CHRISTCHURCH CITY COUNCIL
BU 1316-003 EQ2
Rawhiti Golfcourse West Pumphouse
104 Shaw Ave, New Brighton

QUALITATIVE ASSESSMENT REPORT

FINAL

- Rev B
- 25 February 2013

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Sinclair Knight Merz
142 Sherborne Street
Saint Albans
PO Box 21011, Edgeware
Christchurch, New Zealand
Tel: +64 3 940 4900
Fax: +64 3 940 4901
Web: www.skmconsulting.com

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1. Executive Summary

1.1. Background

A Qualitative Assessment was carried out on the west pumphouse in Rawhiti Golfcouse at 104 Shaw Ave, New Brighton. The building is single storey and is currently utilised as a pumphouse. It is believed to be constructed from unreinforced masonry walls and a timber-framed ceiling with a lightweight roof. An aerial photograph illustrating this area is shown below in Figure 1. Detailed descriptions outlining the buildings age and construction type is given in Section 5 of this report.

- **Figure 1 Aerial Photograph of the west pumphouse at 104 Shaw Ave**

The qualitative assessment includes a summary of the building damage as well as an initial assessment of the current seismic capacity compared with current seismic code loads using the Initial Evaluation Procedure (IEP).

This Qualitative report for the building structure is based on the Detailed Engineering Evaluation Procedure document (draft) issued by the Structural Advisory Group on 19 July 2011 and a visual inspection on 22 May 2012.

1.2. Key Damage Observed

Key damage observed includes:-

- Step cracking along mortar joints.
- Gap opening up between timber doorframe and masonry wall.

1.3. Critical Structural Weaknesses

No potential critical structural weaknesses have been identified for this building.

1.4. Indicative Building Strength (from IEP and CSW assessment)

Based on the information available, and using the NZSEE Initial Evaluation Procedure, the buildings original capacity has been assessed to be in the order of 36%NBS. The damage observed during the site investigation was not significant, therefore the post earthquake capacity will not change as a result of earthquake damage.

The building has been assessed to have a seismic capacity less than 67% NBS and is therefore a potential earthquake risk.

Please note that structural strengthening is required by law for buildings that are confirmed to have a seismic capacity of less than 34% NBS.

1.5. Recommendations

It is recommended that:

a) The current placard status of the building of Green 1 remain as is.

b) A quantitative assessment of the building, supported by intrusive investigations if required, be undertaken to determine the seismic capacity and to develop potential strengthening concepts.

c) We consider that barriers around the building are not necessary.

2. Introduction

Sinclair Knight Merz was engaged by Christchurch City Council to prepare a qualitative assessment report for the building located in the Rawhiti Golfcourse at 104 Shaw Road following the magnitude 6.3 earthquake which occurred in the afternoon of the 22nd of February 2011 and the subsequent aftershocks.

The Qualitative Assessment uses the methodology recommended in the Engineering Advisory Group draft document "Guidance on Detailed Engineering Evaluation of Earthquake affected Non-residential Buildings in Canterbury", issued 19 July 2011. The qualitative assessment includes a summary of the building damage as well as an initial assessment of the likely current Seismic Capacity compared with current seismic code requirements.

A qualitative assessment involves inspections of the building and a desktop review of existing structural and geotechnical information, including existing drawings and calculations, if available.

The purpose of the assessment is to determine the likely building performance and damage patterns, to identify any potential critical structural weaknesses or collapse hazards, and to make an initial assessment of the likely building strength in terms of percentage of new building standard (%NBS).

This report describes the structural damage observed during our inspection and indicates suggested remediation measures. The inspection was undertaken from floor levels and was a visual inspection only. Our report reflects the situation at the time of the inspection and does not take account of changes caused by any events following our inspection. A full description of the basis on which we have undertaken our visual inspection is set out in Section 7.

The NZ Society for Earthquake Engineering (NZSEE) Initial Evaluation Procedure (IEP) was used to assess the likely performance of the building in a seismic event relative to the New Building Standard (NBS). 100% NBS is equivalent to the strength of a building that fully complies with current codes. This includes a recent increase of the Christchurch seismic hazard factor from 0.22 to 0.3[1].

At the time of this report, no intrusive site investigation, detailed analysis, or modelling of the building structure had been carried out. The building description below is based on our visual inspections.

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[1] Hhttp://www.dbh.govt.nz/seismicity-info

3. Compliance

This section contains a brief summary of the requirements of the various statutes and authorities that control activities in relation to buildings in Christchurch at present.

3.1. Canterbury Earthquake Recovery Authority (CERA)

CERA was established on 28 March 2011 to take control of the recovery of Christchurch using powers established by the Canterbury Earthquake Recovery Act enacted on 18 April 2011. This act gives the Chief Executive Officer of CERA wide powers in relation to building safety, demolition and repair. Two relevant sections are:

Section 38 – Works

This section outlines a process in which the chief executive can give notice that a building is to be demolished and if the owner does not carry out the demolition, the chief executive can commission the demolition and recover the costs from the owner or by placing a charge on the owners' land.

Section 51 – Requiring Structural Survey

This section enables the chief executive to require a building owner, insurer or mortgagee carry out a full structural survey before the building is re-occupied.

We understand that CERA will require a detailed engineering evaluation to be carried out for all buildings (other than those exempt from the Earthquake Prone Building definition in the Building Act). It is anticipated that CERA will adopt the Detailed Engineering Evaluation Procedure document (draft) issued by the Structural Advisory Group on 19 July 2011. This document sets out a methodology for both qualitative and quantitative assessments.

The qualitative assessment is a desk-top and site inspection assessment. It is based on a thorough visual inspection of the building coupled with a review of available documentation such as drawings and specifications. The quantitative assessment involves analytical calculation of the buildings strength and may require non-destructive or destructive material testing, geotechnical testing and intrusive investigation.

It is anticipated that factors determining the extent of evaluation and strengthening level required will include:

- The importance level and occupancy of the building
- The placard status and amount of damage
- The age and structural type of the building

- Consideration of any critical structural weaknesses
- The extent of any earthquake damage

3.2. Building Act

Several sections of the Building Act are relevant when considering structural requirements:

3.2.1. Section 112 – Alterations

This section requires that an existing building complies with the relevant sections of the Building Code to at least the extent that it did prior to any alteration. This effectively means that a building cannot be weakened as a result of an alteration (including partial demolition).

3.2.2. Section 115 – Change of Use

This section requires that the territorial authority (in this case Christchurch City Council (CCC)) be satisfied that the building with a new use complies with the relevant sections of the Building Code 'as near as is reasonably practicable'. Regarding seismic capacity 'as near as reasonably practicable' has previously been interpreted by CCC as achieving a minimum of 67%NBS however where practical achieving 100%NBS is desirable. The New Zealand Society for Earthquake Engineering (NZSEE) recommend a minimum of 67%NBS.

3.2.3. Section 121 – Dangerous Buildings

The definition of dangerous building in the Act was extended by the Canterbury Earthquake (Building Act) Order 2010, and it now defines a building as dangerous if:

- in the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause injury or death or damage to other property; or
- in the event of fire, injury or death to any persons in the building or on other property is likely because of fire hazard or the occupancy of the building; or
- there is a risk that the building could collapse or otherwise cause injury or death as a result of earthquake shaking that is less than a 'moderate earthquake' (refer to Section 122 below); or
- there is a risk that that other property could collapse or otherwise cause injury or death; or
- a territorial authority has not been able to undertake an inspection to determine whether the building is dangerous.

3.2.4. Section 122 – Earthquake Prone Buildings

This section defines a building as earthquake prone if its ultimate capacity would be exceeded in a 'moderate earthquake' and it would be likely to collapse causing injury or death, or damage to other property. A moderate earthquake is defined by the building regulations as one that would generate ground shaking 33% of the shaking used to design an equivalent new building.

