - 11 Lots with land use
Processing complete
Applied 13/10/2023
s223 Certificate issued 31/07/2024
s224 Certificate issued 02/09/2024
Decision issued 24/11/2023
Granted 24/11/2023

4 Lesley Keast Place

RMA/2013/358
44 RESIDENTIAL UNITS ASSOCIATED TO SUB RMA92021950 - Historical Reference RMA92021951
Processing complete
Applied 04/03/2013
Decision issued 04/07/2013
Granted 04/07/2013

RMA/2014/2274
WITHIN SCOPE AMENDMENT TO RMA92021951 - Historical Reference RMA92026958
Processing complete
Applied 02/09/2014
Decision issued 04/09/2014
Granted 04/09/2014

41 Shands Road

RMA/2019/2860
To construct a new industrial building
Processing complete
Applied 06/12/2019
Decision issued 17/02/2020
Granted 17/02/2020

RMA/2021/1239
Fee simple subdivision - two lots
Processing complete
Applied 05/05/2021
s223 Certificate issued 21/06/2022

s224 Certificate issued 07/09/2022
Certificate issued 07/09/2022
Decision issued 25/02/2022
Granted 25/02/2022

6 Amyes Road

RMA/2022/1058
Establish a social housing complex consisting of 10 residential units and disturbance of contaminated soil
Processing complete
Applied 06/04/2022
Decision issued 30/08/2022
Granted 30/08/2022

6 Lesley Keast Place

RMA/2013/358
44 RESIDENTIAL UNITS ASSOCIATED TO SUB RMA92021950 - Historical Reference RMA92021951
Processing complete
Applied 04/03/2013
Decision issued 04/07/2013
Granted 04/07/2013

RMA/2014/1532
Within Scope to RMA92021951 - Historical Reference RMA92026191
Processing complete
Applied 25/06/2014
Decision issued 23/07/2014
Granted 23/07/2014

RMA/2014/2274
WITHIN SCOPE AMENDMENT TO RMA92021951 - Historical Reference RMA92026958
Processing complete
Applied 02/09/2014
Decision issued 04/09/2014
Granted 04/09/2014

8 Amyes Road

RMA/2022/1058

Establish a social housing complex consisting of 10 residential units and disturbance of contaminated soil

Processing complete

Applied 06/04/2022

Decision issued 30/08/2022

Granted 30/08/2022

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