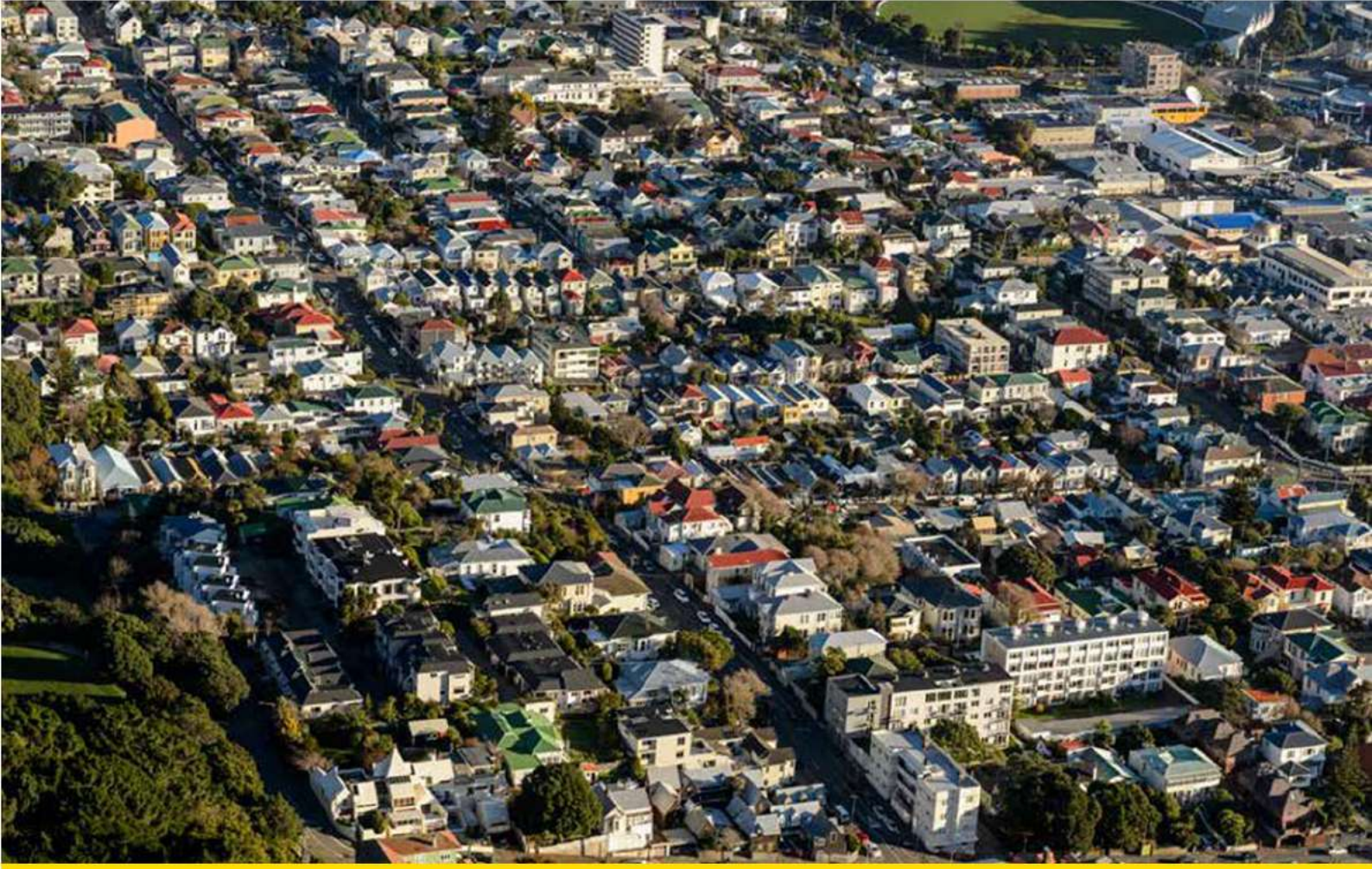
Statement of Passing Over Information

This information has been supplied by the vendor or the vendor's agents. Professionals, Redcoats Limited is merely passing over this information as supplied or researched by us. We cannot guarantee its accuracy and reliability was we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

LIM REPORT

154 Onepu Road | Lyall Bay



Residential Land Information Memorandum

154 Onepu Road, Lyall Bay

Absolutely Positively **Wellington** City Council

Me Heke Ki Pōneke

1 August, 2025

[redacted]
Lyall Bay
Wellington 6022

Service Request No: 561498
[redacted]

Land Information Memorandum (LIM)

Please refer to the attached LIM for 154 Onepu Road, Lyall Bay, as requested by you.

On 14 March 2024 and 12 June 2025, Wellington City Council made decisions on parts of the Proposed District Plan. These have been incorporated into the 2024 Wellington City District Plan (2024 District Plan) from 7 July 2025.

Until appeals are resolved on the 2024 District Plan, both it and the 2000 District Plan may need to be consulted to determine the classification of any existing or proposed activity on the subject property.

Please refer to District Plan section of the LIM for more information.

Yours sincerely

Josie Gore

LIM Team
City Consenting and Compliance
Wellington City Council
Phone: 04 801 4303

Contents

Contacts

For general queries, please contact the LIM Team: lims@wcc.govt.nz, phone 04 801 4303.

For queries about a specific section of the LIM, please refer to the contact details below.

Department	Email	Phone
Rates	rates@wcc.govt.nz	04 499 4444
Encroachments	encroachments@wcc.govt.nz	04 801 4266
Wellington City Archives	archives@wcc.govt.nz	04 801 2096
Building Consent Search Service • For copies of building permits and building consents	consentsearch@wcc.govt.nz	
Building Compliance & Consents	bcc@wcc.govt.nz	04 801 4311
Building Resilience	buildingresilience@wcc.govt.nz	04 499 4444
Building Complaints	bcc@wcc.govt.nz	04 801 4311
Resource Management Complaints	rcmonitoring@wcc.govt.nz	
Swimming Pools	bccpoolaudits@wcc.govt.nz	04 499 4444
Water & Drainage	customer@wellingtonwater.co.nz	04 912 4470
Leaks & Faults	customer@wellingtonwater.co.nz	04 912 4470
Roads, Footpaths & Accesses	transportenquiries@wcc.govt.nz	04 499 444
Resource Consents	planning@wcc.govt.nz	04 801 3590
Heritage	heritage@wcc.govt.nz	04 499 4444
Climate Change		04 499 4444
Multi-Unit Development Waste Plans	wasteplans@wcc.govt.nz	04 383 7460
Hazardous Substances	info@worksafe.govt.nz	

For further context on the information included in this LIM, refer to:

- Section 44A of the Local Government Official Information and Meetings Act 1987
- Sections 121, 123, 133AA & 133AB of the Building Act 2004 (buildings which are deemed to be dangerous, earthquake prone and insanitary)
- Sections 100, 101, 103, 105, 108 & 110 of the Building Act 2004 (compliance schedules and building warrants of fitness)

Land Information Memorandum

Address	154 Onepu Road, Lyall Bay – Flat 1
Legal Description	LOT 2 DP 40272 – Flat 1 DP 40306
Record of Title	WN11C/1379

This LIM contains information Wellington City Council is required to provide in accordance with s 44A of the Local Government Official Information and Meetings Act 1987, alongside information the Council deems relevant for the property. It contains information the Council holds on record. Although every effort has been taken to provide accurate information within the LIM, a LIM is only able to report relevant information on the property if the Council has record of it.

No site visits or further investigation into the property have taken place in preparing this LIM. Records may not show any illegal or unconsented work to the land if the Council has not been notified. The property's current and any known prior legal descriptions and addresses have been used to compile the information.

Wellington City Council deems the information in the LIM accurate only to its date of issue. The Council does not accept liability for any errors in this LIM.

The LIM letter is intended to be read in conjunction with the attached documents. For any queries on the content of this LIM, please contact the relevant department. Contact details can be found on page 4 of the LIM.

Note: The land which is the subject of this LIM is part of a cross lease or a unit title subdivision. The Council is required to include in the LIM all relevant information relating to the underlying land. There are multiple units located on the property, and there may be consents or other information included in this LIM relating to different units to the one identified in the Record of Title provided with the application. Council property records consulted in preparing this LIM relate to the underlying land known as Lot 2 DP 40272.

Natural Hazards

Please note, additional natural hazard information can be found in the maps in the LIM attachments.

Climate change is causing natural hazards to become more severe, occur more often, and affect a wider range of areas. For further information on the impacts of climate change on natural hazards, see Natural Hazards Portal: Climate change.

Information provided by Greater Wellington Regional Council:

- Wellington Regional Climate Change Impact Assessment
- Report [Wellington Region Climate Change Projections and Impacts]
- NIWA - Climate Change and Variability - Wellington Region
- Digital maps + Report and Summary Info

Earthquakes

Information in the 2024 District Plan:

- None.

Information Relating to the Building Act 2004:

- None.

Other information held by Wellington City Council:

- This property is located within a Moderate Liquefaction Potential Area. Refer to the attached Earthquake Hazard Map.

Information provided by Greater Wellington Regional Council:

- Fault areas
- Combined seismic hazard
- Earthquake induced slope failure
- Groundshaking

Wind

Information in the 2024 District Plan:

- None.

Information relating to the Building Act 2004:

- None.

Other information held by Wellington City Council:

- The Wind Zone for this property is recorded as “High”.
    - The Wind Zone in terms of NZS3604:2011 for this property was determined by the CLC Consulting Group Limited, Auckland.

Coastal Hazards

Information in the 2024 District Plan:

- None.

Information relating to the Building Act 2004:

- None.

Other information held by Wellington City Council:

- This property is located within the Wellington City corrosion/exposure zone D.
    - Sites are classified as being in an exposure zone B, C or D depending on the severity of exposure to wind-driven sea salt or geothermal gases. These zones are defined in NZS3604:2011, the NZ Standard for light framed buildings.
    - For Wellington City, most sites are either in exposure zone D, which includes the area within 500 metres of the sea, or exposure zone C in terms of NZS3604:2011.

Information provided by Greater Wellington Regional Council:

- Coastal storm tide inundation modelling

Flooding

Information in the 2024 District Plan:

- This property is located within an Inundation Area (Flood Hazard Overlay).

Information relating to the Building Act 2004:

- None.

Other information held by Wellington City Council:

- The Council holds record of potential flooding issues with this property:
    - This property has been identified as possibly at risk of flooding during severe storm events (1 in 100 year Annual Return Interval + 20% Climate Change Intensity). The accompanying coloured legend is an indicator of the potential flood risk depth for a given area. This risk has been identified from either historic flooding records or flood modelling compiled by Wellington Water. Please contact Wellington Water if you require more information.
    - If new construction is contemplated on this property this flood risk information will be taken into consideration and may have implications on minimum floor levels and natural hazard assessments. Please contact Building Compliance and Consents for more information regarding what these implications could be.
    - An on-site survey by an engineer is recommended if a more detailed site evaluation is needed.
    - Refer to the attached map.

Information provided by Greater Wellington Regional Council:

- Fluvial flood hazard modelling - regional
- Fluvial flood hazard modelling - detailed

Landslips, Subsidence and Sedimentation

Information in the 2024 District Plan:

- None.

Information relating to the Building Act 2004:

- None.

Other information held by Wellington City Council:

- None.

Tsunamis

Information in the 2024 District Plan:

- This property is located within a Low and Medium Tsunami Hazard Areas.

Information relating to the Building Act 2004:

- None.

Other information held by Wellington City Council:

- None.

Information provided by Greater Wellington Regional Council:

- Wellington Region Tsunami Evacuation Zones

Other Natural Hazards

Including Fire, Drought, and Volcanic and Geothermal Hazards

Information in the 2024 District Plan:

- None.

Information relating to the Building Act 2004:

- None.

Other information held by Wellington City Council:

- None.

Information provided by Greater Wellington Regional Council:

- Rural wildfire risk

Drainage and Water

Refer to the attached drainage plan for details of private and public drainage.

Refer to the attached water services map.

There are public wastewater mains located within this property.

Water supply is available to this property.

The Council holds no record regarding cross connections at this property.

Approval to build any structure over public drains or water mains is subject to conditions.

Leaks and Faults

This section of the LIM includes any record the Council holds of reported leaks and/or faults on the property or its accessway.

Note, records of leaks and/or faults may be referenced within consent documentation.

The Council does not hold any record of leaks or faults being reported at this property.

Hazardous Substances

No record of hazardous substances exists for this property

District Plan

Please see the link for the District Plan information on this property. The 'property report' is available to download from the left side bar.

2024 District Plan Zone:

The property is located in a Medium Density Residential Zone.

This property is located in a Height Control Area: 11m.

Designations:

This property is located within Designation WIAL1 - Wellington Airport Obstacle Limited Surfaces.

Note: Please refer to the Natural Hazard section of the LIM for information on the District Plan's natural hazard material.

Please note, the above information only identifies zones and designations applying to this property. For information about other planning controls applying to this site and the wider area, please refer to the 2024 District Plan.

Until appeals are resolved on the 2024 District Plan, both it and the 2000 District Plan should be consulted to determine the classification of any existing or proposed activity on the subject property. Please see the following webpage for more information:

Decision making and status of provisions - Plans, policies and bylaws - Wellington City Council - https://wellington.govt.nz/your-council/plans-policies-and-bylaws/district-plan/proposed-district-plan/decision-making-and-status-of-provisions

Resource consents may be necessary for activities that are not permitted activities. The District Plan can be viewed online at Wellington City Libraries, or visit the Wellington City Council website (see link below).

2024 District Plan ePlan - https://eplan.wellington.govt.nz/proposed/

2000 District Plan ePlan - https://eplan.wellington.govt.nz/eplan/

District Plan Changes

From time to time the Council makes amendments to the contents of the District Plan by publicly notifying District Plan changes. These changes are relevant on the date they are publicly notified. When they are first released, the changes are referred to as 'proposed Plan Changes'. Once the plan change process is completed, they become 'operative plan changes'.