3.2.5. Section 124 – Powers of Territorial Authorities

This section gives the territorial authority the power to require strengthening work within specified timeframes or to close and prevent occupancy to any building defined as dangerous or earthquake prone.

3.2.6. Section 131 – Earthquake Prone Building Policy

This section requires the territorial authority to adopt a specific policy for earthquake prone, dangerous and insanitary buildings.

3.3. Christchurch City Council Policy

Christchurch City Council adopted their Earthquake Prone, Dangerous and Insanitary Building Policy in 2006. This policy was amended immediately following the Darfield Earthquake of the 4th September 2010.

The 2010 amendment includes the following:

- A process for identifying, categorising and prioritising Earthquake Prone Buildings, commencing on 1 July 2012;
- A strengthening target level of 67% of a new building for buildings that are Earthquake Prone. Council recognises that it may not be practicable for some repairs to meet that target. The council will work closely with building owners to achieve sensible, safe outcomes;
- A timeframe of 15-30 years for Earthquake Prone Buildings to be strengthened; and,
- Repair works for buildings damaged by earthquakes will be required to comply with the above.

The council has stated their willingness to consider retrofit proposals on a case by case basis, considering the economic impact of such a retrofit.

We anticipate that any building with a capacity of less than 33%NBS (including consideration of critical structural weaknesses) will need to be strengthened to a target of 67%NBS of new building standard as recommended by the Policy.

If strengthening works are undertaken, a building consent will be required. A requirement of the consent will require upgrade of the building to comply ‘as near as is reasonably practicable’ with:

- The accessibility requirements of the Building Code.

- The fire requirements of the Building Code. This is likely to require a fire report to be submitted with the building consent application.

3.4. Building Code

The building code outlines performance standards for buildings and the Building Act requires that all new buildings comply with this code. Compliance Documents published by The Department of Building and Housing can be used to demonstrate compliance with the Building Code.

After the February Earthquake, on 19 May 2011, Compliance Document B1: Structure was amended to include increased seismic design requirements for Canterbury as follows:

a) Hazard Factor increased from 0.22 to 0.3 (36% increase in the basic seismic design load)

b) Serviceability Return Period Factor increased from 0.25 to 0.33 (80% increase in the serviceability design loads when combined with the Hazard Factor increase)

The increase in the above factors has resulted in a reduction in the level of compliance of an existing building relative to a new building despite the capacity of the existing building not changing.

4. Earthquake Resistance Standards

For this assessment, the building's earthquake resistance is compared with the current New Zealand Building Code requirements for a new building constructed on the site. This is expressed as a percentage of new building standard (%NBS). The new building standard load requirements have been determined in accordance with the current earthquake loading standard (NZS 1170.5:2004 Structural design actions - Earthquake actions - New Zealand).

The likely capacity of this building has been derived in accordance with the New Zealand Society for Earthquake Engineering (NZSEE) guidelines 'Assessment and Improvement of the Structural Performance of Buildings in Earthquakes' (AISPBE), 2006. These guidelines provide an Initial Evaluation Procedure that assesses a buildings capacity based on a comparison of loading codes from when the building was designed and currently. It is a quick high-level procedure that can be used when undertaking a Qualitative analysis of a building. The guidelines also provide guidance on calculating a modified Ultimate Limit State capacity of the building which is much more accurate and can be used when undertaking a Quantitative analysis.

The New Zealand Society for Earthquake Engineering has proposed a way for classifying earthquake risk for existing buildings in terms of %NBS and this is shown in Figure 2 below.

Description	Grade	Risk	%NBS	Existing Building Structural Performance	Improvement of Structural Performance	
					Legal Requirement	NZSEE Recommendation
Low Risk Building	A or B	Low	Above 67	Acceptable (improvement may be desirable)	The Building Act sets no required level of structural improvement (unless change in use) This is for each TA to decide. Improvement is not limited to 34%NBS.	100%NBS desirable. Improvement should achieve at least 67%NBS
Moderate Risk Building	B or C	Moderate	34 to 66	Acceptable legally. Improvement recommended		Not recommended. Acceptable only in exceptional circumstances
High Risk Building	D or E	High	33 or lower	Unacceptable (Improvement	Unacceptable	Unacceptable

- **Figure 2: NZSEE Risk Classifications Extracted from table 2.2 of the NZSEE 2006 AISPBE Guidelines**

Table 1 below provides an indication of the risk of failure for an existing building with a given percentage NBS, relative to the risk of failure for a new building that has been designed to meet current Building Code criteria (the annual probability of exceedance specified by current earthquake design standards for a building of 'normal' importance is 1/500, or 0.2% in the next year, which is equivalent to 10% probability of exceedance in the next 50 years).

- **Table 1: %NBS compared to relative risk of failure**

Percentage of New Building Standard (%NBS)	Relative Risk (Approximate)
>100	<1 time
80-100	1-2 times
67-80	2-5 times
33-67	5-10 times
20-33	10-25 times
<20	>25 times

5. Building Details

5.1. Building description

The building is located in Rawhiti Golfcourse at 104 Shaw Ave. There are several buildings on this site, but only the west pumphouse is within the scope of this assessment. The building has one storey that is currently utilised as a pumphouse. The building is believed to be constructed from unreinforced masonry walls. The roof has timber trusses at one metre centres, with plasterboard ceiling cladding and metal corrugated roof sheeting. The ground floor appears to be supported on a concrete slab foundation. It is assumed the building was designed and constructed in between 1935 and 1965.

Our evaluation was based on the external and visual inspection carried out on 22 May 2012. An internal inspection was also carried out on the east pumphouse on 21 May 2012, which is assumed to have the same internal layout and materials due to the similar external appearance of the west pumphouse. Drawings were not available to verify the foundation system and the date of construction.

5.2. Gravity Load Resisting system

It appears that the gravity loads are taken by the masonry block walls, with direct transfer into the concrete slab foundation below.

5.3. Seismic Load Resisting system

Lateral loads acting across and along the building will be resisted by the masonry walls in shear.

Note that for this building the ‘across direction’ has been taken as east-west and the ‘along direction’ has been taken as north-south.

5.4. Geotechnical Conditions

A geotechnical desktop study was carried out for this site. The main conclusions from this report are:

- In accordance with NZS1170.5 the site is likely to be seismic subsoil Class D (deep or soft soil) ground performance and properties.
- Liquefaction risk appears to be low for this site. The reconnaissance performed following the 22 February 2011 earthquake and the conclusions from the site walkover conducted by a SKM engineer suggests that no significant liquefaction occurred on site.

If Building Consent is required, additional investigations will be needed to confirm the recommended ground properties and to perform a full liquefaction assessment. Recommended investigations are:

- One cone penetration test to refusal.

6. Damage Summary

SKM undertook an inspection on 22 May 2012. The following areas of damage were observed during the time of inspection:

General

1) No visual evidence of settlement was noted at this site and the neighbouring sites are classified as TC2 land[2]. Therefore a level survey is not required at this stage of assessment.

Building Damage

1) Step cracking along mortar joints on the west and south walls.
2) Gap opening up between the low non-structural masonry wall on the north side and the main building north wall.
3) Gap opening up between the timber doorframe and the masonry wall on the north side.
4) Low quality pointing was noted throughout the building, but this is not earthquake-related damage.

Photos of the above damage can be found in Appendix 1 – Photos.

[2] Hhttp://cera.govt.nz/maps/technical-categoriesH

7. Initial Seismic Evaluation

7.1. The Initial Evaluation Procedure Process

This section covers the initial seismic evaluation of the building as detailed in the NZSEE 'Assessment and Improvement of the Structural Performance of Buildings in Earthquakes'. The IEP grades buildings according to their likely performance in a seismic event. The procedure is not yet recognised by the NZ Building Code but is widely used and recognised by the Christchurch City Council as the preferred method for preliminary seismic investigations of buildings[3].

