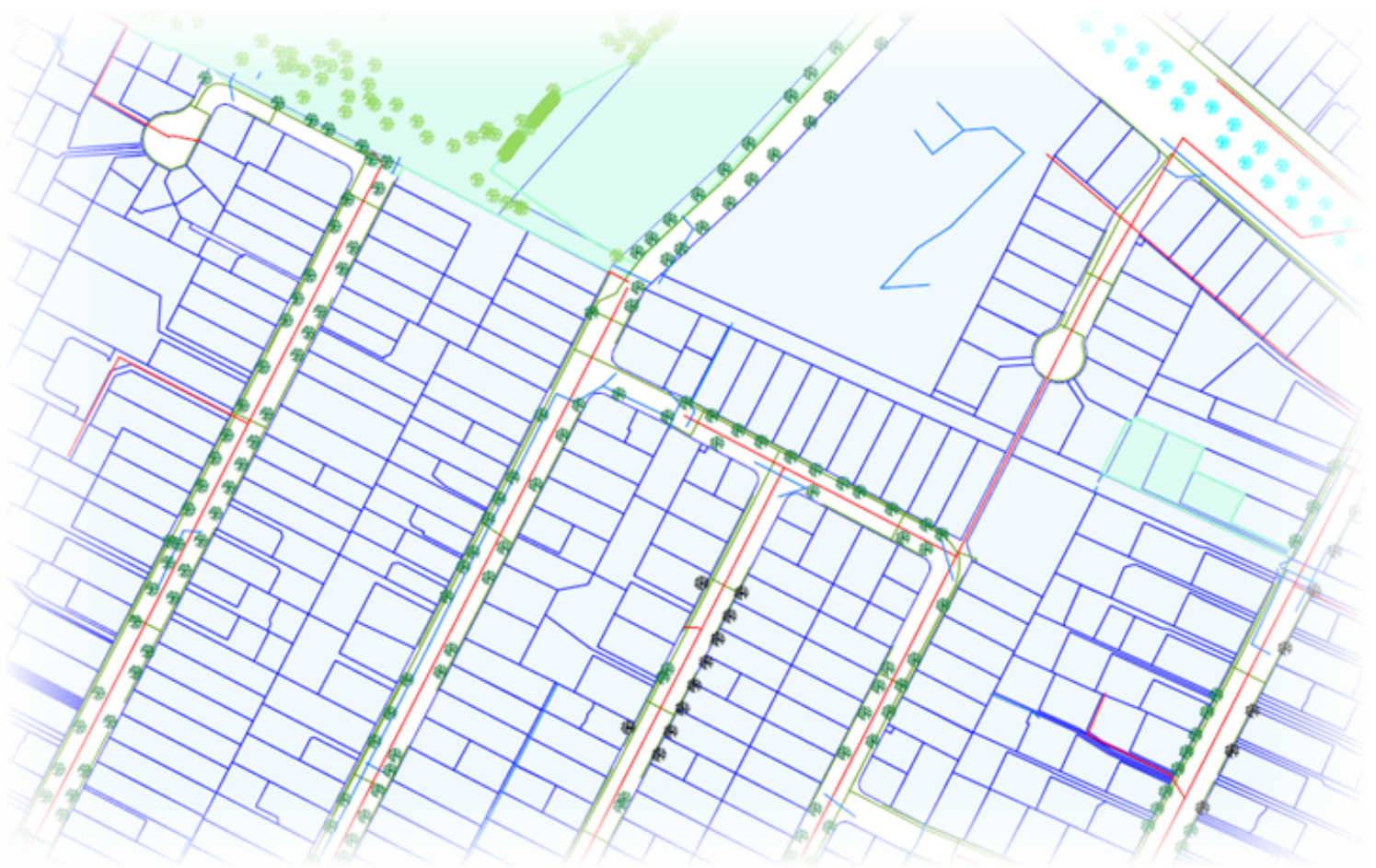


Land Information Memorandum



Property address:
1/347 Moorhouse Avenue

LIM number: 70200196
Page 1

Christchurch City Council
53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984
www.ccc.govt.nz

Application details

Please supply to LANE NEAVE
 PO BOX 2331
 CHRISTCHURCH 8140

Client reference MAI9204

Phone number 372 6381

Fax number (03) 379 8370

Date issued 15 August 2017

Date received 10 August 2017

Property details

Property address 1/347 Moorhouse Avenue

Valuation roll number 22670 18500 A

Valuation information Capital Value: \$20200000
 Land Value: \$14800000
 Improvements Value: \$5400000
 Please note: these values are intended for Rating purposes

Legal description Unit 1 DP 403088 on Lot 1 DP 57163 having share in 16918 m2

Existing owner Moorhouse Central Limited
 C/O Colliers International Attn R Gregg
 PO Box 13478
 Christchurch 8141

Council references

Debtor number 3167813

Rate account ID 73131124

LIM number 70200196

Property ID 1160993

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 11 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).

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. 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.

If there are no comments or information provided in any section of this LIM this means that the Council does not hold information on the property that corresponds to that part of section 44A.

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.

Property file service

This Land Information Memorandum does not contain all information held on a property file. Customers may request property files by phoning the Council's Customer Call Centre on (03) 941 8999, or visiting any of the Council Service Centres. For further information please visit www.ccc.govt.nz.

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.

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

1. Special features and characteristics of the land

Section 44A(2)(a) LGOIMA. This is information known to the Council but not apparent from the district scheme under the Town and Country Planning Act 1977 or 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 potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants.

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

ECan Liquefaction Assessment

ECan holds indicative information on liquefaction hazard in the Christchurch area. Information on liquefaction can be found on the ECan website at www.ecan.govt.nz/liq or by calling ECan customer services on Ph 03 353 9007. The Christchurch City Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the liquefaction potential of the area that the property is in.

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 <http://www.linz.govt.nz/land/surveying/canterbury-earthquake-s/information-for-canterbury-surveyors>.

Predicted 1 in 50 Year Flood Extent

This property, or parts of this property are predicted to be within the extent of a 1 in 50 year flood event. For new developments a minimum finished floor level may be required for flood limitation purposes under the Building Code. For more information please refer to (<http://maps.cera.govt.nz/advanced-viewer/?Viewer=Ccc-Floor-Levels>) or phone 941 8999.

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: Diesel Volume(l): 2273 Underground or Above Ground: Underground Tank Status: Tank Does Not Exist Date Removed: 06-03-1980 Condition when Removed: NA

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: Diesel Volume(l): 540 Underground or Above Ground: Above-ground Tank Status: Tank Does Not Exist Date Removed: 06-03-1980 Condition when Removed: NA

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: Petrol Volume(l): 4546 Underground or Above Ground: Underground Tank Status: Tank Does Not Exist Date Removed: NA Condition when Removed: NA

Related information

Property address:
1/347 Moorhouse Avenue

LIM number: 70200196
Page 4

Christchurch City Council
53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
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- | An activity has previously been undertaken in the area and there is a potential for contaminants to be present in the ground on this property. Site specific investigations may be required for any proposed land use. For Further information please contact ECan Customer Services on Ph (03) 353 9007 or the CCC Environmental Compliance Team on (03) 941 8999.
- | See attached aerial for approx.location of tanks

2. Private and public stormwater and sewerage drains

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

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

Related information

- | The drainage works associated with this property have not been plotted on the Council's drainage plan. A copy of the field Inspectors pickup/approved site plan showing the drains and house outline is attached.
- | The dwelling/building is shown to be served by a sewer drain and a stormwater drain.
- | Registration to discharge or a consent must be obtained before any trade waste can be discharged to the Council's sewer system. Any consent to discharge trade waste will be issued in accordance with the Council's Trade Waste Bylaw. The Trade Waste Bylaw regulates the transfer of trade waste consents if a change of owner/ discharger occurs.

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.

(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, Wastewater & Stormwater Bylaw (2014), refer to www.ccc.govt.nz.

4. Rates

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

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

(a) Annual rates

Annual rates to 30/06/2018: \$ 143,298.67

	Instalment Amount	Date Due
Instalment 1	\$ 35,824.59	15/08/2017
Instalment 2	\$ 35,824.59	15/11/2017
Instalment 3	\$ 35,824.59	15/02/2018
Instalment 4	\$ 35,824.90	15/05/2018

Rates owing as at 15/08/2017: \$ 35,824.59

(b) Excess water charges

\$ 0.00

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

(c) Final water meter reading required?

Reading is Required

(To arrange a final water meter reading, please phone (03) 941 8999 or visit www.ccc.govt.nz.

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.

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.

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

(a) Consents

- | BCN/1940/12 Applied: 09/10/1940 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 09/10/1940
Permit issued 09/10/1940
ADDITIONAL STORE- Historical Reference PER40000013
- | BCN/1943/62 Applied: 06/12/1943 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 06/12/1943
Permit issued 06/12/1943
TIMBER RACK- Historical Reference PER43000202
- | BCN/1944/27 Applied: 03/07/1944 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 03/07/1944
Permit issued 03/07/1944
ALTERATIONS- Historical Reference PER44000239
- | BCN/1944/42 Applied: 22/09/1944 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 22/09/1944
Permit issued 22/09/1944
TEMPORARY SHED- Historical Reference PER44000260
- | BCN/1946/35 Applied: 01/04/1946 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 01/04/1946
Permit issued 01/04/1946
TEMPORARY OFFICES- Historical Reference PER46000359
- | BCN/1947/61 Applied: 20/08/1947 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 20/08/1947
Permit issued 20/08/1947
ADDITION TO FACTORY BUILDING- Historical Reference PER47000112
- | BCN/1947/67 Applied: 18/09/1947 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 18/09/1947
Permit issued 18/09/1947
ERECT A FACTORY- Historical Reference PER47000605

Property address:
1/347 Moorhouse Avenue

- | BCN/1948/21 Applied: 03/03/1948 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 18/03/1948
Permit issued 18/03/1948
FIRE REINSTATEMENT- Historical Reference PER48100653
- | BCN/1949/268 Applied: 01/12/1949 Status: Completed
4/347 Moorhouse Avenue Central City
Permit granted 01/12/1949
Permit issued 01/12/1949
PROPOSED FACTORY- Historical Reference PER49000882
- | BCN/1950/158 Applied: 30/06/1950 Status: Completed
4/347 Moorhouse Avenue Central City
Permit granted 30/06/1950
Permit issued 30/06/1950
FACTORY- Historical Reference PER50000976
- | BCN/1950/256 Applied: 09/10/1950 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 09/10/1950
Permit issued 09/10/1950
NEW OFFICE BLOCK- Historical Reference PER50001010
- | BCN/1951/26 Applied: 31/01/1951 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 31/01/1951
Permit issued 31/01/1951
ADDITION TO FACTORY- Historical Reference PER51001051
- | BCN/1951/106 Applied: 01/05/1951 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 01/05/1951
Permit issued 01/05/1951
EXTENSIONS AND ADDITIONS TO FACTORY- Historical Reference PER51001107
- | BCN/1953/56 Applied: 05/02/1953 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 05/02/1953
Permit issued 05/02/1953
EXTENSION TO FACTORY- Historical Reference PER53001352
- | BCN/1953/75 Applied: 23/02/1953 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 23/02/1953
Permit issued 23/02/1953
ADDITIONS AND ALTERATIONS- Historical Reference PER53001360
- | BCN/1953/120 Applied: 18/03/1953 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 18/03/1953
Permit issued 18/03/1953
EXTENSIONS TO FACTORY- Historical Reference PER53091367
- | BCN/1953/220 Applied: 26/05/1953 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 26/05/1953
Permit issued 26/05/1953
PARTITIONS TO FORM FOUR STORES- Historical Reference PER53091406

Property address:
1/347 Moorhouse Avenue

- | BCN/1953/808 Applied: 13/10/1953 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 30/10/1953
Permit issued 30/10/1953
ADDITIONS- Historical Reference PER53000354
- | BCN/1954/1012 Applied: 15/04/1954 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 17/05/1954
Permit issued 17/05/1954
ADDITION TO FACTORY- Historical Reference PER54000866
- | BCN/1954/3265 Applied: 09/11/1954 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 17/11/1954
Permit issued 17/11/1954
INTERIOR ALTER 10 OFFICES- Historical Reference PER54101972
- | BCN/1954/3268 Applied: 09/11/1954 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 17/11/1954
Permit issued 17/11/1954
INTERIOR ALTERATION 10 OFFICES- Historical Reference PER54102972
- | BCN/1955/1631 Applied: 12/05/1955 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 04/07/1955
Permit issued 04/07/1955
ADDITION TO FACTORY- Historical Reference PER55560721
- | BCN/1956/1243 Applied: 15/03/1956 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 04/04/1956
Permit issued 04/04/1956
ADDITIONS- Historical Reference PER56000953
- | BCN/1956/4547 Applied: 03/12/1956 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 18/12/1956
Permit issued 18/12/1956
ADDITIONS TO FACTORY- Historical Reference PER56000849
- | BCN/1957/937 Applied: 25/02/1957 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 24/04/1957
Permit issued 24/04/1957
ADDITIONS TO FACTORY- Historical Reference PER57000581
- | BCN/1957/2983 Applied: 25/07/1957 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 06/08/1957
Permit issued 06/08/1957
RENOVATE BUILDING- Historical Reference PER57101434
- | BCN/1958/3009 Applied: 10/07/1958 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 31/07/1958
Permit issued 31/07/1958
ERECT A BUILDING- Historical Reference PER58002275

Property address:
1/347 Moorhouse Avenue

- | BCN/1959/615 Applied: 20/01/1959 Status: Completed
4/347 Moorhouse Avenue Central City
Permit issued 13/02/1959
ALTERATIONS- Historical Reference PER58590307
- | BCN/1959/966 Applied: 19/02/1959 Status: Completed
4/347 Moorhouse Avenue Central City
Permit granted 25/02/1959
Permit issued 25/02/1959
ALTERATIONS- Historical Reference PER58900630
- | BCN/1959/2154 Applied: 15/05/1959 Status: Completed
1/347 Moorhouse Avenue Central City
STORAGE SHED- Historical Reference PER59620686
- | BCN/1961/2319 Applied: 16/05/1961 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 02/06/1961
Permit issued 02/06/1961
ADDITIONS TO NORTH EAST OF FACTORY- Historical Reference PER61000006
- | BCN/1962/957 Applied: 12/01/1962 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 18/01/1962
Permit issued 18/01/1962
NEW OFFICES IN EXISTING SPACE- Historical Reference PER62103761
- | BCN/1962/5121 Applied: 15/10/1962 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 15/10/1962
Permit issued 15/10/1962
PROPOSED NEW ENTRANCE- Historical Reference PER62002821
- | BCN/1963/5104 Applied: 16/10/1963 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 11/11/1963
Permit issued 11/11/1963
SPRAY BOOTH- Historical Reference PER63101275
- | BCN/1965/1804 Applied: 07/04/1965 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 03/05/1965
Permit issued 03/05/1965
ADDITIONS- Historical Reference PER65103575
- | BCN/1965/4592 Applied: 31/08/1965 Status: Completed
1/347 Moorhouse Avenue Central City
Permit issued 30/11/1965
WORKSHOP- Historical Reference PER65660325
- | BCN/1966/659 Applied: 08/02/1966 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 24/02/1966
Permit issued 24/02/1966
SUBSTATION- Historical Reference PER66104102
- | BCN/1968/3596 Applied: 30/07/1968 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 14/05/1969
Permit issued 14/05/1969
SHED- Historical Reference PER6910180

Property address:
1/347 Moorhouse Avenue

- | BCN/1968/3600 Applied: 30/07/1968 Status: Completed
1/347 Moorhouse Avenue Central City
Permit issued 14/05/1969
SHED- Historical Reference PER68690080
- | BCN/1969/3868 Applied: 09/08/1969 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 28/08/1969
Permit issued 28/08/1969
ADDITIONS OFFICE- Historical Reference PER69103920
- | BCN/1970/2513 Applied: 18/05/1970 Status: Completed
4/347 Moorhouse Avenue Central City
Permit issued 10/06/1970
ADDITIONS TO FOUNDATIONS- Historical Reference PER70710091
- | BCN/1971/4171 Applied: 03/08/1971 Status: Completed
4/347 Moorhouse Avenue Central City
Permit granted 19/08/1971
Permit issued 19/08/1971
ALTERATIONS TO BUILDING- Historical Reference PER7172245
- | BCN/1971/5145 Applied: 22/09/1971 Status: Completed
4/347 Moorhouse Avenue Central City
Permit granted 07/10/1971
Permit issued 07/10/1971
SIGN- Historical Reference PER71720811
- | BCN/1972/6334 Applied: 27/10/1972 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 27/10/1972
Permit issued 27/10/1972
ALTERATIONS TO FOREMANS OFFICE- Historical Reference PER72090761
- | BCN/1972/6850 Applied: 21/11/1972 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 21/11/1972
Permit issued 21/11/1972
INTERNAL ALTERATIONS TO OFFICE- Historical Reference PER72000906
- | BCN/1973/6753 Applied: 17/10/1973 Status: Completed
120 Madras Street Central City
Permit granted 17/10/1973
Permit issued 17/10/1973
CANOPY- Historical Reference PER73002466
- | BCN/1974/7192 Applied: 12/12/1974 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 24/12/1974
Permit issued 24/12/1974
ERECT FIRE REINSTATEMENT WORK- Historical Reference PER7410036
- | BCN/1978/2065 Applied: 08/05/1978 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 16/06/1978
Permit issued 16/06/1978
PIT FOR MACHINE- Historical Reference PER78000074
- | BCN/1978/5721 Applied: 20/11/1978 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 30/11/1978
Permit issued 30/11/1978
ALTER ROOF- Historical Reference PER78000186