For details of any plan changes that may affect this property, please visit the Wellington City Council website (as above).

Historic Heritage and Notable Trees

Scheduled Historic Heritage and Notable Trees in the 2024 District Plan

Including heritage buildings, heritage structures, heritage areas, sites and areas of significance to Māori, and notable trees.

There are no scheduled historic heritage items in the 2024 District Plan affecting this property.

Heritage New Zealand Pouhere Taonga Identification

The Council has not been given notice that this property is included in the New Zealand Heritage List of Historic Places, Historic Areas, Wāhi Tūpuna, Wāhi Tapu, and Wāhi Tapu areas.

Heritage Orders Under Part 8 of the Resource Management Act 1991

There are no heritage orders on this property.

Heritage New Zealand Pouhere Taonga Archaeological Sites

There is not a recorded archaeological site on this property.

This is based on data from the New Zealand Archaeological Association.

To find out more about archaeological sites in Wellington, legal implications for your property and FAQs, go to Advice and guidance - Heritage - Wellington City Council or contact WCC on 04 499 4444.

For further information, go to www.heritage.org.nz/archaeology: Archaeology in Aotearoa New Zealand | Heritage New Zealand Pouhere Taonga.

Resource Consents

There are no Subdivision consents for this property.

There are no Land Use consents for this property.

There are no other types of consents for this property.

Resource Consents for adjoining properties: SR 159260, 477724, 489149, 524532.

Note: If a consent has not been given effect to, then it may have lapsed. Contact planning@wcc.govt.nz for more information.

Town Planning and/or Local Government Act 1974

The Council holds information regarding the subdivision of this property prior to 1990.

No documents relating to this consent have been attached. If required, they can be requested from the Wellington City Archives: https://wellington.govt.nz/arts-and-culture/archives

Legal Documents

There are no legal documents attached.

Rates and Levies

Rates	There are no outstanding rates for this property.
	The current rates balance for this property is $870.28.
Water Rates	This property does not have water rates associated with it.
Sludge Levy	The annual sludge levy for this property is $75.57.

Properties in the rating categories BGR1, BGR2, BGC1, and BGC2 are subject to an annual sludge levy for the purpose of funding certain costs relating to the construction of a sludge minimisation facility at Moa Point, Wellington. The levy period is 1 July 2024 to 30 July 2057. Liability for the levy is assessed in accordance with clauses 13 to 19 of the Infrastructure Funding and Financing (Wellington Sludge Minimisation Facility Levy) Order 2023.

For information on the sludge levy billing and rating categories, please see: Billing categories - Rates - Wellington City Council and Rates for 2024/2025 - Rates - Wellington City Council.

Refer to attached report for further information on rates and levies.

For valuation information, please contact Quotable Value: QV - Discover your property value.

Building

Building Permits

There is a record of building permits for this property.

Please refer to the attached copies of computer details for building permits.

Building, plumbing, and drainage permits issued under the bylaws made pursuant to the Local Government Act 1974 have now expired. The bylaws relating to building permits were superseded by the Building Act 1991 and subsequently by the Building Act 2004.

Unauthorised or incomplete building, plumbing and drainage permitted work done prior to the implementation of the Building Act 1991 in January 1993, now has the status of "an existing situation".

Unless the building is either dangerous or insanitary, as defined under sections 121 and 123 of the Building Act 2004, the Council is precluded from taking any further action to require the owner to complete the work in accordance with the original building permit.

It is not practical to copy the information relating to permits and/or completed consents held at Wellington City Archives. If you want to order copies of the permits and/or consents please order through Building consent search - Property - Wellington City Council or email consentsearch@wcc.govt.nz.

Building Consents

There is no record of building consents for this property.

Building consents replaced building permits following the implementation of the Building Act 1991, and subsequently the Building Act 2004.

Under Schedule 1 of both Acts, some types of building work are exempt from the need to obtain a building consent. If building work that needs consent was carried out after January 1993 without consent first being obtained, that work is not authorised and the Council may require the property owner to:

- Demolish or remove the work,
- Upgrade to building code requirements (consent may be required, contact Building Compliance and Consents on 04 801 4311),
- Apply for Certificate of Acceptance (refer to the Certificate of Acceptance section below).

The Council may prosecute persons who contravene or fail to comply with the Act or with a notice issued under the Act (for example a notice to rectify issued under the Building Act 1991 or a notice to fix issued under the Building Act 2004).

Certificates of Acceptance

There is no record of a Certificate of Acceptance relating to building work at this property.

Section 96 of the Building Act 2004 provides for a territorial authority (i.e. a council) to issue a Certificate of Acceptance in certain circumstances. A Certificate of Acceptance is limited to the extent to which the territorial authority was able to inspect the building work in question.

Application for a Certificate of Acceptance may be made in the following circumstances:

- Work was carried out without a building consent, where a building consent was required but not obtained
- Work was carried out under urgency

- A private building certifier refuses or is unable to issue a Code Compliance Certificate, and no other building consent authority will agree to issue a Code Compliance Certificate.

Compliance Schedule and Building Warrant of Fitness

There is no compliance schedule or building warrant of fitness for the buildings on this property.

Swimming Pools

There is no record of a swimming pool or spa pool at this property.

The Building Act 2004 requires the property owner to ensure that every residential pool that is filled or partly filled with water must have physical barriers that restrict access to the pool by unsupervised children under 5 years of age.

Definitions of what constitutes a pool and details of the safety requirements are set out in the Act.

A building consent is required for the installation of a pool fence and may be required for the installation of any pool itself.

The Council has a programme to audit the on-going compliance of pool fences and so pools will be subject to periodic inspections to confirm compliance. Property owners will be charged for time spent by Council officers in audits.

Unresolved Complaints

There is no record of unresolved complaints for this property.

Building Resilience

Earthquake Prone Buildings

The buildings on this property are not considered earthquake-prone.

The national framework for managing earthquake-prone buildings took effect in July 2017 via changes to the Building Act 2004, along with regulations and the Earthquake-prone Building Methodology. This change has removed the requirement for councils to have individual earthquake-prone building policies and creates a single national policy.

These earthquake-prone building provisions apply to non-residential buildings and some residential buildings if they are:

- Two storeys or more and have three or more household units, or

- Two storeys or more and used as a hostel, boarding house or other specialised accommodation

Other specific exclusions include farm buildings, retaining walls, fences, certain monuments, wharves, bridges, tunnels and storage tanks.

Under the Council's previous Earthquake-prone Building Policy 2009, any pre-1976 commercial building or any pre-1976 residential building which is two or more stories high and contains three or more residential units was assessed to determine an earthquake-prone status. The status resulting from these assessments remains active.

This building is not considered earthquake-prone.

This status comes as a result of an assessment process carried out under Council's previous earthquake-prone building policy 2009 which Council is reasonably satisfied qualifies as a previous assessment in terms of the current EPB Methodology. The original assessment process was part of a programme of assessments and subject to a moderation process and oversight by suitably qualified engineers.

If there are changes to legislation, the loading standard, or if the Council receives further information, a building may require an assessment or reassessment to consider whether it is earthquake prone.

It should also be noted that where a change of use is proposed for the building, structural strengthening work is required to most buildings to upgrade the building to meet current codes.

Refer to the attached documents (including Letter to Owner and IEP Assessment) for further information.

Background:

Council-initiated Initial Evaluation Procedures (IEPs)and assessments were carried out solely as a screening tool in terms of the Council's previous Earthquake-prone Building Policy. The process was developed in line with the New Zealand Society for Earthquake Engineering document 'Recommendations for the Assessment and Improvement of the Structural Performance of Buildings in Earthquakes'. Council-initiated IEPs and assessments were carried out as a screening tool and should not be relied on by anyone for any other purpose; a detailed engineering inspection and/or engineering calculations may lead to a different result or seismic grade.

A Detailed Seismic Assessment (DSA) includes some calculation and/or computer analysis and should provide a more accurate indication of the seismic performance of a building.

In some cases, a building owner or body corporate may have already received a DSA and may be available for review. Parties should seek their own independent engineering advice.

Please note, select personal identifying information may have been removed from the attachments pursuant to the Privacy Act 2020.

Verandahs

Wellington City Council is undertaking assessments of verandahs in Wellington City in accordance with the Public Places Bylaw 2022.

The intention of the verandah-related rules in the bylaw is to ensure that all verandahs are maintained in a waterproof condition and in a good state of repair.

Unreinforced Masonry Buildings

Following the Hurunui/Kaikōura earthquake on November 2016, the Ministry of Business Innovation & Employment (MBIE) set up an initiative to improve the seismic performance of unreinforced masonry buildings (URM) in high-risk areas, including Wellington. The initiative requires owners of certain buildings to take action to secure unreinforced masonry parapets and facades by March 2018. This is an amendment to the Building Act 2004 and was passed February 2017 under an Order in Council.

This relates to unreinforced masonry buildings with street-facing parapets and/or facades on busy, high-traffic areas (pedestrian or vehicles) that are already known to be vulnerable in the event of an earthquake.

Precast Concrete Floors

Following the 2016 Kaikōura earthquake, MBIE investigated the factors that led to a partial floor collapse at Wellington's Statistic House. That investigation led to some revisions in the technical guidelines in 2018, known as the 'Yellow Chapter', that tells engineers how to carry out detailed seismic assessments of concrete buildings, particularly the pre-cast concrete floors.

We recommend that any building with precast concrete floors is assessed using the revised guidelines to confirm there are no seismic performance issues. It is not a legislative requirement.

Weathertightness

The Council has not received any formal notification of Weathertightness issues for this property.

Pursuant to section 124 of the Weathertight Homes Resolution Services Act 2006, the Council will report formal notification of possible water ingress issues at a property from one of the following sources:

- Ministry of Business Innovation and Employment (MBIE)
- Weathertight Homes Tribunal

The Council may also include information in this section where it has received a notification that it considers relates to water ingress issues from one of the following sources:

- High or District Court
- Written notification from the owner of the property or their agent
- Where the owner has applied to MBIE for a Determination and the report carried out by MBIE has identified areas of water ingress

The Council may hold other information about possible weathertight issues with the dwelling, e.g. via notes of phone calls, emails, or other correspondence or documents such as building consent applications. The Council may, at its discretion, include this information under the “Unresolved Complaints" section of this LIM.

If you have any concerns, we recommend that you seek independent advice from a suitably qualified person such as a building surveyor, and/or speak to the owners of the property.

Encroachments and Licences

There is no encroachment licence for this property.

Property owners are legally required under cl 19 of the Public Places Bylaw to have a valid encroachment license for any private occupation of legal road. Encroachments typically require an annual fee, and when a property changes ownership an administration fee is charged.

Properties with multiple units under a cross lease or unit title subdivision may have encroachment licenses relating to specific units. A LIM is required to include information for all units on the underlying land, so these encroachment licenses are included under this section.

Note: Encroachments are not permitted on parks or reserve land. If one exists, owners are required to contact the Council and remove the encroachment at the owner’s cost. In some instances, dwellings may have historically encroached on an adjacent reserve. In these instances, removal will be required at the time of any future demolition or major reconstruction. For more information see: Encroachments - Wellington City Council.

Land and Structure

The maintenance of the common property is the responsibility of the owners.

There is no record of any areas of ‘Cut’ or ‘Fill’ on this property.

Access

The owner is responsible for maintaining the vehicle accessway and/or path out to and including the kerb crossing.

Aerial Photo

154 Onepu Road, Lyall Bay

August 1, 2025

1:500

N

0 10 20 Metres

Disclaimer:
The use of any land or property information in OneMap is entirely at the user's own risk and discretion. Wellington City Council does not give any warranty that any information contained is accurate or complete. The Council does not accept any responsibility or liability for any action taken, or omission made, in reliance on information obtained from OneMap.

Data Statement:
Property boundaries, 20m Contours, road names, rail line, address & title points sourced from Land Information NZ. Assets, contours, water and drainage information shown is approximate and must not be used for detailed engineering design. Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m. Crown Copyright reserved.

Property Boundaries Accuracy:
+/-1m in urban areas
+/-30m in rural areas

Data Source:
Census data - Statistics NZ.
Postcodes - NZ Post.