The IEP is a coarse screening process designed to identify buildings that are likely to be earthquake prone. The IEP process ranks buildings according to how well they are likely to perform relative to a new building designed to current earthquake standards, as shown in Table 2. The building rank is indicated by the percent of the required New Building Standard (%NBS) strength that the building is considered to have. Earthquake prone buildings are defined as having less than 33% NBS strength which correlates to an increased risk of approximately 20 times that of 100% NBS[4]. Buildings that are identified to be earthquake prone are required by law to be followed up with a detailed assessment and strengthening work within 30 years of the owner being notified that the building is potentially earthquake prone[5].

[3] Hhttp://resources.ccc.govt.nz/files/EarthquakeProneDangerousAndInsanitaryBuildingsPolicy2010.pdf
[4] NZSEE 2006, *Assessment and Improvement of the Structural Performance of Buildings in Earthquakes,* p 2-2
[5] Hhttp://resources.ccc.govt.nz/files/EarthquakeProneDangerousAndInsanitaryBuildingsPolicy2010.pdf

Table 2: IEP Risk classifications

Description	Grade	Risk	%NBS	Structural performance
Low risk building	A+	Low	> 100	Acceptable. Improvement may be desirable.
	A		100 to 80	
	B		80 to 67	
Moderate risk building	C	Moderate	67 to 33	Acceptable legally. Improvement recommended.
High risk building	D	High	33 to 20	Unacceptable. Improvement required.
	E		< 20	

The IEP is a simple desktop study that is useful for risk management. No detailed calculations are done and so it relies on an inspection of the building and its plans to identify the structural members and describe the likely performance of the building in a seismic event. A review of the plans is also likely to identify any critical structural weaknesses. The IEP assumes that the building was properly designed and built according to the relevant codes at the time of construction. The IEP method rates buildings based on the code used at the time of construction and some more subjective parameters associated with how the building is detailed and so it is possible that %NBS derived from different engineers may differ.

This assessment describes only the likely seismic Ultimate Limit State (ULS) performance of the building. The ULS is the level of earthquake that can be resisted by the building without catastrophic failure. The IEP does not attempt to estimate Serviceability Limit State (SLS) performance of the building, or the level of earthquake that would start to cause damage to the building[6]. This assessment concentrates on matters relating to life safety as damage to the building is a secondary consideration. SLS performance of the building can be estimated by scaling the current code levels if required.

The NZ Building Code describes that the relevant codes for NBS are primarily:

- AS/NZS 1170 Structural Design Actions
- NZS 3101:2006 Concrete Structures Standard
- NZS 3404:1997 Steel Structures Standard

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[6] NZSEE 2006, *Assessment and Improvement of the Structural Performance of Buildings in Earthquakes*, p2-9

7.2. Available Information, Assumptions and Limitations

Following our inspection on 22 May 2012, SKM carried out a preliminary structural review. The structural review was undertaken using the available information which was as follows:

- SKM site measurements, external inspection findings of the building and internal inspection findings of a similar building. Please note no intrusive investigations were undertaken.
- There were no drawings available to carry out our review.

The following assumptions and design criteria were used in this assessment:

- Standard design assumptions for typical office and factory buildings as described in AS/NZS1170.0:2002
  - 50 year design life, which is the default NZ Building Code design life.
  - Structure Importance Level 1. This level of importance is described as ‘low’ with small or moderate consequence of failure.
  - Ductility level of 1.25 in both directions, based on our assessment and code requirements at the time of design.
  - Site hazard factor, Z = 0.3, NZBC, Clause B1 Structure, Amendment 11 effective from 1 August 2011

This IEP was based on our external visual inspection of the building. Since it is not a full design and construction review, it has the following limitations:

- It is not likely to pick up on any original design or construction errors (if they exist)
- Other possible issues that could affect the performance of the building such as corrosion and modifications to the building will not be identified
- The IEP deals only with the structural aspects of the building. Other aspects such as building services are not covered.

7.3. Critical Structural Weaknesses

No critical structural weaknesses have been identified in this building.

7.4. Qualitative Assessment Results

The building has had its capacity assessed using the Initial Evaluation Procedure based on the information available. The buildings capacity is expressed as a percentage of new building standard (%NBS) and are in the order of that shown below in Table 3. This capacity is subject to confirmation by a quantitative analysis.

Table 3: Qualitative Assessment Summary

Item	%NBS
Likely Seismic Capacity of Building	36

Our qualitative assessment found that the building is likely to be classed as a potential earthquake risk and probably a 'Moderate Risk Building' (capacity less than 67% of NBS). The full IEP assessment form is detailed in Appendix 2 – IEP Reports.

Further investigation is required to confirm our initial findings and establish possible strengthening concepts.

The Council regulations state that if the %NBS of the building is less than 34%, this building is considered earthquake prone and is required to be strengthened.

The Engineering Advisory Group notes:

> *"For buildings with insignificant damage, but that have %NBS<33%, and buildings with significant damage, a quantitative assessment is required. Note that according to the extent of damage, it may be possible to complete a quantitative assessment for part only of the structure, with a qualitative analysis for the structure as a whole. This could be sufficient when there is highly localised severe damage but the building has otherwise suffered little or no damage."*

8. Further Investigation

Due to the lack of structural drawings and the likely seismic capacity of the building being less than 67% NBS a quantitative assessment will be required. This will allow us to confirm our findings and establish possible strengthening concepts.

If a quantitative assessment is carried out then intrusive investigations will be required to confirm the following structural details:

- Foundation layout and size of elements.
- Connections sizes and layouts.

9. Conclusion

A qualitative assessment was carried out on the building located in Rawhiti Golfcourse at 104 Shaw Ave, New Brighton. The building has sustained minor damage to the external masonry wall with step cracking along the masonry joints and a gap opening up between the timber doorframe and the masonry wall. The building has been assessed to have a seismic capacity in the order of 36% NBS and is therefore a potential earthquake risk and is likely to be classified as a 'Moderate Risk Building' (capacity less than 67% of NBS).

Further investigation is required to confirm our initial findings and to establish possible strengthening concepts. This investigation will require carrying out a quantitative assessment on the building to determine if there is enough capacity in the structural elements to resist the required earthquake demand.

If the building is to be strengthened, building consent will likely be required.

It is recommended that:

a) The current placard status of the building of Green 1 remain as is.
b) A quantitative assessment of the building, supported by intrusive investigations if required, be undertaken to determine the seismic capacity and to develop potential strengthening concepts.
c) We consider that barriers around the building are not necessary.

10. Limitation Statement

This report has been prepared on behalf of, and for the exclusive use of, SKM's client, and is subject to, and issued in accordance with, the provisions of the contract between SKM and the Client. It is not possible to make a proper assessment of this report without a clear understanding of the terms of engagement under which it has been prepared, including the scope of the instructions and directions given to, and the assumptions made by, SKM. The report may not address issues which would need to be considered for another party if that party's particular circumstances, requirements and experience were known and, further, may make assumptions about matters of which a third party is not aware. No responsibility or liability to any third party is accepted for any loss or damage whatsoever arising out of the use of or reliance on this report by any third party.

Without limiting any of the above, in the event of any liability, SKM's liability, whether under the law of contract, tort, statute, equity or otherwise, is limited in as set out in the terms of the engagement with the Client.

It is not within SKM's scope or responsibility to identify the presence of asbestos, nor the responsibility of SKM to identify possible sources of asbestos. Therefore for any property pre-dating 1989, the presence of asbestos materials should be considered when costing remedial measures or possible demolition.

There is a risk of further movement and increased cracking due to subsequent aftershocks or settlement.