Property address:
1/347 Moorhouse Avenue

- | BCN/1980/6799 Applied: 12/12/1980 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 09/02/1981
Permit issued 09/02/1981
ALTER DOORS- Historical Reference PER80000007
- | BCN/1982/6805 Applied: 22/09/1982 Status: Cancelled
1/347 Moorhouse Avenue Central City
Application cancelled 01/01/1999
PARTITION- Historical Reference PER82830962
- | BCN/1983/2117 Applied: 31/03/1983 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 23/06/1983
Permit issued 23/06/1983
SIGN- Historical Reference PER83104203
- | BCN/1983/6136 Applied: 05/08/1983 Status: Completed
1/347 Moorhouse Avenue Central City
ALTERATIONS & ADDITIONS- Historical Reference PER83000655
- | BCN/1983/6150 Applied: 07/08/1983 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 09/11/1983
Permit issued 09/11/1983
ALTERATIONS- Historical Reference PER83850655
- | BCN/1983/6833 Applied: 02/09/1983 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 21/09/1983
Permit issued 21/09/1983
ALTERATIONS- Historical Reference PER83000089
- | BCN/1983/7100 Applied: 13/09/1983 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 20/09/1983
Permit issued 20/09/1983
SIGN- Historical Reference PER83000272
- | BCN/1983/7172 Applied: 15/09/1983 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 20/09/1983
Permit issued 20/09/1983
SIGN- Historical Reference PER83000310
- | BCN/1983/7437 Applied: 26/09/1983 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 12/03/1984
Permit issued 12/03/1984
ALTERATIONS & ADDITIONS- Historical Reference PER83000475
- | BCN/1988/5271 Applied: 29/07/1988 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 18/10/1988
Permit issued 18/10/1988
EXTEND FACTORY- Historical Reference PER88101673
- | BCN/1988/5350 Applied: 01/08/1988 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 28/09/1988
Permit issued 18/10/1988
ADDITIONS- Historical Reference PER88901673

Property address:
1/347 Moorhouse Avenue

- | BCN/1990/3613 Applied: 10/05/1990 Status: Completed
1/347 Moorhouse Avenue Central City
Permit issued 18/06/1990
SHOPPING CENTRE WITH MEZZANINE FLOOR- Historical Reference PER90095511
- | BCN/1990/5479 Applied: 09/07/1990 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 19/07/1990
Permit issued 01/08/1990
SUPERMARKET FITOUT- Historical Reference PER90096050
- | BCN/1990/5745 Applied: 18/07/1990 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 24/07/1990
Permit issued 22/08/1990
FITOUT- Historical Reference PER90096111
- | BCN/1990/6619 Applied: 20/08/1990 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 18/10/1990
Permit issued 23/10/1990
MOUNTING PAD- Historical Reference PER90096335
- | BCN/1990/6902 Applied: 29/08/1990 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 26/09/1990
Permit issued 10/10/1990
SHOP FITOUT- Historical Reference PER90096433
- | BCN/1990/7102 Applied: 05/09/1990 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 18/09/1990
Permit issued 25/09/1990
FIT OUT- Historical Reference PER90096479
- | BCN/1990/7513 Applied: 20/09/1990 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 24/09/1990
Permit issued 25/09/1990
FITOUT SHOP 15 - PHARMACY- Historical Reference PER90096596
- | BCN/1990/7545 Applied: 21/09/1990 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 24/09/1990
Permit issued 26/09/1990
SHOP FITOUT- Historical Reference PER90096605
- | BCN/1990/7680 Applied: 27/09/1990 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 28/09/1990
Permit issued 10/10/1990
SIGN- Historical Reference PER90096642
- | BCN/1990/7687 Applied: 27/09/1990 Status: Completed
1/347 Moorhouse Avenue Central City
Permit issued 28/09/1990
FITOUT- Historical Reference PER90096650
- | BCN/1990/8075 Applied: 10/10/1990 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 16/10/1990
Permit issued 17/10/1990
FITOUT - SHOP 13- Historical Reference PER90096758

Property address:
1/347 Moorhouse Avenue

- | BCN/1990/8114 Applied: 11/10/1990 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 12/10/1990
Permit issued 16/10/1990
FITOUT - SHOP 11- Historical Reference PER90096774
- | BCN/1990/8238 Applied: 16/10/1990 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 29/10/1990
Permit issued 12/09/1991
SIGN- Historical Reference PER90096810
- | BCN/1991/2609 Applied: 15/04/1991 Status: Cancelled
1/347 Moorhouse Avenue Central City
Application cancelled 01/01/1999
SIGN- Historical Reference PER91098003
- | BCN/1991/7360 Applied: 12/09/1991 Status: Completed
1/347 Moorhouse Avenue Central City
Permit granted 12/09/1991
Permit issued 12/09/1991
SIGN- Historical Reference PER91000067
- | BCN/1992/6335 Applied: 10/07/1992 Status: Completed
1/347 Moorhouse Avenue Central City
DRAINAGE ALTERATIONS-REPAIRS- Historical Reference PER92000978
- | BCN/1995/6421 Applied: 09/08/1995 Status: Completed
1/347 Moorhouse Avenue Central City
Accepted for processing 09/08/1995
Building consent granted 04/09/1995
Building consent issued 06/09/1995
Code Compliance Certificate Granted 11/09/1995
Code Compliance Certificate Issued 11/09/1995
Sign (Franklins)- Historical Reference CON950069347
- | BCN/1996/1478 Applied: 04/03/1996 Status: Completed
1/347 Moorhouse Avenue Central City
Accepted for processing 04/03/1996
Building consent granted 15/03/1996
Building consent issued 28/03/1996
Code Compliance Certificate Granted 20/05/1996
Code Compliance Certificate Issued 20/05/1996
Hair salon fitout, shop #5- Historical Reference CON96001597
- | BCN/1996/9416 Applied: 09/12/1996 Status: Completed
1/347 Moorhouse Avenue Central City
Accepted for processing 09/12/1996
Building consent granted 23/01/1997
Building consent issued 27/01/1997
Code Compliance Certificate Granted 31/10/1997
Code Compliance Certificate Issued 31/10/1997
Internal shop partitions (ex-DEKA) shops 9, 22-25- Historical Reference CON96010369
- | BCN/1997/1819 Applied: 18/03/1997 Status: Completed
1/347 Moorhouse Avenue Central City
Accepted for processing 18/03/1997
Building consent granted 17/04/1997
Building consent issued 18/04/1997
Code Compliance Certificate Granted 10/06/1997
Code Compliance Certificate Issued 10/06/1997
Shop 22 fitout, food premises- Historical Reference CON97002072

Property address:
1/347 Moorhouse Avenue

- | BCN/1997/2804 Applied: 17/04/1997 Status: Completed
1/347 Moorhouse Avenue Central City
Accepted for processing 17/04/1997
Building consent granted 08/05/1997
Building consent issued 09/05/1997
Code Compliance Certificate Granted 13/05/1997
Code Compliance Certificate Issued 13/05/1997
"rice box" fitout (shop 25)- Historical Reference CON97003120
- | BCN/1997/2859 Applied: 18/04/1997 Status: Completed
1/347 Moorhouse Avenue Central City
Accepted for processing 18/04/1997
Building consent granted 05/05/1997
Building consent issued 06/05/1997
Code Compliance Certificate Granted 31/10/1997
Code Compliance Certificate Issued 31/10/1997
Health store fitout (shop 9) "herba soma"- Historical Reference CON97003214
- | BCN/1997/4527 Applied: 12/06/1997 Status: Completed
1/347 Moorhouse Avenue Central City
Accepted for processing 12/06/1997
Building consent granted 14/07/1997
Building consent issued 25/07/1997
Code Compliance Certificate Granted 08/10/1997
Code Compliance Certificate Issued 08/10/1997
Burger King fitout/3 new shops (demolish shop 19)- Historical Reference CON97003934
- | BCN/1997/5149 Applied: 04/07/1997 Status: Completed
1/347 Moorhouse Avenue Central City
Accepted for processing 04/07/1997
Building consent granted 11/08/1997
Building consent issued 14/08/1997
Code Compliance Certificate Granted 27/07/2000
Code Compliance Certificate Issued 27/07/2000
Bakery alterations (supermarket)- Historical Reference CON97005819
- | BCN/1997/5186 Applied: 07/07/1997 Status: Completed
1/347 Moorhouse Avenue Central City
Accepted for processing 07/07/1997
Building consent granted 29/07/1997
Building consent issued 29/07/1997
Code Compliance Certificate Granted 14/08/1997
Code Compliance Certificate Issued 14/08/1997
"king pie" shop fitout (shop 11)- Historical Reference CON97005844
- | BCN/1997/6467 Applied: 26/08/1997 Status: Completed
1/347 Moorhouse Avenue Central City
Accepted for processing 26/08/1997
Building consent granted 04/09/1997
Building consent issued 26/09/1997
Code Compliance Certificate Granted 24/10/1997
Code Compliance Certificate Issued 24/10/1997
"explore nz" shop fitout (shop 28)- Historical Reference CON97007298
- | BCN/1997/7167 Applied: 24/09/1997 Status: Cancelled
1/347 Moorhouse Avenue Central City
Accepted for processing 24/09/1997
Building consent granted 23/10/1997
Application cancelled 01/01/1999
King pie extraction canopy (shop 11) "king pie"- Historical Reference CON97008061

Property address:
1/347 Moorhouse Avenue

- | BCN/1997/8430 Applied: 19/11/1997 Status: Completed
2/347 Moorhouse Avenue Central City
Accepted for processing 19/11/1997
Building consent granted 03/12/1997
Building consent issued 05/12/1997
Code Compliance Certificate Granted 12/05/1998
Code Compliance Certificate Issued 12/05/1998
Internal alterations/ occupancy=190 burger King- Historical Reference CON97009481
- | BCN/1998/2257 Applied: 07/04/1998 Status: Completed
1/347 Moorhouse Avenue Central City
Accepted for processing 07/04/1998
Building consent granted 08/04/1998
Building consent issued 14/04/1998
Code Compliance Certificate Granted 18/05/1998
Code Compliance Certificate Issued 18/05/1998
Shop front alterations (shop 27)- Historical Reference CON98002457
- | BCN/1998/4478 Applied: 26/06/1998 Status: Completed
1/347 Moorhouse Avenue Central City
Accepted for processing 26/06/1998
Building consent granted 03/07/1998
Building consent issued 06/07/1998
Code Compliance Certificate Granted 11/08/1998
Code Compliance Certificate Issued 11/08/1998
Extend shop front (shops 23/24) "Bags"- Historical Reference CON98004966
- | BCN/1998/5651 Applied: 05/08/1998 Status: Completed
1/347 Moorhouse Avenue Central City
Accepted for processing 05/08/1998
Building consent granted 06/08/1998
Building consent issued 07/08/1998
Code Compliance Certificate Granted 21/09/1998
Code Compliance Certificate Issued 21/09/1998
Internal alterations: shops 27 and 28- Historical Reference CON98006165
- | BCN/1998/9016 Applied: 15/12/1998 Status: Completed
1/347 Moorhouse Avenue Central City
Accepted for processing 15/12/1998
Building consent granted 24/12/1998
Building consent issued 29/12/1998
Code Compliance Certificate Granted 25/01/1999
Code Compliance Certificate Issued 25/01/1999
Shop fitout (shops 3 and 4) shop fitout (shop 3 "sweet art cake design", shop 4 "bella Silver jewellery")- Historical Reference CON98009955
- | BCN/2002/8271 Applied: 16/10/2002 Status: Completed
4/347 Moorhouse Avenue Central City
Accepted for processing 16/10/2002
PIM Granted 29/10/2002
PIM Issued 29/10/2002
Building consent granted 05/11/2002
Building consent issued 06/01/2003
Code Compliance Certificate Granted 30/03/2006
Code Compliance Certificate Issued 30/03/2006
NEW FOOD COURT FITOUT- Historical Reference ABA10029060

Property address:
1/347 Moorhouse Avenue

- | BCN/2002/10524 Applied: 31/12/2002 Status: Completed
4/347 Moorhouse Avenue Central City
Accepted for processing 31/12/2002
PIM Granted 14/01/2003
PIM Issued 14/01/2003
Building consent granted 20/01/2003
Building consent issued 21/01/2003
Code Compliance Certificate Granted 11/07/2003
Code Compliance Certificate Issued 11/07/2003
CAFE FITOUT, SHOP #45 "BUBBLE CUP"- Historical Reference ABA10031306
- | BCN/2002/10525 Applied: 31/12/2002 Status: Completed
4/347 Moorhouse Avenue Central City
Accepted for processing 31/12/2002
PIM Granted 14/01/2003
PIM Issued 14/01/2003
Building consent granted 20/01/2003
Building consent issued 21/01/2003
Code Compliance Certificate Granted 25/05/2007
Code Compliance Certificate Issued 25/05/2007
FOOD SHOP FITOUT, SHOP 43 'WANG WANG'- Historical Reference ABA10031307
- | BCN/2003/313 Applied: 21/01/2003 Status: Completed
4/347 Moorhouse Avenue Central City
Accepted for processing 21/01/2003
PIM Granted 03/02/2003
PIM Issued 03/02/2003
Building consent granted 28/02/2003
Building consent issued 12/03/2003
Code Compliance Certificate Granted 08/04/2003
Code Compliance Certificate Issued 08/04/2003
FITOUT SHOP 42 FOOD COURT 'THAI'- Historical Reference ABA10031645
- | BCN/2003/1468 Applied: 05/03/2003 Status: Completed
4/347 Moorhouse Avenue Central City
Accepted for processing 05/03/2003
Building consent granted 27/03/2003
Building consent issued 27/03/2003
PIM Granted 27/03/2003
PIM Issued 27/03/2003
Code Compliance Certificate Granted 24/05/2007
Code Compliance Certificate Issued 24/05/2007
SHOP FITOUT NO.41 CHINESE TAKEAWAY IN FOOD COURT- Historical Reference ABA10032773
- | BCN/2005/7373 Applied: 14/09/2005 Status: Completed
1/347 Moorhouse Avenue Central City
Accepted for processing 14/09/2005
PIM Granted 10/10/2005
PIM Issued 11/10/2005
Building consent granted 15/10/2005
Building consent issued 27/10/2005
Code Compliance Certificate Granted 31/01/2006
Code Compliance Certificate Issued 31/01/2006
ALTERATIONS TO EXISTING FOOD OUTLET- Historical Reference ABA10058968

Property address:
1/347 Moorhouse Avenue

- | BCN/2006/5140 Applied: 03/07/2006 Status: Completed
4/347 Moorhouse Avenue Central City
Accepted for processing 03/07/2006
PIM Granted 04/09/2006
PIM Issued 07/09/2006
Building consent granted 22/09/2006
Building consent issued 30/03/2007
Code Compliance Certificate Granted 30/04/2008
Code Compliance Certificate Issued 30/04/2008
STAGE 1: FOOD COURT & TENANCY SHELL CONSTRUCTION incl CHEMIST SHOP SHELL
CONSTRUCTION (FOLEY'S STAGE 1 AND STAGE 11)- Historical Reference ABA10067517
- | BCN/2006/5141 Applied: 03/07/2006 Status: Completed
1/347 Moorhouse Avenue Central City
Accepted for processing 03/07/2006
PIM Granted 07/09/2006
PIM Issued 07/09/2006
Building consent granted 30/03/2007
Building consent issued 30/03/2007
Code Compliance Certificate Granted 30/04/2008
Code Compliance Certificate Issued 30/04/2008
STAGE 2: TENANCY FITOUTS- Historical Reference ABA12067517
- | BCN/2006/6928 Applied: 30/08/2006 Status: Completed
2/347 Moorhouse Avenue Central City
Accepted for processing 30/08/2006
PIM Granted 11/10/2006
PIM Issued 11/10/2006
Building consent granted 12/10/2006
Building consent issued 18/10/2006
Interim Code Compliance Certificate granted 09/03/2007
Interim Code Compliance Certificate issued 09/03/2007
Code Compliance Certificate Granted 30/04/2008
Code Compliance Certificate Issued 30/04/2008
STAGE 3: BURGER KING EXTERNAL ALTERATIONS- Historical Reference ABA13067517
- | BCN/2006/10030 Applied: 12/12/2006 Status: Completed
4/347 Moorhouse Avenue Central City
Accepted for processing 12/12/2006
PIM Granted 24/01/2007
PIM Issued 07/02/2007
Building consent granted 27/02/2007
Building consent issued 01/03/2007
Code Compliance Certificate Granted 04/10/2007
Code Compliance Certificate Issued 04/10/2007
FOOD TENANCY FITOUT - GURU INDIAN- Historical Reference ABA10072450
- | BCN/2007/868 Applied: 13/02/2007 Status: Completed
1/347 Moorhouse Avenue Central City
PIM Granted 07/09/2006
PIM Issued 07/09/2006
Accepted for processing 13/02/2007
Building consent granted 21/03/2007
Building consent issued 29/03/2007
Code Compliance Certificate Granted 30/04/2008
Code Compliance Certificate Issued 30/04/2008
STAGE 4: STRUCTURAL WORK IN EXISTING COUNTDOWN BUILDING- Historical Reference ABA14067517

Property address:
1/347 Moorhouse Avenue

- | BCN/2007/4498 Applied: 13/06/2007 Status: Completed
1/347 Moorhouse Avenue Central City
Accepted for processing 13/06/2007
PIM Granted 17/07/2007
PIM Issued 26/07/2007
Building consent granted 02/08/2007
Building consent issued 06/08/2007
Code Compliance Certificate Granted 28/02/2008
Code Compliance Certificate Issued 28/02/2008
CLOSE IN BUILDING FACADE, NEW FLOOR SLAB OVER EXISTING SLAB, CLOSE IN OPENINGS AT REAR OF BUILDING AND CONSTRUCT NEW LOADING BAY- Historical Reference ABA10077466
- | BCN/2007/5233 Applied: 29/06/2007 Status: Completed
1/347 Moorhouse Avenue Central City
Accepted for processing 29/06/2007
PIM Granted 17/07/2007
PIM Issued 26/07/2007
Building consent granted 20/09/2007
Building consent issued 20/09/2007
Code Compliance Certificate Granted 28/02/2008
Code Compliance Certificate Issued 28/02/2008
STAGE 2 OF 2 - COUNTDOWN SUPERMARKET FITOUT- Historical Reference ABA12077466
- | BCN/2008/529 Applied: 01/02/2008 Status: Completed
1/347 Moorhouse Avenue Central City
Accepted for processing 01/02/2008
Building consent granted 05/02/2008
PIM Granted 05/02/2008
PIM Issued 05/02/2008
Building consent issued 07/02/2008
Code Compliance Certificate Granted 22/05/2008
Code Compliance Certificate Issued 22/05/2008
CONNECT STORMWATER DRAIN FROM SOUTHERN ROOF DOWNPIPES WITH TWO MANHOLES ACCROSS THE CARPARK INTO EXISTING SUMP CONNECTED INTO STORM WATER MAIN- Historical Reference ABA10083221
- | BCN/2008/788 Applied: 14/02/2008 Status: Completed
4/347 Moorhouse Avenue Central City
PIM Granted 07/09/2007
PIM Issued 07/09/2007
Accepted for processing 14/02/2008
Building consent granted 19/02/2008
Building consent issued 19/02/2008
Code Compliance Certificate Granted 23/05/2008
Code Compliance Certificate Issued 23/05/2008
PHARMACY TENANCY FITOUT & 2 EXTERIOR SIGNS- Historical Reference ABA10083475
- | BCN/2008/4558 Applied: 10/07/2008 Status: Completed
1/347 Moorhouse Avenue Central City
Accepted for processing 10/07/2008
PIM Granted 04/08/2008
Building consent granted 07/08/2008
Building consent issued 14/08/2008
PIM Issued 14/08/2008
Code Compliance Certificate Granted 18/12/2008
Code Compliance Certificate Issued 18/12/2008
CONCRETE BLOCK WALL WITH FIRE DOORS TO BE ERECTED DIRECTLY IN FRONT OF WEST FACADE OF AUXILIARY BUILDING- Historical Reference ABA10087381