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Legend

- Parcels (LINZ)
- Property
- Title
- Earthmoving - Fill
- Earthmoving - Cut
- Closed Landfills

Selected Land Use Register

- Contamination Acceptable Managed/Remediated for
- Contamination Confirmed
- Entered on Database in Error
- No Identified Contamination
- Unverified History of Hazardous Activity or Industry
- Verified History of Hazardous Activity or Industry

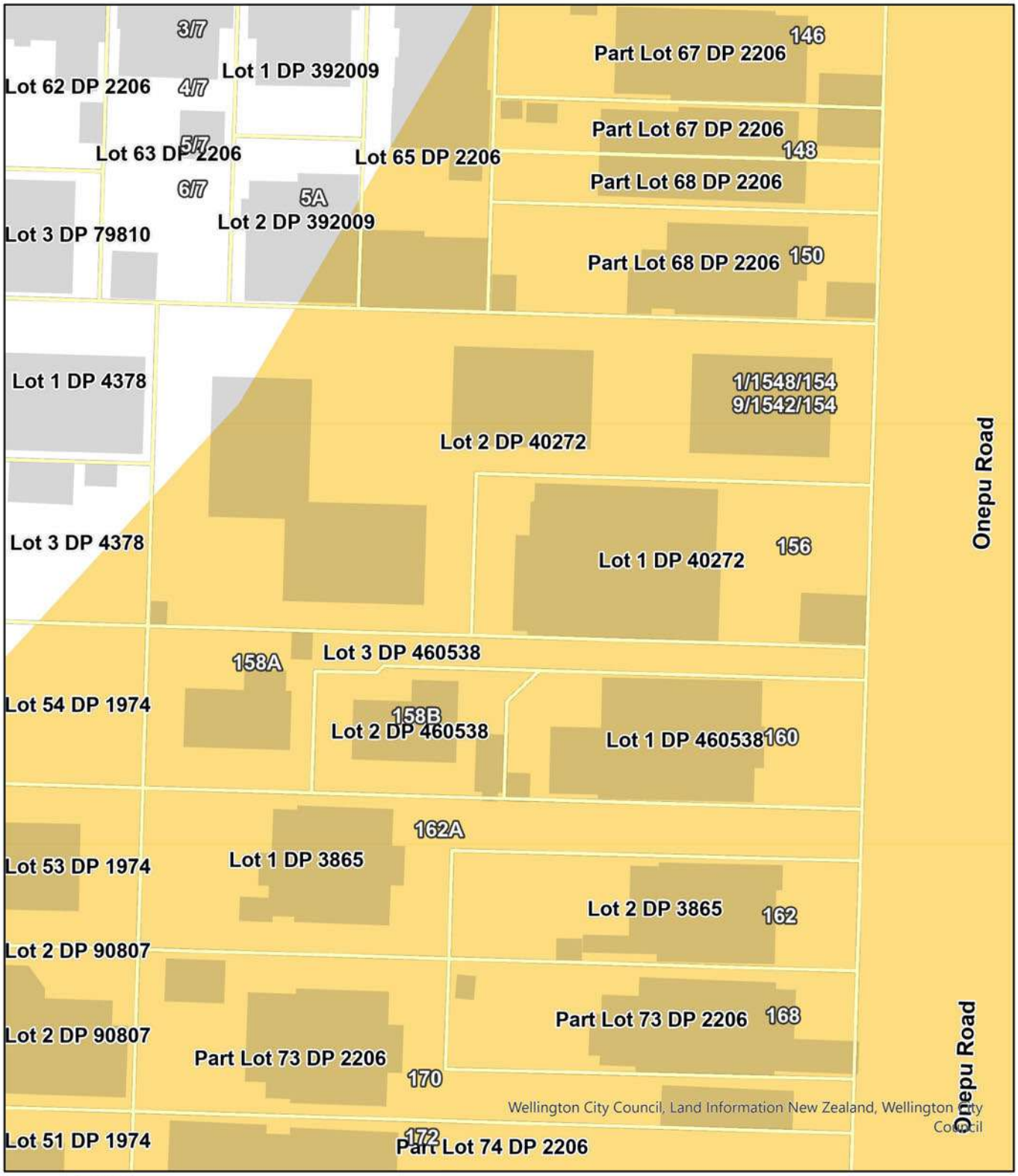
Encroachments

Encroachment Subtype

- Accessway
- Airspace
- Building
- Car Parking
- Fences and Walls
- Land
- Point Objects
- Subsoil
- Park and Reserve Encroachments

Earthquake Hazard Map

154 Onepu Road, Lyall Bay



August 1, 2025

N

1:500

0 10 20 Metres

Disclaimer:
The use of any land or property information in OneMap is entirely at the user's own risk and discretion. Wellington City Council does not give any warranty that any information contained is accurate or complete. The Council does not accept any responsibility or liability for any action taken, or omission made, in reliance on information obtained from OneMap.

Data Statement:
Property boundaries, 20m Contours, road names, rail line, address & title points sourced from Land Information NZ. Assets, contours, water and drainage information shown is approximate and must not be used for detailed engineering design. Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m. Crown Copyright reserved.

Property Boundaries Accuracy:
+/-1m in urban areas
+/-30m in rural areas

Data Source:
Census data - Statistics NZ.
Postcodes - NZ Post.

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

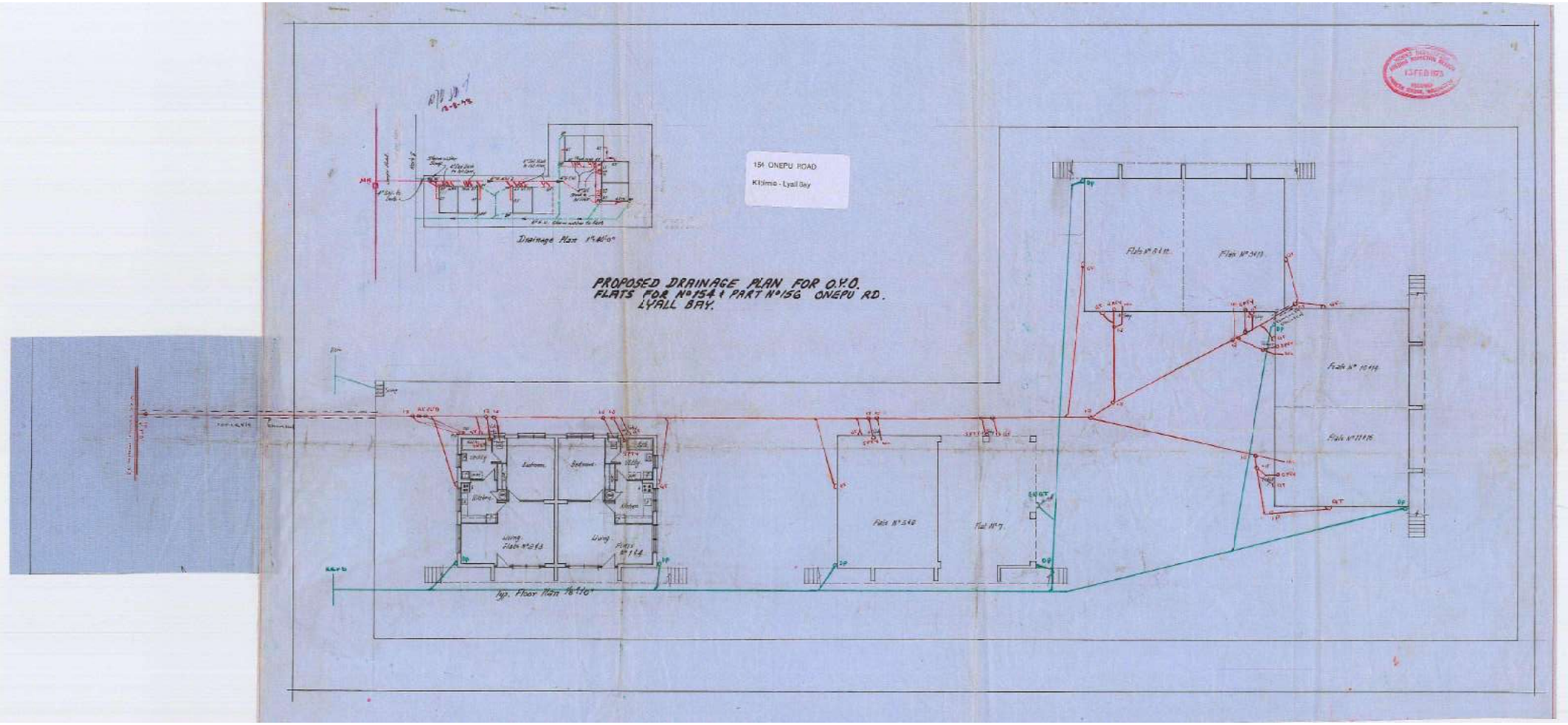
Legend

- Parcels (LINZ)
- Property
- Buildings
- Title
- Faultline Areas

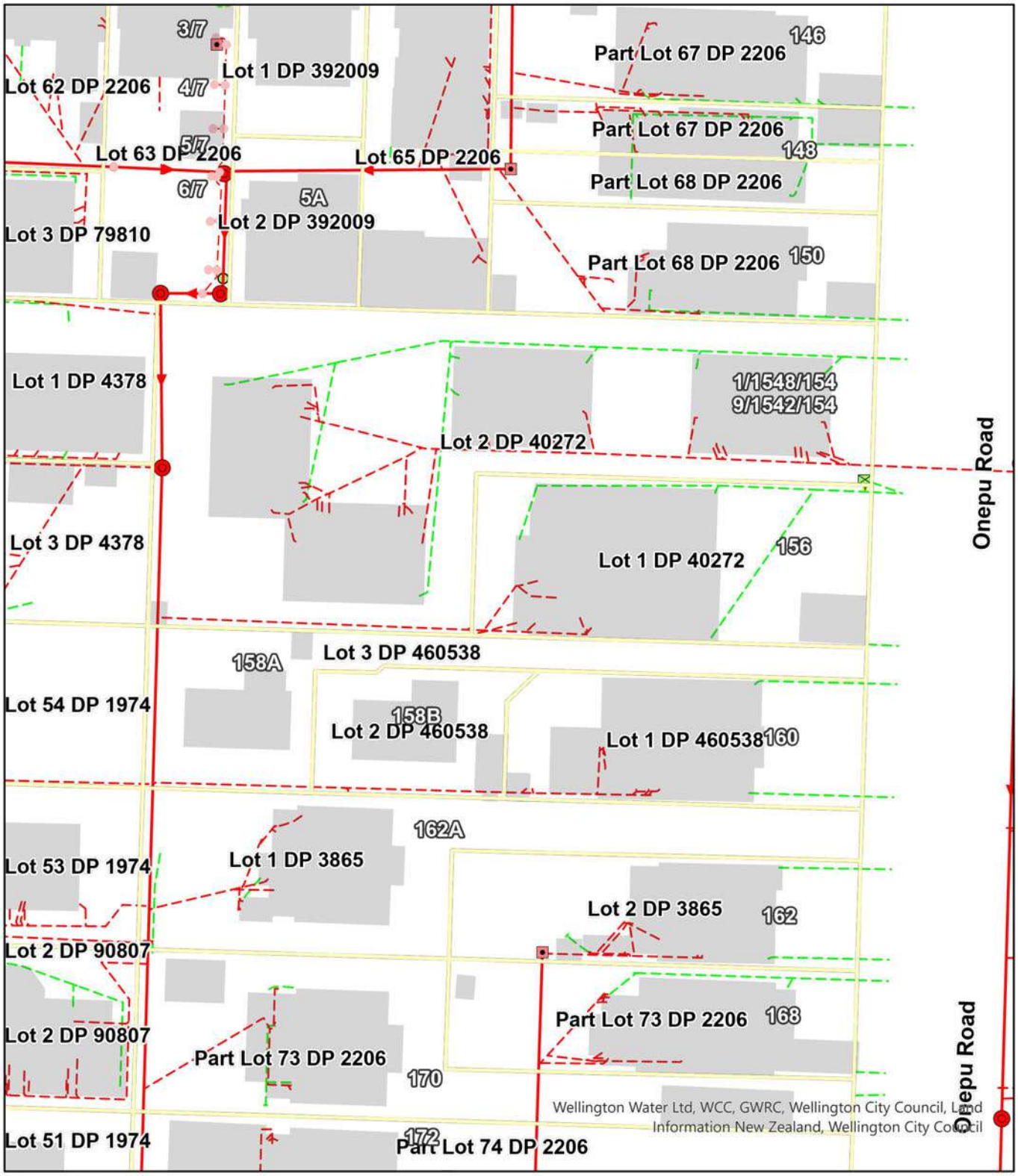
Liquefaction Potential

- Low
- Moderate
- High
- Very High

Plumbing and Drainage Attachments


PROPOSED DRAINAGE PLAN FOR O.Y.O.
FLATS FOR N°154 & PART N°156 ONEPU RD.
LYALL BAY.
154 ONEPU ROAD
Kitimo - Lyall Bay
Drainage Plan 1/8"=1'0"
Typ. Floor Plan 1/8"=1'0"

154 Onepu Road, Lyall Bay



August 1, 2025

N

1:500

0 10 20 Metres

Data Statement:
Property boundaries, 20m Contours, road names, rail line, address & title points sourced from Land Information NZ. Assets, contours, water and drainage information shown is approximate and must not be used for detailed engineering design. Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m. Crown Copyright reserved.

Property Boundaries Accuracy:
+/-1m in urban areas
+/-30m in rural areas

Data Source:
Census data - Statistics NZ.
Postcodes - NZ Post.