Should there be any further significant earthquake event, of a magnitude 5 or greater, it will be necessary to conduct a follow-up investigation, as the observations, conclusions and recommendations of this report may no longer apply Earthquake of a lower magnitude may also cause damage, and SKM should be advised immediately if further damage is visible or suspected.

11. Appendix 1 – Photos

Photo 1: North elevation

Photo 2: West elevation

Photo 3: South elevation

Photo 4: East elevation

	
Photo 5: Corrugated steel roof cladding.	Photo 6: Corrugated steel roof cladding.
	
Photo 7: Corrugated steel roof cladding.	Photo 8: Low masonry wall extending off north wall of building.

	
Photo 9: Low masonry wall extending off north wall of building.	Photo 10: Gap opening up between low masonry wall and main north building wall.

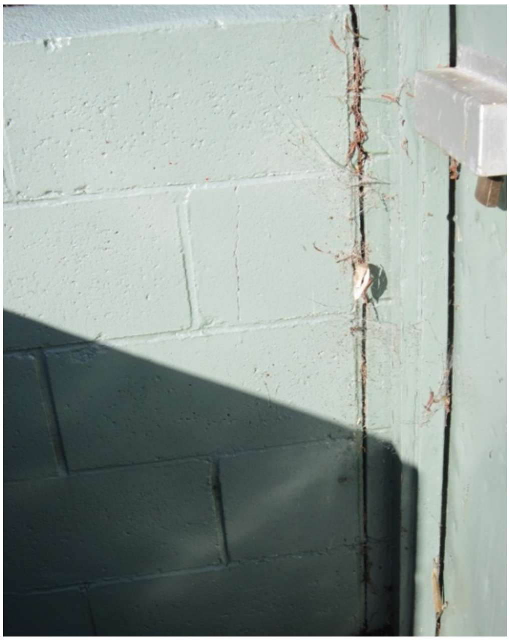



Photo 11: Gap opening up between low masonry wall and main north building wall.	Photo 12: Concrete ground slab.

Photo 13: Cracking along mortar joints on west wall.

Photo 14: Cracking along mortar joints on west wall.

Photo 15: Corrugated steel roof cladding.

Photo 16: Pipe connection to pump room on west side.

	
Photo 17: Pipe connection to pump room on west side.	Photo 18: Pipe connection to pump room on south side.
	
Photo 19: Step cracking along mortar joints on south wall.	Photo 20: Existing low quality pointing of mortar on south wall.

	
Photo 21: Existing low quality pointing of mortar on south wall.	Photo 22: Interior of west pumphouse.
	
Photo 23: Interior of east pumphouse, indicative of timber-framed roof in west pumphouse.	Photo 24: Interior of east pumphouse, indicative of timber-framed roof in west pumphouse.

12. Appendix 2 – IEP Reports

Table IEP-1 **Initial Evaluation Procedure – Step 1**

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

Building Name:	Rawhiti Golfcourse West Pumphouse	Ref.	ZB01276.138
Location:	104 Shaw Ave, New Brighton	By	WPK
		Date	24/05/2012

Step 1 - General Information

1.1 Photos (attach sufficient to describe building)

1.2 Sketch of building plan

1.3 List relevant features

The building in the Rawhiti Golfcourse at 104 Shaw Ave is one storey and is currently in use as a pumproom. The building consists of concrete masonry block walls and a timber-framed roof. The main lateral load-resisting system appear to be the walls. These act as shear walls in the north-south and east-west direction. The roof structure consists of timber rafters that support a lightweight, corrugated roof. The block walls appear to be founded on a concrete slab footing. There is a low wall extending from the middle of the north wall around the entrance, which is non-structural. The building is assumed to have been constructed between 1935-1965.

1.4 Note information sources

	Tick as appropriate
Visual Inspection of Exterior	✓
Visual Inspection of Interior	☐
Drawings (note type)	☐
Specifications	☐
Geotechical Reports	✓
Other (list)	✓

Visual inspection of interior of East Pumphouse. From the exterior, interior assumed to be similar.

Table IEP-2 Initial Evaluation Procedure – Step 2

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

Building Name:	Rawhiti Golfcourse West Pumphouse	Ref.	ZB01276.138
Location:	104 Shaw Ave, New Brighton	By	WPK
Direction Considered:	**Longitudinal & Transverse**	Date	24/05/2012

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

Step 2 - Determination of (%NBS)b

2.1 Determine nominal (%NBS) = (%NBS)nom

Pre 1935			○	See also notes 1, 3
1935-1965			◉	
1965-1976	Seismic Zone;	A	○	
		B	○	
		C	○	See also note 2
1976-1992	Seismic Zone;	A	○	
		B	○	
		C	○	
1992-2004			○	

b) Soil Type

From NZS1170.5:2004, Cl 3.1.3

A or B Rock	○
C Shallow Soil	○
D Soft Soil	◉
E Very Soft Soil	○

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

a) Rigid	○	N-A
b) Intermediate	○	

c) Estimate Period, T

building Ht = **2.5** meters

	Longitudinal	Transverse	
Ac =	8	6	m2

Can use following:

		Longitudinal	Transverse
$T = 0.09h_n^{0.75}$	for moment-resisting concrete frames	○ MRCF	○ MRCF
$T = 0.14h_n^{0.75}$	for moment-resisting steel frames	○ MRSF	○ MRSF
$T = 0.08h_n^{0.75}$	for eccentrically braced steel frames	○ EBSF	○ EBSF
$T = 0.06h_n^{0.75}$	for all other frame structures	○ Others	○ Others
$T = 0.09h_n^{0.75}/A_c^{0.5}$	for concrete shear walls	○ CSW	○ CSW
T <= 0.4sec	for masonry shear walls	◉ MSW	◉ MSW

Where
hn = height in m from the base of the structure to the uppermost seismic weight or mass.
Ac = ΣAi(0.2 + Lwi/hn)2
Ai = cross-sectional shear area of shear wall i in the first storey of the building, in m2
lwi = length of shear wall i in the first storey in the direction parallel to the applied forces, in m
with the restriction that lwi/hn shall not exceed 0.9

Longitudinal	Transverse	
0.4	**0.4**	Seconds

d) (%NBS)nom determined from Figure 3.3

Longitudinal	2.8	$(\%NBS)_{nom}$
Transverse	2.8	$(\%NBS)_{nom}$

			Factor
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.	No	1
	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 1.2 - Zone B	No	1
Note 2:	For reinforced concrete buildings designed between 1976 -1984 (%NBS)nom by 1.2	No	1
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.	No	1

Longitudinal	2.8	$(\%NBS)_{nom}$
Transverse	2.8	$(\%NBS)_{nom}$

Continued over page

Building Name:	Rawhiti Golfcourse West Pumphouse	Ref.	ZB01276.138
Location:	104 Shaw Ave, New Brighton	By	WPK
Direction Considered:	**Longitudinal & Transverse**	Date	24/05/2012

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

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

a) Near Fault Factor, N(T,D) 1
(from NZS1170.5:2004, Cl 3.1.6)

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

2.3 Hazard Scaling Factor, Factor B

Select Location: Christchurch

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

Z = 0.3
Z 1992 = 0.8

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))

Auckland	0.6	Palm Nth	1.2
Wellington	1.2	Dunedin	0.6
Christchurch	0.8	Hamilton	0.67

Factor B 3.33

2.4 Return Period Scaling Factor, Factor C

a) Building Importance Level 1
(from NZS1170.0:2004, Table 3.1 and 3.2)

b) Return Period Scaling Factor from accompanying Table 3.1 **Factor C** 2.00

2.5 Ductility Scaling Factor, D

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

Longitudinal	1	μ Maximum = 2
Transverse	1	μ Maximum = 2

b) Ductility Scaling Factor
For pre 1976 = k_μ
For 1976 onwards = 1
(where k_μ is NZS1170.5:2005 Ductility Factor, from accompanying Table 3.3)

