



# CHRISTCHURCH CITY COUNCIL

P.O. BOX 237 CHRISTCHURCH NEW ZEALAND E3/2

IN REPLY PLEASE QUOTE:  
IF CALLING PLEASE ASK FOR:

BU/40/139/605  
Mr Priddy  
Ext. 678

16 December 1982

Mr P. Pasley,  
104B Studholme Street,  
CHRISTCHURCH

17 DEC 82 14322



Dear Mr Pasley,

BUILDING - 605 COLOMBO STREET

With regard to your recent building permit application A783 to carry out alterations to the above building, I have to advise that under the provisions of clause 2.9.2 (i) of N.Z.S.1900 Chapter 2:1964, I am not prepared to issue the permit until I am supplied with satisfactory information pertaining to the structural stability of the building.

The Christchurch City Council has been empowered by Order in Council to administer Section 624 of the Local Government Act 1980, which provides the power for older buildings such as the above - constructed of load-bearing masonry or unreinforced concrete, to be required by the Council to be secured against sudden collapse in a moderate earthquake. Enclosed with this letter is an information sheet which gives a general outline of the requirements of the Act and the City Council's Bylaws.

Because of the concern I have regarding the stability of the building in a moderate earthquake, you are advised that the building permit you have applied for will not be issued until I have been supplied with a report prepared by an independent registered Consulting Engineer, which examines the compliance of the building with Section 624 and recommends remedial works with an acceptable programme for their implementation. A similar letter of advice has also been sent to the owner of the building.

Yours faithfully,

for DEPUTY GENERAL MANAGER (WORKS)

Encl.

TP  
RM



# CHRISTCHURCH CITY COUNCIL

P.O. BOX 237 CHRISTCHURCH NEW ZEALAND E2/3

IN REPLY PLEASE QUOTE:  
IF CALLING PLEASE ASK FOR:

BU/40/139/605  
Mr Nichols  
Ext. 678

14 December 1982

Mr Nam Yee,  
C/o Harold Smith & Dallison,  
P.O. Box 13-166,  
CHRISTCHURCH.

15 DEC 82 14221

Att. Mr Dallison

Dear Sir,

BUILDING - 605 COLOMBO STREET

Mr L. Pasley a tenant of your building at the above address has applied to the Council for a building permit to carry out building improvements. As I am of the opinion that such alterations will improve the value of the property and extend its economic life, you as the owner should be made aware of the provisions of Section 624 of the Local Government Act as they are relevant to this particular permit application.

The Christchurch City Council has been empowered by Order in Council to administer Section 624 of the Local Government Act 1980, which provides the power for older buildings such as yours - constructed of load-bearing masonry or unreinforced concrete, to be required by the Council to be secured against sudden collapse in a moderate earthquake. Enclosed with this letter is an information sheet which gives a general outline of the requirements of the Act and the City Council's Bylaws.

Because of the concern I have regarding the stability of your building in a moderate earthquake, you are advised that the building permit your tenant has applied for will not be issued until you as owner have supplied me with a report prepared by an independent registered Consulting Engineer, which examines the compliance of your building with Section 624 and recommends remedial works with an acceptable programme for their implementation.

Yours faithfully,

for DEPUTY GENERAL MANAGER (WORKS)

Encl.

PN  
RM



# CHRISTCHURCH CITY COUNCIL

P.O. BOX 237 CHRISTCHURCH NEW ZEALAND

IN REPLY PLEASE QUOTE:

IF CALLING PLEASE ASK FOR:

Mr. Priddy

## EARTHQUAKE RESISTANCE OF BUILDINGS

The Local Government Amendment Act 1979 gave Councils the power to require buildings which would be a danger in a moderate earthquake to be strengthened. Available information suggests that there are many buildings in Christchurch which will require strengthening. The various clauses of the Local Government Amendment Act and the Christchurch City Council Building By-Law generally declare that:-

- (a) There must be no reduction in the strength of existing buildings.
- (b) If buildings are altered or repaired the alterations or repairs must comply with the By-Laws as far as is reasonably possible.
- (c) If buildings do not have moderate earthquake resistance and are a danger they must be secured or taken down under Section 624 of the Local Government Amendment Act.

Where the Council requires a building to be strengthened to resist seismic forces it must make such requirements within the legal framework of the Local Government Amendment Act and the Building By-Laws. In the case of the Christchurch City Council the following clauses are relevant:

### Local Government Amendment Act

#### Section 624

- 1. "Moderate Earthquake" means an earthquake that would subject a building to seismic forces one half as great as those specified in the New Zealand Standard N.Z.S. 1900, Chapter 8: 1965 (General Structural Design and Design Loadings) - not N.Z.S. 4203: 1976.
- 3. "Where the Council is satisfied that any building ... having regard to condition ... will have its ultimate load capacity exceeded in a moderate earthquake and thereby constitute a danger ... the Council may ... require the owner ... to remove the danger ..."

Further sections of the amendment:-

- (a) Detail who shall be notified by the Council if the building is considered to be a danger.
- (b) Allow the owner sixty days to appeal against the Council's requirements.
- (c) Require that the Council then investigate the owner's objection in his presence.
- (d) Require that where the Council reaffirms its decision it shall apply to a Magistrate's Court for a confirming order.

.../2

- 2 -

- (e) Require that the Court hearing the application shall have the assistance of two assessors appointed by the Minister.

Section 684(1) Land & Buildings (22)

"Provided that By-Laws regulating and controlling the alteration or repair of buildings in relation to their resistance to earthquake shocks shall have effect only with respect to such parts of buildings as are being altered or repaired or whose resistance to earthquake shocks will be directly affected by the alterations or repairs".

Christchurch City By-Law

Clause 2.9.2

"It shall be lawful for the Engineer to refuse a permit ... if he is of the opinion that the age, state or general condition of the building is such that a permit should be not issued".

Clause 3.18.2

"Where the existing building does not possess resistance to seismic forces to the extent required by this By-Law then no alteration will be permitted which in the opinion of the Engineer will reduce its strength below that existing".

The general policy for the application of the requirements of the Act and the By-Law will be as follows:-

1. If an existing building will not withstand a moderate earthquake, the Council must use Section 624 of the Local Government Amendment Act and its appeal system to require the building to be secure against collapse in a moderate earthquake or taken down.
2. If an existing building will withstand a moderate earthquake but not the design earthquake, Section 624 is no longer available. Where alterations are being made the Building By-Law and Section 684 of the Act will apply and no alterations will be permitted which will reduce the building strength below that existing. (See By-Law -- Clause 3.18.2).
3. If a building has been built in such a way that it will withstand the Design earthquake, then the requirement "complied with as far as is reasonably possible" will in most cases mean that the strength of the altered building shall be such that it complies with full design requirements. (See 3.18.1).

It should be noted that a programme of strengthening which complies with the requirements of the Council will not necessarily strengthen a building to the extent required by the Ministry of Works & Development if the building is to be used by a Government Department.

Apportionment for Tax Purposes

In certain circumstances the cost, or part thereof, of the structural alterations required to comply with the requirements of Section 624 of the Local Government Amendment Act can be considered as a revenue item for tax purposes. It is suggested, therefore, that the designer responsible for the strengthening scheme, through the client, discuss the matter with the Inland Revenue Department prior to the alterations being carried out.

SEISMIC RISK BUILDINGS - SURVEY

GENERAL

Date Inspected: 2/12/91 File No: BU/40/139/603-613  
 Address of Building: 605, 613 Colombo St.  
 Legal Description of Site: DP 821 WTS 2, 3, 4, 5, 6  
 Name of Owner: David Gladstone Hubber  
 Address of Owner: 181 Glenelg Rd CMAA  
 Principal Tenants: Vacant  
 Occupancy: (please tick) 8 hours  24 hours  5 days  7 days   
 Use (eg. Office, Workroom, Factory, Commercial, Storage, Other):

STRUCTURE

Date of Construction: 1906  
 Building Dimensions: Width: Length: Height:

Number of Storeys: <u>2</u>	Foundation Type:	Structural System:	Building:
Mezzanine <input type="checkbox"/>	Strip Footing: <input checked="" type="checkbox"/>	Frame <input type="checkbox"/>	Original Form <input type="checkbox"/>
Basement <input type="checkbox"/>	Raft <input type="checkbox"/>	Shear Wall <input type="checkbox"/>	Minor Alterations <input type="checkbox"/>
	Piles <input type="checkbox"/>	LBM B&C <input checked="" type="checkbox"/>	Substantial Alterations <input type="checkbox"/>
Floor:	Roof Coverings:	Number of Stairs:	Ground Conditions:
FC <input type="checkbox"/>	Concrete <input type="checkbox"/>	Type:	Rock <input type="checkbox"/>
Wood <input checked="" type="checkbox"/>	Asphalt <input type="checkbox"/>	Wood <input type="checkbox"/>	Gravel <input type="checkbox"/>
Eff Diaph <input type="checkbox"/>	Galv Iron <input checked="" type="checkbox"/>	Steel <input type="checkbox"/>	Sand <input type="checkbox"/>
Non Eff <input type="checkbox"/>	Corr Asbestos <input type="checkbox"/>	FC <input type="checkbox"/>	Clay <input type="checkbox"/>
	Tiles <input checked="" type="checkbox"/>		Fill <input type="checkbox"/>
Roof:	Chimneys:	Roof Diaphragm:	Number of Lifts:
Pitched <input checked="" type="checkbox"/>	Brick <input type="checkbox"/>	Effective <input type="checkbox"/>	Open <input type="checkbox"/>
Flat <input type="checkbox"/>	Other <input type="checkbox"/>	Non Effective <input checked="" type="checkbox"/>	Enclosed <input type="checkbox"/>

Bearing Walls: Brick Wall Bands: Yes/No  
 Street Walls: Brick & Plaster Column Continuity: Yes/No  
 Parapets: ~ 0.75 m with column points protruding up to ~ 1.5 m  
 Verandahs: large (~ 2 m) timber/steel awning hd to street wall  
 Appendages: 2 concrete bands, large band at roof level ~ 500 mm of hang  
 Wheelchair Access: yes to ornate columns etc.

