



# CHRISTCHURCH CITY COUNCIL

P.O. BOX 237 CHRISTCHURCH NEW ZEALAND E1/1

BU40/139/617  
BU/40/143/134  
Mr Bluck

IN REPLY PLEASE QUOTE:  
IF CALLING PLEASE ASK FOR:

23 March 1982

The Manager,  
Turners Stationers,  
617 Colombo Street,  
CHRISTCHURCH, 1.

Dear Sir,

BUILDING - 617 COLOMBO STREET/  
143 TUAM STREET

It has been observed that a painter's scaffold is being erected on your building at 617 Colombo Street/143 Tuam Street. While the scaffold is in place it may be an appropriate time to consider the structural stability of the building and its appendages.

Under Section 624 of the Local Amendment Act 1979 the Council obtained the power to require buildings which would be a danger in a moderate earthquake to be secured against sudden collapse.

The building under consideration was built in approximately 1927 and the street wall and parapets may be liable to be damaged 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 By-laws. As a large proportion of the cost of securing or removing parapets will be the cost of erecting a scaffold, I would request that you give serious consideration to the structural adequacy of the parapets while the present scaffold is in place. A report on the condition of the building from your own consulting Engineer would be helpful in this regard.

If you decide not to take advantage of this opportunity to secure the parapets, I would be obliged if you would indicate to me in writing what your intentions are with regard to the future of this building.

Yours faithfully,

for Deputy General Manager  
& City Engineer

Encl.

SEISMIC RISK BUILDINGS - SURVEY

GENERAL

Date Inspected: 28/11/91 File No: B/40/139/617  
 Address of Building: 617 Colombo St  
 Legal Description of Site: DP 13211 Lot 4, 7; PT TS 10/11-10/18  
 Name of Owner: Sumner Ltd  
 Address of Owner: 617 Colombo St  
 Principal Tenants: Tunes Rmire  
 Occupancy: (please tick) 8 hours  24 hours  5 days  7 days   
 Use (eg. Office, Workroom, Factory, Commercial, Storage, Other): Commercial

STRUCTURE

Date of Construction: 1927  
 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 checked="" 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 type="checkbox"/>	Substantial Alterations <input type="checkbox"/>
Floor:	Roof Coverings:	Number of Stairs: <u>1</u>	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 checked="" type="checkbox"/>	Gravel <input checked="" type="checkbox"/>
Eff Diaph <input type="checkbox"/>	Galv Iron <input checked="" type="checkbox"/>	Steel <input type="checkbox"/>	Sand <input type="checkbox"/>
Non Eff <input checked="" type="checkbox"/>	Corr Asbestos <input type="checkbox"/>	FC <input type="checkbox"/>	Clay <input type="checkbox"/>
	Tiles <input 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  
 Street Walls: Brick / Block / plaster Wall Bands: Yes/No No  
 Parapets: ~1-1? m Column Continuity: Yes/No No  
 Verandahs: Timber hed to facade  
 Appendages: cornice bands (2), 1 @ roof level  
 Wheelchair Access: Yes

NON STRUCTURAL

Partitions: Timber  
 Ceilings: Plaster

DAMAGE

Cracked Walls  Lateral Displacement  Settlement   
 Remarks: lateral cracking

NUMERICAL RATING

Maintenance	2
Storeys	1
Appendages	2
Public Access	2
Wall Continuity	1
Time Occupied	1
Internal Walls	2
Persons Occupied	2
Foundations	1
Date Built	1
Total	15 A

STRUCTURAL

Poor  Fair  Good   
 Hazards: Parapet & Cornice

GENERAL Cracked parapet (horizontally)  
needs grouting through  
Numerous horizontal cracks through  
columns. significant proportion of ground  
lev is plate glass, little shear resistance.

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.