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Legend

- Parcels (LINZ)
- Property
- Buildings
- Title
- PS Wastewater Pumpstation
- Wastewater Pump

Wastewater Node

- Manhole
- Lamphole
- Valve
- Pump Station
- Minor WW Node
- All other values

Wastewater Pipe_Arrow

- Trunk Main
- Rising Main
- Main
- Service Connection
- All other values
- Wastewater Connection Pipe
- PS Stormwater Pumpstation

Stormwater Node

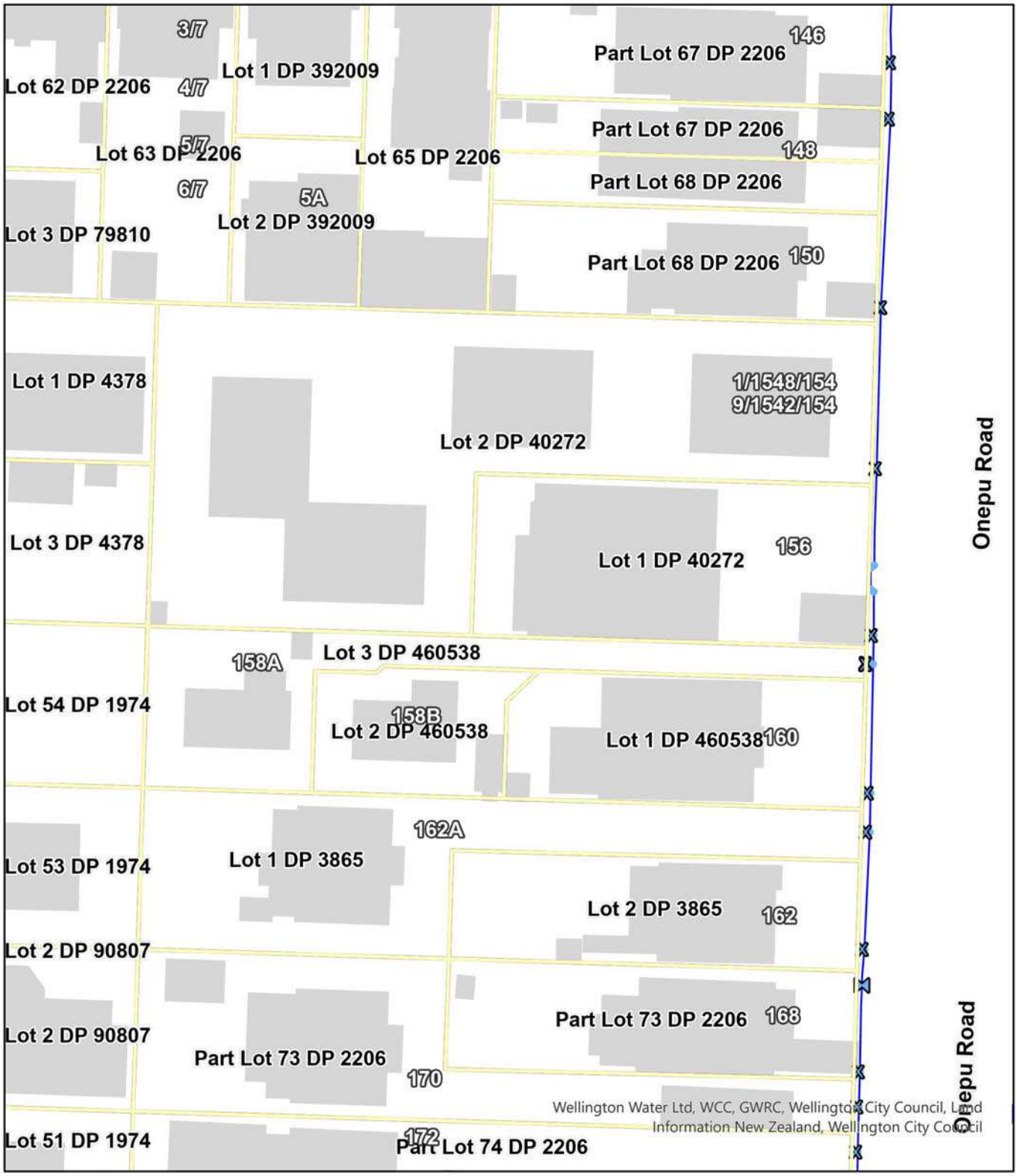
- Manhole
- Sump
- Lamphole
- Inlet
- Outlet
- Minor SW Node
- All other values

Stormwater Pipe_Arrow

- Main
- Sump Lead
- Service Connection
- All other values
- Stormwater Open Channel
- Stormwater Connection Pipe

Water Map

154 Onepu Road, Lyall Bay



August 1, 2025

N

1:500

0 10 20 Metres

Disclaimer:
The use of any land or property information in OneMap is entirely at the user's own risk and discretion. Wellington City Council does not give any warranty that any information contained is accurate or complete. The Council does not accept any responsibility or liability for any action taken, or omission made, in reliance on information obtained from OneMap.

Data Statement:
Property boundaries, 20m Contours, road names, rail line, address & title points sourced from Land Information NZ. Assets, contours, water and drainage information shown is approximate and must not be used for detailed engineering design. Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m. Crown Copyright reserved.

Property Boundaries Accuracy:
+/-1m in urban areas
+/-30m in rural areas

Data Source:
Census data - Statistics NZ.
Postcodes - NZ Post.

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Legend

- Parcels (LINZ)
- Property
- Buildings
- Title
- Water Hydrant

Water Valve

- Water Valve
- Backflow Preventer
- Pressure Control or Relief Valve
- All other values
- Water Customer Service Valve

Water Reservoir or Tank

- WCC Reservoir
- Private Reservoir
- WCC Emergency
- All other values
- Water Pumpstation
- Water Pump
- Water Meter
- Water Fitting

Water Pipe

- Transmission Main
- Water Main
- RIder Main
- Fire Service
- Service Connection
- Service Connection Private
- All other values

Water Reservoir

Operational Status

- In Use
- Abandoned
- All other values
- Bulk Water Hydrant

Bulk Water Valve

- Closed
- Open
- Other
- Bulk Water Pumpstation
- Bulk Water Meter
- Bulk Water Fitting

Bulk Water Pipe

- Bulk Water Transmission Main
- Bulk Water Intake Main
- Bulk Water Discharge Pipe
- Bulk Water Other Pipe
- Abandoned Bulk Water Pipe
- Virtual Bulk Water Pipe
- All other values

Water Reservoir

Operational Status

- In Use
- Abandoned
- All other values
- Bulk Water Hydrant

Bulk Water Valve

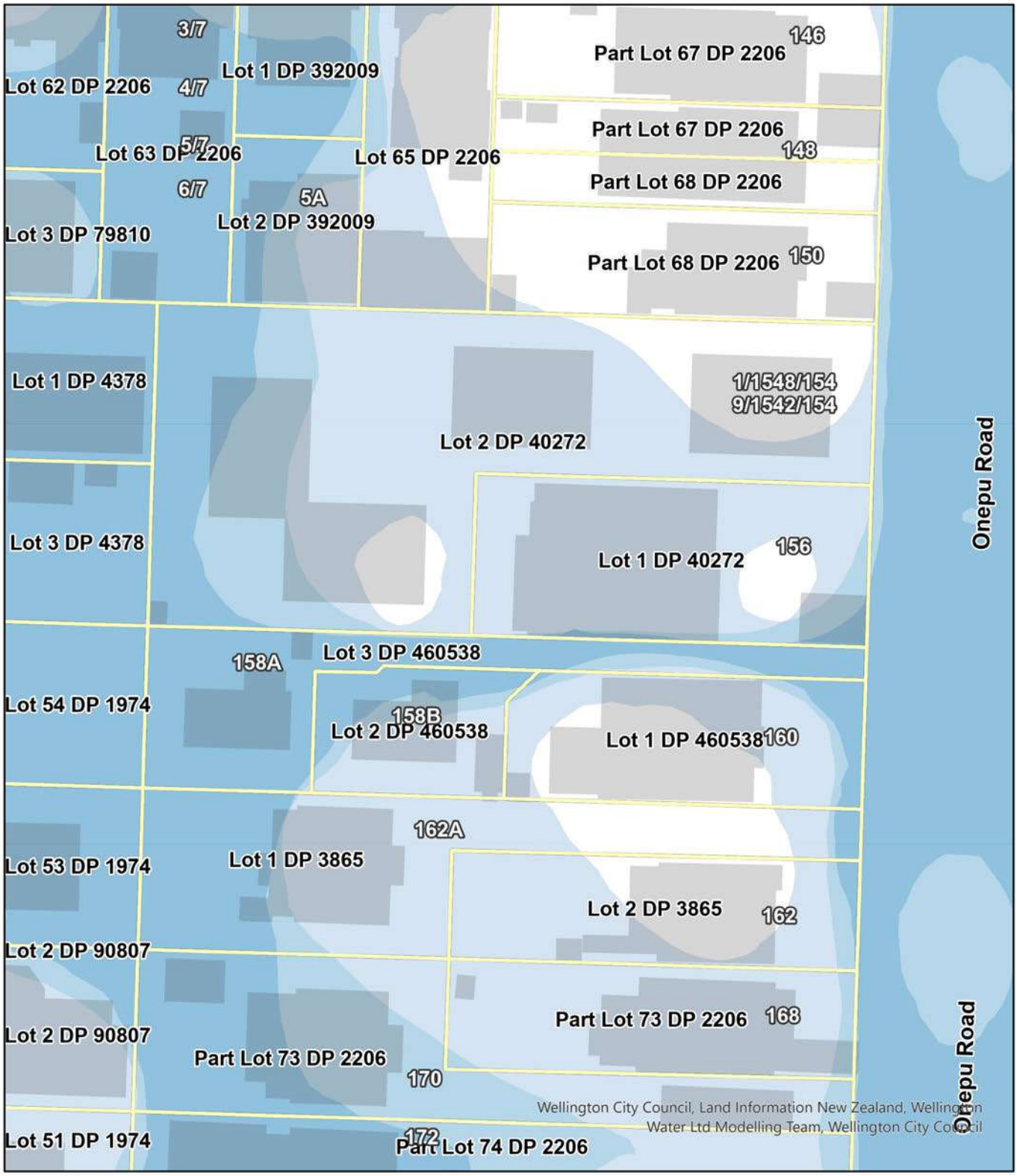
- Closed
- Open
- Other
- Bulk Water Pumpstation
- Bulk Water Meter
- Bulk Water Fitting

Bulk Water Pipe

- Bulk Water Transmission Main
- Bulk Water Intake Main
- Bulk Water Discharge Pipe
- Bulk Water Other Pipe
- Abandoned Bulk Water Pipe
- Virtual Bulk Water Pipe
- All other values

Potential Flooding Map

154 Onepu Road, Lyall Bay



August 1, 2025

N

1:500

0 10 20 Metres

Disclaimer:
The use of any land or property information in OneMap is entirely at the user's own risk and discretion. Wellington City Council does not give any warranty that any information contained is accurate or complete. The Council does not accept any responsibility or liability for any action taken, or omission made, in reliance on information obtained from OneMap.

Data Statement:
Property boundaries, 20m Contours, road names, rail line, address & title points sourced from Land Information NZ. Assets, contours, water and drainage information shown is approximate and must not be used for detailed engineering design. Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m. Crown Copyright reserved.

Property Boundaries Accuracy:
+/-1m in urban areas
+/-30m in rural areas

Data Source:
Census data - Statistics NZ.
Postcodes - NZ Post.

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Legend

Parcels (LINZ)

Property

Buildings

Title

100yr Climate Change Freeboard 2025 Flood Depths - Lyall Houghton

0.01 - 0.05m

0.05 - 0.10m

0.10 - 0.25m

0.25 - 0.50m

0.50 - 1.00m

> 1.00m

Property Summary

Absolutely Positively Wellington City
Me Heke Ki Pōneke

[redacted]

Valuation Property Details

The information below has been obtained from selected computer records held by Wellington City Council, as supplied by third parties, in relation to the address provided by you and in relation to the matters requested by you. The accuracy of this information cannot be guaranteed.

Wufi	Property Status	Address	Area (m2)
1111614	C	154 Onepu Road	1495.0000

Legal Description:	LOT 2 DP 40272
Apportionment:	6
Valuation Ref:	17120-22400-

Valuation Usage

Land Use Zone	9A
Garage And Parking	15
Land Usage	92
Building Construction	CI
Building Condition	GG
Building Age	1970-79
Building Floor Area (m2)	700
Building Site Area	350
Units Of Use	15
Building Category	RF7B

Property Addresses

Full Address	Source	WCC Assigned	WCC Accepted
154 Onepu Road	W	N	Y

Absolutely Posi
Wellington City
Me Heke Ki Pōneke

[redacted]

The information as supplied by requested by yo

Wufi

1111615

Legal Descrip
Apportionme
Valuation Ref

Valuation Us

Land Use Zon
Garage And P
Land Usage
Building Construction
Building Cond
Building Age

Building Floor Area (m2)	50
Building Site Area	50
Units Of Use	1
Building Category	RF7B

Property Addresses

Full Address	Source	WCC Assigned	WCC Accepted
Flat 1 154 Onepu Road	W	N	Y

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
LEASEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**WN11C/1379**
Land Registration District	**Wellington**
Date Registered	17 October 1973 12:00 am

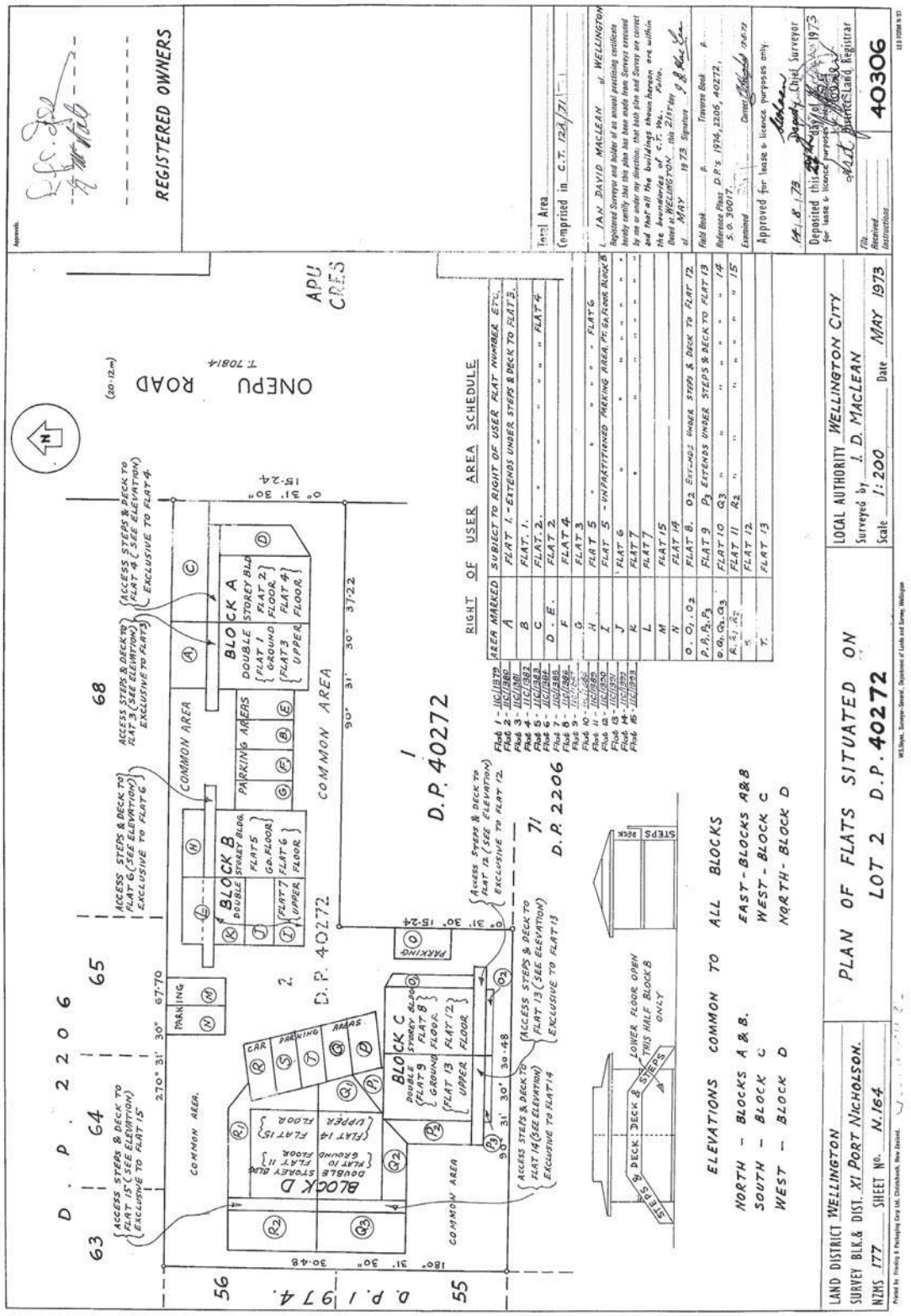
Prior References
WN12A/71

Estate	Leasehold	**Instrument**	L A003090
		Term	999 years computed from 1.10.1973
Legal Description	[redacted] Deposited Plan 40306		