NON STRUCTURAL

Partitions: Timber  
 Ceilings: Volets / Tiles (false ceiling)

DAMAGE

Cracked Walls  Lateral Displacement  Settlement   
 Remarks:

NUMERICAL RATING

Maintenance	1
Storeys	1
Appendages	2
Public Access	2
Wall Continuity	1
Time Occupied	1
Internal Walls	2 2 2
Persons Occupied	1
Foundations	1
Date Built	2
Total	14 B

STRUCTURAL

Poor  Fair  Good   
 Hazards:

GENERAL vacant: Assume 'normal' occupancy. Large 'open' spaces on ground floor

TABLE 1 BUILDING ASSESSMENT

	Numerical Rating		
	2	1	0
General Standard of Maintenance	Poor	Fair	Good
Appendages on Street Frontage	Significant amounts of masonry	Minor	Nil
Continuity of External Walls	No continuity	Reasonable continuity	Full Structural Continuity
Effectiveness of Internal Frames	Non-existent	Some Moment Resistance	Fully Effective
Foundation Conditions	Bearing Capacity less than $\frac{1}{2}$ T/ft <sup>2</sup>	Gravels etc. Bearing $>\frac{1}{2}$ T/ft <sup>2</sup>	Rock
Number of Storeys	More than 4	2 to 4	1
Public Assessibility	Central City	Suburban Commercial /Industrial	Residential
Time Building Occupied	More than 50 hours/week	More than 8 less than 50 hours/week	Less than 8 hours/week
Persons in Building When Occupied	More than 4 persons per 1,000 sq. ft.	More than 2 less than 4 persons per 1,000 sq. ft.	Less than 2 persons per 1,000 sq. ft.
Date of Construction	Before 1920	Between 1920 and 1935	After 1935

TABLE 2 BUILDING CLASSIFICATION &amp; REQUIRED ACTION

Total Numerical Rating	Building Classification	Recommended Action
15 and over	A	Immediate Action under Section 301A of Municipal Corporations Act.
12, 13, 14, 15	B	Remedial action within two years
9, 10, 11, 12	C	Remedial action within ten years.
9 and under	D	Probably adequate if building is well maintained.

HAZARDOUS APPENDAGE SURVEY.

Address: 605 - 613 Columbus St.  
Legal Desc.: .....  
Owner: .....  
Date: 30/11/92 Date Building Built: 1906  
BU/40/

Parapet: ~1.0m cracked top, "spiky" blocks (see photo)  
Chimney: .....  
Cornice: heavy ~400mm o/H

Loose Masonry: Significant / Noticeable / Minor.  
Mortar Deterioration: Significant / Noticeable / Minor.  
Cracking: Significant / Noticeable / Minor.


Photo Reference: .....

Comments: 2 storey.

Heavy Parapet - note crack along top of parapet cap.



Split for Pim

 <b>CHRISTCHURCH</b> <small>CITY COUNCIL • YOUR PEOPLE • YOUR CITY</small>	<b>CHRISTCHURCH CITY COUNCIL</b> <b>APPLICATION FOR BUILDING CONSENT</b> <b>AND / OR</b> <b>PROJECT INFORMATION MEMORANDUM</b>	<b>BA2</b> PROJECT NO: <u>10059764</u>
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<b>THE BUILDING</b> <u>605</u> Street Address: <u>5th Colombo St</u> Legal Description :Lot: <u>4</u> DP: <u>8121</u> Other: <u>CB524/9</u>	Property ID: <u>10059764</u> Building Name: _____ Current, lawfully established, use: <u>Retail/warehouse</u> Approx. year first constructed: _____
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<b>THE OWNER</b> (as defined by the Building Act) Person ID: <u>13152462</u> Full Name(s): <u>Benson Chen Holdings Ltd</u> Contact Person: <u>Patrick Hill</u> Street Address / Registered office: <u>47 Riccarton Rd</u> Mailing Address: <u>PO Box 8487 Riccarton</u> Phone: <u>3488279</u> Mobile: <u>021346675</u> Fax: <u>3430524</u> Email: <u>p.hill@designteam.co.nz</u>	<b>AGENT - FIRST POINT OF CONTACT</b> (Must be authorised by the owner to make this application) Name: <u>Patrick Hill / Linda Mason</u> Company: <u>The Design Team Ltd</u> Mailing Address: <u>PO Box 8487 Riccarton</u> Street Address / Registered office: <u>47 Riccarton Rd</u> Phone: <u>3488279</u> Mobile: <u>021346675</u> Fax: <u>3430524</u> Email: <u>p.hill@designteam.co.nz</u> Relationship to owner: <u>Project Manager</u>
--	--

I request that you issue a:

Project Information Memorandum     Building Consent (tick one or both as appropriate)

Amendment to a Building Consent already issued (Building Consent No. 10002506 attached) for the building work described in this application. *# see below*

Signed: Linda Mason Dated: 11.10.05

Signature of: Linda Mason ~~Agent~~ / Agent (on behalf of & with the consent of the owner)

(print name) (delete one)

**THE PROJECT**

**DESCRIPTION OF WORK:** Remove Mezzanine floor and create opening

Will the building undergo a change of use?  No ~~Yes~~

If Yes, provide details of the new use: \_\_\_\_\_

Intended Life if less than 50 years: _____ years Previous Building consents issued for this project: Number ABA: <u>10002506</u> <del>10002506</del> Estimated Value of proposed work (inclusive of GST): <u>\$ 10 000</u> Building Consent to be uplifted from: _____ Service Centre	<b>Associated Resource / Subdivision Consents</b> Number RMA _____ Number RMA _____ <b>FLOOR AREA</b> Ground Floor: Existing <u>70</u> m <sup>2</sup> Add _____ m <sup>2</sup> Other Floor: Existing <u>54</u> m <sup>2</sup> Add _____ m <sup>2</sup> Accessory Building: Area Existing _____ m <sup>2</sup> Add _____ m <sup>2</sup>
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**FOR COUNCIL USE ONLY**

Application Fee: \$ <u>400</u> Receipt No: <u>BC 0024</u> Receiving Officer's Name: <u>Rene Ch...</u> Date Received: <u>11/10/05</u>	<b>DRAINAGE INFORMATION</b> Block Plan _____ Full PIM _____ N/A <input checked="" type="checkbox"/> Date Requested: <u>1 1</u> <div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>WBS</b>    <u>4011 134</u> </div>
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## Please also complete the following:

Residential Project ..... Check Sheet **BA2R**

Commercial / Industrial Project (Including multi-unit residential projects) ..... Check Sheet **BA2C**

- Applications will not be accepted with incomplete documentation.
- Please check that the forms that you are using are current at the time of application as they are subject to change without notice.

### Who is involved in this project?

Designer's Name:	<u>The Design Team Ltd</u>	Phone:	<u>3488279</u>
Address:	<u>47 Riccarton Rd</u>	Fax:	<u>3430524</u>
Builder's Name:	<u>c/o The Design Team Ltd</u>	Phone:	_____
Address:	<u>47 Riccarton Road</u>	Fax:	_____
Plumber's Name:	<u>Christchurch</u>	Phone:	_____
Address:	_____	Fax:	_____
Drainlayer's Name:	_____	Phone:	_____
Address:	_____	Fax:	_____
Engineer's Name:	<u>Lewis &amp; Barron Ltd</u>	Phone:	<u>3664320</u>
Address:	<u>183 Hereford St</u>	Fax:	<u>3657069</u>
Other:	<u>Cosgrove Mager</u>	Phone:	<u>3778600</u>
Address:	<u>12/129 Kilmore St</u>	Fax:	<u>3778601</u>

- ❖ No work is to commence until the Building Consent is uplifted.
- ❖ **Building Consent Fees:** All applications require a minimum fee to be paid on application. Refer to our website or Service Centre for latest fees. The charges incurred by the Council in processing this application are payable whether the project proceeds or not.