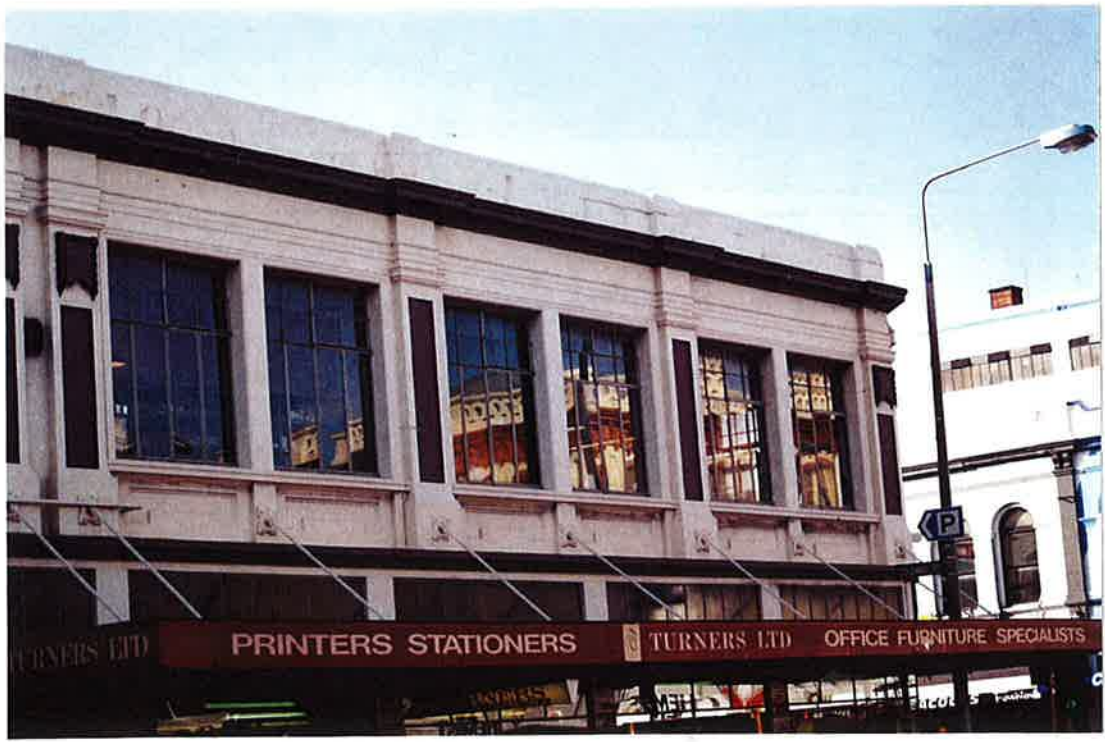
HAZARDOUS APPENDAGE SURVEY.

Address: 617 Colombo St. (Turners Hd).  
 Legal Desc.:  
 Owner:  
 Date: 19/5/92 Date Building Built: 1929  
 BU/40/  
 Parapet: ~ 1.0 m (see notes below).  
 Chimney:  
 Cornice: ~ 400 m o/m (well weathered).


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

Photo Reference: .....

Comments: 2 storey office. slag (corr).  
 rendering of parapet (see photos).





 <p><b>CHRISTCHURCH</b> CITY COUNCIL - YOUR PEOPLE - YOUR CITY</p>	<p><b>CHRISTCHURCH CITY COUNCIL</b> BUILDING ACT 2004 <b>Project Information Memorandum</b> <b>(PIM)</b></p>	<p>PROJECT NO: 10097109</p>
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**Issued Date: 23 November 2009**

**Site Address:** 617 Colombo Street

**Legal Desc:** Lot No: 3 DP No: 13211

**Owner:** Hanaa and Ramsis Fam

**Applicant:** James Morgan  
JMG Architecture  
PO Box 27136  
CHRISTCHURCH 8640

**Proposal:** New kitchen facility with extractor system

The following matters have been identified in respect of the above Building Project.