Registered Owners

[redacted]

Interests


REGISTERED OWNERS
ONEPU ROAD
T 7081A
APU CRES
D.P. 40272
D.P. 2206
D.P. 1974
COMMON AREA
BLOCK A
BLOCK B
BLOCK C
BLOCK D
PARKING
RIGHT OF USER AREA SCHEDULE
SUBJECT TO RIGHT OF USER FLAT NUMBER ETC.
FLAT 1. - EXTENDS UNDER STEPS & DECK TO FLAT 3.
FLAT 5 - UNPARTITIONED PARKING AREA, PT. GA. FLOOR, BLOCK B
ELEVATIONS COMMON TO ALL BLOCKS
NORTH - BLOCKS A & B.
SOUTH - BLOCK C
WEST - BLOCK D
EAST - BLOCKS A&B
WEST - BLOCK C
NORTH - BLOCK D
LAND DISTRICT WELLINGTON
SURVEY BLK.& DIST. XI PORT NICHOLSON.
NZMS 177 SHEET NO. N.164
PLAN OF FLATS SITUATED ON
LOT 2 D.P. 40272
LOCAL AUTHORITY WELLINGTON CITY
Surveyed by I. D. MACLEAN
Scale 1:200 Date MAY 1973
Total Area
Comprised in C.T. 124/71
I, IAN DAVID MACLEAN of WELLINGTON
Registered Surveyor and holder of an annual practising certificate
hereby certify that this plan has been made from Surveys executed
by me or under my direction, that such plan and Survey are correct
and that all the buildings shown hereon are within
the boundaries of C.T. 124/71.
Dated at WELLINGTON this 21st day of MAY 1973 Signature
Field Book R. Traverse Book R.
Reference Plans D.P's. 1974, 2206, 40272,
S.O. 36017.
Examined Surveyor
Approved for lease & licence purposes only
Chief Surveyor
Deposited this 22nd day of May 1973
for lease & licence purposes
District Land Registrar
File 40306
Received
Instructions

Invoice Attachments

Wellington City Council
PO Box 2199, Wellington, Phone 499 4444

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Tax Invoice

GST Number 53-204-635

[redacted]
Lyall Bay
Wellington 6022

Date: 23-Jul-25
Reference: TW 561498 - 1
Land Information Memorandum

Property Address
154 Onepu Road, Lyall Bay

Owners

Fees Payable

Description	Reference	Fee	GST	Total
LIM Application Fee	RES LIM	$490.00	$73.50	$563.50
Total		$490.00	$73.50	$563.50

The Council's Terms and Conditions for Supply of Goods and Services require that you pay all invoices by the 20th day of the month following the date it is issued. If payment is not made by that time, you will be liable for:

- interest calculated daily at a rate of 15% pa on the overdue Invoice amount,
- an administrative fee of either 10% of the overdue Invoice amount or $300 (whichever is less), and
- all costs and expenses incurred by the Council in seeking to recover the overdue Invoice amount.

Payment Advice

Please return this section with your payment

WELLINGTON CITY COUNCIL
PO BOX 2199 WELLINGTON

[redacted]

23-Jul-25

Reference:	**TW 561498 - 1** **Land Information Memorandum**
Amount Due:	**$563.50**
AMOUNT PAID:	PLEASE COMPLETE

Payment can be made by:
- Direct Credit to a/c 060582 01 06111 00 with ref. no. noted
- Online at wellington.govt.nz/payments/online

Wellington City Council
PO Box 2199, Wellington, Phone 499 4444

Absolutely Positively **Wellington** City Council
Me Heke Ki Pōneke

STATEMENT

GST Number 53-204-635

[redacted]

Date: 1-Aug-25
Reference: TW 561498
Land Information Memorandum
Property Address: 154 Onepu Road, Lyall Bay

Reference	Code	Date	Debit	Credit
561498 - 1	INV	23/07/2025	563.50	
N0000175606-001	PAY	23/07/2025		563.50
			563.50	563.50

Amount Due: 0.00

Note: Due to system changes invoices issued prior to 11/10/2006 will show on this statement as dated 11/10/2006.

Codes: INV: Invoice CN:Credit Note PAY:Payment TFR:Transferred Payment RFD:Refunded Payment INT:Internal Invoices
DIS:Dishonoured Cheque/Cancelled Payment BAD:Bad Debt Write-off REV:Bad Debt Write-off Reversal

The Council's Terms and Conditions for Supply of Goods and Services require that you pay all invoices by the 20th day of the month following the date it is issued. If payment is not made by that time, you will be liable for:

- interest calculated daily at a rate of 15% pa on the overdue Invoice amount,
- an administrative fee of either 10% of the overdue Invoice amount or $300 (whichever is less), and
- all costs and expenses incurred by the Council in seeking to recover the overdue Invoice amount.

Payment Advice

Please return this section with your payment

WELLINGTON CITY COUNCIL
PO BOX 2199 WELLINGTON

[redacted]

1-Aug-25

Reference:	**TW 561498** **Land Information Memorandum**
Amount Due:	**0.00**
AMOUNT PAID:	PLEASE COMPLETE

Payment can be made by:
- Direct Credit to a/c 060582 01 06111 00 with ref. no. noted
- EFTPOS, Credit Cards or Cash at Council Offices
- Online at wellington.govt.nz/payments/online

District Plan Attachments

Property Report - Wellington City 2024 District Plan: Appeals Version - Appeals

31/07/2025

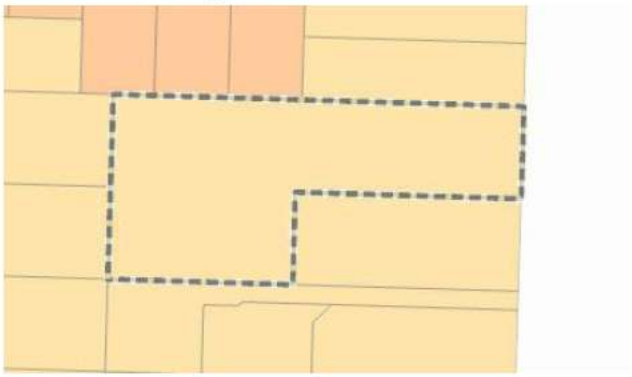
Absolutely Positively **Wellington** City Council
Me Heke Ki Pōneke

154 Onepu Road, Lyall Bay

Area 1,495.00 m^2

Aerial View Map

District Plan Zoning



Zones

Medium Density Residential Zone

Zone Details
Status: Operative

Specific Controls

Height Control Area
Height Control: 11m
Status: Operative
Description: Height measured from Ground Level, as defined in the WCC District Plan.

Energy Infrastructure and Transport

8 km Bird Strike Risk Activity Management Area
Status: Legal Effect

13 km Bird Strike Risk Activity Management Area
Status: Legal Effect

More information about the rules that apply to these developments, and details of other developments, are available at https://wellington.govt.nz/

Disclaimer: Other relevant District Plan provisions: There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Hazards and Risks Overlays

Flood Hazard Overlay - Inundation Area

Status: Operative

Tsunami Hazard Overlay - Low Hazard Area

Status: Operative

Tsunami Hazard Overlay - Medium Hazard Area

Status: Operative

General District-Wide Matters Overlays

Coastal Environment

Status: undefined

Designations

WIAL - Wellington International Airport Ltd

Name: Wellington Airport Obstacle Limitation Surfaces

Designation ID: WIAL1

Status: Proposed

WIAL - Obstacle Limitation Surface (OLS)

OLS Surface: Inner Horizontal

Highest Ground Elevation: 7m

Lowest OLS Elevation: 57m

OLS height above or below the ground elevation: 50m

Notification: Approval required from Wellington International Airport Limited (WIAL) for buildings and structures exceeding 50m in height.

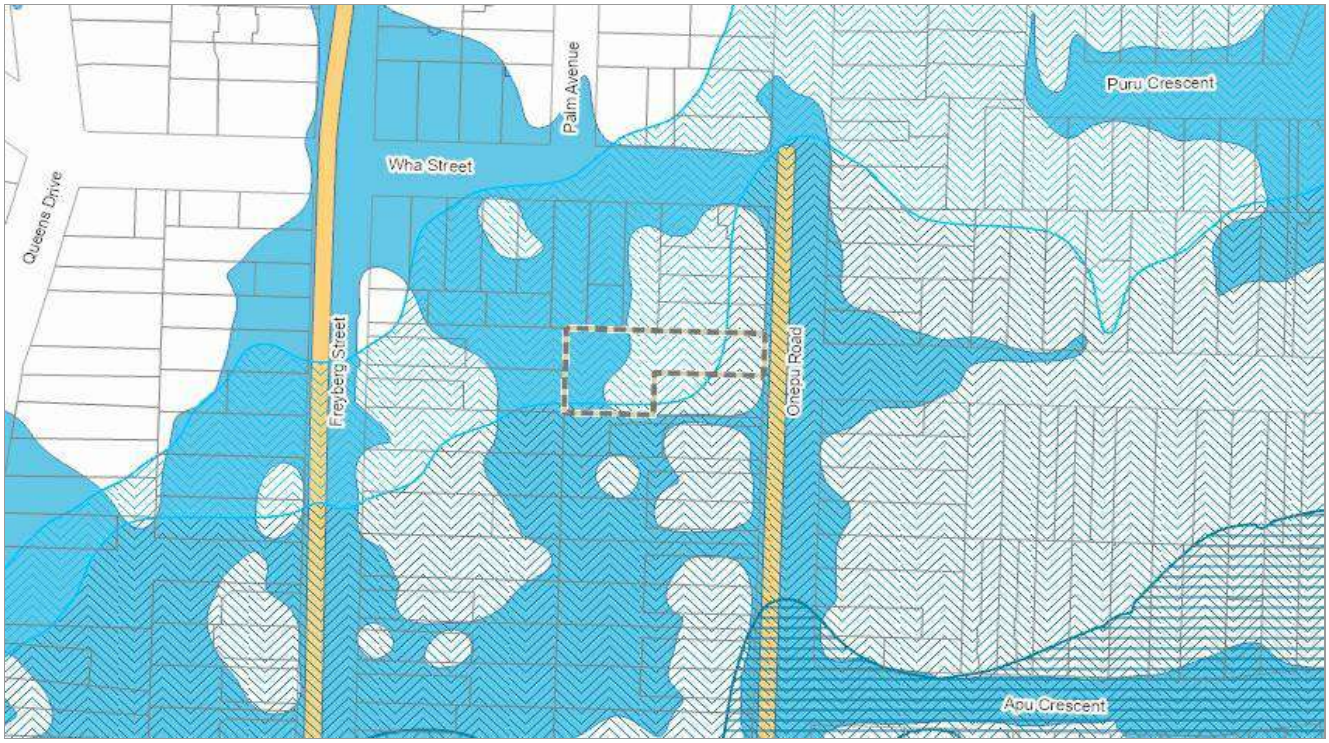
Status: Proposed

Additional Map – Specific Controls and Nearby Zonings

Additional Map - Precincts

Additional Map – Historical and Cultural Values

Additional Map - Hazards and Risks



Additional Map – Natural Environment Values

Additional Map – Other DP Overlays

LEGEND FOR PLANNING MAPS

Absolutely Positively **Wellington** City Council
Me Heke Ki Pōneke

DISTRICT PLAN ZONING

- Large Lot Residential
- Medium Density Residential
- High Density Residential
- General Rural
- Neighbourhood Centre
- Local Centre
- Commercial
- Mixed Use
- Metropolitan Centre
- City Centre
- General Industrial
- Natural Open Space
- Open Space
- Sport and Active Recreation
- Special Purpose (See Label)

PRECINCTS

- Character Precincts
- Curtis Street Precinct
- Horokiwi Quarry Precinct
- Inner Harbour Port Precinct
- Kiwipoint Quarry Precinct
- Makara Beach and Makara Village Precinct
- Miramar/Burnham Wharf Precinct
- Mt Victoria North Townscape Precinct
- Multi-User Ferry Precinct

SPECIFIC CONTROLS

- Height Control Area (See Map Label)
- Verandah Control
- Minimum Sunlight Access Requirement
- Waterfront Areas of Change
- Waterfront Public Open Space
- Active Frontage
- Non-Residential Activity Frontage
- Old St Paul's - Building Line Restriction
- Moa Point Road Seawall Area
- Specific Control (See Label)
- 40dBA Noise Contour Line