**Project Information Memorandums (PIMs) and Building Consents should be lodged and uplifted at the following centres, where there are Building Consent Officers available to assist you.**

Civic Offices	Linwood Service Centre	Sockburn Service Centre
163-173 Tuam Street PO Box 237 Telephone 941-8995 Fax 941-8792	180 Smith Street PO Box 24 214 Telephone 941-6608 Fax 941-6639	149 Main South Road PO Box 11 011 Telephone 941-6559 Fax 941-6539

**Project Information Memorandums (PIMs) and Building Consents can also be lodged and uplifted at these Service Centres, however no technical assistance is available. Applications lodged at these Service Centres will be forwarded to one of the above offices where it will be reviewed.**

Beckenham Service Centre 66 Colombo Street PO Box 12-033 Telephone 941-5100 Fax 941-5110	Fendalton Service Centre Cnr Jeffreys & Clyde Rds PO Box 29183 Telephone 941-6700 Fax 941-6747	Papanui Service Centre Cnr Langdons Rd & Restell St PO Box 5142 Telephone 941-5400 Fax 941-5421	Shirley Service Centre 36 Marshland Road PO Box 27 043 Telephone 941-5303 Fax 941-5306
--	--	---	--

All the relevant information on this form is required to be provided under the Building Act and Resource Management Act for the Environmental Services Unit to process your application. Under these Acts this information has to be made available to members of the public including business organisations. The information contained in this application may be made available to other units of the Council. You have the right to access the personal information held about you by the Council which can be readily retrieved. You can also request that the Council correct any personal information it holds about you.


Christchurch City Council • 163-173 Tuam Street • PO Box 237 • Christchurch • New Zealand • Telephone (03) 941-8995

Date of Issue: 31-3-2005

<http://www.ccc.govt.nz/building/Forms/BA2.doc>

Page 2 of 2

Accepted Methods of Payment: CASH - EFTPOS - CHEQUE

 <b>CHRISTCHURCH</b> <small>CITY COUNCIL - YOUR PEOPLE - YOUR CITY</small>	<h2 style="margin:0;">CHRISTCHURCH CITY COUNCIL</h2> <h3 style="margin:0;">BUILDING INSPECTION SERVICES</h3>	<b>PROJECT NO:</b>  <div style="text-align: right; font-size: 1.2em;">10059764</div>
Site Address: <u>605 Colamba St</u>		
Description of Consent: <u>Shop A/Hs</u>		

Demolition	Smoke Alarms	Final (Comm/Ind)	210	Producer Statements
Site Cleared	Glazing (Safety)	BA6 Received	✓	Structural ( ) ✓
FW Cut and Sealed	Access Routes Non-slip	Car Parking Marked		As Built Drainage Plan
<b>Final (Residential)</b>	Retaining Wall Drainage	Downpipes		Mechanical Ventilation
BA6 Received	Swimming Pool (Fence)	Stormwater		Fire Alarm Installer ✓
Wall Cladding Cert	Snow Boards	Rain heads		FPIS Fire Alarms ✓
Downpipes	Balconies	Gully Traps		Sprinkler Installers
Stormwater	Overflow	Main Vents		FPIS Sprinklers
Flashings	Overflow Relief	Surface Water Sumps		Pressurisation
Gully Dishes	Pickup completed	Trade Waste-Fit for Use		Extraction (Smoke)
Waste Pipes	Landscaping (Y/N)	Safety Glass		Fire Engineer
Drain Vent (s)	Structural P/S	Glass Manifestation		Elect Certificate
Air Admittance Valve	Tanking Statement	Barriers		Emergency Lighting
Surface Water Sumps	Photos taken	Stairs		Back Flow IQP Test
Submersed Outlets	<b>Solid Fuel Heater</b>	Hand Rails		Gas Certificate
Hard Standing Levels	Seismic Restraint	HWC Restraints		Section 77 Certificate
HWC Restraint	Hearth	Anti Scald		Lift (As Built)
HWC Valves	Flue	Emergency Lighting		Automatic Doors
Anti Scald Protection	Clearances	Ventilation (HVAC)		Smoke Test
Barriers	Mantle	Fire Resistant Rating		Contractor
Landing	BA6H Form	Fire Alarm (Type)		Effluent Disposal
Hand Rails	Smoke Alarms	Egress		
Stair Treads	<b>Accessible Facilities</b>	Signage		BA 23 Completed
Stair Risers	" Route- Door Width	Snow Boards		<b>Reconciliation of Inspections</b>
Ventilation of Spaces	" Toilet	Backflow Prevention		Estimate
Mechanical Ventilation	" Grab Rails	Photos Taken		Actual <span style="float: right;">OK</span>
Range Hoods	" Hardware			Balance
Ceiling Insulation	" Carpark			Amended Plan Fees
Fire Resistant Rating	" Signage			Refund/Debit

**Comments:**

*Prepct Completed*

Mezzanine has been deleted from this consent

PROJECT COMPLETE  
 SIGNED: *[Signature]*  
 DATE: 13.16.07

All work inspected is in accordance with the Building Consent.	<b>Inspection Type</b>	Rectfn T Fm
Some work is not satisfactory as detailed above and rectification is required.	<b>FINAL</b>	
Signed: <i>[Signature]</i> Date: 13.16.07		
<b>SITE INSPECTION REPORT</b> This is not a Code Compliance Certificate		<b>Key</b> R = Rectification - = Not Applicable ✓ = Approved



# CHRISTCHURCH CITY COUNCIL

20 October 2005

Benson Chen Holdings Limited  
14 Dale ford Drive  
CHRISTCHURCH 8002

Dear Sirs,

**APPLICATION FOR BUILDING CONSENT  
PROJECT NO. 10059764  
ALTERATIONS : 605 COLOMBO STREET**

A building consent is currently being processed for an alteration at the above address. Council understands that you are the owners of this building.

Council considers that, due to its age and construction type, the building is likely to be earthquake prone in terms of section 122 of the Building Act 2004. Under this provisions Council may require the hazard to be removed by demolishing or strengthening the building.

Council appreciates that the exercise of their powers under this section of the Act could have significant cost implications that you may not have anticipated. It is also noted that the proposed alteration to the building will not significantly affect the structure of the building, and that no change of use of the premises is proposed.

Council will therefore not require you to take action on this matter at this time. However you are advised that any future building consent applications for the premises, or any formal change to Councils policy under the Act, may initiate a request for an engineering report on the structure and, subject to the report findings, a commitment by you as the building owner to an acceptable programme of strengthening.

Please contact the writer if you require any clarification on this matter.

Yours faithfully

John Taylor  
SENIOR BUILDING CONTROL ENGINEER  
BUILDING CONTROL TEAM

Copy to : The Design Team.

18/10/2005 15:52 THE DESIGN TEAM → 9418920

NO.355 002

05/09/2005 15:01 +64 3 365 64 3 3430524 BARROW  
5705 2005 14:52 FAX +64 3 365

→ DESIGN TEAM

@ 001/002

Warren R. Lewis BE (Hons) MIPENZ CPENG ANZIM  
Stephen W. Barrow BE (Hons) MIPENZ**LEWIS & BARROW LTD**

Consulting Civil and Structural Engineers

**PRODUCER STATEMENT - DESIGN**183 Hereford Street  
P.O. Box 13-262  
Christchurch  
New Zealand  
Telephone (03) 366-4320  
Fax (03) 366-7069  
Email eng@lewisandbarrow.co.nz  
www.lewisandbarrow.co.nz

Issued By: **Lewis and Barrow Ltd**  
 Design Engineer: **Stephen Barrow**  
 To: **Christchurch City Council**  
 In Respect Of: **Hole In Wall**  
 At: **611 Colombo Street**

File No. 2784

Lewis & Barrow Ltd has been engaged by The Design Team to provide the structural design of the proposed hole in the wall steel frames in respect of the requirements of Clause B1 of the Building Regulations 1992 for these parts as specified above of the building work. The design has been prepared in accordance with B1/VM1 the approved documents issued by the Building Industry Authority and the work is described on Lewis & Barrow Ltd drawings titled Hole In The Wall 611 Colombo Street numbered 2784/01 and dated 03/00 according to which the building is proposed to be constructed.

As an independent design professional currently a member of the Association of Consulting Engineers of N.Z., I believe on reasonable grounds that subject to:

- (i) the site verification of the following design assumptions - the ground supporting foundations has an ultimate bearing capacity of at least 300kPa,
- (ii) all proprietary products meeting the performance specification requirements,
- and (iii) all work not otherwise specified being in compliance with N.Z.S.3604:1999,

the drawings according to which those parts as specified above of the building are proposed to be constructed, comply with the relevant provisions of the building code.

  
 Stephen W Barrow  
 B.Eng. (Hons) MIPENZ

Date 5 September, 2005  
 Member ACENZ, IPENZ

Director - Lewis & Barrow Ltd.