**ZONING:** Central City

#### **PLANNING**

Contact – Duty Planner, Telephone: 9418999

- The project **does not comply** with the City Plan on the following matters:
  1. **Protected Buildings:** Alterations to a Group 4 building are a controlled activity. **Amended plans showing compliance with the Plan should be provided.**  
If compliance is not achieved, an application for a resource consent must be made if you wish to continue with the project. No work may commence until any required resource consent is granted. *If applying for a resource consent, please state the project number above as reference.*  
A building consent may be issued prior to the approval of this resource consent, however this will be subject to the certificate as attached.
- **Heritage Buildings:** The building is listed in the City Plan as a Group 4 heritage item. A resource consent application is required to be made and approved prior to commencement of any work on the building **if the heritage fabric of the building is altered. Insufficient information has been provided to determine if a resource consent will be required.** Please contact one of the Council's Heritage Planners (telephone 941 8999) at the Civic Offices to discuss the project as soon as possible.
- **Street Trees:** Removal or pruning of any street trees cannot be carried out without the prior approval of the Council's Greenspace Unit (Contact Shane Moohan, telephone 941 8999).

#### **HAZARDS/SPECIAL LAND CHARACTERISTICS**

- Due to changes to the definition for **Earthquake Prone Buildings** in the Building Act 2004, Council's current records do not fully identify all buildings which may be potentially earthquake prone.

AC 29

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Ac

# Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials  
Territorial Authority

ARB  
Christchurch City

Date of Inspection  
Time

Exterior Only  
Exterior and Interior

Building Name

Switched on Gardner

Short Name

Type of Construction

Address

148 Tram Street  
Gnd floor

Timber frame

Concrete shear wall

Steel frame

Unreinforced masonry

GPS Co-ordinates

S<sup>o</sup>                      E<sup>o</sup>

Till-up concrete

Reinforced masonry

Contact Name

Concrete frame

Confined masonry

Contact Phone

RC frame with masonry infill

Other

Storeys at and above ground level

2

Below ground level

Primary Occupancy

Dwelling

Commercial/ Offices

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

720

Year built

Other residential

Industrial

No of residential Units

Public assembly

Government

Photo Taken

Yes

No

Religious

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

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 %

617 Coburns  
Prop: E96388  
dat 3 DP 13211

Sign here on completion

*Albye*

Date & Time  
ID

*3/9/2010*

Inspection ID ARB529 (Office Use Only)

AC 27

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

Inspector Initials

ARB  
Christchurch City

Date of Inspection

5/9/2010  
1420

Exterior Only

Exterior and Interior

Building Name

Sampson House

Short Name

617 Colombo

Address

Colombo St.

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:

GPS Co-ordinates

S° E°

Contact Name

Contact Phone

Storeys at and above ground level

2

Below ground level

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

300

Year built

Primary Occupancy

- Dwelling
- Other residential
- Public assembly
- School
- Religious
- Commercial/ Offices
- Industrial
- Government
- Heritage Listed
- Other

Photo Taken

Yes  No

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"/>	Cracking to parapet Broken glazing to north elevation.
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"/>	
Ground movement, settlement, slips	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Neighbouring building hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other	<input checked="" 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 %
- 2-10 %
- 11-30 %
- 31-60 %
- 61-99 %
- 100 %

617 Colombo  
Prupi 8963EE  
257 3 DP 13211

Sign here on completion

*M. Boyle*

Date & Time 5/9/2010

ID ARB

Inspection ID ARB521 (Office Use Only)



AC 25

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AC

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

Inspector Initials ARRS Date of Inspection 5/9/2010 Exterior Only   
 Territorial Authority Christchurch City Time 11:15 Exterior and Interior