Airport Specific Control Area

- Airside
- Bridge Street
- Broadway
- East Side
- Miramar South
- Rongotai Ridge
- South Coast
- Terminal
- West Side

ENERGY, INFRASTRUCTURE, AND TRANSPORT OVERLAYS

- National Grid Transmission Lines
- National Grid Corridor Advisory Layer
- Gas Transmission Lines
- 8 km Bird Strike Risk Activity Management Area
- 13 km Bird Strike Risk Activity Management Area

Road Classification

- Activity Streets
- City Hubs
- Civic Spaces
- Local Streets
- Main Streets
- Peri-urban Roads
- Rural Connectors
- Rural Roads
- Transit Corridors
- Urban Connectors

HAZARDS AND RISKS

- Medium Coastal Inundation Hazard
- High Coastal Inundation Hazard
- Liquefaction Hazard Overlay
- Low Coastal Tsunami Hazard
- Medium Coastal Tsunami Hazard
- High Coastal Tsunami Hazard
- Inundation Area Flood Hazard
- Overland Flowpath Flood Hazard
- Stream Corridor Flood Hazard

Fault Hazard Overlay

- Distributed
- Uncertain Constrained
- Uncertain Poorly-Constrained
- Well-Defined
- Well-Defined Extended

HISTORICAL AND CULTURAL VALUES OVERLAYS

- Heritage Building (SCHED1)
- Heritage Structure (SCHED2)
- Heritage Area - Contributing Building (SCHED3)
- Heritage Area - Non-heritage Building (SCHED3)
- Notable Tree (SCHED6)
- Heritage Building Extent (SCHED1)
- Heritage Structure Extent (SCHED2)
- Heritage Area (SCHED3)
- Viewshaft (SCHED5)
- Archaeological Site (SCHED4)
- Notable Tree Indicative Root Protection Area (SCHED6)

Sites and Areas of Significance to Māori (SCHED7)

- Category A
- Category B
- Category A
- Category B

SASM (Extent)

- Category A
- Category B
- Category C
- Mana Whenua Statutory Acknowledgements

Updated: July 2025

LEGEND FOR PLANNING MAPS (cont'd)

NATURAL ENVIRONMENT VALUES

- Ridgelines and Hilltops
- Significant Natural Areas (SCHED8)
- Outstanding Natural Features (SCHED10)
- Outstanding Natural Landscapes (SCHED10)
- Special Amenity Landscapes (SCHED11)
- High Coastal Natural Character (SCHED12)
- Very High Coastal Natural Character (SCHED12)

GENERAL DISTRICT-WIDE MATTERS

- Air Noise Boundary
- Port Noise Control Line
- Coastal Environment
- Noise Area Overlay
- Helicopter Noise Effects Advisory Overlay (HNEAO)
- Rail Vibration Advisory Overlay

DEVELOPMENT AREAS

- Development area boundary
- Community sports and active recreation
- Clean fill
- General industrial
- Key local road
- Local centre
- Medium density residential
- Natural open space
- Neighbourhood park (approx. location)
- Neighbourhood park catchment
- Bus stop
- Potential connection
- School and community hub
- Walking track
- Urban Connector
- Indicative local street
- Large lot residential zone
- Marshalls Ridge
- No Build Area
- Open space

DESIGNATIONS

- Designation

OLS and Ground Height Differences

- Penetrates OLS
- 0-5 metres clearance
- 5-10 metres clearance
- 10-15 metres clearance
- 15-20 metres clearance
- 20 plus metres clearance

Rates
Attachments

Wellington City Property Rates Record

Absolutely Positively **Wellington** City Council
Me Heke Ki Pōneke

Wellington City Council maintains property rating information and manages the collection of rates for Wellington City on behalf of itself and Greater Wellington Regional Council.
This information is provided as at **1 August 2025** and may not include all of this day's transactions.
Please check the Account Details carefully to ensure this is the property record you require.

Rates & Billing Services
Email: rates@wcc.govt.nz
Phone: 04 499 4444

154 Onepu Road Lyall Bay 6022 **1 July 2025 - 30 June 2026**

Details

Rate Account:	1111614	**Area:**	1495 m²
Account Status:	Current	**Improvement:**	15 FLAT OI
Rateable Status	Not (ZAPCS)	**Diff. Rating Category:**	Not rated
Valuation Ref:	17120-22400	**Billing Category:**	ZAPCS - Special Apportionment Code Properties

Flags

- Apportionment Code 6 - S

Legal Description:

LOT 2 DP 40272

Rates Account Summary

Rates Splits Annual Rates -1 - Rating Year

Instalments (Due for Payment)

Installment no	Due Date	Amount
		$0.00
Instalments YTD		$0.00
Paid YTD		$0.00
Penalties YTD		$0.00
Adjustments YTD		$0.00

Water Account Details

No Associated Water Property.

Wellington City Property Rates Record

Absolutely Positively **Wellington** City Council
Me Heke Ki Pōneke

Wellington City Council maintains property rating information and manages the collection of rates for Wellington City on behalf of itself and Greater Wellington Regional Co ncil.
This information is provided as at **1 August 2025** a d may not include all of this day's transactions.
Please check the Account Details carefully to ensu this is the property record you require.

Rates & Billing Services
Email: rates@wcc.govt.nz
Phone: 04 499 4444

Flat 1 154 Onepu Road Lyall Bay 6022 **1 July 2025 - 30 June 2026**

Details

Rate Account:	1111615	**Are**	0 m²
Account Status:	Current	**Imp ement:**	FLAT OI
Rateable Status	Current	**Diff ating Category:**	Base
Valuation Ref:	17120-22400-A	**Billi Category:**	A1C - Base - Full services SLC

Flags

- Apportionment Code 2 - M
- Direct Debit Facility

Leg escription:

FLA DP 40306 HAVING 1/15 SH IN LOT2 DP 40272
BEIN 1495 M2

Rates Account Summary

Rates Splits Annual Rate 025 - 2026 Rating Year **$3,481.32**

WCC	$2,830.09
GWRC	$575.66
Sludge Levy	$75.57

Instalments (Due for Payment)

Installment no	Due Date	Amount
1	1 Sep 2025	$870.28
2	1 Dec 2025	$870.28
3	1 Mar 2026	$870.28
4	1 Jun 2026	$870.48

Opening Balance - 01 Jul 2025	$0.00
Instalments YTD	$870.28
Paid YTD	$0.00
Penalties YTD	$0.00
Adjustments YTD	$0.00
Current Balance	$870.28

Water Account Details

No Associated Water Property.

Permits and Consent Information Held at WCC Archives

Wellington City Council
Building Consent Search Item List

LIM: SR 561498
Property: 154 Onepu Road
Legal description: Lot 2 DP 40272

This is a list of building permits and/or building consents held at Archives for the above address. Digital copies of these records, which usually include plans, can be accessed through the Building Consent Search Service. Charges and turnaround times apply. Please ring (04) 801 2096 or email consentsearch@wcc.govt.nz for more information.

Series	Title	Description	Date
00043-2653	154 Onepu Road, whare	Legal description: Section 69 [Lot 2 DP 40272]. Applicant: A W Moran. Owner: A W Moran Jnr.	1911
00043-3829	154 Onepu Road, additions	Legal description: Lot 69 [Lot 2 DP 40272]. Applicant: J W Fletcher. Owner: A W Moran Jnr.	1916
00058-C37327	154 Onepu Road, demolition of dwelling and garage	Legal description: Lot 2 DP 40272. Owner and builder: Maslen & McNabb. Application value: $200.	1973
00058-C37328	154 Onepu Road, 15 flats and carparks	Legal description: Lot 2 DP 40272. Owner and builder: Maston and McNabb. Application value: $105,000. Floor area: 4000 square feet.	1973

Earthquake-prone Building Process Attachments

Service Request 437278 (EPB Invstgn) Item 1 (Status Item)
Service Request Item

Item: 1

SR Location: 154 ONEPU ROAD Lyall Bay

Designated Wufi: 1002462 Survey Current - 154 Onepu Road

File Reference: 0600 731528

Contact:

Contact Address:

Attention:

Status: Not EPB

Status Date: 16-May-19 10:09 PM SR Status: On-going

Owner: Member: Ryan Fraser Extn: 806 4759

Team: 1999/Comp Mon/Enf Team 120

Due Date: Days Remaining :

Days Elapsed :

Description: Bldg - A

Extended: Description

Special Conditions or Comment

29 January 2013

[redacted]

Service request number. 265430
Property ID: 1002462

Dear Sir/Madam

Building not considered to be earthquake-prone

Site address: 154 ONEPU ROAD, Lyall Bay, BUILDING A
Legal description: LOT 2 DP 40272

An initial evaluation process (IEP) has been completed by Council contracted engineers on the above building. This initial assessment was carried out as part of a review of a range of buildings under our Earthquake-prone Buildings Policy. Our policy can be viewed online at Wellington.govt.nz/earthquake.

The result of this assessment indicates that the seismic performance of your building is greater than 33 percent of the current seismic loading standard (NZS:1170.5:2004). Accordingly, we are satisfied that the building is currently not earthquake-prone under section 122 of the Building Act 2004.

Please note that the IEP assessment has been carried out solely as a screening tool under the Council's Earthquake-Prone Buildings Policy. It should not be relied on for any other purpose. We recommend that, as the owner, you engage a suitably qualified engineer to undertake a detailed assessment of the building.

We do not intend to take any further action in relation to the building under our current Earthquake-prone Buildings Policy.

If there are changes to legislation or seismic loading standards, or if we receive any further relevant information about the building, the building may require reassessment to determine whether it is earthquake-prone.

Information about the earthquake-prone status of the building, including this letter, is publicly available on request and will also be included in land and project information memoranda (LIMs and PIMs).

Yours sincerely

Ryan Fraser
Seismic Assessment Officer
Earthquake Resilience
(04) 806 4759
Ryan.Fraser@wcc.govt.nz

Wellington City Council
Initial Evaluation Procedure (IEP) Report

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)

Street Number & Name:	**154 Onepu Road, Lyall Bay, Wellington**	**Lot No:**	**56**
AKA:	**Building A**	**By:**	**BECA - EPT**
Name of building:		**Date of site visit:**	**30/10/2012**
		Revision no.	**0**

Step 1 - General Information

1.1 Photos (attach sufficient to describe building)

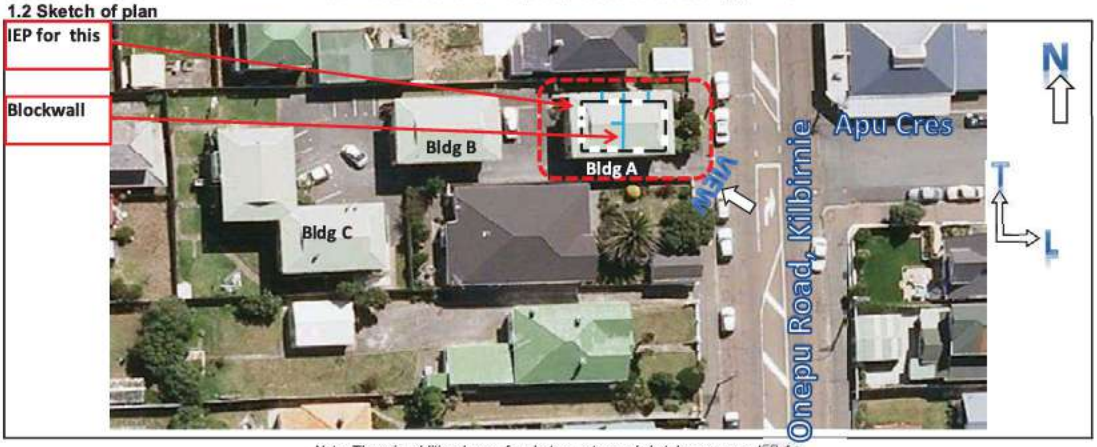
North Side Wall

View towards Onepu Road, Kilbirnie

NOTE: THERE ARE MORE PHOTOS ON PAGE IEP-1a ATTACHED

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

1.2 Sketch of plan



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

1.3 List relevant features

- Apartment building constructed circa 1972.
- Two storey reinforced blockwall construction.
- Good reinforced blockwall partition and reinforced blockwall buttresses to Northern side elevation.
- With large window opening around the structure but remaining walls may have enough capacity.
- Lightweight metal roof sheeting, GIB ceiling and good concrete floor diaphragm.
- Condition of the structure appears satisfactory no deterioration seen around the building.

1.4 Note information sources

	Tick as appropriate
Visual Inspection of Exterior	☑
Visual Inspection of Interior	☐
Drawings (note type)	☐
Specifications	☐
Geotechnical Reports	☐
Other (list)	☑
WCC data sheet	

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)

Street Number & Name:	**154 Onepu Road, Lyall Bay, Wellington**	**Lot No:**	56
AKA:	**Building A**	**By:**	BECA - EPT
Name of building:		**Date of site visit:**	30/10/2012
Direction Considered:	**a) Longitudinal & b) Transverse**	**Revision no.**	0

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

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

a) Date of Design and Seismic Zone

Date of Design: *(or date of code strengthened to)*

- ○ Pre 1935
- ○ 1935-1965
- ◉ 1965-1976
- ○ 1976-1992
- ○ 1992-2004

Strengthening

☐ Tick if building has been strengthened

If strengthened enter original design date:

See Note 4 below also

Building Category: Others

Seismic Zone: Zone A

b) Soil Type

From NZS1170.5:2004, Cl 3.1.3 : NZS1170.5:2004

- ○ 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) NZS4203:1992

- ☐ Rigid
- ☐ Intermediate or Not Known

c) Estimate Period, *T*

Comment: **Approximate height of the structure**

		Longitudinal	Transverse
	h_n =	7	7 m
	A_c =	1.00	1.00 m^2
Moment Resisting Concrete Frames:	$T = 0.09h_n^{0.75}$	☐ MRC	☐ MRCF
Moment Resisting Steel Frames:	$T = 0.14h_n^{0.75}$	☐ MRSF	☐ MRSF
Eccentrically Braced Steel Frames:	$T = 0.08h_n^{0.75}$	☐ EBSF	☐ EBSF
All Other Frame Structures:	$T = 0.06h_n^{0.75}$	☐ Other	☐ Others
Concrete Shear Walls	$T = 0.09h_n^{0.75}/A_c^{0.5}$	☐ CW	☐ CW
Masonry Shear Walls:	$T \leq 0.4$sec	☐ MSW	☐ MSW
User Defined (input Period):		◉ Defined	◉ Defined
		0.40	0.40 Seconds

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

d) $(\%NBS)_{nom}$ determined from Figure 3.3

Longitudinal:	6.00%
Transverse:	6.00%

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:	**6.00%**
Transverse:	**6.00%**

(Scaled as per Notes 1 to 4)

Continued over page.....