**Inspections of the structure**

The following inspections of the structure will be required to verify compliance with the appropriate New Zealand Standards and the design assumptions.

**Engineers Inspections by Lewis and Barrow Ltd.**

1. Commencement of work.
2. All steelwork and fixings.

**Inspections by a Building Inspector or Building Certifier.**

1. Inspections required by the Local Authority to verify compliance with the New Zealand Building Code.

From: The Design Team

+64 3 3430524  
+64 3 3430524

13/11/2006 09:18

#946 P.004/004

113.

Warren R. Lewis  
Stephen W. BarrowBE (Hons) MIPENZ CPEng. ANZIM  
BE (Hons) MIPENZ**LEWIS & BARROW LTD**  
Consulting Civil and Structural Engineers**PRODUCER STATEMENT  
CONSTRUCTION REVIEW.**183 Hereford Street  
P.O. Box 13-282  
Christchurch  
New Zealand  
Telephone (03) 366-4320  
Fax (03) 365-7069  
Email eng@lewisandbarrow.co.nz  
www.lewisandbarrow.co.nz

Issued By:	<b>Lewis and Barrow Ltd</b>	File No. 2784
Site Engineer :	<b>Stephen Barrow</b>	
To:	<b>Christchurch City Council</b>	
In Respect Of:	<b>Opening to existing brick wall</b>	
At:	<b>611 Colombo Street</b>	

4 OCT 2006

Lewis & Barrow Ltd has been engaged by The Design Team to provide site inspections of the preparation for the steel frame as described by the drawings and specifications prepared by Lewis & Barrow Ltd titled Hole in the wall - 611 Colombo Street numbered 2784/01 and 3 site inspection reports were issued during the course of the work to detail interpretations, modifications, and give instructions.

As an independent design professional currently a member of the Association of Consulting Engineers of N.Z., I or personnel under my control have carried out the above site inspections of the work and based upon these inspections and information supplied by the Contractor during the course of the work, I believe on reasonable grounds that the structural design was being interpreted by the Contractor in accordance with the intent of the structural design at the time of these inspections.

**Stephen W Barrow**  
B.E. (Hons) MIPENZ

Date 31 August 2006  
Member ACENZ, IPENZ

Director - Lewis & Barrow Ltd.

COUNCIL COPY

The Design Team Ltd  
 47 Riccarton Road  
 P.O. Box 8487  
 Riccarton  
 Christchurch  
 Ph (03) 348 8279  
 Fax (03) 343 0524

CHRISTCHURCH CITY COUNCIL  
 CONTENT DOCUMENT  
 10 NOV 2005  
 RUSSELL SIMSON  
 Building Consent Officer  
 All building work shall comply with  
 the consented documents.

Email:  
 enquires@designteam.co.nz  
 website:  
 www.designteam.co.nz

the design team  
 architecture • design • project management

RECEIVED

10 NOV 2005

BUILDING CONSENTS

**LEGAL DESCRIPTION:**

Lot 3 DP 8121  
 CT CB524/9

**BUILDING OWNER:**

Benson Chen Holdings Limited

**PROJECT MANAGER:**

The Design Team Ltd  
 Contact: Patrick Hill - Tel: 021 346 675

**DESIGNER:**

The Design Team Ltd  
 Contact: Richard Bullett - Tel: 021 449 189

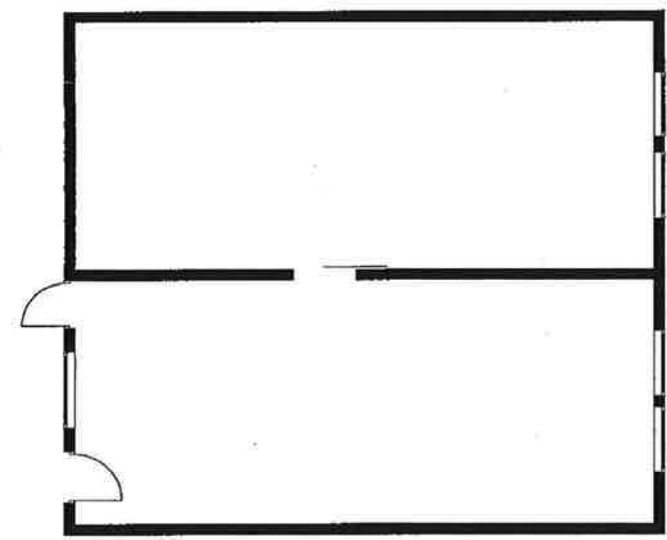
# KIWI DISPOSALS

## HOLE IN THE WALL

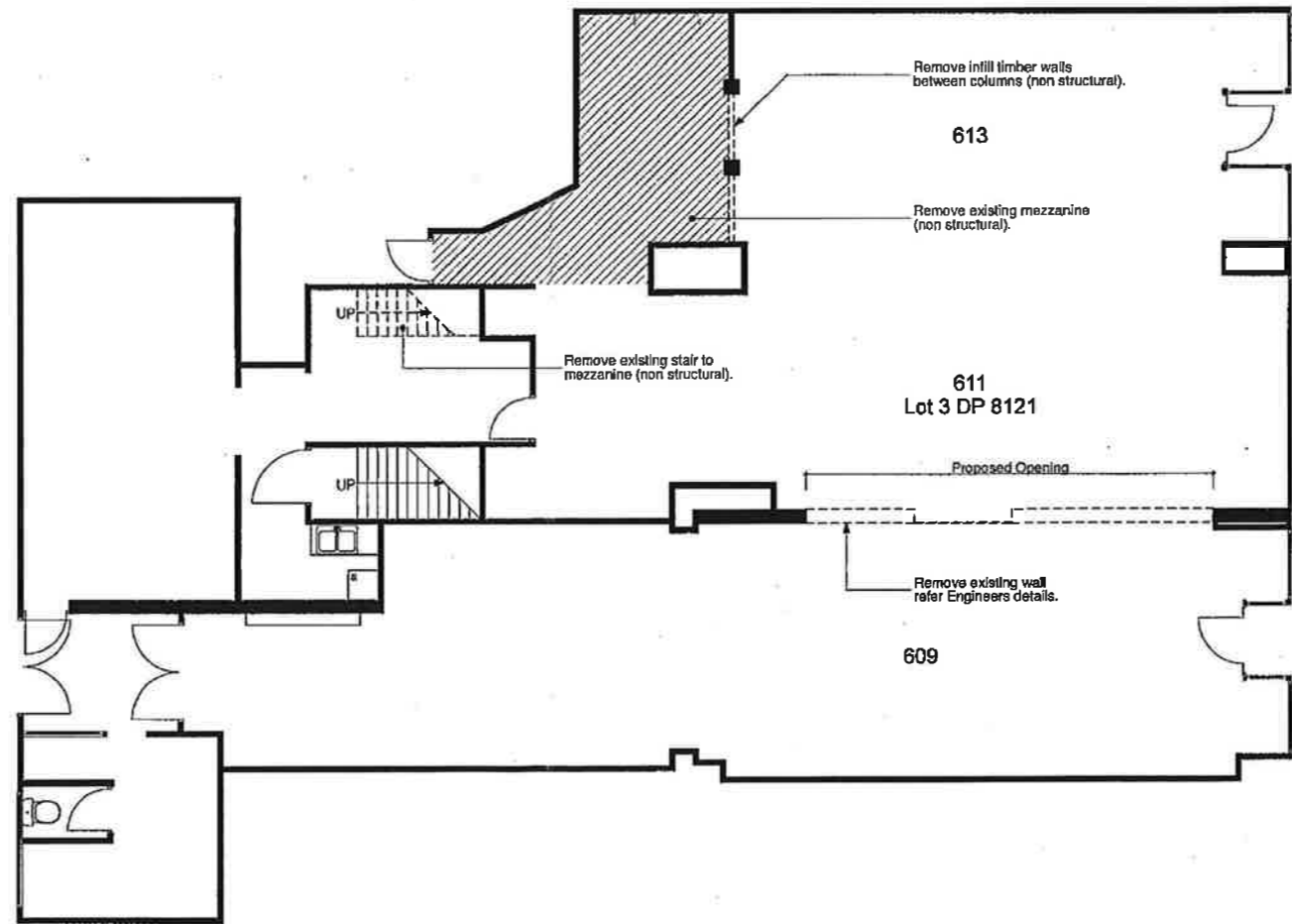
### 611 COLOMBO STREET

### CHRISTCHURCH

## 9TH NOVEMBER 2005



**02** First Floor Existing  
 Scale: 1 : 100



**01** Ground Floor Demolition  
 Scale: 1 : 100

**NOTE**

These drawings are to be read in conjunction with the Engineers drawings by: Lewis & Barrow Ltd file number 2748.