Building Name Silk Road Food Post  
 Short Name \_\_\_\_\_ Type of Construction  
 Address 625 Colombo Street  Timber frame  Concrete shear wall  
 Steel frame  Unreinforced masonry  
 GPS Co-ordinates S° \_\_\_\_\_ E° \_\_\_\_\_  Tilt-up concrete  Reinforced masonry  
 Contact Name \_\_\_\_\_  Concrete frame  Confined masonry  
 Contact Phone \_\_\_\_\_  RC frame with masonry infill  Other:  
 Storeys at and above ground level 200 Below ground level \_\_\_\_\_ Primary Occupancy  
 Dwelling  Commercial/ Offices  
 Total gross floor area (m<sup>2</sup>) 2 Year built \_\_\_\_\_  Other residential  Industrial  
 No of residential Units \_\_\_\_\_  Public assembly  Government  
 School  Heritage Listed  
 Religious  Other  
 Photo Taken Yes  No

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"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Broken glass at upper ground floor</u>

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 %
- 2-10 %
- 11-30 %
- 31-60 %
- 61-99 %
- 100 %

*617 Colombo St  
Plump  
896388  
dot 3 DP 13211*

Sign here on completion  
  
 Date & Time 5/9/2010  
 ID ARRS

Inspection ID ARB525 (Office Use Only)

ADDRESS TO BE CONFIRMED

# Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials  
Territorial Authority

WP  
Christchurch City

Date of Inspection  
Time

26/2/11  
13:30

Exterior Only  
Exterior and Interior

Building Name

617

Short Name

623-625 Colombo Street

Type of Construction

Address

No property number (Pupe)

Between 89638 and 720745

GPS Co-ordinates

S° E°

Contact Name

Contact Phone

Storeys at and above ground level

2

Below ground level

0

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

300m<sup>2</sup>

Year built

? 1940's

No of residential Units

Photo Taken

Yes

No

- 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

Building or storey leaning

Wall or other structural damage

Overhead falling hazard

Ground movement, settlement, slips

Neighbouring building hazard

Other

Front facade completely collapsed onto street. Roof partially down. Back party and internal walls severely damaged. Building is hazard to street and must be demolished. Too dangerous to place placard.

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 %

Sign here on completion

WP

Date & Time  
ID

13:30 26/2/11

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

CDB75012345

# Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials  
Territorial Authority

DAS  
Christchurch City

Date of Inspection  
Time

27/2  
4:04

Exterior Only  
Exterior and Interior

Building Name

Respaun / Switched on Cadener

Short Name

Address

143 Teana St  
617 Colombo

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:

GPS Co-ordinates

S° E°

Contact Name

Contact Phone

Storeys at and above ground level

2

Below ground level

Primary Occupancy

- Dwelling
- Other residential
- Public assembly
- School
- Religious
- Commercial/ Offices
- Industrial
- Government
- Heritage Listed
- Other

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

Year built

No of residential Units

Photo Taken

Yes No

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

Parapet Damage

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 %
- 2-10 %
- 11-30 %
- 31-60 %
- 61-99 %
- 100 %

Sign here on completion

David Southwick

027 272 6388

Date & Time 27/2 4:04

ID 41

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

75 01 7086

# Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials  
Territorial Authority

DAS  
Christchurch City

Date of Inspection  
Time

27/2  
4:16

Exterior Only  
Exterior and Interior

Building Name

Short Name

Address

GPS Co-ordinates

Contact Name

Contact Phone

Stores at and above ground level

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

No of residential Units

Photo Taken

Sampson House  
617 Colombo St  
896388

S° E°

2 Below ground level

Year built

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

Building or storey leaning

Wall or other structural damage

Overhead falling hazard

Ground movement, settlement, slips

Neighbouring building hazard

Other

Neighbouring Building  
It sold with risk from  
some risk from neighbouring  
building

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:

Estimated Overall Building Damage (Exclude Contents)