Property address:
1/347 Moorhouse Avenue

- | BCN/2008/5836 Applied: 11/09/2008 Status: Completed
4/347 Moorhouse Avenue Central City
Accepted for processing 11/09/2008
PIM Granted 14/10/2008
PIM Issued 14/10/2008
Exemption granted 17/11/2008
Exemption issued 21/11/2008
INSTALL NON ILLIMINATED FREE STANDING SIGN IN GARDEN AREA ON MADRAS STREET- Historical
Reference ABA10088694
- | BCN/2010/1134 Applied: 23/02/2010 Status: Completed
4/347 Moorhouse Avenue Central City
Accepted for processing 23/02/2010
PIM Granted 18/03/2010
PIM Issued 18/03/2010
Building consent granted 06/04/2010
Building consent issued 06/04/2010
Code Compliance Certificate Granted 14/05/2010
Code Compliance Certificate Issued 14/05/2010
PIZZA BAR FITOUT TO FOOD COURT- Historical Reference ABA10099998
- | BCN/2010/5064 Applied: 04/06/2010 Status: Completed
1/347 Moorhouse Avenue Central City
Accepted for processing 04/06/2010
PIM Granted 30/06/2010
PIM Issued 30/06/2010
Building consent granted 06/07/2010
Building consent issued 07/07/2010
Code Compliance Certificate Issued 15/08/2016
DRAINAGE FOR RELOCATION OF REFRIGERATION UNITS WITHIN THE STORE RETAIL SPACE- Historical
Reference ABA10103947
- | BCN/2011/1593 Applied: 10/05/2011 Status: Completed
2/347 Moorhouse Avenue Central City
Accepted for processing 10/05/2011
PIM Granted 20/05/2011
PIM Issued 20/05/2011
Building consent granted 21/06/2011
Building consent issued 21/06/2011
Code Compliance Certificate Granted 18/01/2012
Code Compliance Certificate Issued 18/01/2012
REPAIR EQ DAMAGED FLOOR & CEILINGS / REFIT INTERIOR & MOVE TWO DRIVE THROUGH
WINDOWS- Historical Reference ABA10110181
- | BCN/2011/2856 Applied: 08/08/2011 Status: Completed
2/347 Moorhouse Avenue Central City
Accepted for processing 08/08/2011
Building consent issued 01/09/2011
Amended plan granted 01/09/2011
AMENDMENT SET ONE ABA10110181- RELACE GIB FYRELINE WITH STANDARD 13MM GIB
EARTHQUAKE REPAIRS- Historical Reference ABA10111372

Property address:
1/347 Moorhouse Avenue

- | BCN/2012/1925 Applied: 18/04/2012 Status: Completed
4/347 Moorhouse Avenue Central City
Accepted for processing 18/04/2012
PIM Granted 04/05/2012
PIM Issued 04/05/2012
Building consent granted 18/05/2012
Building consent issued 31/05/2012
Code Compliance Certificate Granted 12/11/2012
Code Compliance Certificate Issued 12/11/2012
INTERNAL FIT-OUT. CCC NOT TO BE ISSUED PRIOR TO CCC OF ABA10115623- Historical Reference ABA10115673
- | BCN/2012/1932 Applied: 18/04/2012 Status: Completed
4/347 Moorhouse Avenue Central City
Accepted for processing 18/04/2012
PIM Granted 30/04/2012
PIM Issued 30/04/2012
Building consent granted 18/05/2012
Building consent issued 29/05/2012
Code Compliance Certificate Granted 12/11/2012
Code Compliance Certificate Issued 12/11/2012
FOOD COURT ALTERATIONS - ACCESSIBLE WC BLOCK/CHANGES TO WINDOWS & DOORS- Historical Reference ABA10115623
- | BCN/2012/3237 Applied: 13/06/2012 Status: Completed
4/347 Moorhouse Avenue Central City
Accepted for processing 13/06/2012
Amended plan granted 26/06/2012
Building consent issued 27/06/2012
AMENDED PLANS SET 1 ABA10115623 AMENDMENT TO DOOR AND WINDOWS- Historical Reference ABA10117025
- | BCN/2017/3974 Applied: 19/05/2017 Status: On Hold - Building Consent Officer Processing
1/347 Moorhouse Avenue Central City
Accepted for processing 22/05/2017
Alterations to supermarket - reconfigure to create additional tenancies (structure and services only)
- | BCN/2017/5614 Applied: 06/07/2017 Status: On Hold - Building Consent Officer Processing
1/347 Moorhouse Avenue Central City
Accepted for processing 07/07/2017
Additions and alterations to supermarket - addition of five retail units within footprint, toilets and external canopy

(b) Certificates

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

(c) Notices

| Ministry of Business, Innovation & Employment Foundation Design

Some properties have experienced land damage and considerable settlement during the sequence of Canterbury earthquakes. While land in the green zone is still generally considered suitable for residential construction, houses in some areas will need more robust foundations or site foundation design where foundation repairs or rebuilding are required. Most properties have been assigned a technical category. Details of the MBIE guidance can be found at www.building.govt.nz/

- | Placards issued under the Civil Defence Emergency Management Act 2002 as a result of the 4 September 2010 and 22 February 2011 earthquakes have now expired (by 12 July 2011 if not before). Some civil defence placards were replaced with dangerous building notices issued under section 124 Building Act 2004, and where this has happened the section 124 notice is separately recorded. Many other buildings, although not issued with a section 124 notice, may require structural work or other repairs before they can be occupied again. It is the building owners responsibility to make sure the building is safe for any occupier or visitor. Detailed structural engineering assessments may still be required to be carried out.
- | CDB75009704 25/03/2011
Building Evaluation - Countdown Moorhouse : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)
- | CDB75009704 27/02/2011
Building Evaluation - Countdown Moorhouse : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)
- | CDB75009704 25/02/2011
Building Evaluation - Countdown Moorhouse : Building Inspected Under Civil Defence Emergency , Yellow Placard Issued (a deemed Building Act notice)
- | WOF52539 Expires: 01/07/2018
Compliance Schedule Warrant of Fitness/Statement of Fitness/Compliance Schedule Statement

(d) Orders

(e) Requisitions

Related information

- | Building consent amendment BCN/2011/2856 Is an approved change to building consent BCN/2011/1593. A code compliance certificate is not issued for an amendment.
- | Building consent amendment BCN/2012/3237 Is an approved change to building consent BCN/2012/1932. A code compliance certificate is not issued for an amendment.

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 or visit www.ccc.govt.nz.

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.

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 is not exhaustive and reference to the District Plan(s) is recommended. There have been Proposed Christchurch Replacement District Plan provisions notified. The Proposed Christchurch Replacement District Plan may include changes that affect this property. The Proposed Christchurch Replacement District Plan includes provisions relating to protected historic heritage and protected areas of ecological significance that have immediate legal effect. Decisions have also been made on some of the provisions in the Proposed Christchurch Replacement District Plan which also have legal effect, or may be operative or have to be treated as operative. Proposed Replacement District Plan provisions which are operative, or have to be treated as operative, supersede the relevant provisions in the Christchurch City Plan or the Banks Peninsula District Plan. Some decisions on provisions of the Christchurch Replacement District Plan may be subject to changes as a result of further decisions. To find out more about the Proposed Replacement District Plan and what this might mean for this property, please visit <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/districtplans> for more information.

(For planning queries, please phone (03) 941 8999 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).

! **Central Business District Archaeological Area**

This site may be an archaeological site under the Heritage New Zealand Pouhere Taonga Act 2014. This Act places responsibilities onto a property owner to obtain an authority from the Heritage New Zealand Pouhere Taonga to modify or damage any part of the site. If you are proposing to undertake any development early consultation with the Heritage New Zealand Pouhere Taonga on 03 365 2897 is recommended.

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

Zoning

1. Special Amenity Area	No
2. Community Footprint	No
3. Opposite Important Open Space	No
4. Designations on Site	No
5. Road Widening Designations	No
6. Historic or Protection Building	No
7. Other Heritage Protection Items	No
8. Protected Trees	
Heritage/Notable Tree	No
Other; eg Category A, B, C Street Plantings; Subdivision trees	No
9. Noise Control	No
10. Coastal Protection	No
11. Landscape Protection	No

(ii) Proposed Christchurch Replacement District Plan/Christchurch District Plan

Christchurch International Airport Protection Surfaces

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

Central City Building Height Restriction Overlay

Property or part of property within the Central City Building Height 17m Overlay which must be treated as operative.

Central City Precincts and Overlays

Property or part of property within the Central City Large Format Retail Overlay which must be treated as operative.

Liquefaction Management Area (LMA)

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

Central City Noise Restriction

Property or part of property within the Category 3: Lower Noise Level Area overlay which must be treated as operative.

┆ **Central City Inner and Outer Zones**

Property or part of property within the Central City Outer Zone overlay which must be treated as operative.

┆ **Flood Management Area**

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

┆ **District Plan Zone**

Property or part of property within the Commercial Central City Mixed Use Zone which must be treated as operative.

(iii) Notice of Requirement for a Designation

(b) Resource consents

┆ RMA/1983/6 - Resource consents

1/347 Moorhouse Avenue Central City

Vertical sign projecting 0.300 above parapet-inaccurate measurement means sign is slightly oversize - Historical Reference RES9200356

Status: Processing complete

Applied 30/08/1983

Decision issued 30/08/1983

Granted 30/08/1983

┆ RMA/1990/85 - Resource consents

1/347 Moorhouse Avenue Central City

Premier liquor retailers Ltd application 4 X objection - Historical Reference RES9201348

Status: Processing complete

Applied 03/04/1990

Decision issued 01/01/1999

Declined 01/01/1999

┆ RMA/1996/2720 - Resource consents

1/347 Moorhouse Avenue Central City

The Division of 2 shops into 7 smaller retail shops, which do not meet the minimum requirement of 500m2 glfa. -

Historical Reference RES963137

Status: Processing complete

Applied 04/12/1996

Decision issued 13/12/1996

Granted 13/12/1996

- I RMA/1996/2814 - Resource consents
1/347 Moorhouse Avenue Central City
To erect a pole sign 12 metres in height, and totalling 23 sq m in sign area, at the Moorhouse Avenue entrance. -
Historical Reference RES963240
Status: Processing complete
Applied 17/12/1996
Decision issued 23/12/1996
Granted 23/12/1996

- I RMA/1997/1253 - Resource consents
1/347 Moorhouse Avenue Central City
To repartition the existing space used by Liquor King for a fast food outlet with drive-thru and up to three specialty shops. - Historical Reference RES971382
Status: Processing complete
Applied 26/05/1997
Decision issued 20/06/1997
Granted 20/06/1997

- I RMA/2006/1606 - Land Use Consent
1/347 Moorhouse Avenue Central City
Alter existing commercial building, including demolition construct new building for retail & offices, carpark alterations, additional carparks, landscaping - Historical Reference RMA92005670
Status: Processing complete
Applied 07/07/2006
Decision issued 10/10/2006
Granted 10/10/2006

- I RMA/2007/1472 - Land Use Consent
1/347 Moorhouse Avenue Central City
signage - Historical Reference RMA92008738
Status: Processing complete
Applied 15/06/2007
Granted 29/08/2007
Decision issued 30/08/2007

- I RMA/2007/3005 - s127 Change / cancellation of condition(s)
1/347 Moorhouse Avenue Central City
Change of conditions to RMA 92008738 (signage for Countdown centre) - Historical Reference RMA92010352
Status: Processing complete
Applied 07/11/2007
Granted 05/12/2007
Decision issued 06/12/2007

- I RMA/2008/1540 - Land Use Consent
1/347 Moorhouse Avenue Central City
To erect signage - Historical Reference RMA92012404
Status: Processing complete
Applied 10/07/2008
Decision issued 08/08/2008
Granted 08/08/2008

- I RMA/2008/1883 - s127 Change / cancellation of condition(s)
1/347 Moorhouse Avenue Central City
Variation of conditions for land use consent granted in November 2007 (RMA92010352) for outdoor advertising to increase 14.23m2 in signage - Historical Reference RMA92012766
Status: Processing complete
Applied 09/09/2008
Decision issued 10/10/2008
Granted 10/10/2008

- I RMA/2009/1805 - Land Use Consent
1/347 Moorhouse Avenue Central City
Erection of billboard on side of building - Historical Reference RMA92015289
Status: Processing complete
Applied 04/12/2009
Decision issued 24/12/2009
Granted 24/12/2009

- I RMA/2012/868 - s127 Change / cancellation of condition(s)
1/347 Moorhouse Avenue Central City
CHANGE CONDITIONS TO RMA92008738 - Historical Reference RMA92020230
Status: Processing complete
Applied 12/06/2012
Granted 29/06/2012
Decision issued 02/07/2012

- I RMA/2015/706 - Within scope amendment
1/347 Moorhouse Avenue Central City
Within scope amendment to RMA92010352 - Historical Reference RMA92028936
Status: Processing complete
Applied 16/03/2015
Decision issued 02/04/2015
Granted 02/04/2015

Land Information Memorandum

- I RMA/2017/1763 - Land Use Consent
1/347 Moorhouse Avenue Central City
Establishment of Additional Signage
Status: Processing
Applied 27/07/2017

Property address:
1/347 Moorhouse Avenue

LIM number: 70200196
Page 32

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

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

10. Network utility information

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

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

! **None recorded for this property**

11. Other information

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

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

(a) Kerbside waste collection

- | Your recycling is collected Fortnightly on the Week 2 collection cycle on a Tuesday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Metro Place Refuse Station.
- | Your refuse is collected Fortnightly on the Week 2 collection cycle on a Tuesday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Metro Place Refuse Station.
- | Your organics are collected Weekly on Tuesday. Please leave your organics at the Kerbside by 6:00 a.m.

(b) Other

| Community Board

Property located in Linwood-Central-Heathcote Community Board

| Psychoactive Substances Area

This property falls within the permitted area map in Schedule 1 of the Council's Psychoactive Products Retail Locations Policy (Local Approved Product Policy) 2014. The Policy can be found at <http://www.ccc.govt.nz/psychoactive-substances/>. A psychoactive products retail premise may only be located in the permitted area provided that place also complies with clauses 4.2 and 4.3 of the Policy.

| Electoral Ward

Property located in Central Electoral Ward

| Listed Land Use Register

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

| Spatial Query Report

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

| **Alcohol Licence**

ALC/2015/333
60/OFF/31/2015
General Distributors Limited
COUNTDOWN-MOORHOUSE
Off-licence supermarket
Current

| **Health Licence**

FSH/2015/694
H H Lee
Rice Box
Restaurants and Cafes 1 - 50 Seats
Current

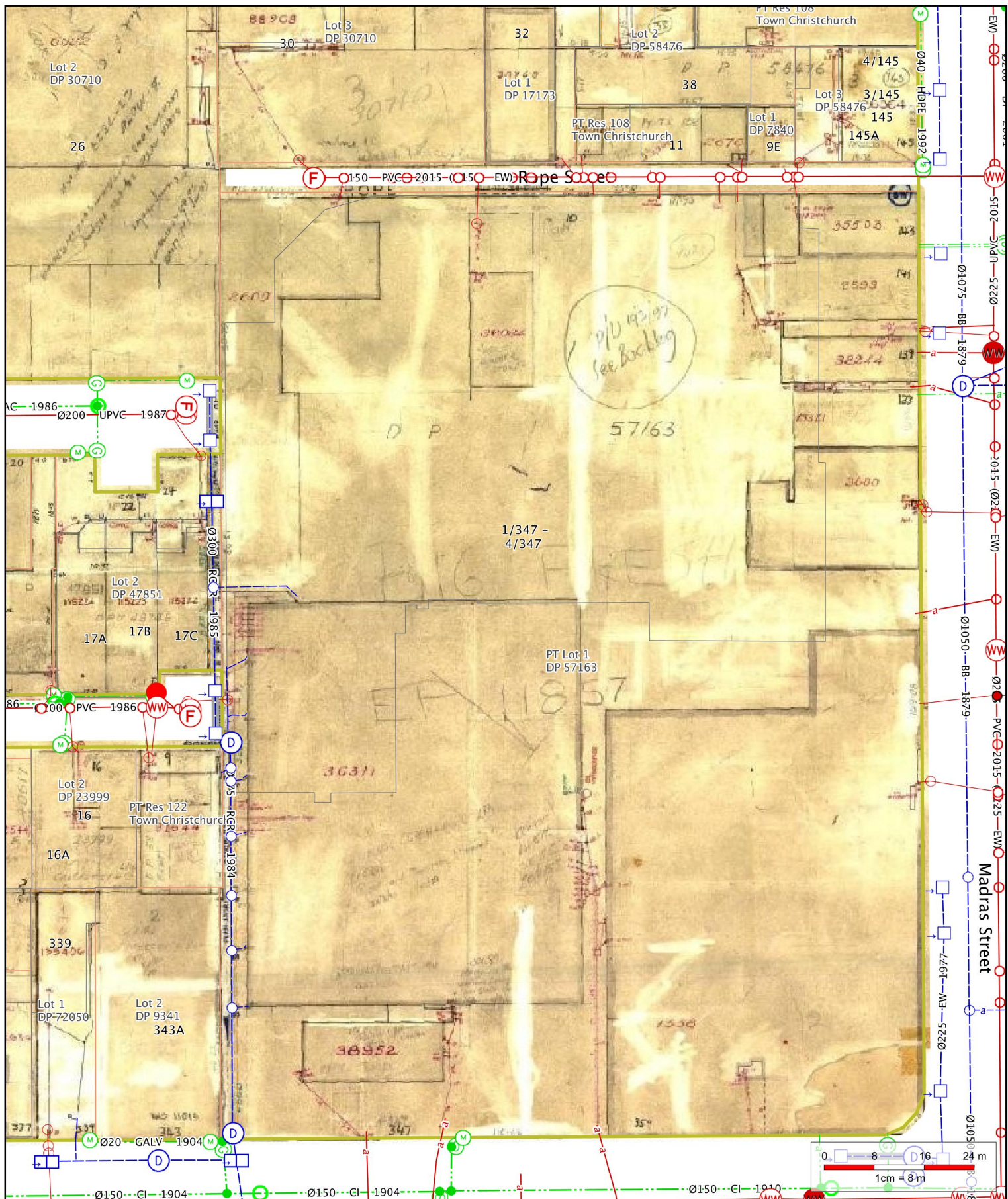
| **Health Licence**

FSH/2015/379
B D Yoo, Y J Lee
The Small Cafe
General Food Premises - High Risk
Current

| **Health Licence**

FSH/2015/332
D.A.P.P Limited
Hang Seng Food Bar II
Restaurants and Cafes 1 - 50 Seats
Current

- | Dangerous Goods Licences have been replaced with Location Test Certificates administered by the Environmental Protection Authority (EPA). You can contact a local Test Certifier to advise you or to issue the type of test certificate you need at the EPA Website: <http://www.epa.govt.nz/search-databases/pages/testcertifiers-search.aspx>
- | Please see attached a copy of the CERA acceptance letter and Detailed Engineering Evaluation (DEE) assessment report.