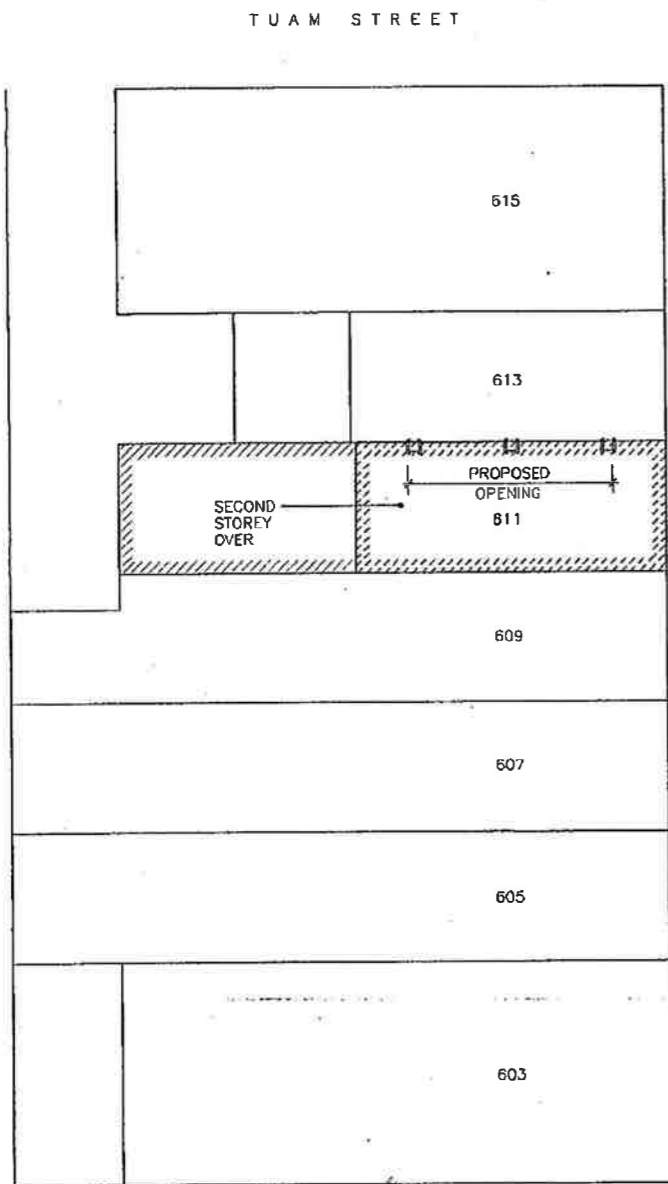
DATE	DESCRIPTION
	TENDER ISSUE
	CONSTRUCTION ISSUE
	AMENDED DRAWINGS

DRAWING SCHEDULE	
Rev A	DEMOLITION LAYOUT
2748 01	LEWIS & BARROW LTD

CLIENT APPROVAL	SIGNED:	DATED:
-----------------	---------	--------

PROJECT MANAGEMENT	SIGNED:	DATED:
--------------------	---------	--------

JOB NUMBER <b>4864</b>	PROJECT STATUS <b>CONSENT</b>
---------------------------	----------------------------------

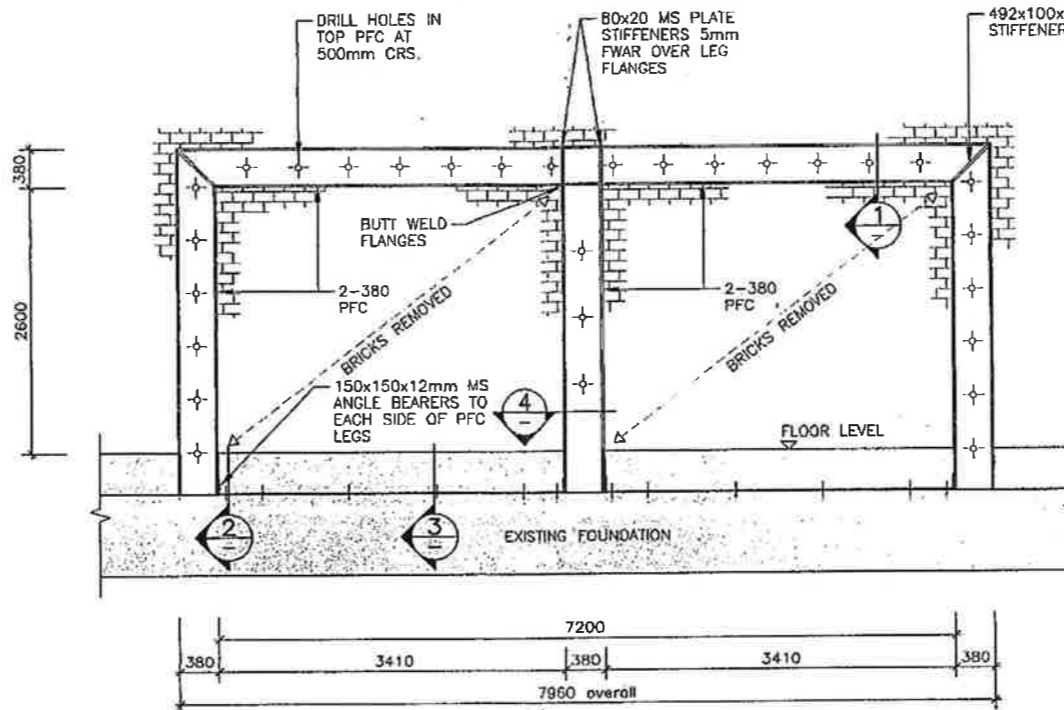


MOLLETT STREET

LOCATION PLAN

NOTES:

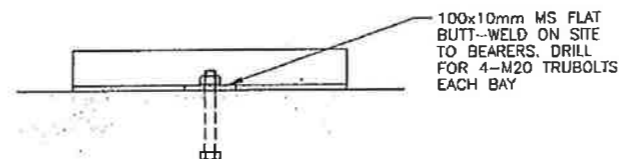
1. ALL WORK SHALL COMPLY WITH THE RELEVANT CLAUSES OF THE N.Z. BUILDING CODE.
2. ALL BLOCKWORK SHALL COMPLY WITH N.Z.S.4210:1989.
3. ALL STRUCTURAL STEELWORK SHALL BE BHP-300 PLUS OR AS 3679.1-250 AS APPLICABLE.
4. ALL WELDING SHALL COMPLY WITH A.S./N.Z.S. 1554.1:1995. BUTT WELDS TO BE S.P. WELDS.
5. IF ANY DOUBT ABOUT THE STABILITY OF THE EXISTING STRUCTURE ARISES, PARTICULARLY DURING THE DEMOLITION STAGE THE ENGINEER SHOULD BE CONTACTED FOR AN IMMEDIATE SITE INSPECTION.
6. THE ENGINEER SHALL BE ENGAGED BY THE OWNER TO INSPECT THE SITE PRIOR TO THE COMMENCEMENT OF WORK. PLEASE GIVE 24 HOURS NOTICE OF INSPECTION.



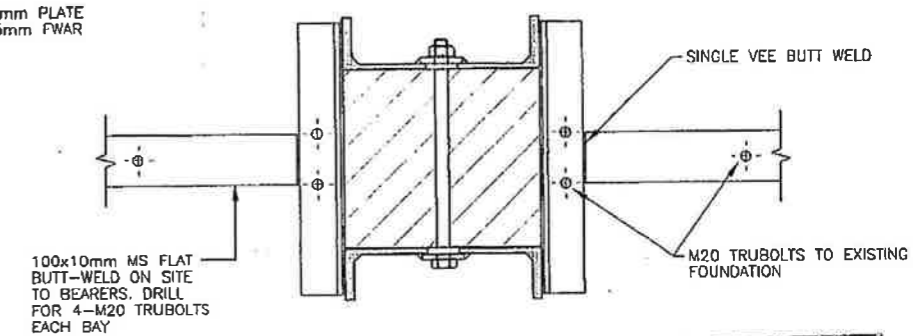
OPENING ELEVATION

CONSTRUCTION PROCESS -

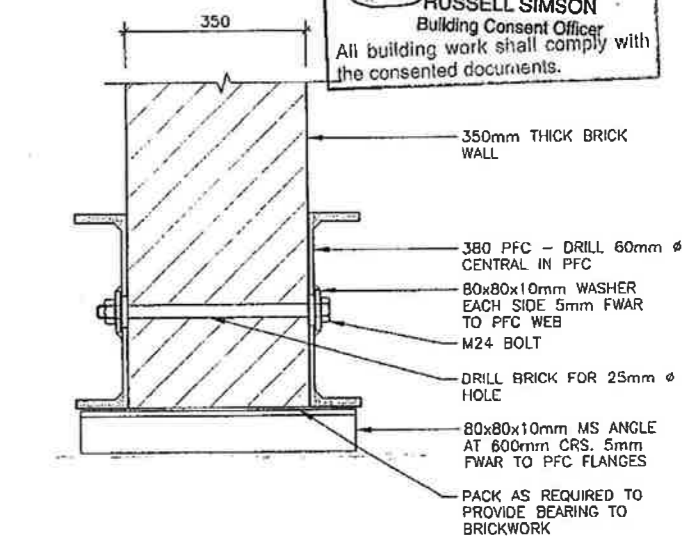
1. DRILL 60mm DIA. HOLES IN PFC'S.
2. DRILL 25mm DIA. HOLES THROUGH BRICK.
3. INSTALL M24 BOLTS WITH 80x80x10mm TO EACH SIDE OF PFC. 5mm FWAR TO PFC.
4. REMOVE BRICKWORK NEAR BASE TO INSTALL THE 4 BEARER ANGLES.
5. PROGRESSIVELY REMOVE BRICKWORK UNDER FRAMES AND INSTALL 80x80x10mm MS ANGLES AS ROOM BECOMES AVAILABLE.