Longitudinal	**Factor D**	1.00
Transverse	**Factor D**	1.00

2.6 Structural Performance Scaling Factor, Factor E

Select Material of Lateral Load Resisting System
Longitudinal Masonry Block
Transverse Masonry Block

a) Structural Performance Factor, S_p
from accompanying Figure 3.4

Longitudinal	Sp	1.00
Transverse	Sp	1.00

b) Structural Performance Scaling Factor

Longitudinal	$1/S_p$	**Factor E**	1.00
Transverse	$1/S_p$	**Factor E**	1.00

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

Longitudinal	18.7	(%NBS)b
Transverse	18.7	(%NBS)b

Table IEP-3 Initial Evaluation Procedure – Step 3

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

Building Name:	Rawhiti Golfcourse West Pumphouse	Ref.	ZB01276.138
Location:	104 Shaw Ave, New Brighton	By	WPK
Direction Considered:	**a) Longitudinal**	Date	24/05/2012

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

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

	Severe	Significant	Insignificant		
Effect on Structural Performance	○	○	◉	**Factor A**	1
Comment					

3.2 Vertical Irregularity

	Severe	Significant	Insignificant		
Effect on Structural Performance	○	○	◉	**Factor B**	1
Comment					

3.3 Short Columns

	Severe	Significant	Insignificant		
Effect on Structural Performance	○	○	◉	**Factor C**	1
Comment					

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 1

Table for Selection of Factor D1	Severe	Significant	Insignificant
Separation	0<Sep<.005H	.005<Sep<.01H	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

b) Factor D2: - Height Difference Effect

Select appropriate value from Table

Factor D2 1

Table for Selection of Factor D2	Severe	Significant	Insignificant
Separation	0<Sep<.005H	.005<Sep<.01H	Sep>.01H
Height Difference > 4 Storeys	○ 0.4	○ 0.7	○ 1
Height Difference 2 to 4 Storeys	○ 0.7	○ 0.9	○ 1
Height Difference < 2 Storeys	○ 1	○ 1	◉ 1

Factor D 1

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

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

	Severe	Significant	Insignificant		
Effect on Structural Performance	○ 0.5	○ 0.7	◉ 1	**Factor E**	1

3.6 Other Factors

For < 3 storeys - Maximum value 2.5,

otherwise - Maximum value 1.5. No minimum. **Factor F** 2

Record rationale for choice of Factor F:

Small scale building not likely to be governed by seismic loading.

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

PAR 2

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

Building Name:	Rawhiti Golfcourse West Pumphouse	Ref.	ZB01276.138
Location:	104 Shaw Ave, New Brighton	By	WPK
Direction Considered:	**b) Transverse**	Date	24/05/2012

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

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

	Severe	Significant	Insignificant	
Effect on Structural Performance	○	○	◉	**Factor A** 1
Comment				

3.2 Vertical Irregularity

	Severe	Significant	Insignificant	
Effect on Structural Performance	○	○	◉	**Factor B** 1
Comment				

3.3 Short Columns

	Severe	Significant	Insignificant	
Effect on Structural Performance	○	○	◉	**Factor C** 1
Comment				

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 1

Table for Selection of Factor D1	Severe	Significant	Insignificant
Separation	0<Sep<.005H	.005<Sep<.01H	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

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

Factor D2 1

Table for Selection of Factor D2	Severe	Significant	Insignificant
Separation	0<Sep<.005H	.005<Sep<.01H	Sep>.01H
Height Difference > 4 Storeys	○ 0.4	○ 0.7	○ 1
Height Difference 2 to 4 Storeys	○ 0.7	○ 0.9	○ 1
Height Difference < 2 Storeys	○ 1	○ 1	◉ 1

Factor D 1

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

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

	Severe	Significant	Insignificant	
Effect on Structural Performance	○ 0.5	○ 0.7	◉ 1	**Factor E** 1

3.6 Other Factors

For < 3 storeys - Maximum value 2.5,

otherwise - Maximum value 1.5. No minimum. **Factor F** 2

Record rationale for choice of Factor F:

Small scale building not likely to be governed by seismic loading.

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

PAR 2

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

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

Building Name:	Rawhiti Golfcourse West Pumphouse	Ref.	ZB01276.138
Location:	104 Shaw Ave, New Brighton	By	WPK
Direction Considered:	**Longitudinal & Transverse**	Date	24/05/2012

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

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

	Longitudinal	Transverse
4.1 Assessed Baseline ($\%NBS)_b$ (from Table IEP - 1)	18	18
4.2 Performance Achievement Ratio (PAR) (from Table IEP - 2)	2.00	2.00
4.3 PAR x Baseline ($\%NBS)_b$	36	36

4.4 Percentage New Building Standard (%NBS) **36**

(Use lower of two values from Step 4.3)

Step 5 - Potentially Earthquake Prone?

(Mark as appropriate)

%NBS ≤ 33 NO

Step 6 - Potentially Earthquake Risk?

%NBS < 67 YES

Step 7 - Provisional Grading for Seismic Risk based on IEP

Seismic Grade C

Evaluation Confirmed by

[signature] Signature

Nick Calvert Name

242062 CPEng. No

Relationship between Seismic 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

13. Appendix 3 – CERA Standardised Report Form

Detailed Engineering Evaluation Summary Data V1.11

Location

Building Name:	Rawhiti Golfcourse West Pumphouse	Reviewer:	Nick Calvert
Building Address:	Unit: ; No: 104; Street: Shaw Ave, New Brighton	CPEng No:	242062
Legal Description:		Company:	SKM
		Company project number:	ZB01276.138
		Company phone number:	09 928 5500
GPS south:	Degrees: ; Min: ; Sec:	Date of submission:	25-Feb
GPS east:		Inspection Date:	22/05/2012
		Revision:	B
Building Unique Identifier (CCC):		Is there a full report with this summary?	yes

Site

Site slope:	flat	Max retaining height (m):	0.4
Soil type:		Soil Profile (if available):	
Site Class (to NZS1170.5):	D		
Proximity to waterway (m, if <100m):		If Ground improvement on site, describe:	
Proximity to clifftop (m, if < 100m):			
Proximity to cliff base (m,if <100m):		Approx site elevation (m):	

Building

No. of storeys above ground:	1	single storey = 1 / Ground floor elevation (Absolute) (m):	
Ground floor split?	no	Ground floor elevation above ground (m):	
Storeys below ground	0		
Foundation type:	strip footings	if Foundation type is other, describe:	
Building height (m):	2.50	height from ground to level of uppermost seismic mass (for IEP only) (m):	2.5
Floor footprint area (approx):	8		
Age of Building (years):	50	Date of design:	Pre 1935
Strengthening present?	no	If so, when (year)?	
		And what load level (%g)?	
Use (ground floor):	industrial	Brief strengthening description:	
Use (upper floors):			
Use notes (if required):			
Importance level (to NZS1170.5):	IL1		

Gravity Structure

Gravity System:	load bearing walls		
Roof:	timber framed	rafter type, purlin type and cladding	Timber trusses (100x50) at ~1 metre centres, lightweight corrugated roof cladding.
Floors:	concrete flat slab	slab thickness (mm)	Unknown
Beams:	none	overall depth x width (mm x mm)	None
Columns:	none	typical dimensions (mm x mm)	None
Walls:	unreinforced concrete masonry	thickness (mm)	200