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Aug 15, 2017 10:19:15 AM



ph: 941-8300 fax: 941-8385

Accuracy not guaranteed. Onsite verification required. Display of data scale dependent, full detail available at 1:500.

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Private Drainage

Standard Infrastructure

- Bio Gas
- Condensate Trap
- End Cap
- Inlet
- Outlet
- Valve
- Main
- Cable

Water Intake/Supply

- Connector
- Bellows
- Connector
- Hydrant

Water Intake/Supply

- Inlet
- Meter
- Outlet
- Pump
- Restrictor
- Valve
- Air Release
- Butterfly
- Flow restriction
- Gate
- Pressure Activated
- Sluice
- Valve
- Reservoir
- Structure
- Lateral
- Main
- Sub Main

Wastewater

- End Cap
- Valve
- Air Gap Separator
- Vent
- Eye
- Eye (Vertical)
- Outfall
- Pump
- Junction
- Access
- Flush Manhole
- Inspection Point
- Standard Manhole
- Trap
- Vented Manhole
- Lateral
- Main
- Pressure Main

Wastewater

- Lateral Fitting
- Local Pressure
- Control Panel
- Boundary Kit
- Tank System
- Site
- Vacuum Chamber
- Vacuum Breather
- Stormwater Inlet
- Bend
- Change
- Eye
- Flow Restriction
- Inlet
- Dome Sump
- Double Sump
- Gross Debris Trap

Stormwater

- Inlet
- Inlet Headwall
- Pipe End
- Silt Trap
- Single Sump
- Soak Pit
- Triple Sump
- Junction
- Standard Manhole
- Outlet
- Pump
- Structure
- Basin
- Lateral
- Main
- Lateral Fitting
- Double Sump

Stormwater

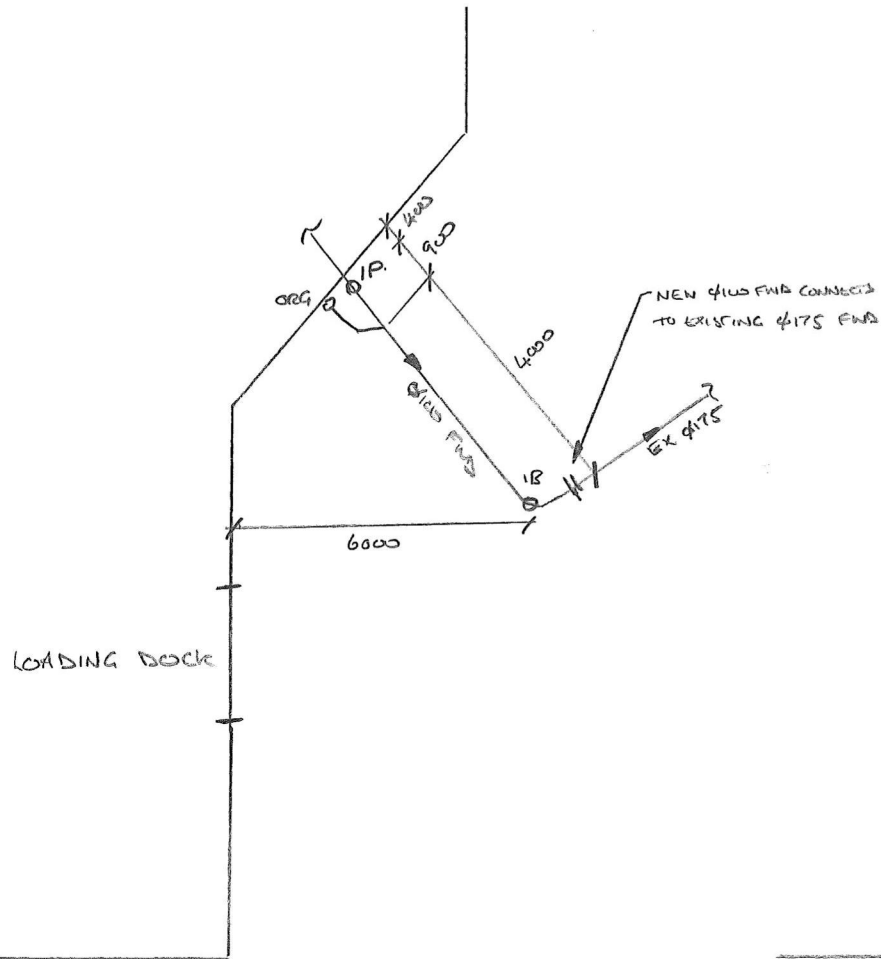
- Lateral Fitting
- Single Sump
- Soak Pit
- Inspection point
- Manhole
- Pipe Protection
- Abandoned
- Proposed
- Out of service
- Easement

DRAINAGE PICKUP

CONNECTION NUMBER

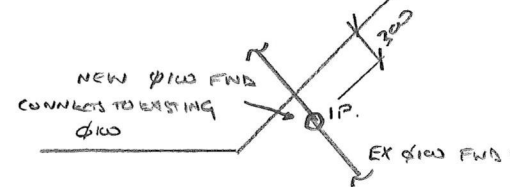
Address: 34.7 Moorhousie
Project No: 12077466
Date: 16/01/08

Owner: _____
Drainlayer: DEAN WILKIE
Inspector: ROB LK

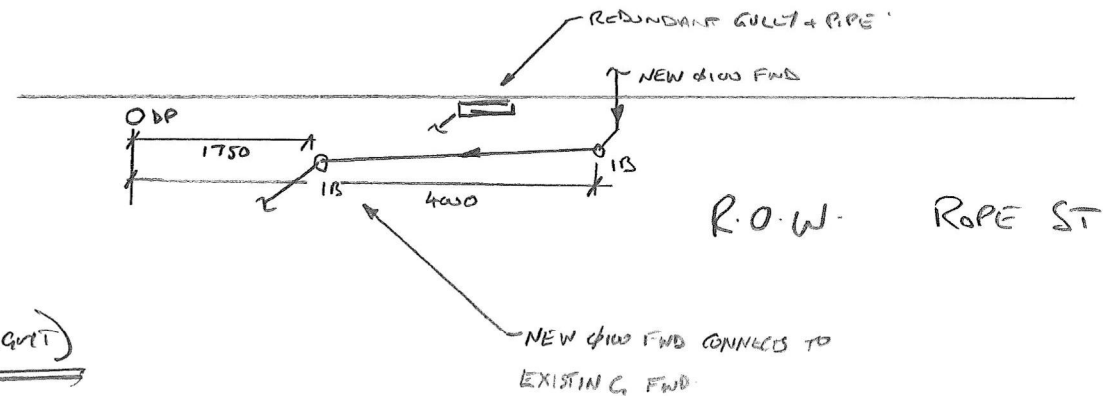


PART DRAWING 1

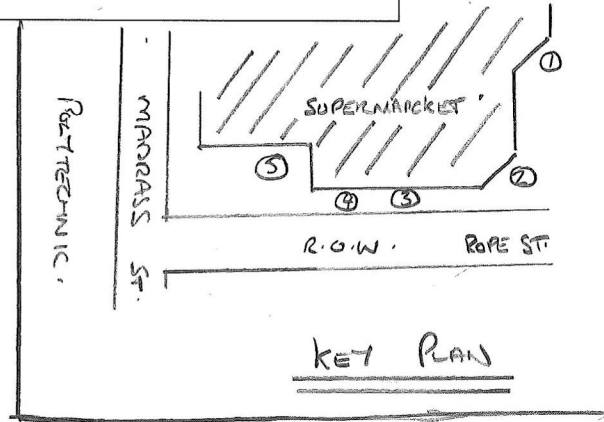
REFER TO KEY PLAN (TOP RIGHT)
+ PHOTOGRAPHS.



PART DRAWING 2



PART DRAWING 3

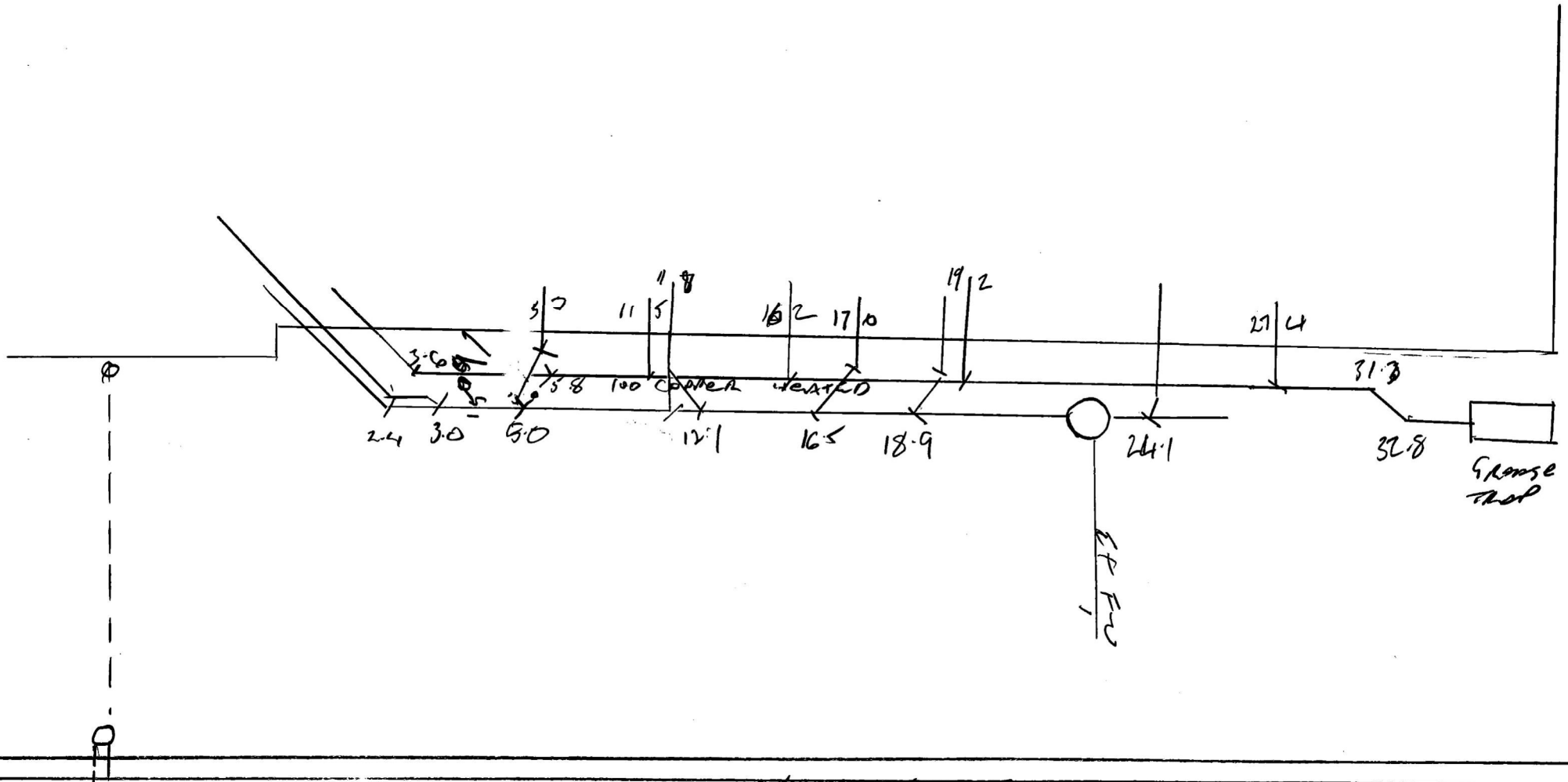


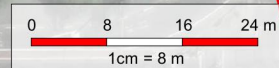
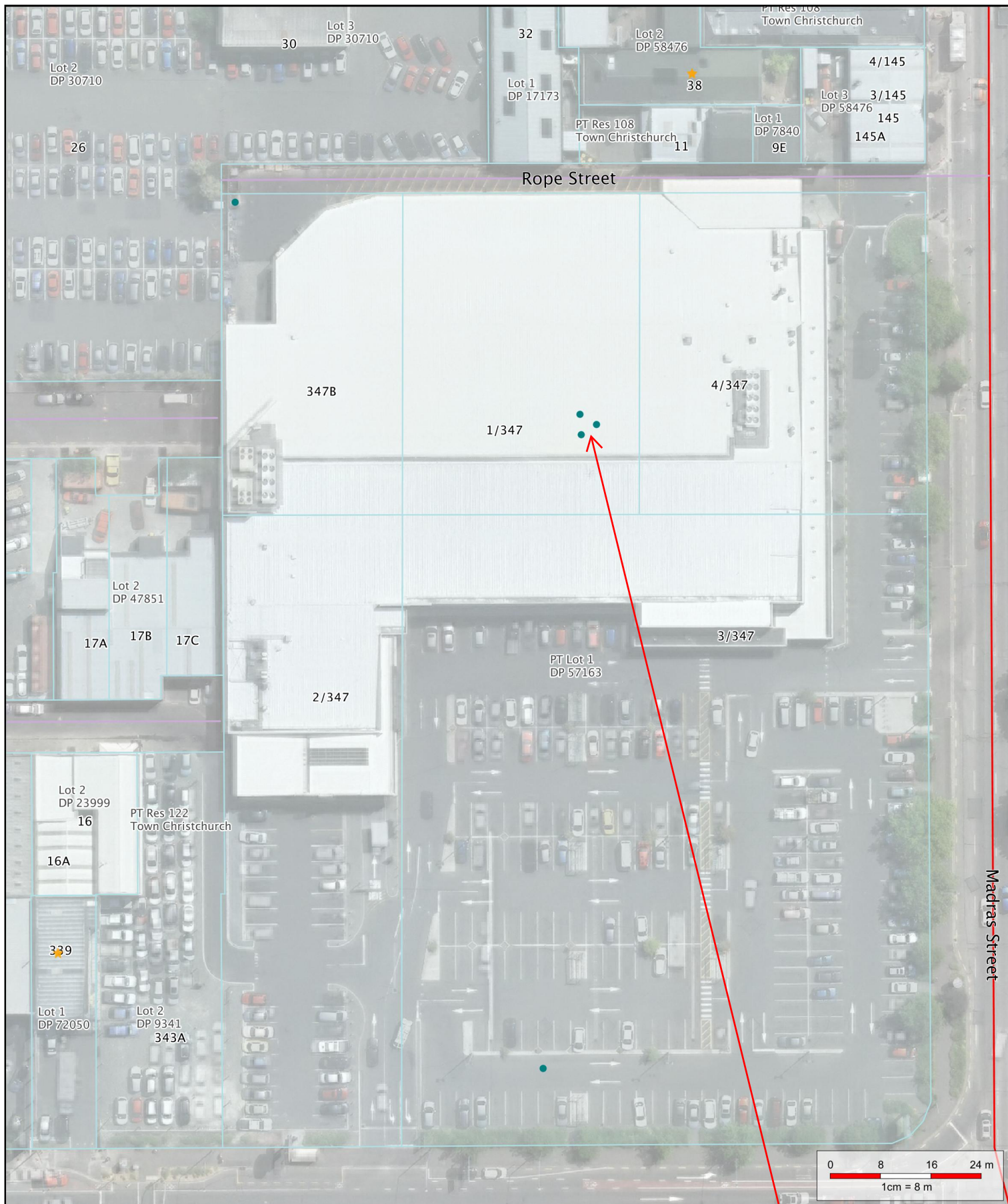


DRAINAGE PICKUP

CONNECTION NUMBER

Address: 347 MODLE ROAD Owner:
Project No: 10061517 Drainlayer:
Date: 5/4/07 Inspector: Michael Brown





1 : 800 on A4

Aug 15, 2017 10:23:27 AM



ph: 941-8300 fax: 941-8385

Accuracy not guaranteed. Onsite verification required. Display of data scale dependent, full detail available at 1:500. Client Selected Legend.