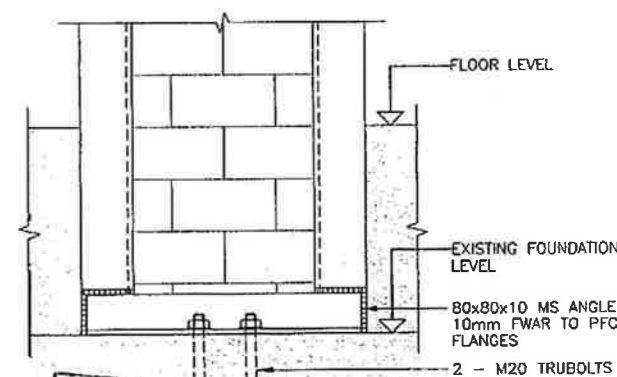
3 ELEVATION



4 SECTION



1 SECTION



CHRISTCHURCH CITY COUNCIL  
P.I.M. 10-0-5-4  
Rec'd 11 OCT 2005  
2  
PROJECT No. ....

FOR BUILDING CONSENT  
CONFIDENTIAL

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**LEWIS & BARROW LTD**  
Consulting Civil And Structural Engineers  
183 Hereford Street - Christchurch - New Zealand  
PO Box 13-282 Phone (03)366-4320 Fax (03)365-7069

HOLE IN THE WALL  
611 COLOMBO STREET

ENG DSN. S.B	SCALE	FILE	DRAWING
DRN. JA	1:200	2748	01
ENG CKD.	1:50		
DRN CKD.	1:10		
APP.		10 MAR 2000	OF 1
DATE 03/00			

I:\2748\SH01.dwg P:1 Mar 10 15:22:48 2000 Plotted at Lewis & Barrow Ltd.

AG 10

3

AG

**Christchurch Eq. RAPID Assessment Form - LEVEL 1**

Inspector Initials

SJW  
Christchurch City

Date of Inspection

5.09.10  
1:56 p.m.

Exterior Only

Exterior and Interior

Building Name

Kiwi disposals / leather direct

Short Name

Address

605-613 Colombo  
(Corner Tuam & Colombo)

GPS Co-ordinates

S° E°

Contact Name

2170 Tuam St

Contact Phone

Storeys at and above ground level

2

Below ground level

Total gross floor area (m<sup>2</sup>)

2400

Year built

No of residential Units

Photo Taken

Yes

No

Type of Construction

- Timber frame
- Steel frame
- Tilt-up concrete
- Concrete frame
- RC frame with masonry infill

- Concrete shear wall
- Unreinforced masonry
- Reinforced masonry
- Confined masonry
- Other:

Primary Occupancy

- Dwelling
- Other residential
- Public assembly
- School
- Religious

- Commercial/ Offices
- Industrial
- Government
- Heritage Listed
- Other

Investigate the building for the conditions listed below:

Overall Hazards / Damage	Minor/None	Moderate	Severe	Comments
Collapse, partial collapse, off foundation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Building or storey leaning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wall or other structural damage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Overhead falling hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minor parapet cracks in back wall
Ground movement, settlement, slips	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Neighbouring building hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Choose a posting based on the evaluation and team judgement. Severe conditions affecting the whole building are grounds for an UNSAFE posting. Localised Severe and overall Moderate conditions may require a RESTRICTED USE. Place INSPECTED placard at main entrance. Post all other placards at every significant entrance.

INSPECTED GREEN

RESTRICTED USE YELLOW

UNSAFE RED

Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

- Barricades are needed (state location):
- Level 2 or detailed engineering evaluation recommended
  - Structural
  - Geotechnical
- Other:
- Other recommendations:

Estimated Overall Building Damage (Exclude Contents)

- None
- 0-1 %  31-60 %
- 2-10 %  61-99 %
- 11-30 %  100 %

Proprietary  
810541  
407 10 DP 8121

Sign here on completion

*[Signature]*

Date & Time: 5.09.10 1:56 p.m.

ID: SJW

SIWSIO

Inspection ID \_\_\_\_\_ (Office Use Only)



CSR # 9122 11419

Mission # 11

**Christchurch Eq. RAPID Assessment Form - LEVEL 1**

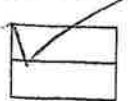
Inspector Initials  
Territorial Authority

NILSSON  
Christchurch City

Date of Inspection  
Time

26.12.10  
17.53

Exterior Only  
Exterior and Interior



**Building Name**

Short Name

Khymer Satay Noodle House

Address

605 Colombo

GPS Co-ordinates

S<sup>o</sup> \_\_\_\_\_ E<sup>o</sup> \_\_\_\_\_

Contact Name

Hout Tan (Mr)

Contact Phone

022 024 9424

Storeys at and above ground level

2

Below ground level

Total gross floor area (m<sup>2</sup>)

Year built

No of residential Units

Photo Taken

Yes No

Type of Construction

Timber frame

Steel frame

Tilt-up concrete

Concrete frame

RC frame with masonry infill

Primary Occupancy

Dwelling

Other residential

Public assembly

School

Religious

Concrete shear wall

Unreinforced masonry

Reinforced masonry

Confined masonry

Other:

Commercial/ Offices

Industrial

Government

Heritage Listed

Other

Investigate the building for the conditions listed below:

**Overall Hazards / Damage**

Minor/None

Moderate

Severe

Comments

Collapse, partial collapse, off foundation

Building or storey leaning

Wall or other structural damage

Overhead falling hazard

Ground movement, settlement, slips

Neighbouring building hazard

Other

FRONT FACADE LEANING OUT?  
Parapets above roofline appear to have separated (viewed from other side by Fire Dept Hoist)  
FROM EXPOSED WALLS

Choose a posting based on the evaluation and team judgement. Severe conditions affecting the whole building are grounds for an UNSAFE posting. Localised Severe and overall Moderate conditions may require a RESTRICTED USE. Place INSPECTED placard at main entrance. Post all other placards at every significant entrance.

INSPECTED  
GREEN

RESTRICTED USE  
YELLOW

UNSAFE  
RED

Record any restriction on use or entry:

**Further Action Recommended:**

Tick the boxes below only if further actions are recommended

Barricades are needed (state location):

Level 2 or detailed engineering evaluation recommended

Structural

Geotechnical

Other recommendations:

Other:

NEEDS CHECK FROM UPPER FLOOR (INTERIOR) OF TRANSVERSE / OUTER FACADE.

**Estimated Overall Building Damage (Exclude Contents)**

None

0-1 %

31-60 %

2-10 %

61-99 %

11-30 %

100 %

Sign here on completion

Date & Time  
ID

26.12.10 17.56  
NILSSON

Inspection ID \_\_\_\_\_ (Office Use Only)



SUN THUR  
11.00am - 9.00pm  
FRI SAT  
11.00am - 10.00pm

**DO NOT APPROACH OR ENTER THIS BUILDING**  
THIS BUILDING IS A DANGEROUS BUILDING UNDER SECTIONS 121 AND 124 OF THE BUILDING ACT 2004  
USING OR OCCUPYING THIS BUILDING IS AN OFFENCE PURSUANT TO 5116 OF THE BUILDING ACT 2004  
Contact the Christchurch City Council Building Recovery Officer for approval of any proposed works or to report any unsafe building. Tel: 03 378 7222  
Council Floor Civil Officer: 33 HERIQUAD STREET  
DO NOT REMOVE THIS NOTICE  
Faced by the Christchurch City Council Building Recovery Officer for approval of any proposed works or to report any unsafe building. Tel: 03 378 7222  
15/07/2004

**WARNING**  
MONITORED AND PROTECTED BY  
**S1**  
**securityone**  
0800 341 697

**eftpos**  
here everyday

**eft**  
THE WAY



28 December 2010

Benson Chen Holdings Limited  
14 Dalefield Drive  
Cashmere  
Christchurch 8022

Dear Sir/Madam

**Notices under the Building Act 2004 not to use or occupy your building and to repair your building  
605 Colombo Street**

The earthquake that struck Christchurch and the subsequent aftershocks have damaged many buildings in the City, including your property. We recognise that this is an extremely difficult time for you and we want to work with you to create a safe city.

Christchurch City Council staff are working hard to assess the buildings throughout the city to determine whether or not they are dangerous buildings.