Table IEP-2 Initial Evaluation Procedure Step 2 continued **Page 3**

2.2 Near Fault Scaling Factor, Factor A

If $T \leq 1.5$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 :** Wellington; Z = 0.4; Z_{1992} =

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

2.50

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: **Normal importance level**

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) — μ = 2.00 Longitudinal Direction; μ = 2.00 Transverse Direction; max = 2

Comment: **Blockwall construction**

b) **Ductility Scaling Factor**

		Longitudinal	Transverse
For pre 1976	=	k_μ	k_μ
	=	1.57	1.57
For 1976 onwards	=	1	1

(where k_μ is NZS1170.5:2004 Ductility Factor, from accompanying Table 3.3)

Factor D

Longitudinal: 1.57

Transverse: 1.57

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 : 34%

Transverse : 34%

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)

Street Number & Name:	**154 Onepu Road, Lyall Bay, Wellington**	**Lot No:**	56
AKA:	**Building A**	**By:**	BECA - EPT
Name of building:		**Date of site visit:**	30/10/2012
Direction Considered:	**a) Longitudinal & b) Transverse**	**Revision no.**	0

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

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	☐ Severe ☐ Significant ☑ Insignificant	**Factor A** 1.0
Comment	**Big penetration, but remaining walls may have enough capacity.**	
3.2 Vertical Irregularity		
Effect on Structural Performance	☐ Severe ☐ Significant ☑ Insignificant	**Factor B** 1.0
Comment	**No significant vertical irregularity**	
3.3 Short Columns		
Effect on Structural Performance	☐ Severe ☐ Significant ☑ Insignificant	**Factor C** 1.0
Comment	**No known short columns**	

3.4 Pounding Potential

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

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	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

Comment: **Stand alone structure**

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	Significant	Insignificant
	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

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: **Structure on flat ground**

3.6 Other Factors

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

Factor F 2.0

Record rationale for choice of Factor F:

The structure appears in good shape. Light weight roof. Upper floor diaphragm not seen.

3.7 Performance Achievement Ratio (PAR)

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

PAR (Longitudinal): **2.00**

b) Transverse 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	☐ Severe ☐ Significant ☒ Insignificant	Factor A: 1.0
Effect on Structural Performance		
Comment	same as L-dir	
3.2 Vertical Irregularity	☐ Severe ☐ Significant ☒ Insignificant	Factor B: 1.0
Effect on Structural Performance		
Comment	same as L-dir	
3.3 Short Columns	☐ Severe ☐ Significant ☒ Insignificant	Factor C: 1.0
Effect on Structural Performance		
Comment	same as L-dir	

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
Separation			
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: **Stand alone structure**

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: 2.0

Record rationale for choice of Factor F:

Good blockwall partition and butresses. Ligthweight roof. Upper floor not seen.

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

PAR (Transverse): 2.00

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)

Street Number & Name:	154 Onepu Road, Lyall Bay, Wellington	**Lot No:**	56
AKA:	Building A	**By:**	BECA - EPT
Name of building:		**Date of site visit:**	30/10/2012
		Revision no.	0

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

	Longitudinal	Transverse
4.1 Assessed Baseline (%NBS)$_b$ (from Table IEP - 1)	34%	34%
4.2 Performance Achievement Ratio (PAR) (from Table IEP - 2)	2.00	2.00
4.3 PAR x Baseline (%NBS)b	67%	67%
4.4 Percentage New Building Standard (%NBS) (Use lower of two values from Step 3.3)		67%

Step 5 - Potentially Earthquake Prone? (Mark as appropriate) — %NBS ≤ 33 — NO

Step 6 - Potentially Earthquake Risk? (Mark as appropriate) — %NBS < 67 — NO

Step 7 - Provisional Grading for Seismic Risk based on IEP

Seismic Grade — B

Evaluation Confirmed by Beca **Signature**

on behalf of Wgtn Council **Name**

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

Table IEP-1a Additional Photos and Sketches **Page 1a**

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

Street Number & Name:	**154 Onepu Road, Lyall Bay, Wellington**	**Lot No:**	56
AKA:	**Building A**	**By:**	BECA - EPT
Name of building:		**Date of site visit:**	30/10/2012
		Revision no.	0

Add any additional photographs, notes or sketches required below:

Note: print this page separately

South-East Wall showing uniform penetrations

North wall showing large penetrations and good width of remaining wall

Service Request 440798 (EPB Invstgn) Item 1 (Status Item)
Service Request Item

Item: 1

SR Location: 154 ONEPU ROAD Lyall Bay

Designated Wufi: 1002462 Survey Current - 154 Onepu Road

File Reference: 0600 731528

Contact:

Contact Address:

Attention:

Status: Not EPB

Status Date: 17-May-19 12:28 AM SR Status: On-going

Owner: Member: Ryan Fraser Extn: 806 4759

Team: 1999/Comp Mon/Enf Team 120

Due Date: Days Remaining :

Days Elapsed :

Description: Bldg - B

Extended: Description

Special Conditions or Comment

8 February 2013

[redacted]

Service request number. 276637
Property ID: 1002462

Dear Sir/Madam

Building not considered to be earthquake-prone

Site address: 154 ONEPU ROAD, Lyall Bay, BUILDING B
Legal description: LOT 2 DP 40272

An initial evaluation process (IEP) has been completed by Council contracted engineers on the above building. This initial assessment was carried out as part of a review of a range of buildings under our Earthquake-prone Buildings Policy. Our policy can be viewed online at Wellington.govt.nz/earthquake.

The result of this assessment indicates that the seismic performance of your building is greater than 33 percent of the current seismic loading standard (NZS:1170.5:2004). Accordingly, we are satisfied that the building is currently not earthquake-prone under section 122 of the Building Act 2004.

Please note that the IEP assessment has been carried out solely as a screening tool under the Council's Earthquake-Prone Buildings Policy. It should not be relied on for any other purpose. We recommend that, as the owner, you engage a suitably qualified engineer to undertake a detailed assessment of the building.

We do not intend to take any further action in relation to the building under our current Earthquake-prone Buildings Policy.

If there are changes to legislation or seismic loading standards, or if we receive any further relevant information about the building, the building may require reassessment to determine whether it is earthquake-prone.

Information about the earthquake-prone status of the building, including this letter, is publicly available on request and will also be included in land and project information memoranda (LIMs and PIMs).

Yours sincerely

Ryan Fraser
Seismic Assessment Officer
Earthquake Resilience
(04) 806 4759
Ryan.Fraser@wcc.govt.nz

Wellington City Council
Initial Evaluation Procedure (IEP) 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)

Street Number & Name:	154 Onepu Road, Lyall Bay, Wellington	**Lot No:**	56
AKA:	Building B	**By:**	BECA - EPT
Name of building:		**Date of site visit:**	30/10/2012
		Revision no.	0

Step 1 - General Information

1.1 Photos (attach sufficient to describe building)

West side wall

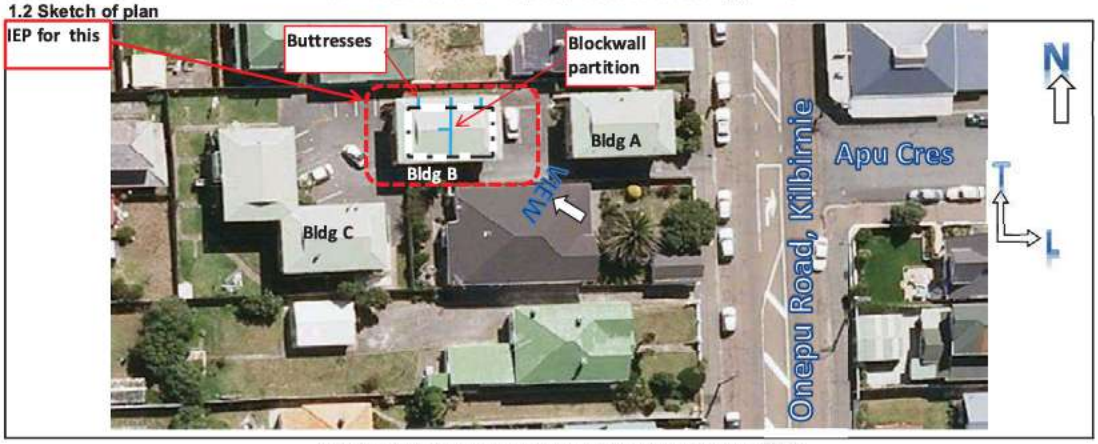
Opening at South side wall

View from Onepu Road, Kilbirnie

NOTE: THERE ARE MORE PHOTOS ON PAGE IEP-1a ATTACHED

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

1.2 Sketch of plan



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

1.3 List relevant features

- Apartment building constructed circa 1972.
- Two storey reinforced blockwall construction. Stand alone structure.
- Good reinforced blockwall partition in the middle across transverse direction.
- Reinforced blockwall buttresses to Northern side elevation .
- With large penetrations at the rear side ground level at both North, South and West elevations.
- Lightweight metal roof sheeting.

1.4 Note information sources

	Tick as appropriate
Visual Inspection of Exterior	☑
Visual Inspection of Interior	☐
Drawings (note type)	☐
Specifications	☐
Geotechnical Reports	☐
Other (list)	☑
WCC data sheet	

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)

Street Number & Name:	**154 Onepu Road, Lyall Bay, Wellington**	**Lot No:**	56
AKA:	**Building B**	**By:**	BECA - EPT
Name of building:		**Date of site visit:**	30/10/2012
Direction Considered:	**a) Longitudinal & b) Transverse**	**Revision no.**	0

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

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

a) Date of Design and Seismic Zone

Date of Design: *(or date of code strengthened to)*

- ○ Pre 1935
- ○ 1935-1965
- ◉ 1965-1976
- ○ 1976-1992
- ○ 1992-2004

Strengthening

☐ Tick if building has been strengthened

If strengthened enter original design date:

See Note 4 below also

Building Category: Others

Seismic Zone: Zone A

b) Soil Type

From NZS1170.5:2004, Cl 3.1.3 :

NZS1170.5:2004

- ○ 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)

NZS4203:1992

- ☐ Rigid
- ☐ Intermediate or Not Known

c) Estimate Period, *T*

Comment: **Approximate height of the structure**

	Longitudinal	Transverse	
h_n =	7	7	m
A_c =	1.00	1.00	m^2

		Longitudinal	Transverse
Moment Resisting Concrete Frames:	$T = 0.09h_n^{0.75}$	☐ MRC	☐ MRCF
Moment Resisting Steel Frames:	$T = 0.14h_n^{0.75}$	☐ MRSF	☐ MRSF
Eccentrically Braced Steel Frames:	$T = 0.08h_n^{0.75}$	☐ EBSF	☐ EBSF
All Other Frame Structures:	$T = 0.06h_n^{0.75}$	☐ Other	☐ Others
Concrete Shear Walls	$T = 0.09h_n^{0.75}/A_c^{0.5}$	☐ CW	☐ CW
Masonry Shear Walls:	$T \leq 0.4$sec	☐ MSW	☐ MSW
User Defined (input Period):		◉ Defined	◉ Defined
		0.40	0.40 Seconds

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

d) $(\%NBS)_{nom}$ determined from Figure 3.3

Longitudinal:	6.00%
Transverse:	6.00%

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:	**6.00%**
Transverse:	**6.00%**

(Scaled as per Notes 1 to 4)

Continued over page.....

Table IEP-2 Initial Evaluation Procedure Step 2 continued **Page 3**

2.2 Near Fault Scaling Factor, Factor A

If $T \leq 1.5$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 :** Wellington; Z = 0.4; Z_{1992} =

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

2.50

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: **Normal importance level**

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) — μ = 2.00 Longitudinal Direction; μ = 2.00 Transverse Direction; max = 2

Comment: **Blockwall construction**

b) **Ductility Scaling Factor**

		Longitudinal	Transverse
For pre 1976	=	k_μ	k_μ
	=	1.57	1.57
For 1976 onwards	=	1	1

(where k_μ is NZS1170.5:2004 Ductility Factor, from accompanying Table 3.3)

Factor D

Longitudinal: 1.57

Transverse: 1.57

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 : 34%

Transverse : 34%

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)

Street Number & Name:	154 Onepu Road, Lyall Bay, Wellington	**Lot No:**	56
AKA:	Building B	**By:**	BECA - EPT
Name of building:		**Date of site visit:**	30/10/2012
Direction Considered:	a) Longitudinal & b) Transverse	**Revision no.**	0

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

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	☐ Severe ☉ Significant ☐ Insignificant	**Factor A** 0.7
Comment	Large penetrations	
3.2 Vertical Irregularity		
Effect on Structural Performance	☐ Severe ☐ Significant ☉ Insignificant	**Factor B** 1.0
Comment	Large penetrations but with solid blockwall partition in the middle	
3.3 Short Columns		
Effect on Structural Performance	☐ Severe ☐ Significant ☉ Insignificant	**Factor C** 1.0
Comment	No known short columns	

3.4 Pounding Potential

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

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	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

Comment: Stand alone structure

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	Significant	Insignificant
	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

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: Structure on flat ground

3.6 Other Factors

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

Factor F 1.5

Record rationale for choice of Factor F:

Condition of the structure appears satisfactory. Potential soft storey, need to be check.