Property Info

Built Feature

- ★ Building Characteristic
- Building Earthquake Remediation
- Building Foundation Detail
- Tank
- Non Compliance
- Swimming Pool by Compliance
- Pool Complies
- Pool Empty Non-Compliant
- Pool Reinspection Due
- Swimming Pool by Public and Private
- Private Pool
- Public Pool

Landbase

Street Number
Legal Description
Road Name

- Road Hierarchy
- Central City Local Distributor
- Central City Main Distributor
- Collector
- Local Road
- Major Arterial
- Minor Arterial
- Motorway
- Pedestrian
- Private
- Rating Unit
- Rating Unit (Fill)
- Rating Unit (No Fill)

Aerial Photo 2016

- Aerial Photo 2016
- Aerial Photo 2016 - bp
- Aerial Photo 2016 - Rural

approx tank locations

CERA

Canterbury Earthquake Recovery Authority

29 March 2012

Moorhouse Central Limited
C/- Karl Henry - CBRE (Agency) Limited
PO Box 13643
Armagh
CHRISTCHURCH 8141

Attention: Karl Henry
Email karl.henry@cbre.co.nz

Dear Karl,

Acceptance of Detailed Engineering Evaluation Report

The Canterbury Earthquake Recovery Authority (CERA) has received your Detailed Engineering Evaluation, titled Moorhouse Central Seismic Capacity and Earthquake Damage Assessment by Samir Govind of Beca Carter Holdings & Ferner Limited, for the building at 347 Moorhouse Avenue provided under section 29 of 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 this building. We will now arrange for the notice restricting access to 2/347 Moorhouse Avenue to be removed and you may remove any CERA notice from your building.

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

Further earthquakes may trigger the need for further engineering inspections and reporting. If you have any queries on the requirements for the structural engineering reporting please do not hesitate to contact CERA at engineeringassessments@cera.govt.nz or on 03 354 2600.

Yours sincerely,



Neville Higgs
Team Leader - Engineers

Report

Moorhouse Central Seismic Capacity and Earthquake Damage Assessment

Prepared for Moorhouse Central Ltd

By Beca Carter Hollings & Ferner Ltd (Beca)

21 February 2012

© Beca 2012 (unless Beca has expressly agreed otherwise with the Client in writing).

This report has been prepared by Beca on the specific instructions of our Client. It is solely for our Client's use for the purpose for which it is intended in accordance with the agreed scope of work. Any use or reliance by any person contrary to the above, to which Beca has not given its prior written consent, is at that person's own risk.



Revision History

Revision N°	Prepared By	Description	Date
A	James Hutchison	Final Issue	21 February 2012

Document Acceptance

Action	Name	Signed	Date
Prepared by	James Hutchison		21 February 2012
Reviewed by	Samir Govind		21 February 2012
Approved by	Samir Govind		21 February 2012
on behalf of	Beca Carter Hollings & Ferner Ltd		

Table of Contents

Executive Summary	1
1 Introduction.....	4
1.1 Scope.....	4
2 Building Descriptions	5
3 Damage Assessment.....	8
3.1 Methodology	8
3.2 Damage Observed	8
4 Strength Assessment.....	11
4.1 Methodology	11
4.2 Meaning of the %NBS Score.....	11
4.3 Seismic Capacity Assessment	12
4.4 Earthquake Prone and Earthquake Risk Buildings	12
4.5 Importance Levels	12
5 Recommendations	13
6 Explanatory Notes	14

Appendices

Appendix A - Seismological Information about Canterbury Earthquakes

Appendix B - Detailed Engineering Evaluation (DEE) Report and Damage Assessment Report

Appendix C - Initial Evaluation Procedure (IEP)

Executive Summary

This earthquake damage assessment report has been prepared for our client CBRE about the building located at 343-347 Moorhouse Avenue, Christchurch, and referred to as “Moorhouse Central”. The Report is to describe the significance of structural damage caused by the 4 September 2010, 22 February 2011 and 13 June 2011 Canterbury earthquakes, and associated aftershocks. Reports are appended in the standard format that is required by Canterbury Earthquake Recovery Authority (CERA). i.e. the Detailed Engineering Evaluation (DEE) report for commercial buildings.

This report updates previous Beca reports, which proposed limited repairs after the February 2011 earthquake, and undertook Christchurch Eq Rapid Assessment Forms – Level 2 following the June 2011 earthquake.



Figure 1: Aerial view (by Google) Locating the Tenancy Groups

Scope

The scope of this limited assessment includes:

- Provides an assessment of the seismic capacity of the building as a whole against the current New Building Standard.
- Describes any earthquake damage observed during the inspections, comments on repairs made to date, and proposes typical repairs for unattended damages that should be carried out.

Table Summary of Findings

Site Plan Ref. (09/03/2011)	Tenancy	Storeys at and above ground	Floor Area	Assumed Importance Level (IL)	Approx. Construction Date	Form of Construction	Wall Cladding	Roof Cladding	Beca %NBS (lowest estimated)	Seismic Grade	Risk Description	Method Used	Damage Summary	Comments
1	Countdown	2*	5632	2	1990 Latest alterations 2007	Steel framing and roofing sheet diaphragm	PC concrete panels 3 sides, and glazing	Steel tray	79	B	Low risk	IEP	Minor cracking to concrete elements. Minor ground movement around exterior of the building. Minor cracks in interior linings.	Design wind loading and seismic loading are similar magnitude for main structure. Seismic loading is critical for wall panel connections.
2	Burger King	2*	460	2	1990 Alterations 2007	Steel framed "lean-to"	PC concrete panels 2 sides, and glazing	Steel tray	79	B	Low risk	IEP	Minor cracking to concrete elements. Minor ground movement around exterior of the building. Minor cracks in interior linings.	This is structurally a "lean-to" supported by the main building.
3	Food Court	1	522	2	2007	Steel framed "lean-to"	Lightweight panels and glazing	Steel tray	79	B	Low risk	IEP	Minor opening/cracking of floor slab. Minor cracks to interior linings.	This is structurally a "lean-to" supported by the main building.
* indicates mezzanine floor				Key	Prone	Risk	Compliant							

Table 1: Summary of Assessment Results

Note: This table is a summary of information given in the Detailed Engineering Evaluation (DEE) appended

Earthquake Prone and Earthquake Risk Buildings

Based on the assessment this building is described as medium to low Earthquake Risk.

Seismic Strengthening

On the basis of our observations, and our limited reference to drawings, we do not consider strengthening is required.

Explanatory Statement

The current earthquake activity appears to be continuing and there remains the possibility of further strong earthquakes and further damage in the foreseeable future.

This assessment is necessarily limited in its extent and conclusions due to the limited time and accessibility for inspections, structural instabilities /safety considerations, limitations on available documentation and the limited technical evaluation that has been carried out. We have not, for example, undertaken any intrusive inspections or testing. The report does not address defects that are not discovered on visual inspection including defects in inaccessible places and latent defects. Further damage may have become visible since our inspections or due to subsequent aftershocks. Beca is not able to give any warranty or guarantee that all defects damage, conditions or qualities have been identified.

We recommend that no further investigation is required at this time.

The above Executive Summary is a précis of the investigation and assessment undertaken, therefore, for further explanation and or clarifications, including limitations, of the damage assessment refer to the main body of the report.

1 Introduction

This report describes a seismic capacity evaluation and damage assessment for the building known as Moorhouse Central. The Canterbury earthquakes that severely shook Christchurch from September 2010 onwards caused some apparently minor damage to the building. This report is in the standard format that is required by Canterbury Earthquake Recovery Authority (CERA). i.e. the Detailed Engineering Evaluation (DEE) report for commercial buildings.

This report updates previous Beca reports, which proposed limited repairs after the February 2011 earthquake, and undertook Christchurch Eq Rapid Assessment Forms – Level 2 following the June 2011 earthquake.

1.1 Scope

This assessment:

- Provides an assessment of the seismic capacity of the building as a whole against the current New Building Standard.
- Describes earthquake damage observed during the inspections, comments on repairs made to date, and proposes typical repairs for unattended damages that should be carried out.

This report provides information as proposed by the Detailed Engineering Evaluation (DEE) Guideline document, as required by the Canterbury Earthquake Recovery Authority (CERA). (Guidance on Detailed Engineering Evaluation of Earthquake Affected Non-Residential Buildings in Canterbury, Part 2 Evaluation Procedure, Draft prepared by the Engineering Advisory Group, Revision 5, 19 July 2011). A DEE report is also included as an the Appendix.

2 Building Descriptions

Brief building description information has been provided in the summary table (above) and in the Detailed Engineering Evaluations appended to this report.

This report includes assessment of the building known as Moorhouse Central. It comprises of the following general construction types for each of the three tenancy groups:

Countdown: The original building was constructed circa 1990, and after various alterations and extensions is now approximately 64m x 88m (5632 sq m) ground floor area.





We have not obtained structural drawings for this main building but much of the structure is exposed: north-south steel frames support steel purlins and steel long-run trough roofing and provide north-south lateral load support. Interaction between the roofing and the purlins provides diaphragm action to transfer east-west lateral loads to be supported in-plane by the north and south walls. The west, north and east walls are precast concrete panels. The east wall panels had major cut-outs formed circa 2007 when the Food Court was re-constructed into its present south form. The south wall has precast concrete panels where it abuts Burger King at the west end, and is generally framed and glazed for the remainder. The north and south wall panels are supported laterally by the steel frames; the west and east wall panels have cantilevered concrete columns providing their lateral support. There is a concrete slab on ground throughout, and we assume concrete foundations. Apart from the occurrence of vertical ground displacements, a building of this construction will generally have design lateral wind loading of similar magnitude to lateral seismic loading. However the concrete wall panel connections to the steel framing will be seismically critical.

Burger King: The original Burger King opened circa 1997 and was contained in an extension of the original building. After some transformations, the present Burger King was constructed circa 2007 with approximately 23m x 20m (460 sq m) ground floor area.





We have not obtained structural drawings for this building. But from limited observation in the attic area (left photo above), it appears to be an extension of the main building structure, with north-south lateral loads supported by the same steel frames. The canopy façade is supported by steel trusses on concrete columns. The concrete panel north wall is shared with Countdown (again left photo above), the west wall is concrete panel, and the south and east walls are framed and partially glazed.

Food Court: The original Food Court was constructed as an integral part of the east side of the main building. The current construction occurred circa 2007 and is approximately 9m x 58m (522 sq m) ground floor area, of which approximately 5m x 58m encroaches into the main building.



We obtained drawings of the Food Court. It is constructed as a "lean-to" against the main building, and has light steel framing supporting roof and walls. East-west lateral support is provided by the main building, and north-south lateral support is supplied by roof bracing.

The site is approximately 17 hectares, and is almost all asphalt sealed apart from the building footprint.

3 Damage Assessment

3.1 Methodology

The inspections carried out were walk-around visual external and internal inspections of each of the tenancy groups and surrounds, during the period between May 2011– February 2012. There was no opening of linings and removal of plaster finishes in any locations to check for hidden structural damage and the inspections were non-invasive.

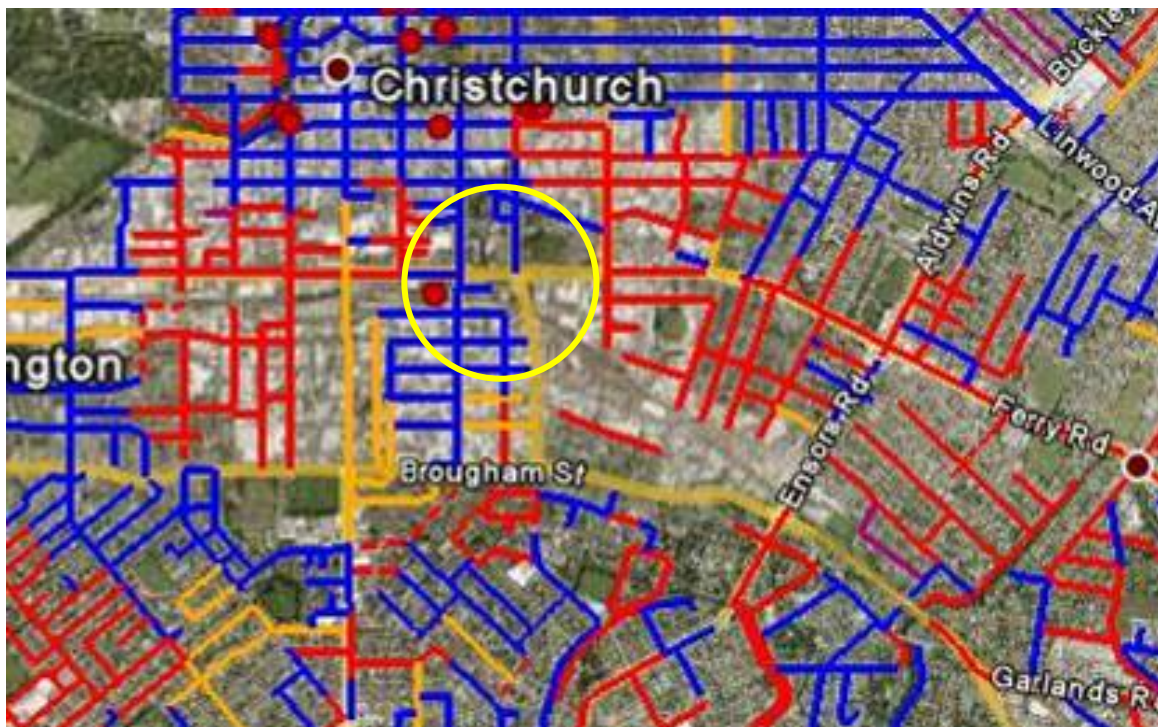
The inspections focused on identifying the main structural system for the building, and recognising earthquake-caused structural damages. Obvious visible non-structural damages are also noted to a limited extent. If there is any on-going concern regarding damage then we recommend a comprehensive survey is undertaken to check for damage further.

3.2 Damage Observed

During the course of our various inspections the following damages have been identified, and are illustrated with typical photos. We have available a much larger record of photos.

We understand that the September 2010 event had minimal impact at Moorhouse Central, and that the most damaging event was February 2011. Subsequent aftershocks have had some impact.

There appears to have been very little liquefaction at this site, consistent with the University of Canterbury record reproduced below.



Countdown: The exterior of the precast concrete wall panels appear largely unaffected by all events. On the north wall there is some minor opening of joints, and a fine crack, apparently along the line of the floor slab surface. On the west wall there is one small crack at the bottom of one panel.



The main floor slab does not appear to have any damage.

Around the interior walls of the supermarket there are a number of cracks and crushings of the gib-board lining where structure or services penetrate the walls.



Other gib-board linings through the offices have minor cracks, and some ceiling and lighting panels have been displaced.

Burger King: The February 2011 earthquake caused furniture and fittings to be badly displaced along with ceiling and lighting panels, and large cracks formed in the gib-board linings. The floor was cracked and floor joints opened, damaging the coverings. The south west corner concrete wall panels separated at the top, damaging the top and next connection.

Since then, and prior to the December 2011 aftershocks, Burger King has been stripped out and totally re-fitted. There has been no significant further damage.

Food Court (& Pharmacy): The floor slab has undergone some movement, particularly at service duct locations, and apparently at construction/control joints – both in the pharmacy and along the

shop frontage line of the food court. Generally floor coverings conceal the extent, but the damages appear to be minor.



As elsewhere, gib-board linings have minor cracks, and the ceilings and light fittings have been displaced, although most have been re-fitted.

The food stalls all have overhead security roller doors. Several of these are not operating well, and apparently the guides and/or supports have been partially displaced.

The site: The February 2011 earthquake caused some minor damage to the sealed areas, most notably near service lines. The most noticeable of these have been repaired already.

4 Strength Assessment

4.1 Methodology

The strength assessment is based on the limited technical details found in the structural and/or architectural drawings available, and on the largely exposed main structural members. The information is not complete and assumptions have been made where necessary.

The strength assessment has only been conducted on the main lateral load carrying elements. Due to lack of information, structural connections and foundations are only qualitatively assessed.

An assessment has been made of the design loads anticipated by the Codes both in 1990 and today, for seismic loading and wind loading. This indicates that the original design loadings were similar in magnitude for both wind and seismic criteria. Recent increase to seismic loading for Canterbury now make seismic design loads critical.

Inspections did not include assessment of other elements of the buildings or services, for example the fire safety systems, the glazing system, lifts, finishes, suspended ceilings, partitions, tenant fit out or the general water-tightness of the building envelopes.

Our inspections were limited to visual examination of the buildings where safe and ready access existed at the time. We have undertaken no intrusive inspections in any areas and no material testing. This report is necessarily limited in that respect and does not address any matter that is not discoverable from such inspections, including any damage or defect in inaccessible places and/or latent defects.

Using the Beca IEP methodology the % NBS were found to be 84% for north-south lateral loading, and 79% for east-west loading.

4.2 Meaning of the %NBS Score

The Standards complying with the New Zealand Building Code provide for new buildings of 'normal' category (IL2) to have "Ultimate Limit State" (ULS) strength to meet a 1 in 500 year earthquake demand. This is the 100%NBS level assumed in this assessment.

At the Ultimate Limit State, substantial damage is allowed, such as unrecoverable displacement or cracking, as long as there is a margin against collapse and appropriately low life-safety risk.

Buildings are generally required by legislation to have a minimum design life of 50 years. The chance of a 1 in 500-year event being exceeded in any 50-year period is approximately 10%.

The following table by NZSEE provides a grading system for existing buildings, as one way of interpreting the %NBS building score. It can be seen that Earthquake Prone buildings (%NBS less than 33%) have more than 10 times the risk of collapse than a similar new building. And for buildings that are potentially Earthquake Risk (67%>%NBS>33%), the risk of collapse is 5 to 10 times greater than that of an equivalent new building. Broad descriptions of the life-safety risk can be assigned to these building Grades accordingly.

Table 2: Relative Earthquake Risk

Building Grade	Percentage of New Building Strength (%NBS)	Approx. Risk Relative to a New Building	Risk Description
A+	>100	<1	low risk

Building Grade	Percentage of New Building Strength (%NBS)	Approx. Risk Relative to a New Building	Risk Description
A	80 to 100	1 to 2 times	low risk
B	67 to 80	2 to 5 times	low or medium risk
C	33 to 67	5 to 10 times	medium risk
D	20 to 33	10 to 25 times	high risk
E	<20	more than 25 times	very high risk

4.3 Seismic Capacity Assessment

The Detailed Engineering Evaluation (DEE) report appended is for seismic assessment of the building known as Moorhouse Central. A summary of the assessment results is given in table 1. The table covers:

- The previous and current assessment of the seismic capacity against the current New Building Standard.
- The age of the building, the form of construction.
- The method used for the comparative analysis.
- Any earthquake damage observed during the inspections.
- Identifies specific seismic issues that affect structural performance.