Your building has been identified as one that was damaged by the earthquake and is considered dangerous. You need to be aware of the special government legislation that relates to your property.

***Special legislation for Council to use for dangerous buildings***

To assist the Council with its efforts following the earthquake special legislation has been enacted, which has enhanced Council powers under the Building Act 2004 to deal with dangerous buildings.

The primary aim of those powers is to keep people safe.

Steps the Council can take to achieve this aim include issuing notices to prevent people from using or occupying a building or to allow restricted entry to a building. A notice can also require that repairs must be carried out on a dangerous building within a certain time. This is extremely important if a building is to be made safe, and to minimise the impact on other businesses close to the affected property.

***The Dangerous Building Notice issued for your building***

The Council considers that your building is a dangerous building as defined in the Building Act, and that it is necessary for notices to be issued to:

- Prevent use or occupation of your building (a section 124(1)(b) notice)
- Require you to reduce and remedy the danger to your building (a section 124(1)(c) notice)

These notices are enclosed and have also been placed on your building to warn of the danger, as required by the Building Act. Please do not remove these notices as it is important the public and building users know about the danger to help safeguard them.

***The Council's Building Recovery Office can help you***

We recommend that you contact the Christchurch City Council Building Recovery Office (details below) to discuss your building assessment or if the particulars on the notices need clarification.

We also recommend that you talk to the Building Recovery Office before taking any steps to remedy the danger, and to discuss any building consents or resource consents that may be required for the work.

We realise the timeframes specified in the section 124(1)(c) notice may not be long enough to carry out the repair work, and we are keen to work with you to identify if a longer period is required.


If you have not already done so, we recommend that you contact your insurers. You should also seek structural engineering advice from a qualified structural engineer on how to remove the danger.

We appreciate your understanding in this matter.

**CONTACT:**


CCC Building Recovery Office  
Ground floor Civic Offices  
53 Hereford Street  
Tel: 03 941 8999  
Email: [Buildingrecoveryoffice@ccc.govt.nz](mailto:Buildingrecoveryoffice@ccc.govt.nz)

Yours faithfully



James Clark  
Team Leader Enforcement Team  
Inspections and Enforcement Unit

Encl

 <p><b>CHRISTCHURCH</b> CITY COUNCIL - YOUR PEOPLE - YOUR CITY</p>	<p><b>CHRISTCHURCH CITY COUNCIL</b></p> <p><b>NOTICE</b></p> <p><b>UNDER SECTION 124(1)(c), BUILDING ACT 2004</b> <b>(as modified by the Canterbury Earthquake</b> <b>(Building Act) Order 2010)</b></p>	
---	--	--

<p><b>TO:</b></p> <p>Benson Chen Holdings Limited 14 Dalefield Drive Cashmere Christchurch 8022</p>	
---	--


<p><b>THE BUILDING</b></p> <p>Street Address: 605 Colombo Street</p> <p>Legal Description: Lot 10, 11, 12, 13, 16, 17, 18, 19, 2, 20, 25, 3, 4, 5, 6, 9, Deposited Plan 8121</p>
--

<p><b>PARTICULARS</b></p> <p>In accordance with s121(1)(a) or (c) of the Building Act 2004, this building is dangerous as a result of an earthquake which occurred at the property on Saturday 4th September 2010, or as a result of aftershocks following that earthquake.</p> <ol style="list-style-type: none"> <li>1. The building has been damaged, and there are structural defects to the building.</li> <li>2. Councils records show that the parapets above the roofline appear to have separated from cross walls.</li> </ol>
---

<p><b>TO REDUCE OR REMOVE THE DANGER YOU MUST:</b></p> <ol style="list-style-type: none"> <li>A. Comply with any notice attached to the building prohibiting the use or occupation of the building, or restricting entry to the building.</li> <li>B. Keep persons away from the danger/risk in the building.</li> <li>C. Carry out work on the building to remove the danger .</li> <li>D. <b>You must obtain a building consent</b> to carry out any demolition, repairs or other work to remove the danger. Please contact the <b>Christchurch City Council Building Recovery Office by telephone on 941-8999, or by email at <a href="mailto:buildingrecoveryoffice@ccc.govt.nz">buildingrecoveryoffice@ccc.govt.nz</a>, or in person at the Ground Floor, Civic Offices, 53 Hereford Street, before making your building consent application.</b></li> <li>E. If urgent building work is necessary to save or protect life or health or prevent serious damage to property then you may be able to carry out that work without a building consent (see s41(1)(c) of the Building Act 2004). If, in reliance on s41(1)(c), building work is carried out without a building consent having been obtained, the owner must, as soon as practicable after completion of the building work, apply for a certificate of acceptance under s96 of the Building Act 2004.</li> <li>F. <b>If the building is a listed heritage building then council approval must be obtained for the work, whether or not a building consent is required.</b></li> </ol>
--

<p>Work required by this notice must be carried out by 31 JANUARY 2011. If you believe you are unable to carry out the work by that date please contact the Council's Building Recovery Office who will work with you on a solution that may include agreeing on a new timeframe.</p> <p>If the work is NOT carried out before 31 January 2011, or such other date agreed by the Council in writing, the Council may carry out the work required and you will be liable for the costs of the work unless you apply within 5 days of the work being carried out to a District Court for relief from this obligation.</p>
---

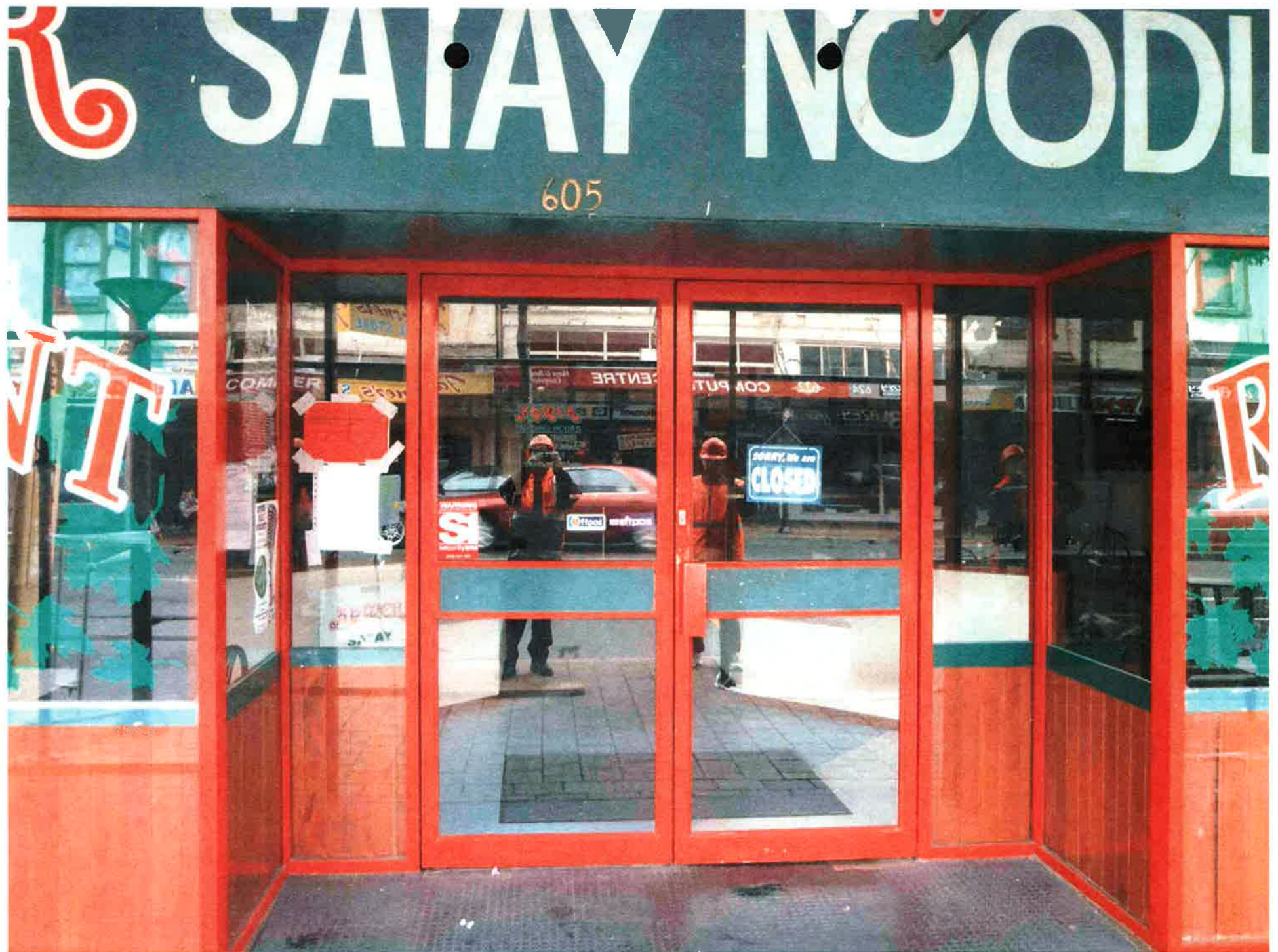
Signed for & on behalf of the Christchurch City Council: \_\_\_\_\_