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

Sign here on completion  
Dave Southwell  
027 252 0388

Date & Time 27/2  
ID 4:16

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

75017145

~~75017137~~

update

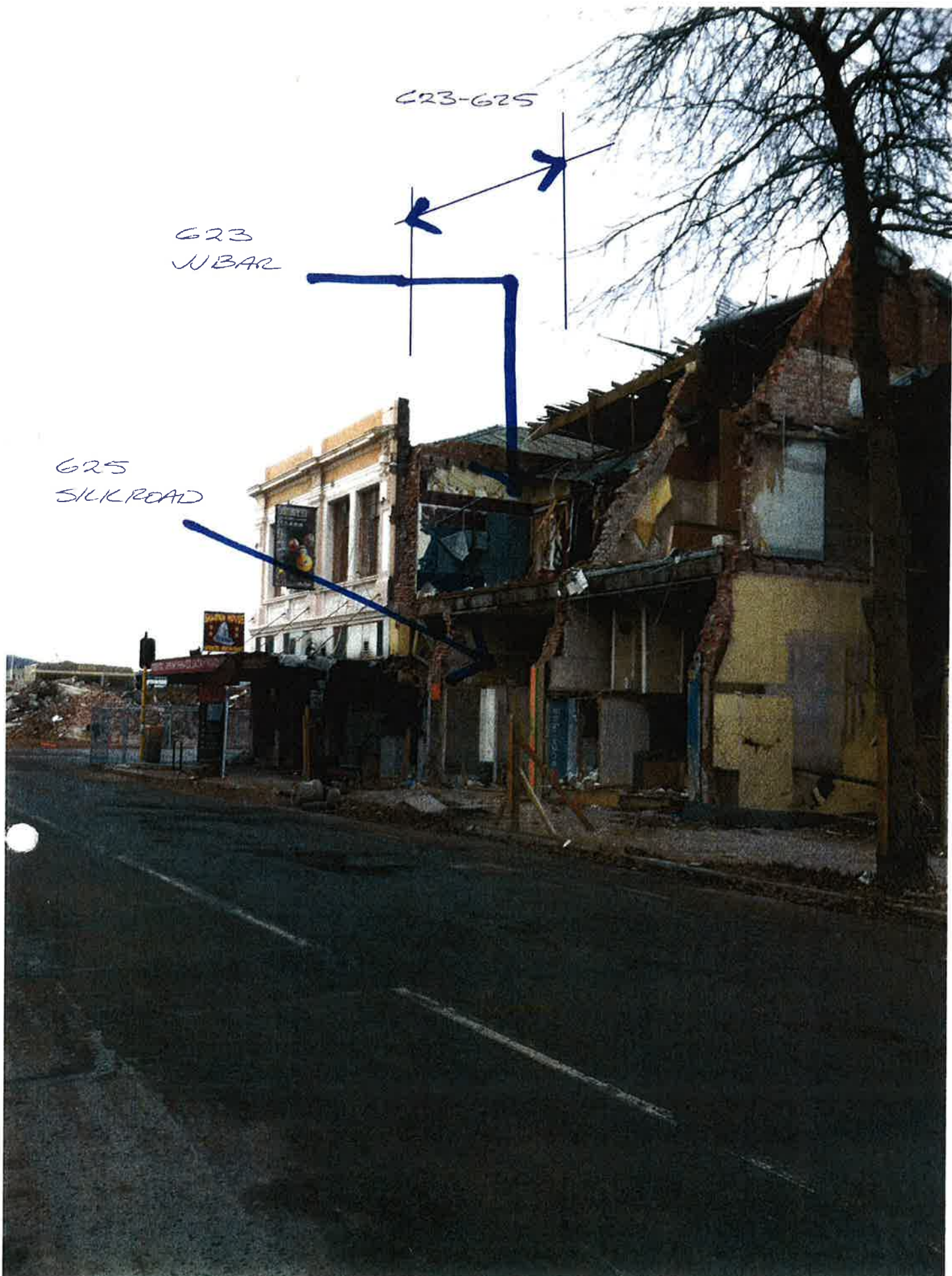
CDB 75717145

EQ COLOMBO STREET 617

CERA REPORT 2011-7-1

PDF





623-625

623  
JBAR

625  
SILKROAD

623/625 COLOMBO ST

6/7/11



Colombo Street between Lichfield and Tuam Street



11ch3054