Lateral load resisting structure

Lateral system along:	unreinforced masonry bearing wall - stone	**Note: Define along and across in detailed report!**	note wall thickness and cavity	200mm
Ductility assumed, μ:	1.25			
Period along:	0.40	0.40 from parameters in sheet	estimate or calculation?	estimated
Total deflection (ULS) (mm):	10		estimate or calculation?	estimated
maximum interstorey deflection (ULS) (mm):			estimate or calculation?	estimated
Lateral system across:	unreinforced masonry bearing wall - stone		note wall thickness and cavity	200mm
Ductility assumed, μ:	1.25			
Period across:	0.40	0.00	estimate or calculation?	estimated
Total deflection (ULS) (mm):	10		estimate or calculation?	estimated
maximum interstorey deflection (ULS) (mm):			estimate or calculation?	estimated

Separations:

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

Non-structural elements

Stairs:			
Wall cladding:	exposed structure	describe	Masonry walls
Roof Cladding:	Metal	describe	Corrugated sheeting
Glazing:			
Ceilings:			
Services(list):			

Available documentation

Architectural	none	original designer name/date	
Structural	none	original designer name/date	
Mechanical	none	original designer name/date	
Electrical	none	original designer name/date	
Geotech report	partial	original designer name/date	

Damage

Site: (refer DEE Table 4-2)

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

Building:

	Current Placard Status:	green		
Along	Damage ratio:	0%	Describe how damage ratio arrived at:	Current damage noted will not diminish the capacity of the building
	Describe (summary):	Cracking along mortar joints		
Across	Damage ratio:	0%		
	Describe (summary):	Cracking along mortar joints		
Diaphragms	Damage?:	no	Describe:	
CSWs:	Damage?:	no	Describe:	
Pounding:	Damage?:	no	Describe:	
Non-structural:	Damage?:	yes	Describe:	Cracking along mortar joints.

$$Damage\_Ratio = \frac{(\%NBS(before) - \%NBS(after))}{\%NBS(before)}$$

Recommendations

Level of repair/strengthening required:	minor non-structural	Describe:	
Building Consent required:	no	Describe:	
Interim occupancy recommendations:	full occupancy	Describe:	Not an immediate collapse hazard

Along	Assessed %NBS before:	36%	%NBS from IEP below	If IEP not used, please detail assessment methodology:	Qualitative Assessment carried out includes NZSEE IEP (refer to SKM report).
	Assessed %NBS after:	36%			
Across	Assessed %NBS before:	36%	%NBS from IEP below		
	Assessed %NBS after:	36%			

14. Appendix 4 – Geotechnical Desktop Study

Sinclair Knight Merz
142 Sherborne Street
Saint Albans
PO Box 21011, Edgeware
Christchurch, New Zealand

Tel: +64 3 940 4900
Fax: +64 3 940 4901
Web: www.globalskm.com

Christchurch City Council - Structural Engineering Service

Geotechnical Desk Study

SKM project number	ZB01276
SKM project site number	138, 139
Address	Pump House and Former Radio Building 100 Shaw Avenue
Report date	22 May 2012
Author	Ain Kim
Reviewer	Ross Roberts
Approved for issue	Yes

1. Introduction

This report outlines the geotechnical information that Sinclair Knight Merz (SKM) has been able to source from our database and other sources in relation to the property listed above. We understand that this information will be used as part of an initial qualitative DEE, and will be supplemented by more detailed information and investigations to allow detailed scoping of the repair or rebuild of the building.

2. Scope

This geotechnical desk top study incorporates information sourced from:

- Published geology
- Publically available borehole records
- Liquefaction records
- Aerial photography
- A preliminary site walkover

3. Limitations

This report was prepared to address geotechnical issues relating to the specific site in accordance with the scope of works as defined in the contract between SKM and our Client. This report has been prepared on behalf of, and for the exclusive use of, our Client, and is subject to, and issued in accordance with, the provisions of the contract between SKM and our Client. The findings presented in this report should not be applied to another site or another development within the same site without consulting SKM.

The assessment undertaken by SKM was limited to a desktop review of the data described in this report. SKM has not undertaken any subsurface investigations, measurement or testing of materials from the site. In preparing this report, SKM has relied upon, and presumed accurate, any information (or confirmation of the absence thereof) provided by our Client, and from other sources as described in the report. Except as otherwise stated in this report, SKM has not attempted to verify the accuracy or completeness of any such information.

This report should be read in full and no excerpts are to be taken as representative of the findings. It must not be copied in parts, have parts removed, redrawn or otherwise altered without the written consent of SKM.

4. Site location

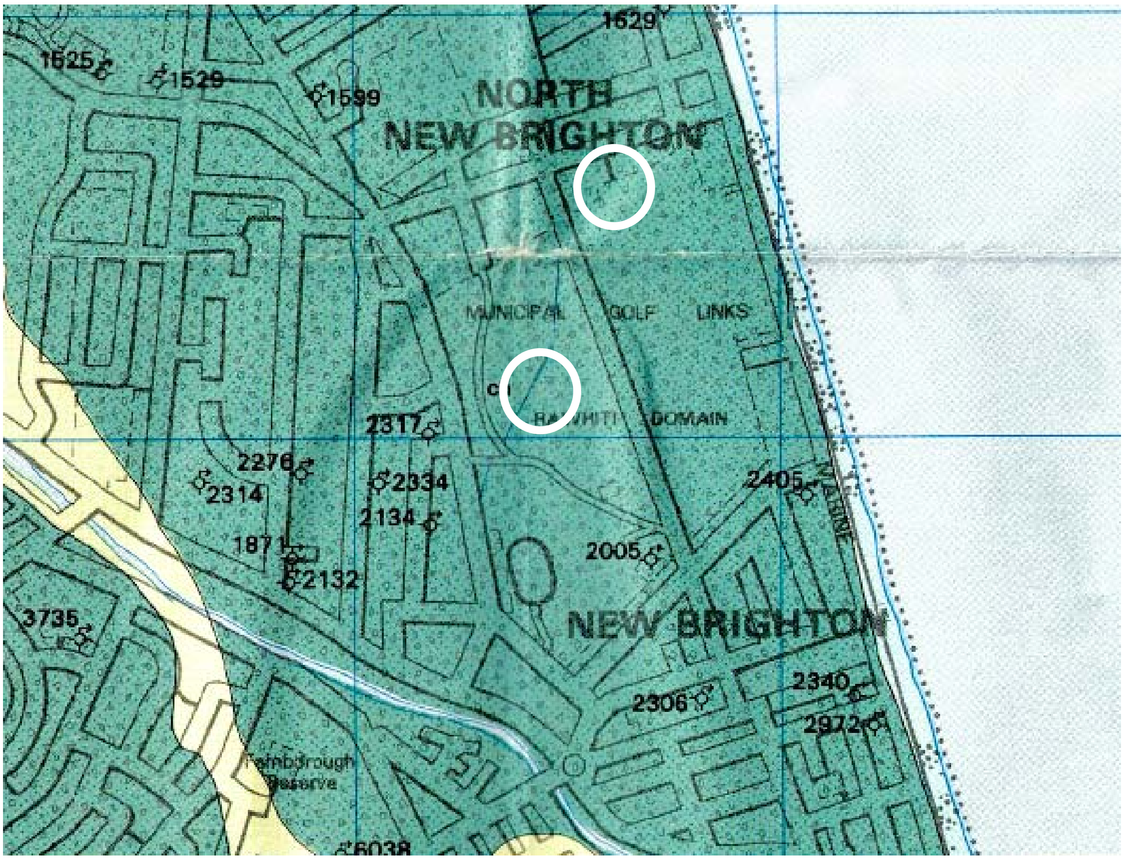
- **Figure 1 – Site location (courtesy of LINZ http://viewers.geospatial.govt.nz)**

The structure is located on 100 Shaw Avenue at grid reference 1577605 E, 5183437 N (NZTM).