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

PAR (Longitudinal): 1.05

b) Transverse 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	☐ Severe ☒ Significant ☐ Insignificant	Factor A: 0.7
Effect on Structural Performance		
Comment	same as L-dir	
3.2 Vertical Irregularity	☐ Severe ☐ Significant ☒ Insignificant	Factor B: 1.0
Effect on Structural Performance		
Comment	same as L-dir	
3.3 Short Columns	☐ Severe ☐ Significant ☒ Insignificant	Factor C: 1.0
Effect on Structural Performance		
Comment	same as L-dir	

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
Separation			
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: **Stand alone structure**

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: 1.5

Record rationale for choice of Factor F:

Good blockwall partition and butresses. Ligthweight roof. Potential soft storey, need to be check.

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

PAR (Transverse): 1.05

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)

Street Number & Name:	154 Onepu Road, Lyall Bay, Wellington	**Lot No:**	56
AKA:	Building B	**By:**	BECA - EPT
Name of building:		**Date of site visit:**	30/10/2012
		Revision no.	0

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

	Longitudinal	Transverse
4.1 Assessed Baseline (%NBS)$_b$ (from Table IEP - 1)	34%	34%
4.2 Performance Achievement Ratio (PAR) (from Table IEP - 2)	1.05	1.05
4.3 PAR x Baseline (%NBS)b	35%	35%
4.4 Percentage New Building Standard (%NBS) (Use lower of two values from Step 3.3)		35%

Step 5 - Potentially Earthquake Prone? (Mark as appropriate) — %NBS ≤ 33 — NO

Step 6 - Potentially Earthquake Risk? (Mark as appropriate) — %NBS < 67 — YES

Step 7 - Provisional Grading for Seismic Risk based on IEP

Seismic Grade C

Evaluation Confirmed by Beca **Signature**

on behalf of Wgtn Council **Name**

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

Table IEP-1a Additional Photos and Sketches **Page 1a**

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

Street Number & Name:	**154 Onepu Road, Lyall Bay, Wellington**	**Lot No:**	56
AKA:	**Building B**	**By:**	BECA - EPT
Name of building:		**Date of site visit:**	30/10/2012
		Revision no.	0

Add any additional photographs, notes or sketches required below:

Note: print this page separately

West-South Wall showing large penetrations at ground level

North side wall showing buttresses and large penetrations

Exposed Brick Beam and Hollow Block at Garage Area Upper Floor

Service Request 440791 (EPB Invstgn) Item 1 (Status Item)
Service Request Item

Item: 1

SR Location: 154 ONEPU ROAD Lyall Bay

Designated Wufi: 1002462 Survey Current - 154 Onepu Road

File Reference: 0600 731528

Contact:

Contact Address:

Attention:

Status: Not EPB

Status Date: 17-May-19 12:28 AM SR Status: On-going

Owner: Member: Ryan Fraser Extn: 806 4759

Team: 1999/Comp Mon/Enf Team 120

Due Date: Days Remaining :

Days Elapsed :

Description: Bldg - C

Extended: Description

Special Conditions or Comment

28 January 2013

[redacted]

Service request number. 276169
Property ID: 1002462

Dear Sir/Madam

Building not considered to be earthquake-prone

Site address: 154 ONEPU ROAD, Lyall Bay, BUILDING C
Legal description: LOT 2 DP 40272

An initial evaluation process (IEP) has been completed by Council contracted engineers on the above building. This initial assessment was carried out as part of a review of a range of buildings under our Earthquake-prone Buildings Policy. Our policy can be viewed online at Wellington.govt.nz/earthquake.

The result of this assessment indicates that the seismic performance of your building is greater than 33 percent of the current seismic loading standard (NZS:1170.5:2004). Accordingly, we are satisfied that the building is currently not earthquake-prone under section 122 of the Building Act 2004.

Please note that the IEP assessment has been carried out solely as a screening tool under the Council's Earthquake-Prone Buildings Policy. It should not be relied on for any other purpose. We recommend that, as the owner, you engage a suitably qualified engineer to undertake a detailed assessment of the building.

We do not intend to take any further action in relation to the building under our current Earthquake-prone Buildings Policy.

If there are changes to legislation or seismic loading standards, or if we receive any further relevant information about the building, the building may require reassessment to determine whether it is earthquake-prone.

Information about the earthquake-prone status of the building, including this letter, is publicly available on request and will also be included in land and project information memoranda (LIMs and PIMs).

Yours sincerely

Ryan Fraser
Seismic Assessment Officer
Earthquake Resilience
(04) 806 4759
Ryan.Fraser@wcc.govt.nz

Wellington City Council
Initial Evaluation Procedure (IEP) 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)

Street Number & Name:	154 Onepu Road, Lyall Bay, Wellington	**Lot No:**	56
AKA:	Building C	**By:**	BECA - EPT
Name of building:		**Date of site visit:**	2/11/2012
		Revision no.	0

Step 1 - General Information

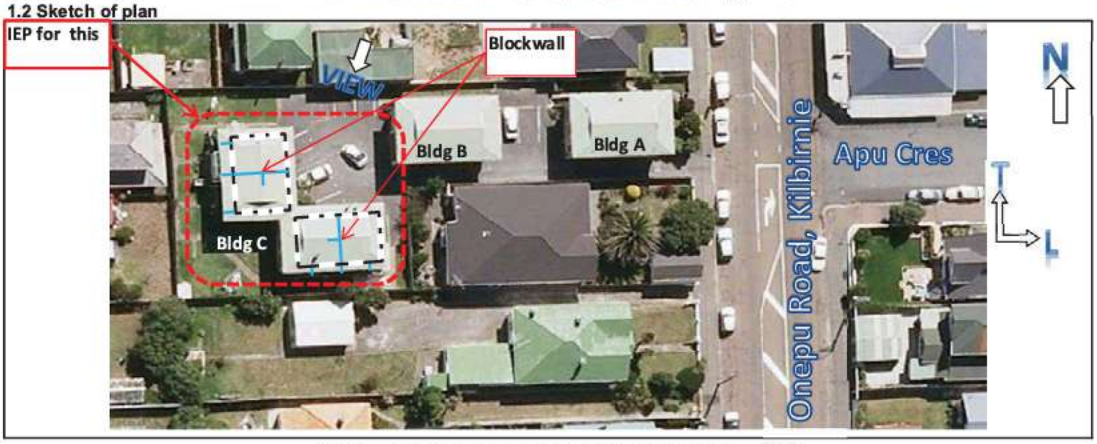
1.1 Photos (attach sufficient to describe building)

View from Onepu Road, Kilbirnie

NOTE: THERE ARE MORE PHOTOS ON PAGE IEP-1a ATTACHED

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

1.2 Sketch of plan



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

1.3 List relevant features

- Apartment building constructed circa 1972.
- Two storey reinforced blockwall construction. Stand alone structure.
- Good reinforced blockwall partition in the middle across transverse direction.
- Reinforced blockwall buttresses to Western and Southern side elevation.
- With large penetrations but remaining walls might have enough capacity.
- Lightweight metal roof sheeting. Upper floor diaphragm not seen.

1.4 Note information sources

	Tick as appropriate
Visual Inspection of Exterior	☑
Visual Inspection of Interior	☐
Drawings (note type)	☐
Specifications	☐
Geotechnical Reports	☐
Other (list)	☑
WCC data sheet	

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)

Street Number & Name:	**154 Onepu Road, Lyall Bay, Wellington**	**Lot No:**	56
AKA:	**Building C**	**By:**	BECA - EPT
Name of building:		**Date of site visit:**	2/11/2012
Direction Considered:	**a) Longitudinal & b) Transverse**	**Revision no.**	0

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

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

a) Date of Design and Seismic Zone

Date of Design: *(or date of code strengthened to)*

- ○ Pre 1935
- ○ 1935-1965
- ◉ 1965-1976
- ○ 1976-1992
- ○ 1992-2004

Strengthening

☐ Tick if building has been strengthened

If strengthened enter original design date:

See Note 4 below also

Building Category: Others

Seismic Zone: Zone A

b) Soil Type

From NZS1170.5:2004, Cl 3.1.3 : NZS1170.5:2004

- ○ 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) NZS4203:1992

- ☐ Rigid
- ☐ Intermediate or Not Known

c) Estimate Period, *T*

Comment: **Approximate height of the structure**

		Longitudinal	Transverse
	h_n =	7	7 m
	A_c =	1.00	1.00 m^2
Moment Resisting Concrete Frames:	$T = 0.09h_n^{0.75}$	☐ MRC	☐ MRCF
Moment Resisting Steel Frames:	$T = 0.14h_n^{0.75}$	☐ MRSF	☐ MRSF
Eccentrically Braced Steel Frames:	$T = 0.08h_n^{0.75}$	☐ EBSF	☐ EBSF
All Other Frame Structures:	$T = 0.06h_n^{0.75}$	☐ Other	☐ Others
Concrete Shear Walls	$T = 0.09h_n^{0.75}/A_c^{0.5}$	☐ CW	☐ CW
Masonry Shear Walls:	$T \leq 0.4$sec	☐ MSW	☐ MSW
User Defined (input Period):		☒ Defined	☒ Defined
		0.40	0.40 Seconds

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

d) $(\%NBS)_{nom}$ determined from Figure 3.3

Longitudinal:	6.00%
Transverse:	6.00%

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:	**6.00%**
Transverse:	**6.00%**

(Scaled as per Notes 1 to 4)

Continued over page.....

Table IEP-2 Initial Evaluation Procedure Step 2 continued **Page 3**

2.2 Near Fault Scaling Factor, Factor A
If $T \leq 1.5$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 :** Wellington; Z = 0.4; Z_{1992} =

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

2.50

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: **Normal importance level**

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) — μ = 2.00 Longitudinal Direction; μ = 2.00 Transverse Direction; max = 2

Comment: **Blockwall construction**

b) **Ductility Scaling Factor**

		Longitudinal	Transverse
For pre 1976	=	k_μ	k_μ
	=	1.57	1.57
For 1976 onwards	=	1	1

(where k_μ is NZS1170.5:2004 Ductility Factor, from accompanying Table 3.3)

Factor D

Longitudinal: 1.57

Transverse: 1.57

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 : 34%

Transverse : 34%

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)

Street Number & Name:	**154 Onepu Road, Lyall Bay, Wellington**	**Lot No:**	56
AKA:	**Building C**	**By:**	BECA - EPT
Name of building:		**Date of site visit:**	2/11/2012
Direction Considered:	**a) Longitudinal & b) Transverse**	**Revision no.**	0

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

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	☐ Severe ☐ Significant ☑ Insignificant	**Factor A** 1.0
Comment	**with large opening but remaining wall might have enough capacity**	
3.2 Vertical Irregularity		
Effect on Structural Performance	☐ Severe ☐ Significant ☑ Insignificant	**Factor B** 1.0
Comment	**No significant vertical irrigularity**	
3.3 Short Columns		
Effect on Structural Performance	☐ Severe ☐ Significant ☑ Insignificant	**Factor C** 1.0
Comment	**No known short columns**	

3.4 Pounding Potential

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

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	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

Comment: **Stand alone structure**

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	Significant	Insignificant
	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

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: **Structure on flat ground**

3.6 Other Factors

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

Factor F 2.0

Record rationale for choice of Factor F:

Condition of the structure appears satisfactory. Lightweight roof.

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

PAR (Longitudinal): **2.00**

b) Transverse 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	☐ Severe ☐ Significant ☒ Insignificant	Factor A: 1.0
Effect on Structural Performance		
Comment	same as L-dir	
3.2 Vertical Irregularity	☐ Severe ☐ Significant ☒ Insignificant	Factor B: 1.0
Effect on Structural Performance		
Comment	same as L-dir	
3.3 Short Columns	☐ Severe ☐ Significant ☒ Insignificant	Factor C: 1.0
Effect on Structural Performance		
Comment	same as L-dir	

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
Separation			
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: **Stand alone structure**

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: 2.0

Record rationale for choice of Factor F:

Good blockwall partition and butresses. Ligthweight roof.

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

PAR (Transverse): 2.00

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)

Street Number & Name:	154 Onepu Road, Lyall Bay, Wellington	**Lot No:**	56
AKA:	Building C	**By:**	BECA - EPT
Name of building:		**Date of site visit:**	2/11/2012
		Revision no.	0

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

	Longitudinal	Transverse
4.1 Assessed Baseline (%NBS)$_b$ (from Table IEP - 1)	34%	34%
4.2 Performance Achievement Ratio (PAR) (from Table IEP - 2)	2.00	2.00
4.3 PAR x Baseline (%NBS)b	67%	67%
4.4 Percentage New Building Standard (%NBS) (Use lower of two values from Step 3.3)		67%

Step 5 - Potentially Earthquake Prone? (Mark as appropriate) — %NBS ≤ 33 — NO

Step 6 - Potentially Earthquake Risk? (Mark as appropriate) — %NBS < 67 — NO

Step 7 - Provisional Grading for Seismic Risk based on IEP

Seismic Grade B

Evaluation Confirmed by Beca **Signature**

on behalf of Wgtn Council **Name**

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

Table IEP-1a Additional Photos and Sketches **Page 1a**

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

Street Number & Name:	**154 Onepu Road, Lyall Bay, Wellington**	**Lot No:**	56
AKA:	**Building C**	**By:**	BECA - EPT
Name of building:		**Date of site visit:**	2/11/2012
		Revision no.	0

Add any additional photographs, notes or sketches required below:

Note: print this page separately

West-South Wall