4.4 Earthquake Prone and Earthquake Risk Buildings

Based on the assessments a number of the buildings are described as either Earthquake Risk or Prone. Strengthening of the Earthquake Prone buildings will be required in accordance with the Christchurch City Council's requirements and this will involve a consenting process. A building can be considered to be Earthquake Prone as defined by the NZ Building Act when it has a score less than 33% NBS.

If the score is greater than 33% NBS but less than 67% NBS, the building can be considered to be Earthquake Risk as defined by the NZSEE guideline document.

The Earthquake Prone standard is low (the risk of collapse is more than 10 times that for a new building) and it is the view of the NZSEE that buildings that do not meet 67%NBS should still be considered an earthquake risk. At 67%NBS the risk of collapse is approximately five times that for a new building.

Moorhouse Central is considered medium to low risk.

4.5 Importance Levels

The importance level assumed in this report has been assessed using Importance Level 2 (IL2).

The implication of this classification is that using a different Importance Level will alter the building score. For example increasing the Importance Level from 2 to 3 (IL3) increases the seismic risk return factor from 1.0 to 1.3 while increasing the Importance Level from 3 to 4 (IL4) increases the seismic risk return factor from 1.3 to 1.8.

5 Recommendations

We do not recommend any further structural work is required at this time. The various items of non-structural repair which we have noted are not matters requiring urgent attention, other than if they cause any loss of facility to the tenants and their customers.

6 Explanatory Notes

- This report has been prepared by Beca at the request of our Client Moorhouse Central Ltd and is exclusively for our Client's use for the purpose for which it is intended in accordance with the agreed scope of work. Beca accepts no responsibility or liability to any third party for any loss or damage whatsoever arising out of the use of or reliance on this report by that party or any party other than our Client.
- The inspections of the building discussed in this report have been undertaken to assess damage caused by the recent earthquakes and aftershocks to the building structure only.
- Beca is not able to give any warranty or guarantee that all possible damage, defects, conditions or qualities have been identified. The work done by Beca and the advice given is therefore on a reasonable endeavours basis in the circumstances.
- Except to the extent that Beca expressly indicates in the report, no assessment has been made to determine whether or not the building complies with the building codes or other relevant codes, standards, guidelines, legislation, plans, etc.
- The building assessment is necessarily reliant on the accuracy, currency and completeness of the information provided to us, including structural and architectural drawings, and we have not sought to independently verify any of the information provided. The drawings and other information upon which this assessment is based appears to be incomplete and does show alterations that appear to have been made to the building over its life.
- Beca has not considered any environmental matters and accepts no liability, whether in contract, tort, or otherwise for any environmental issues.
- Beca has not made any assessment of the structural stability or safety of the building with respect to future aftershocks or earthquakes – which have the potential to damage the building and to jeopardise the safety of those either inside or adjacent to the building.
- While this report may assist the Client in assessing the status of the building, any decision on their future is solely the responsibility of the Client.
- The basis of Beca's advice and our responsibility to our Client is set out above and in the terms of engagement with our Client.

Appendix A

Seismological Information about Canterbury Earthquakes

Canterbury Earthquakes of 2010 and 2011

The following information is taken from the GNS Science Consultancy Report 2011/183 July 2011 – The Canterbury Earthquake sequence and implications for Seismic Design Levels.

The powerful M_W (Moment Magnitude) 7.1 Darfield earthquake occurred on 4 September 2010 at 04:35 NZST approximately 40 km west of Christchurch (at a depth of 10.5 km) on a previously unknown fault within the Canterbury Plains. This was a rare event, occurring in an area where previous seismic activity was relatively low for New Zealand. The earthquake caused extensive damage in Christchurch and the surrounding region and left a well-defined surface rupture that has been named the Greendale Fault. Peak Ground Accelerations (PGAs) reached 1.26 g at the Greendale seismic station and up to 0.3 g in central Christchurch, over 35 km from the epicentre. The large magnitude of the earthquake resulted in strong shaking over a large area of Canterbury. PGAs recorded close to the source were greatest in the vertical direction, whereas horizontal ground motions were dominant at greater distances. Horizontal ground accelerations at a period of 1.0 s were generally comparable to those predicted for deep or very soft soils from the New Zealand attenuations model and were generally close to those designed for in the New Zealand building design standard in central Christchurch, but exceeded building design codes in the epicentral region.

Since the Darfield earthquake, more than 7,000 aftershocks with Magnitude (M_W) up to 6.2 have been recorded by the New Zealand national seismograph network (GeoNet). This sequence of earthquakes is termed the Canterbury earthquake sequence. In the months following the Darfield earthquake, aftershock activity was particularly concentrated at the eastern end of the Greendale Fault. Despite several moderate-magnitude ~5 earthquakes occurring during this time, the number and size of the aftershocks was initially somewhat less than that experienced after other shallow New Zealand earthquakes of similar size.

A Notable M_W 4.7 event occurred at 10:30 NZST on 26 December 2010, less than 2 km from the central business district (CBD) of Christchurch. Because it was close to the city centre, this earthquake (termed the Boxing Day earthquake) caused further damage to buildings there. The maximum PGA measured was 0.4 g, measured at the Christchurch Botanical Gardens, and over 0.2 g elsewhere in the CBD.

The most destructive earthquake of the Canterbury sequence occurred at 12:51 NZST on 22 February 2011, five and a half months after the Darfield main shock. This M_W 6.2 aftershock (termed the Christchurch earthquake) occurred toward the eastern end of the aftershock zone and with an epicentre just 6 km southeast of the Christchurch city centre. The Christchurch earthquake was the most deadly since the 1931 Hawke's Bay (Napier) earthquake, with 181 people killed and several thousand injured. About two-thirds of the fatalities were from the collapse of two multi-storey office buildings. Many were killed in the streets by falling bricks and masonry, and in two buses crushed by toppling walls. Five people died in the Port Hills area, killed by collapsing rock cliffs and falling boulders. Particularly high accelerations were recorded in the Christchurch earthquake, a factor which led to the severe building damage, widespread liquefaction and landslides. The February 22 earthquake led to an increase in aftershock activity, with several strong aftershocks of magnitude >5. Ground motions in Christchurch city were extremely high during the February event, reaching 2.2 g in Heathcote Valley near the epicentre and up to 0.8 g in the CBD. In areas close to the fault (less than 5 km away) peak horizontal accelerations were stronger in the Christchurch event than the Darfield main shock. Earthquake response spectra of recorded horizontal ground motions at four sites within ~1.5 km of the Christchurch CBD, when compared with spectra from the New Zealand design standard NZS1170, shows that in the CBD the recorded earthquake response spectra exceeded the 2,500 year return ground motions (typically only post-disaster use structures would be designed to this level of ground motion, normal use buildings are

typically designed for levels of ground motions that are expected to occur at average intervals of 500 years).

On 13 June 2011 at 14:20 NZST, a M_W 6.0 earthquake occurred near the eastern suburb of Sumner. This earthquake resulted in one fatality and caused yet more damage in Christchurch and Lyttelton, causing irreparable damage to many CBD buildings scheduled for repair. The earthquake once again produced high accelerations in the southern and eastern suburbs, causing more widespread liquefaction, and rockfalls from cliffs in Port Hills suburbs. As with the February 22 earthquake, PGAs in Christchurch were again very high during the June event, reaching 2 g in Sumner and 0.4 g in the CBD. Many of the high PGAs during the February event were measured in the vertical direction. Conversely, horizontal PGAs were dominant in the June event.

The main features of the four Canterbury earthquakes discussed above are summarised in the table below, taken from the GNS Science Consultancy Report 2011/183 July 2011 – The Canterbury Earthquake sequence and implications for Seismic Design Levels.

Summary of the main features of significant earthquakes in the Canterbury sequence.

Earthquake		4 September	26 December	22 February	13 June
Magnitude	M_W (Moment magnitude)	7.1	4.7	6.2	6.0
	M_L ('Richter' magnitude)	7.1	4.9	6.3	6.3
	M_e (Energy magnitude)	8.0	Not known	6.75	6.7
Source fault	Rupture	Complex	Strike-slip	Oblique-reverse	Strike-slip
	Orientation	E-W surface rupture	E-W	NE-SW	Under investigation
Max. PGA recorded	Horizontal (g)	0.8	0.4	1.7	2.0
	Vertical (g)	1.3	0.5	2.2	1.1
	Distance (km)	1.3	~2*	2	3*
Max. PGA recorded in CBD	Horizontal (g)	0.3	0.4	0.7	0.4
	Vertical (g)	0.2	0.4	0.8	0.2
	Distance (km)	20 - 22	~2 - 3*	5 - 9	9 - 11*
Duration of shaking >0.1 g in CBD (s)		8 - 15	1 - 1.7	8 - 10	6 - 7.5

Note: Distances are distance from the fault trace where available, but those marked with an asterisk (*) are taken from the earthquake epicentre. Duration is defined by the approximate length of the record containing accelerations over 0.1 g.

The closest results for ground shaking levels for the site at Moorhouse Central were at Christchurch Hospital which registered 0.6g PGA on 22 February 2011

Appendix B

Detailed Engineering Evaluation (DEE) Report and Damage Assessment Report


Tenancy Group

- Countdown Supermarket
- Burger King
- Food Court

Detailed Engineering Evaluation - Moorhouse Central, 347 Moorhouse Central, Christchurch (as at February 2012)

The following report format follows the report outline given by the following (DEE) document:

Guidance on Detailed Engineering Evaluation of Earthquake Affected Non-residential Buildings in Canterbury, Part 2, Evaluation Procedure, Draft Prepared by the Engineering Advisory Group Revision 5, 19 July 2011.

Item	Content
<p>Photograph and site plan</p>	  <p style="text-align: center;">▲ North</p>
<p>1. Building Address – noting that where more than one building is located on a particular site, this should be clearly noted.</p>	<p>343 – 347 Moorhouse Avenue, Christchurch</p>
<p>2. A full description of the building including plan dimensions, number of stories, total plan area, occupancy and importance classification.</p>	<p>Approx. Floor Area: 6500 m²</p> <p>66 x 88m supermarket</p> <p>23 x 20m Burger King</p> <p>(5+) 4x 58m Food Court</p>

Item	Content
	<p>Year Designed: 1990; alterations 1997 & 2007</p> <p>Number of Storeys: 1 and several mezzanines (at and above ground)</p> <p>Number of Basements: 0</p> <p>Current use: Supermarket and food outlets</p> <p>Building Importance: IL2 Assumed</p> <p>Moorhouse Central is a high-roofed single storey commercial building. It was originally constructed circa 1990 as a stand-alone supermarket, with the expectation of extending a foodcourt operation on the east side.</p> <p>Over the intervening years a variety of internal alterations were made, and extensions added and removed; until the present format was completed circa 2007.</p> <p>The main structural elements are north-south steel frames, steel roofing and purlins diaphragm, and precast concrete wall panels on the west, north and east sides and the west part of the south side.</p>
<p>3. A full description of the structural system - both lateral and gravity, including materials and noting proprietary systems where applicable. It is expected that this would be drawn from a review of existing plans, where available. If no plans are available, it will be necessary to complete more intensive investigation on site in order to verify the structure.</p>	<p>We have not located structural drawings for the main building, but the construction exposes the main structural members to view. We have viewed architectural documents of the original building, and a number of the alterations.</p> <p>Gravity Load Resisting System</p> <p>The steel roofing is supported on steel purlins on a steel rafter-column framing system. There is a concrete ground floor slab. Foundations are unknown.</p> <p>Lateral Load Resisting System</p> <p>In the north-south direction lateral loads are resisted by the rafter-column framing system. In the east-west direction it appears that the roofing combines with the purlins to provide a diaphragm, with loads removed from the roofing into the north and south walls.</p> <p>The west and north walls are virtually continuous precast concrete panels, the east wall was until penetrations were cut through during circa 2007 alterations, and the south wall has precast panels along the west end for the width of Burger King.</p> <p>The west and east walls are supported laterally with cantilevered concrete columns.</p>
<p>4. A full description of the foundation system and ground conditions, noting the extent of geotechnical investigation completed.</p>	<p>The foundations are unknown. No geotechnical investigations were undertaken as part of this investigation. A deep soil type D is assumed for the purpose of the seismic assessment.</p>

Item	Content
<p>5. Whether drawings are available or not, a prediction of the likely 'hot-spots' should be made in order to prioritise the required inspections. This may be informed by a set of generic building types and behaviors that is included in Appendix A (of the DEE document)</p>	<p>At the time of design (circa 1990), the lateral loading criteria for wind capacity and seismic capacity were similar. But upgrading of seismic understanding, and the impact of the Canterbury earthquakes, make seismic criteria now critical.</p> <p>Potential "hotspots" include the following:</p> <ul style="list-style-type: none"> ■ differential settlements causing distress to precast wall panels and their connections, and distortions to the floor slab ■ possible tilt of the building, particularly the cantilever concrete columns supporting the west and east wall concrete panels ■ foundation structure distress ■ concrete panel distress including cracking and connections ■ excessive plastic deformations at critical points of the steel frames ■ distortion of the roof diaphragm ■ damage to non-structural infill walls and other non-structural fitout and cladding elements.
<p>6. A summary of damage sustained (plans and elevations if necessary), both structural and non-structural damage as it relates to building movement. This will include an assessment of the severity of the damage, including noting whether the damage is substantial as defined in Section 5</p>	<p>No significant liquefaction occurred at this site, and both the extensive parking area and the ground floor slab show no serious effects. Through the Food Court tenancies, including the Pharmacy, there are minor floor displacements showing through the floor coverings. But these appear confined to service trenches and floor joints. Burger King had floor cracking and joint opening which has been repaired after February 2011, and remains in good condition to date.</p> <p>Following the February 2011 earthquake, one inter-panel wall connection failed (at the south-west corner of Burger King), causing some consequential damage to the adjacent connection. These were repaired prior to the June 2011 earthquake, and only minor panel joint openings have been identified since.</p> <p>All external walls appear to remain vertical, indicating foundations and columns have not been excessively stressed. Wall panel joints remain parallel, with very little "stretching" of the joint-filler.</p> <p>There are no indications of any distortion to the roof sheeting and/or purlins (which are visible from below), indicating satisfactory performance of the roof diaphragm.</p> <p>Throughout the areas which have Gibraltar board linings (offices, shops, etc) there are minor cracks, damage to non-structural infill walls and other non-structural fitout and cladding elements. Many of these, particularly in Burger King have already been repaired after June, and remain in good condition.</p> <p>No substantial structural damage was discovered.</p>
<p>7. A record of intrusive investigation of</p>	<p>Widespread visual inspections were conducted of</p>

Item	Content									
key elements and connection details. Include foundations and secondary structural elements as well as primary structure. This should be fully documented, with the required inspections identified during the plan review in steps 1&2 of the qualitative assessment procedure	visible structure. The damage assessment undertaken consisted of a walk-around visual inspection of the exterior and the interior of the building. The damage recorded is limited to what is visible to the naked eye. No intrusive investigations or material testing was undertaken.									
8. A consideration of the implications of and reasons for the damage. All failures must be addressed, with a conclusion drawn as to the reasons for the damage and the impact on both gravity and lateral structure	The minor damages observed are due to the earthquake shaking of the structures. The damage is generally minor and not considered to diminish the residual gravity or seismic capacity of the building.									
9. Reference to generic building/ material/ configuration issues that are known to occur (from Appendix A); with verification of whether these have/have not occurred.	a. The steel frames would ultimately fail with excessive movement at plastic hinges. There are no indications of strain along the principal members of the steel frames. b. The roofing/purlin diaphragm would ultimately fail by excessive yielding/tearing of the sheets at the connections, or by the connections yielding excessively. There are no indications of either of these. c. The precast concrete wall panels have brittle connections. Only a very small number of these have cracked or been otherwise damaged. d. The west and east wall concrete panels are supported by cantilever columns. Failure would either be excessive displacement of the upper column laterally, or by foundation/soil failure. There are no indications of either of these.									
10.A statement must be made as to what elements have been specifically reviewed and what have been simply inferred. Mark areas of uncertainty on plans.	The inspection of elements was limited to what is visible to the naked eye. No intrusive investigations or material testing were undertaken. The design lateral loads generated by seismic and wind events have been calculated to be of similar magnitude at the time of original design. But the May 2011 Code amendment/increase to seismic loading for Christchurch means the design to resist seismic loading is now predominant. The roofing/purlin diaphragm is most critically loaded, and observation of this element shows no indications of distress.									
11.An estimate of the original lateral load resistance as %NBS, and post damage capacity, if significantly damaged. This must include consideration of the failure mechanism, clearly identifying whether the failure is brittle or ductile.	The seismic capacity has been assessed by the Beca IEP calculation, adopting an importance level of IL2 i.e. normal use buildings such as commercial/office occupancy. A ductility of 3 is used for the main steel frames and 2 for the roofing/purlin diaphragm. A ductile deformation is anticipated <table><tr><th></th><th>Long. (%NBS)</th><th>Trans. (%NBS)</th></tr><tr><td>Pre-September 2010</td><td>84%</td><td>79%</td></tr><tr><td>Post-December 2011</td><td>84%</td><td>79%</td></tr></table>		Long. (%NBS)	Trans. (%NBS)	Pre-September 2010	84%	79%	Post-December 2011	84%	79%
	Long. (%NBS)	Trans. (%NBS)								
Pre-September 2010	84%	79%								
Post-December 2011	84%	79%								

Item	Content
	<p>Based on these assessed seismic capacities, the building is regarded as being neither Earthquake Prone nor Earthquake Risk.</p>
<p>12. A list of items that are to be repaired or further investigations required, with prioritization if this work is to be staged in any way.</p>	<p>No further investigations are recommended at this time.</p> <p>Priority for the following repairs, which are non-structural, are most likely predicated by tenants perceived interests:</p> <ul style="list-style-type: none"> ■ Countdown: Injection grout cracks along north side panels and at west side panel (need neighbour consent). ■ Countdown: Repair wall penetrations damage to gib linings, including possibly providing protection sleeve or tolerance gap. ■ Countdown: Repair minor gib linings cracks through offices, etc. ■ Food Court (and Pharmacy): Expose concrete floor displacements and replace joint filler, or injection grout cracks, as appropriate. ■ Food Court (ad Pharmacy): Repair minor gib linings cracks through offices, etc. ■ Food Court: Check roller door guides and correct. <p>This repair work is not considered to be urgent and the owner could consider delaying this for a period of months and completing the repairs as part of any upgrade or strengthening if done.</p>
<p>13. A statement (Design Features Report) describing the new load paths and load levels used in design (if changes are to be made), or otherwise detailing the existing load path.</p>	<p>No changes are proposed to the existing structure.</p>
<p>14. Sketch (at least) plans for any proposed retrofit.</p>	<p>No changes are proposed to the existing structure.</p>

Appendix C

Initial Evaluation Procedure (IEP)

Initial Evaluation Procedure (IEP) Assessment (Appendix to IEP Seismic Assessment Report)

Table IEP-1 Initial Evaluation Procedure Step 1

Page 1

(Refer Table IEP - 2 for Step 2; Table IEP - 3 for Step 3, Table IEP - 4 for Steps 4, 5 and 6)

Client:	CBRE	Job No:	5321190/210
Street Number & Name:	433 - 437 Moorhouse Avenue	By:	James Hutchison
AKA:		Date of site visit:	8/02/2012
Name of building:	Moorhouse Central	Revision no.	