5. Review of available information

5.1 Geological maps

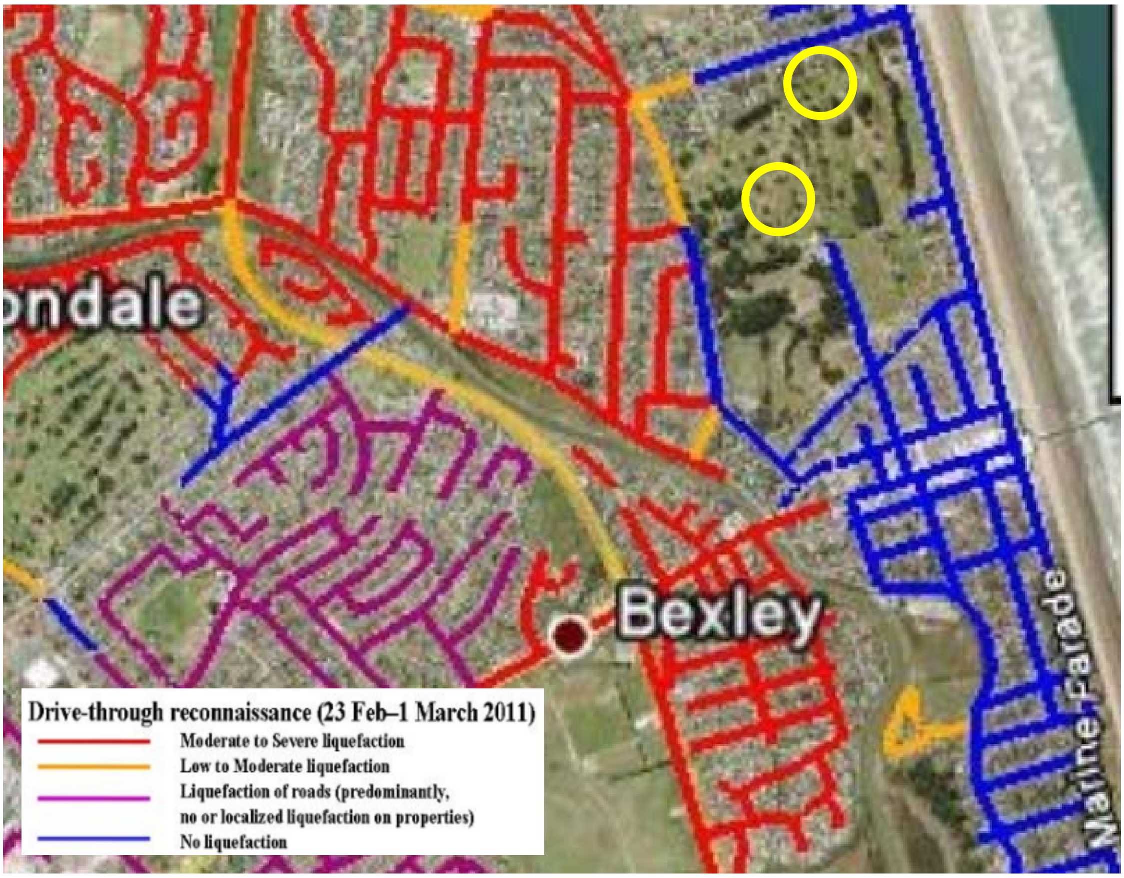
- **Figure 2 – Regional geological map (Forsyth et al, 2008). Site marked in red.**



- **Figure 3 – Local geological map (Brown et al, 1992). Site marked in white.**

The site is shown to be underlain by Holocene deposits comprising sand of fixed and semi-fixed dunes and beaches of the Christchurch formation.

5.2 Liquefaction map



- **Figure 4 – Liquefaction map (Cubrinovski & Taylor, 2011). Site marked in yellow.**

Following the 22 February 2011 event drive through reconnaissance was undertaken from 23 February until 1 March by M Cubrinovsko and M Taylor of Canterbury University. Their findings show no liquefaction at this site.

5.3 Aerial photography

- **Figure 5 – Aerial photography from 24 Feb 2011 (http://viewers.geospatial.govt.nz/)**

No significant evidence of liquefaction or land damage is visible from the aerial photographs. The site is very close to the beach and the patches are likely to be windblown sand or dune sand exposed by lack of vegetation.

5.4 CERA classification

A review of the LINZ website (http://viewers.geospatial.govt.nz/) shows that the site is:

- Zone: Green
- DBH Technical Category: N/A (Urban Non-residential). Adjacent properties are TC2.

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5.5 Historical land use

Reference to historical documents (eg Appendix A) shows that no specific historic land use for the site was recorded in 1856.

5.6 Existing ground investigation data

- **Figure 6 – Local boreholes from Project Orbit and SKM files**

Two boreholes are available within 200 m from the former radio building. However, no ground investigation data is available near the pump house.

Where available logs from these investigation locations are attached to this report (Appendix B), and the results are summarised in Appendix C.

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5.7 Council property files

Council files were not available at the time of writing this report.

5.8 Site walkover

A site walkover was conducted by an SKM engineer on 13 June 2012.

5.8.1 Rawhiti Golf Course West Pumphouse

The building was noted to be a masonry block construction with sheet metal roof and slab on grade foundations. There was an upward slope of approximately 20-30 degrees from the eastern side of the building. Minor step cracking was noted in masonry blocks from the external inspection. No apparent evidence of liquefaction or land damage was noted in the surrounding vicinity. Any sand present on the surface was likely to be windblown sand from the nearby beach.

- **Figure 7 - Overview of the building (western elevation)**

- **Figure 8 - Overview of the building (northern elevation)**

5.8.2 Rawhiti Golf Course Radio Building

The building was noted to be constructed using concrete walls, plaster clad and corrugated sheet metal roof. The foundation was observed to be a concrete perimeter strip footing with intermediate concrete column supports. The structure appeared to be in a state of disrepair with some cracks in the walls of the building and external concrete ground slabs; however, it is not clear how much of the damage is due to the earthquake event. During the external site walkover, no evidence of surface expression of liquefaction or other land damage was noted. Some patches of sand were observed around the site; however, they were likely to be windblown from the nearby beach.

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- **Figure 9 - Overview of the building (south elevation)**

- **Figure 10 - Observed cracks in the wall**

- **Figure 11 - Cracking in external concrete ground slab**

- **Figure 12 - Foundation details**

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6. Conclusions and recommendations

6.1 Site geology

An interpretation of the most relevant local investigation suggests that the site is underlain by:

Depth range (mBLG)	Soil type
0 – 25 +	Clayey sand

6.2 Seismic site subsoil class

The site has been assessed as NZS1170.5 Class D (deep or soft soil) from adjacent borehole logs.

As described in NZS1170, the preferred site classification method is from site periods based on four times the shear wave travel time through material from the surface to the underlying rock. The next preferred methods are from borelogs including measurement of geotechnical properties or by evaluation of site periods from Nakamura ratios or from recorded earthquake motions. Lacking this information, classification may be based on boreholes with descriptors but no geotechnical measurements. The least preferred method is from surface geology and estimates of the depth to underlying rock.

In this case the third preferred method has been used to make the assessment. The available investigations are reasonably close to the site. Site specific investigation is unlikely to revise the assessed site class.

6.3 Building performance

The performance to date suggests that the existing foundations are adequate for their current purpose.

6.4 Ground performance and properties

Liquefaction risk appears to be low for this site. The reconnaissance performed following the 22 February earthquake and the conclusions from the site walkover conducted by a SKM engineer suggests that no significant liquefaction occurred on site.

Using data from the closest borehole located approximately 30 m away from the formal radio building which indicates deep clayey sand, the following parameters are recommended in order to perform a quantitative DEE. It should be noted that these parameters should not be used for design or consent purposes without confirming the properties through site specific investigation.