Name: James Clark

Position: Team Leader Enforcement Team

Date of issue: 28 December 2010



✓ | [Print] | [Copy] | [Paste] | [Close] | [New Record] | [Delete Record] | [Send Message]

Main | Contacts | Events | Workflow | Renewals | Fees/Invoicing | Extra Information | Resolution | Same Road/Type | Documents | My WorkSmart | Otr

WorkSmart Details

Group	<input checked="" type="checkbox"/> CSR	CUSTOMER SERVICE REQUESTS	Number	<input checked="" type="checkbox"/> 91227736		
House No	Alpha/Unit	Road Name				
Road Type	Road Suffix	Property Type				
Property ID	810541	605 COLOMBO STREET, CITY, CHRISTCHURCH 8001				
Loctn Descn	Kiwi Disposal					
Details	Please inspect building. Owner has called in saying that a wall has gaps over 40mm after the 4.9 shock.			Status	<input checked="" type="checkbox"/> CURRENT	
			Status Chg Date	<input checked="" type="checkbox"/> 07/01/2011		
Last Pmry Event				Expiry Date		
Type	<input checked="" type="checkbox"/> CDE	Civil Defence Emergency	Priority	<input checked="" type="checkbox"/> H	HIGH CIVIL DEFENCE	
App. Recd Date	<input checked="" type="checkbox"/> 07/01/2011	Time Recd	<input checked="" type="checkbox"/> 9:26 am	Start Date	<input checked="" type="checkbox"/> 07/01/2011	
				SubType	<input checked="" type="checkbox"/> COLLA	DANGEROUS OR COI
Other Ref 1						
Other Ref 2						
Receiving	<input checked="" type="checkbox"/> BL9	Bronner, Laura	Authorising	SM7	SINCLAIR, Murray	
Handling	<input checked="" type="checkbox"/> ERE	Rescue, Civil Defence	External			
Area			Ren Fee Level			

Contact Details

First Contact		Email	
Home		Business	
		Mobile	
Mailing Address			
Second Contact		Email	

Record is being updated



**Bronner, Laura**

**From:** Bronner, Laura on behalf of CDRescue  
**Sent:** Monday, 17 January 2011 10:16 am  
**To:** 'Robin Cheng'  
**Subject:** RE: Building recovery 605 Colombo Street

Hi Robin,

Following our phone conversation I just wanted to lay out the process for fixing your building and making it safe to occupy. In order to do so you must first have an engineer assess your building. He will write a report stating what work needs to be done. That should then be sent into the Council for review. Once it has been reviewed we will advise you that you can proceed with the work or we request more information from your engineer. You will need to contact Building Consents (Karen Fitzpatrick 941 8459) before you start work on your building. Once the work has been completed your engineer should have a final walk through of the building and have his report sent into the Council stating that the building is safe to occupy. I hope this is clear. Please let me know if you have any other questions.

Kind Regards,

**Laura Bronner**

Building Recovery  
Christchurch City Council  
53 Hereford Street, Christchurch 8011  
PO Box 73014, Christchurch 8154  
Phone: (03) 941 5481  
E-mail: Laura.Bronner@ccc.govt.nz

**From:** Robin Cheng [mailto:robincheng@paradise.net.nz]  
**Sent:** Monday, 17 January 2011 9:44 am  
**To:** BuildingRecoveryOffice  
**Subject:** Building recovery 605 Colombo Street

Dear Mr. James Clark,

Referring to your letter dated Dec 28 re the subject building, I want to have a meeting with you to discuss the building assessment and building consents application before appoint a builder to fix the building. I have leave a message to your phone re this matter. I have a meeting with the builder to the building at 1:00 pm today. Please contact me at 03 9422345.

Regards

Robin

<b>605 COLOMBO STREET - Heritage building</b>	
<b>Property Manager:</b>	Robin Cheng (robincheng@paradise.net.nz - 03 9422345
<b>Contacts:</b>	Owner - Robin Cheng: 03-9422345 /// Builder - Martin Bushnell:0274-531-135
<b>Layout:</b>	Khmer satay noodle house
<b>Current situation:</b>	Red stickered since boxing day quake
<b>Notes Received:</b>	Benson Cheng holdings ltd.
<b>Property contact connected to other:</b>	
<b>Photos:</b>	2248 (20/01/11) <b>Red stickered since boxing day quake</b>
<b>Date:</b>	<b>Details</b>
17/01/2011	Customer rang and spoke to Laura wanting to know the process for making the building safe. She sent email advising of process and to contact person in consents Karen Fitzpatrick (941-8459).
20/01/2011	Red sticker on this building since boxing day. Barrier for tea net starts here but not over entrance to this shop. Could be there as building is in danger from adjacent building (603 tea net). Scaffolding up to hold up
21/01/2011	Spoke to Robin today. He advised he had engaged engineers and was waiting on the engineers report and also the insurance assessor are looking at this. I emailed him my contact details and he advised he will
1/02/2002	The meeting held yesterday with representatives of these buildings , martin Bushnell 0274-531-135 and 3445-972 was representing robin Cheng.
15/02/2011	Spoke to robin cheng and he advised he was waiting on the insurance company and engineer to get him. He said he would email me through the details of these parties so that I can contact them.
16/02/2011	Received some emails from Robin Cheng in regards to contact details for insurance assessor and also one from martin of Bushnell builders. As it stands we still haven't received anything solid on this building

2/02/11



**ENGINEERS RE INSPECTION OF DAMAGED BUILDINGS**  
Resulting from Christchurch EARTH QUAKES

**Address** 605 Colombo St

**Inspection Engineers Name** Paul Campbell

**Mobile Phone Number** 027 221 2990

**Date** / / 2011

Structural Hazards / Damage	Minor / None Mod Severe			Comments
Foundations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ground Movement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roofs, floors (vertical load)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Columns, plasters, corbels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Diaphragms, horizontal bracing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pre-cast connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Beam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Neighbouring Property Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Non- structural Hazards / Damage</b>				
Parapets, ornamentation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cladding, glazing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ceilings, light fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Interior walls, partitions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Elevators	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stairs / Exits	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities (eg, gas, electricity, water)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**General Comments**

No evidence of work being carried out - canopy proposed accept that parapet & facade have moved (no roof access available so trust previous report) as per Nilsson report 26/12/10

**Usability Category**

Usability Intensity	Posting	Usability Category	Comment
Light damage Low risk	Inspected (Green)	Ga Occupiable, no immediate further	<input type="checkbox"/>
Demolished		Gb Occupiable, repairs required	<input type="checkbox"/>
		Gc Demolished	<input type="checkbox"/>
Medium damage Medium risk	Restricted Use (Yellow)	Ya Short term entry	<input type="checkbox"/>
		Yb No entry to parts until repaired, risk from adjacent premises or ground failure removed	<input type="checkbox"/>
Heavy damage High Risk	Unsafe (Red)	Ra Significant damage, "do not enter"	<input checked="" type="checkbox"/>
		Rb At risk from adjacent premises or from ground failure "do not enter"	<input type="checkbox"/>

Protection fencing required ? Yes / No

Details

## DETAILS OF BUILDING DAMAGE

### Resulting from Christchurch EARTH QUAKES

#### 1 Type of Damage

Tick Boxes

**Note**

Choose one of the following (structural damage takes priority over other types of damage):

- 1.1 The building has been damaged, and there are structural defects to the building:  
*or*
- 1.2 Damage to parapets, and / or chimneys, and / or ornamental features that may pose a risk to the public and / or adjacent property  
*or*
- 1.3 The building has been damaged resulting in potential ingress of water (insanitary building, refer Environmental Health).
- 1.4 There is a risk that other property could collapse resulting in injury or death to any persons in the building or to persons on other properties.





#### 2 Characteristics of Damage

- 2.1 Significant damage to structural walls, party walls, fire walls and / for structural frame (cracking, bowing, failed connections, spalling).
- 2.2 Significant damage to foundations (cracking, significant settlement).
- 2.3 Significant damage to roof structure.
- 2.4 Significant damage / instability of stairwells or egress ways
- 2.5 Loose or insecure parapets, and / or chimneys, and / or ornamental features.
- 2.6 Loose or insecure debris (bricks, glass etc)
- 2.7 Cladding damaged or veneer dislodged (Insanitary Building, refer Environmental Health)








#### 3 Consequences of Damage

- 3.1 Protection measures (cordons & barriers) in place around the building post earthquake is impeding public right of ways and / or traffic flows.
- 3.2 Debris from the property are impeding public right of ways and / or traffic flows.
- 3.3 Condition of building is posing a risk to other buildings




RECOMMENDED FOR WORK TO BE COMPLETED BY / / 2011  
Minimum 5 working days from date of this inspection  
Maximum of 60 days