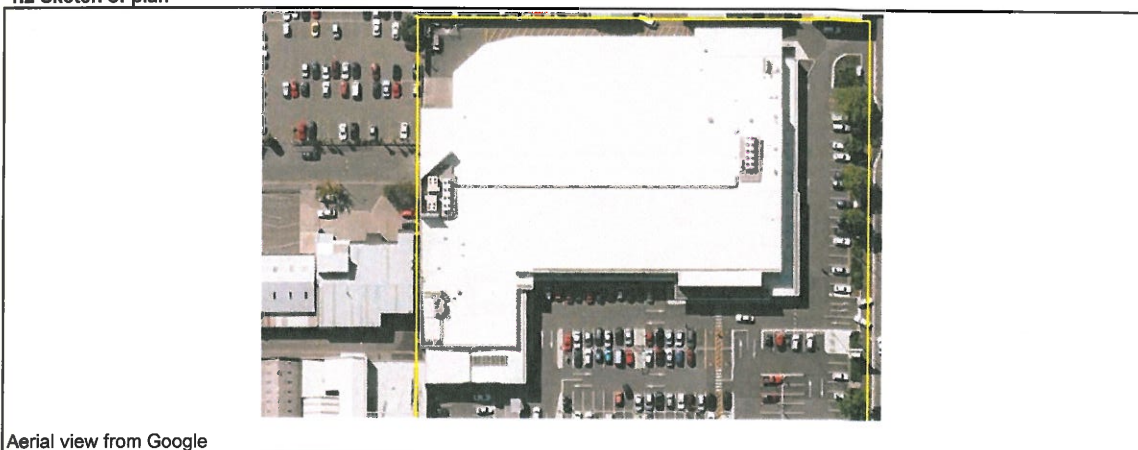
Step 1 - General Information

1.1 Photos (attach sufficient to describe building)



Note: There is additional room for photos, notes and sketches on page IEP-1a

1.2 Sketch of plan



Aerial view from Google

Note: There is additional room for photos, notes and sketches on page IEP-1a

1.3 List relevant features

Main building has steel frames north-south supporting steel purlins and trough steel roofing.
 Steel purlins and roofing interact to provide east-west diaphragm system.
 PC concrete panel cladding to north, east (partly cut out), west end of south, and west walls.
 Minimal structural damage visible after all events since September 2010.

1.4 Note information sources

Visual Inspection of Exterior
 Visual Inspection of Interior
 Drawings (note type)
 Specifications
 Geotechnical Reports
 Other (list)

Tick as appropriate

<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Incomplete sets of architectural and structural drawings

Table IEP-2 Initial Evaluation Procedure Step 2 continued

Page 3

2.2 Near Fault Scaling Factor, Factor AIf $T \leq 1.5\text{sec}$, Factor A = 1

- a) Near Fault Factor, $N(T,D)$
(from NZS1170.5:2004, Cl 3.1.6)

Longitudinal: 1
Transverse: 1

- b) Near Fault Scaling Factor = $1/N(T,D)$

Factor A
Longitudinal: 1.00

Transverse: 1.00

2.3 Hazard Scaling Factor, Factor B

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

Site Area : Christchurch

Z = 0.3

 $Z_{1992} = 1.2$

- b) Hazard Scaling Factor

For pre 1992 = $1/Z$
For 1992 onwards = Z_{1992}/Z

(Where Z_{1992} is the NZS4203:1992 Zone Factor from accompanying Figure 3.5(b))

Factor B
3.33

2.4 Return Period Scaling Factor, Factor C

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

Choose Importance Level

1 2 3 4

Comment:

- b) Return Period Scaling Factor from accompanying Table 3.1

Factor C
1.00

2.5 Ductility Scaling Factor, D

- a) Assessed Ductility of Existing Structure, μ
(shall be less than maximum given in accompanying Table 3.2)

$\mu = 3.00$ Longitudinal Direction
 $\mu = 2.00$ Transverse Direction
max = 6

Comment:

- b) Ductility Scaling Factor

	Longitudinal	Transverse
For pre 1976	k_{μ}	k_{μ}
	1.86	1.57
For 1976 onwards	1	1

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

Factor D
Longitudinal: 1.00

Transverse: 1.00

2.6 Structural Performance Scaling Factor, Factor E

- a) Structural Performance Factor, S_p
from accompanying Figure 3.4

$S_p = 0.7$ Longitudinal Direction
 $S_p = 0.7$ Transverse Direction

- b) Structural Performance Scaling Factor
= $1/S_p$

Factor E
Longitudinal: 1.43

Transverse: 1.43

2.7 Baseline %NBS for Building, (%NBS)_b
(equals (%NSB)_{nom} x A x B x C x D x E)

Longitudinal : 84%

Transverse : 79%

Table IEP-2 Initial Evaluation Procedure Step 2**Page 2**

(Refer Table IEP - 1 for Step 1; Table IEP - 3 for Step 3; Table IEP - 4 for Steps 4, 5 and 6)

Client:	CBRE	Job No:	5321190/210
Street Number & Name:	433 - 437 Moorhouse Avenue	By:	James Hutchison
AKA:		Date of site visit:	8/02/2012
Name of building:	Moorhouse Central	Revision no.	0

Step 2 - Determination of (%NBS)_b**2.1 Determine nominal (%NBS) = (%NBS)_{nom}**

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

a) Date of Design and Seismic Zone

Date of Design: ☐ Pre 1935
 (or date of code ☐ 1935-1965
 strengthened to) ☐ 1965-1976
☒ 1976-1992
☐ 1992-2004

Strengthening

☐ Tick if building has been strengthenedIf strengthened enter
original design date:

See Note 4 below also

Building Category: Others**Seismic Zone:** Zone B**b) Soil Type**

From NZS1170.5:2004, CI 3.1.3 :

NZS1170.5:2004

- ☐ A or B Rock
☐ C Shallow Soil
☒ D Soft Soil
☐ E Very Soft Soil

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

NZS4203:1992

- ☒ Rigid
☐ Intermediate or Not Known

c) Estimate Period, T

Comment:

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

Where h_n = height in m from the base of the structure to the uppermost seismic weight or mass.**Longitudinal****Transverse**

$h_n =$ 7 8 m
 $A_c =$ 1.00 1.00 m²

- ☐ MRCF ☐ MRCF
☒ MRSF ☐ MRSF
☐ EBSF ☐ EBSF
☐ Others ☐ Others
☐ CW ☐ CW
☐ MSW ☐ MSW
☐ Defined ☒ Defined

0.60 0.40 Seconds

d) (%NBS)_{nom} determined from Figure 3.3**Longitudinal:** 17.54%**Transverse:** 16.53%

Note 1: For buildings designed prior to 1965 and known to be designed as public buildings in accordance with the code of the time, multiply (%NBS)_{nom} by 1.25.
 For buildings designed 1965 - 1976 and known to be designed as public buildings in accordance with the code of the time, multiply (%NBS)_{nom} by 1.33 - Zone A, or by 1.2 - Zone B

N/A

Note 2: For reinforced concrete buildings designed between 1976-84 multiply (%NBS)_{nom} by 1.2

N/A

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

N/A

Note 4: If the building is known to have been strengthened, enter the percentage of the code selected in 2.1 a) that the building has been strengthened to for each direction.



Longitudinal Direction

Transverse Direction

(%NBS)_{nom}**Longitudinal:** 17.54%**Transverse:** 16.53%

(Scaled as per Notes 1 to 4)

Continued over page.....

Table IEP-3 Initial Evaluation Procedure Step 3

Page 4

(Refer Table IEP - 1 for Step 1; Table IEP - 2 for Step 2; Table IEP - 4 for Steps 4, 5 and 6)

Client:	CBRE	Job No:	5321190/210
Street Number & Name:	433 - 437 Moorhouse Avenue	By:	James Hutchison
AKA:		Date of site visit:	8/02/2012
Name of Building:	Moorhouse Central	Revision no.	0

a) Longitudinal Direction

Step 3 - Assessment of Performance Achievement Ratio (PAR)

(Refer Appendix B - Section B3.2)

Critical Structural Weakness	Effect on Structural Performance (Choose a value - Do not interpolate)	Building Score
3.1 Plan Irregularity Effect on Structural Performance <input type="radio"/> Severe <input type="radio"/> Significant <input checked="" type="radio"/> Insignificant Comment:		Factor A 1.0
3.2 Vertical Irregularity Effect on Structural Performance <input type="radio"/> Severe <input type="radio"/> Significant <input checked="" type="radio"/> Insignificant Comment:		Factor B 1.0
3.3 Short Columns Effect on Structural Performance <input type="radio"/> Severe <input type="radio"/> Significant <input checked="" type="radio"/> Insignificant Comment:		Factor C 1.0

3.4 Pounding Potential

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

a) Factor D1: - Pounding Effect
Select appropriate value from Table

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

Factor D1 For Longitudinal Direction:				1.0
Table for Selection of Factor D1				
	Separation	Severe 0<Sep<.005H	Significant .005<Sep<.01H	Insignificant Sep>.01H
Alignment of Floors within 20% of Storey Height		<input type="radio"/> 0.7	<input type="radio"/> 0.8	<input checked="" type="radio"/> 1
Alignment of Floors not within 20% of Storey Height		<input type="radio"/> 0.4	<input type="radio"/> 0.7	<input type="radio"/> 0.8
Comment:				

b) Factor D2: - Height Difference Effect
Select appropriate value from Table

Factor D2 For Longitudinal Direction:		1.0	
Table for Selection of Factor D2	Severe 0<Sep<.005H	Significant .005<Sep<.01H	Insignificant Sep>.01H
Height Difference > 4 Storeys	<input type="radio"/> 0.4	<input type="radio"/> 0.7	<input type="radio"/> 1
Height Difference 2 to 4 Storeys	<input type="radio"/> 0.7	<input type="radio"/> 0.9	<input type="radio"/> 1
Height Difference < 2 Storeys	<input type="radio"/> 1	<input type="radio"/> 1	<input checked="" type="radio"/> 1
Comment:			

Factor D 1.0

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

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

Severe Significant Insignificant
☐ 0.5max ☐ 0.7 ☒ 1

Factor E 1.0

Comment: No evidence of significant liquefaction

3.6 Other Factors

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

Factor F 1.0

Record rationale for choice of Factor F:

3.7 Performance Achievement Ratio (PAR)

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

PAR (Longitudinal): 1.00

b) Transverse Direction

Page 5

Step 3 - Assessment of Performance Achievement Ratio (PAR)

(Refer Appendix B - Section B3.2)

Critical Structural Weakness

Effect on Structural Performance
(Choose a value - Do not interpolate)

Building Score

3.1 Plan Irregularity

Effect on Structural Performance

Severe Significant Insignificant

Comment

Factor A 1.0

3.2 Vertical Irregularity

Effect on Structural Performance

Severe Significant Insignificant

Comment

Factor B 1.0

3.3 Short Columns

Effect on Structural Performance

Severe Significant Insignificant

Comment

Factor C 1.0

3.4 Pounding Potential

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

a) Factor D1: - Pounding Effect

Select appropriate value from Table

Note:

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

Factor D1 For Transverse Direction: 1

Table for Selection of Factor D1

	Severe 0<Sep<.005H	Significant .005<Sep<.01H	Insignificant Sep>.01H
Alignment of Floors within 20% of Storey Height	0.7	0.8	1
Alignment of Floors not within 20% of Storey Height	0.4	0.7	0.8

Comment:

b) Factor D2: - Height Difference Effect

Select appropriate value from Table

Factor D2 For Transverse Direction: 1

Table for Selection of Factor D2

	Severe 0<Sep<.005H	Significant .005<Sep<.01H	Insignificant Sep>.01H
Height Difference > 4 Storeys	0.4	0.7	1
Height Difference 2 to 4 Storeys	0.7	0.9	1
Height Difference < 2 Storeys	1	1	1

Comment:

Factor D 1.0

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

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

Severe Significant Insignificant
0.5max 0.7 1

Factor E 1.0

Comment: Same as L-dir

3.6 Other Factors

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

Factor F 1.0

Record rationale for choice of Factor F:

3.7 Performance Achievement Ratio (PAR)

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

PAR (Transverse): 1.00

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

Page 6

(Refer Table IEP - 1 for Step 1; Table IEP - 2 for Step 2; Table IEP - 3 for Step 3)

Client:	CBRE	Job No:	5321190/210
Street Number & Name:	433 - 437 Moorhouse Avenue	By:	James Hutchison
AKA:		Date of site visit:	8/02/2012
Name of building:	Moorhouse Central	Revision no.	0

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

	Longitudinal	Transverse
4.1 Assessed Baseline (%NBS)_a (from Table IEP - 1)	84%	79%
4.2 Performance Achievement Ratio (PAR) (from Table IEP - 2)	1.00	1.00
4.3 PAR x Baseline (%NBS)_b	84%	79%
4.4 Percentage New Building Standard (%NBS) (Use lower of two values from Step 3.3)		79%

Step 5 - Initially evaluated as Potentially Earthquake Prone?
(Mark as appropriate)

%NBS ≤ 33

NO

Step 6 - Initially evaluated as Potentially Earthquake Risk?
(Mark as appropriate)

%NBS < 67

NO

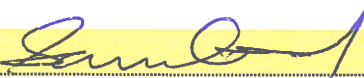
Step 7 - Provisional Grading for Seismic Risk based on IEP