Parameter	Estimated value
Effective angle of friction	35 degrees
Apparent cohesion	0 kPa
Unit weight	18 kPa
Ultimate bearing capacity of a shallow square pad footing	*300 kPa

*likely minimum ultimate bearing capacity which may increase following a site specific geotechnical investigation.

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6.5 Further investigations

If consent is required additional investigations will be needed to confirm the recommended ground properties and to perform a full liquefaction assessment. Recommended investigations are:

- One cone penetration test to refusal each for the pump house and the radio building

7. References

Brown LJ, Weeber JH, 1992. Geology of the Christchurch urban area. Scale 1:25,000. Institute of Geological & Nuclear Sciences geological map 1.

Cubrinovski & Taylor, 2011. Liquefaction map summarising preliminary assessment of liquefaction in urban areas following the 2010 Darfield Earthquake.

Forsyth PJ, Barrell DJA, Jongens R, 2008. Geology of the Christchurch area. Institute of Geological & Nuclear Sciences geological map 16.

Land Information New Zealand (LINZ) geospatial viewer (http://viewers.geospatial.govt.nz/)

EQC Project Orbit geotechnical viewer (https://canterburyrecovery.projectorbit.com/)

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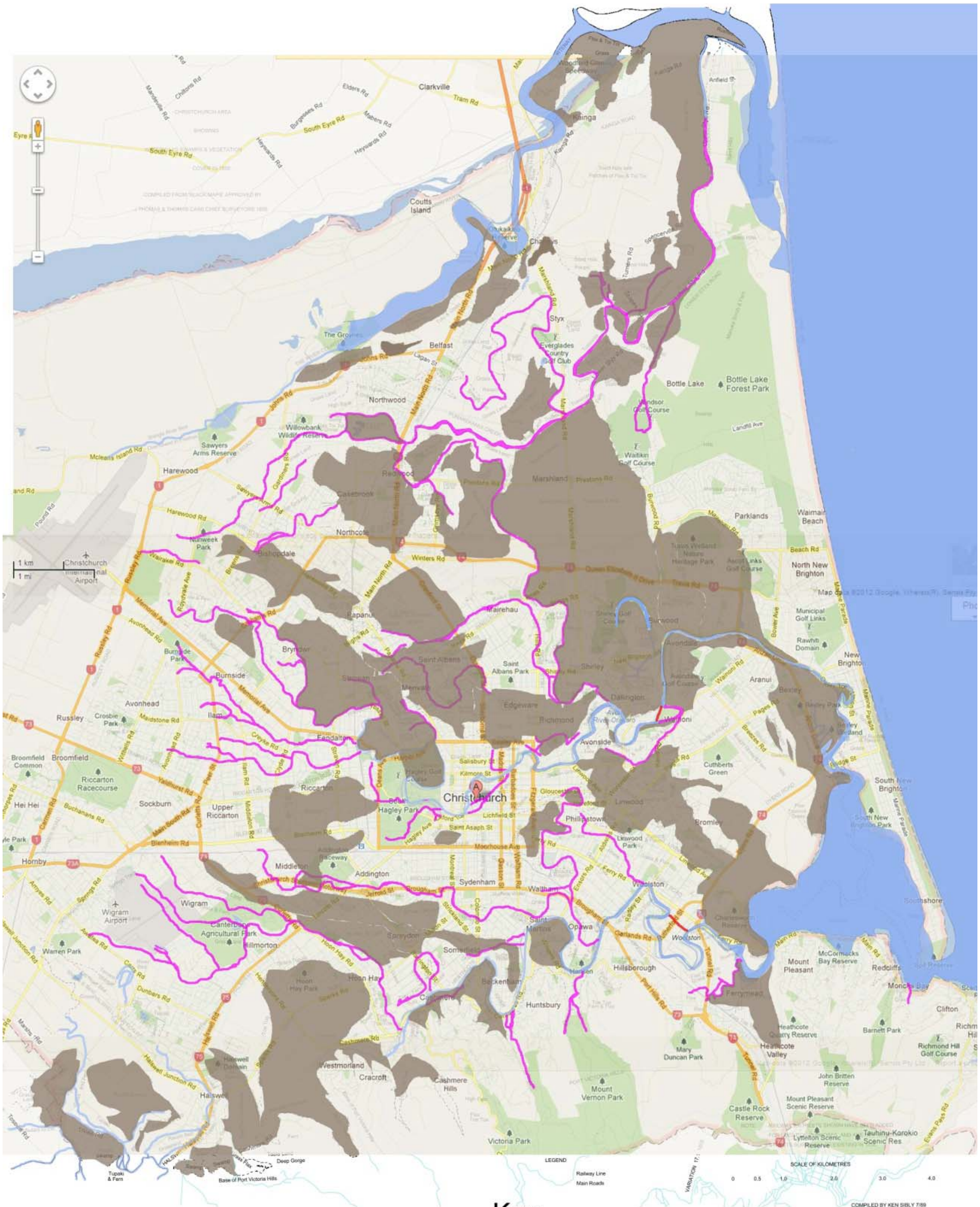
Appendix A – Christchurch 1856 land use



Key

- Previous creeks/rivers
- Existing creeks/rivers
- New creeks/rivers
- Swamp/Marshland

The swamps and previous creeks/rivers from 1856 have been overlayed onto a map of Christchurch in 2012

Appendix B – Existing ground investigation logs

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Borelog for well M35/1540

Gridref: M35:876-456 Accuracy : 4 (1=high, 5=low)
Ground Level Altitude : 3 +MSD
Driller : not known
Drill Method : Unknown
Drill Depth : -83.5m Drill Date :

Water Level: Artesian

Depth(m)	Full Drillers Description	Formation Code
- 40.2m	Sand & clay	ch
- 51.8m	Blue shingle - best water at 44.2m	ri
- 61.0m	Brown sand & clay	br
- 64.9m	Brown sand	br
- 70.1m	Yellow clay	br
- 73.2m	Brown shingle	li-1
- 80.8m	Blue clay	li-2
- 83.5m	Brown shingle - water 136l rises 3.8m	li-2

Scale(m): -10, -20, -30, -40, -50, -60, -70, -80

Borelog for well M35/1535

Gridref: M35:878-457 Accuracy : 4 (1=high, 5=low)
Ground Level Altitude : 4.8 +MSD
Driller : J W Horne (& Co)
Drill Method : Unknown
Drill Depth : -84.69m Drill Date :

Water Level: Artesian

Depth(m)	Full Drillers Description	Formation Code
- 42.1m	Sand	ch
- 53.6m	Blue & Brown shingle best water at 45.1m, 0.6m below	ri
- 70.1m	Sand	br
- 71.3m	Yellow clay	br
- 77.1m	Blue shingle	li-1
- 81.7m	Blue clay	li-2
- 84.7m	Brown shingle water flows 227l at surface & rises 3m	li-2

Scale(m): -10, -20, -30, -40, -50, -60, -70, -80

Appendix C – Geotechnical Investigation Summary

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▪ Table 1 Summary of most relevant investigation data

ID		1	2
Type *		BH	BH
Ref		M35/1540	M35/1535
Depth (m)		84	85
Distance from site (m)		30	200
Ground water level (mBGL)		Artesian	Artesian
Simplified recorded geological profile (depth below ground level to top of stratum, m)	0		
	1		
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
	11		
	12		
	13		
	14		
	15		
	16		
	17		
	18		
	19		
	20		
	21		
	22		
	23		
	24		
	25		
Greater depths			

*BH: Borehole, HA: Hand Auger, WW: Water Well, CPT: Cone Penetration Test

Sensitive or organic clay/silt | Clay to silty clay | Clayey silt to silt | Silty sand to silt

Clayey sand | Sand | Gravelly sand or gravel

VL = very loose, L = loose, MD = medium dense, D = dense, VD = very dense
VS = very soft, So = soft, F = firm, St = stiff, VS = very stiff, H = hard

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