Seismic Grade

B

Evaluation Confirmed

on behalf of Beca by



Signature

Samir Govind

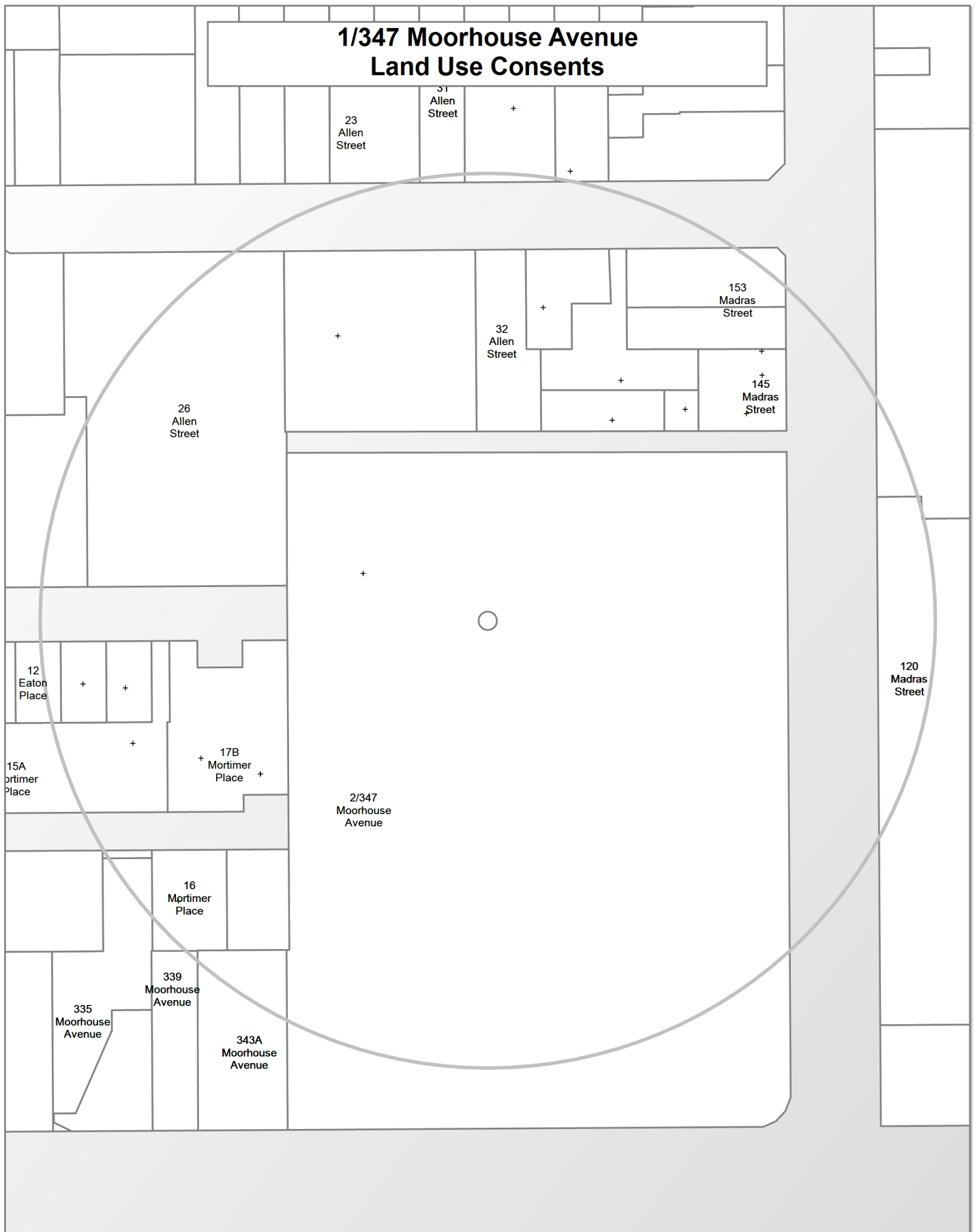
Name

167736

CPEng. No

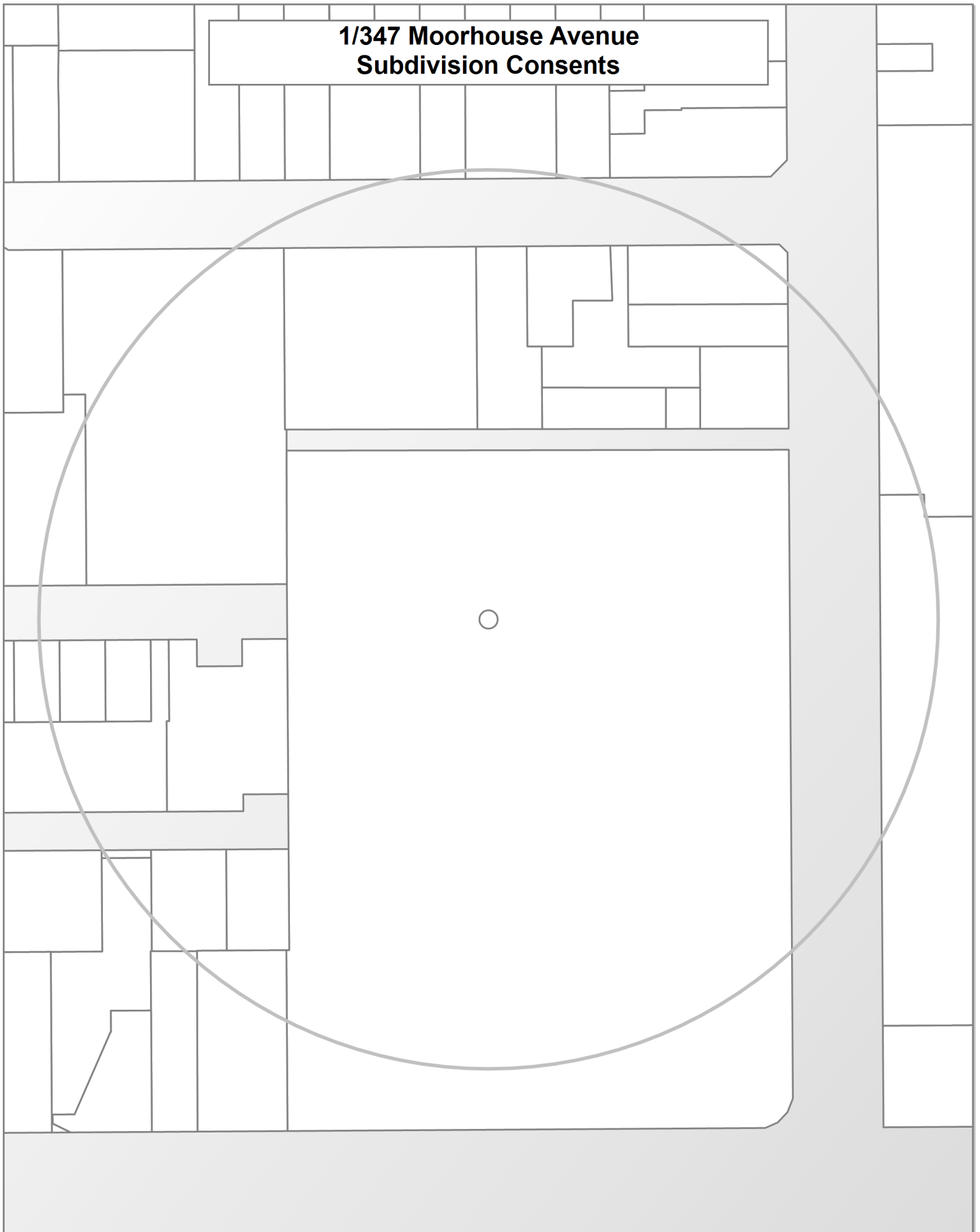
Relationship between Grade and %NBS:

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





**1/347 Moorhouse Avenue
Subdivision Consents**



Land Use Resource Consents within 100 metres of 1/347 Moorhouse Avenue

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

12 Eaton Place

RMA/1985/1068

Consent to a 4th vehicle crossing onto one site - only 3 allowed - Historical Reference RES9222192

Processing complete

Applied 12/09/1985

Decision issued 18/10/1985

Granted 18/10/1985

120 Madras Street

RMA/2006/2028

Signage - Historical Reference RMA92006104

Processing complete

Applied 25/08/2006

Decision issued 27/09/2006

Granted 26/09/2006

RMA/2010/1700

New teaching Room on CPIT City Site - Historical Reference RMA92017312

Processing complete

Applied 26/11/2010

Decision issued 13/12/2010

Granted 13/12/2010

RMA/2015/1698

Administration Building - G Block - Historical Reference RMA92029975

Processing complete

Applied 24/06/2015

Decision issued 14/07/2015

Granted 14/07/2015

RMA/2016/3241

One-way vehicle crossing

Processing complete

Applied 10/11/2016

Decision issued 23/12/2016

Granted 23/12/2016

RMA/2016/40

Earthworks - NES - Historical Reference RMA92032093

Processing complete

Applied 12/01/2016

Decision issued 18/03/2016

Granted 18/03/2016

RMA/2016/930

Objection to Conditions [RMA92032093] - Historical Reference RMA92033032

Processing complete

Applied 12/04/2016

Decision issued 02/05/2016

Granted 30/04/2016

RMA/2017/1578

Telecommunication facility

Processing complete

Applied 06/07/2017

Decision issued 07/08/2017

Granted 08/08/2017

RMA/2017/300

Proposed Signage

Processing complete

Applied 15/02/2017

Decision issued 28/03/2017

Granted 28/03/2017

130 Madras Street

RMA/1989/65

Consent to a temporary additional vehicle crossing to the site when more than 3 exist at present - Historical Reference RES9201392

Processing complete

Applied 15/01/1989

Decision issued 23/01/1990

Granted 23/01/1990

RMA/1992/1169

Consent to 4 free standing signs which exceed 5m2 permitted - 18m2 @ applied for - 375 Moorhouse Avenue - Historical Reference RES9222305

Processing complete

Applied 16/09/1992

Decision issued 18/09/1992

Granted 18/09/1992

RMA/1995/2627

To erect a relocatable building for use as offices, in a designated site. - Historical Reference RES955469

Processing complete

Applied 11/10/1995

Decision issued 26/10/1995

Granted 26/10/1995

RMA/1996/991

To erect an additional building, (an extension to C block for a recreational lounge and cafeteria for students) on the site of a group 3 protec - Historical Reference RES961160

Processing complete

Applied 23/04/1996

Decision issued 21/05/1996

Granted 21/05/1996

RMA/1997/2984

To erect a 4.6m diameter Satellite dish for reception only which exceeds the permitted diameter of 3m. - Historical Reference RES973445

Processing complete

Applied 28/11/1997

Decision issued 22/12/1997

Granted 22/12/1997

RMA/1997/384

Alterations to a group 3 Heritage Building - to remove and replace the flooring. - Historical Reference RES970331

Processing complete

Applied 13/02/1997

Decision issued 19/02/1997

Granted 19/02/1997

RMA/1997/449

To alteration a group 3 Heritage building - Historical Reference RES970404

Processing complete

Applied 19/02/1997

Decision issued 11/04/1997

Granted 11/04/1997

RMA/1998/1162

To install gas fired Radiant heaters in the Polytechnic assembly hall, a group 3 Heritage building - Historical Reference RES981291

Processing complete

Applied 15/05/1998

Decision issued 10/06/1998

Granted 10/06/1998

RMA/1998/1420

To erect a sign which exceeds the minimum area, height and size of graphic permitted. - Historical Reference RES981608

Processing complete

Applied 17/06/1998

Decision issued 07/07/1998

Granted 07/07/1998

RMA/1998/1429

To erect a 3 storey teaching facility, a 2 storey library, and to refurbish the existing a and C blocks. - Historical Reference RES981619

Processing complete

Applied 17/06/1998

Decision issued 17/07/1998

Granted 17/07/1998

RMA/1998/1486

Outline Plan under the designation for a radiocommunications link between the polytech sites at Coventry St and Sullivan Avenue. this involves - Historical Reference RES981689

Processing complete

Applied 25/06/1998

Decision issued 21/07/1998

Outline plan accepted 21/07/1998

RMA/1999/1899

To attach a banner and another to an existing building size of the signs exceeds that permissible. - Historical Reference RES990479

Processing complete

Applied 22/02/1999

Decision issued 25/03/1999

Granted 25/03/1999

RMA/1999/2106

Outline Plan required for a carparking development. - Historical Reference RES990720

Processing complete

Applied 16/03/1999

Decision issued 16/03/1999

Outline plan accepted 16/03/1999

RMA/2000/1007

To construct a new sign on Madras Street - Historical Reference RMA20001691

Processing complete

Applied 12/04/2000

Decision issued 19/04/2000

Granted 19/04/2000

RMA/2000/1499

Internal alterations to a protected building - Historical Reference RMA20002215

Processing complete

Applied 14/06/2000

RMA/2000/1820

No Desc - Historical Reference RMA20002546

Withdrawn

Applied 20/07/2000

RMA/2001/755

To establish a new childcare facility at the Polytechnic - Historical Reference RMA20004624

Processing complete

Applied 27/03/2001

Decision issued 23/04/2001

Granted 23/04/2001

RMA/2002/2984

Outline plan for third floor extension to the existing E Block - Historical Reference RMA20012033

Processing complete

Applied 21/11/2002

Decision issued 03/12/2002

Outline plan accepted 03/12/2002

RMA/2003/3320

Erect two replacement billboards - Historical Reference RMA20015671

Withdrawn

Applied 19/12/2003

RMA/2005/1412

Replacement of oversize sign attached to wall of the building known as "P block". - Historical Reference RMA20020271

Processing complete

Applied 22/06/2005

Decision issued 20/07/2005

Granted 19/07/2005

RMA/2014/2881

Tertiary Education Building - Historical Reference RMA92027580

Processing complete

Applied 03/11/2014

Decision issued 20/11/2014

Granted 20/11/2014

RMA/2016/2202

Change conditions to Land Use Consent RMA/2014/2881

Processing complete

Applied 11/08/2016

Decision issued 31/08/2016

Granted 31/08/2016

145 Madras Street

RMA/1993/93

Consent to a proposed cafe and engineering works - waive 6m setback and 3m landscaping requirement and reduce carparking required from 6 to 4 - existing building - Historical Reference RES9213819

Processing complete

Applied 18/08/1993

Decision issued 23/08/1993

Granted 23/08/1993

RMA/2016/1218

Signage - Historical Reference RMA92033335

Processing complete

Applied 09/05/2016

Decision issued 02/11/2016

Granted 02/11/2016

153 Madras Street

RMA/2013/1798

Temporary Accommodation - Operate a bar and restaurant - Historical Reference RMA92023494

Processing complete

Applied 06/09/2013

Decision issued 15/10/2013

Granted 15/10/2013

15A Mortimer Place

RMA/2013/944

Temporary Accommodation - Establish a carpark with up to 20 cars on the above site, with access off Mortimer Street - Historical Reference RMA92022582

Processing complete

Applied 28/05/2013

Decision issued 26/06/2013

Granted 25/06/2013

16 Mortimer Place

RMA/1985/91

Reduce 2.7m setback from boundary to 1.06m to allow a relocated house on a small site - Historical Reference RES9201442

Processing complete

Applied 10/12/1985

Decision issued 23/12/1985

Granted 23/12/1985

RMA/2000/158

To establish a retail activity in an existing building which is unable to comply with several transport rules. - Historical Reference RMA20000555

Processing complete

Applied 10/01/2000

Decision issued 01/01/2000

Granted 01/01/2000

17B Mortimer Place

RMA/2003/1800

Five storey apartment block. - Historical Reference RMA20014103

Processing complete

Applied 14/07/2003

Decision issued 15/08/2003

Granted 15/08/2003

2/347 Moorhouse Avenue

RMA/2015/706

Within scope amendment to RMA92010352 - Historical Reference RMA92028936

Processing complete

Applied 16/03/2015

Decision issued 02/04/2015

Granted 02/04/2015

RMA/2017/1763

Establishment of Additional Signage

Processing

Applied 27/07/2017

23 Allen Street

RMA/1997/2191

To Mark and seal an existing carpark. Layout does not comply with required queue distances. - Historical Reference RES972508

Processing complete

Applied 10/09/1997

Decision issued 26/09/1997

Granted 26/09/1997

26 Allen Street

RMA/1985/1065

Consent to a 6m vehicle crossing for new car dock in addition to an existing 4m crossing - Historical Reference RES9222121

Processing complete

Applied 18/07/1985

Decision issued 30/07/1985

Granted 30/07/1985

30 Manchester Street

RMA/1983/7

Disp from carparking requirements from 150 to 56 (40 on site) - Historical Reference RES9200401

Processing complete

Applied 18/10/1983

Decision issued 28/11/1983

Granted 28/11/1983

RMA/1986/9

Dispensation from parking requirements - height of basement parking required to be 2.25m only 1.95m provided - Historical Reference RES9200399

Processing complete

Applied 04/12/1986

Decision issued 06/01/1987

Granted 06/01/1987

RMA/1992/261

Consent to erect 2 advertising hoardings on a site in the bus 1 zone - Historical Reference RES9212054

Processing complete

Applied 11/12/1992

Decision issued 03/04/1993

Declined 03/04/1993

Outcome not recorded 03/04/1993

RMA/1996/1902

To reduce the landscaping requirement - Historical Reference RES962226

Processing complete

Applied 23/08/1996

Decision issued 17/10/1996

Granted 17/10/1996

RMA/1997/1977

Replacement signs which exceed the maximum size of a single sign. - Historical Reference RES972249

Processing complete

Applied 15/08/1997

Decision issued 08/09/1997

Granted 08/09/1997

RMA/1997/2062

To erect three signs that exceed 3m2 in area. - Historical Reference RES972356

Withdrawn

Applied 19/08/1997

RMA/2010/882

TO ERECT SIGNAGE ON SITE - Historical Reference RMA92016428

Processing complete

Applied 16/06/2010

Decision issued 07/07/2010

Granted 07/07/2010

31 Allen Street

RMA/1984/273

Consent to access over kerbing to the driveway of property 31A - continuation of existing crossing, applicant disabled, requires access - Historical Reference RES9205902

Processing complete

Applied 11/05/1984

Decision issued 25/05/1984

Declined 25/05/1984

Outcome not recorded 25/05/1984

RMA/2001/2924

To establish a commercial car park. - Historical Reference RMA20008855

Processing complete

Applied 28/11/2001

Decision issued 28/12/2001

Granted 28/12/2001

32 Allen Street

RMA/2002/828

New car sales yard certificate of compliance - Historical Reference RMA20009811

Processing complete

Applied 11/04/2002

Decision issued 16/04/2002

Granted 16/04/2002

RMA/2003/2793

Motor Vehicle Dealers Certificate - Historical Reference RMA20015130

Processing complete

Applied 21/10/2003

Certificate issued 24/10/2003

335 Moorhouse Avenue

RMA/1994/122

Consent to erect a sky sign exceeding the maximum length of 2.4m (10m applied for) and the top of the sign being greater than 6m above the kerb le - Historical Reference RES9221816

Processing complete

Applied 11/03/1994

Decision issued 21/03/1994

Granted 21/03/1994

RMA/2010/618

adds & alts to commercial building - vehicle showroom & forecourt - Historical Reference RMA92016141

Processing complete

Applied 03/05/2010

Decision issued 21/05/2010

Granted 21/05/2010

RMA/2010/621

adds & alts to commercial building - vehicle showroom & forecourt - Historical Reference RMA92016144

Withdrawn

Applied 03/05/2010

339 Moorhouse Avenue

RMA/1995/1207

Reduction of seven required carpark spaces to five. - Historical Reference RES951368

Processing complete

Applied 31/05/1995

Decision issued 03/07/1995

Granted 03/07/1995

RMA/1995/2990

To erect oversize signs that also break the skyline. - Historical Reference RES956073

Processing complete

Applied 27/11/1995

Decision issued 04/12/1995

Granted 04/12/1995

RMA/1999/4888

Outdoor advertising - Jane Whyte processing - Historical Reference RMA20000456

Processing complete

Applied 23/12/1999

Decision issued 18/02/2000

Granted 18/02/2000

343A Moorhouse Avenue

RMA/1983/50

Consent for pylon sign for Newmans coachlines which exceeds area and height permitted in scheme 5m² and 6m High - 6.3m² and 8.4m Hi - Historical Reference RES9201376

Processing complete

Applied 12/09/1983

Decision issued 16/09/1983

Granted 16/09/1983

RMA/1990/86

Consent to a sign that exceeds 5m² and 6m in height by 13.24m² - total 18.24m² - Historical Reference RES9201372

Processing complete

Applied 11/09/1990

Decision issued 25/09/1990

Granted 25/09/1990

RMA/1990/87

Consent to a proposed wholesale liquor outlet part of a shopping center - busn 1 zone 6 X objection -1 withdrawn - Historical Reference RES9201373

Processing complete

Applied 20/02/1990

Decision issued 04/07/1990

Granted 04/07/1990

Outcome not recorded 04/07/1990

RMA/1990/88

Disp required for vehicle access onto Madras St in business zone for car park with in excess of 10 spaces - Historical Reference RES9201386

Processing complete

Applied 26/02/1990

Decision issued 05/03/1990

Granted 05/03/1990

RMA/1991/107

Consent to 6 free standing signs each 1.5m² (total 9m²) in addition to an existing sign of 18.24m² when only 5m² permitted - Historical Reference RES9201375

Processing complete

Applied 16/05/1991

Decision issued 17/05/1991

Declined 17/05/1991

Outcome not recorded 17/05/1991

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