

**UNDER THE COMMISSIONS OF INQUIRY ACT 1908**

**IN THE MATTER OF ROYAL COMMISSION OF INQUIRY INTO BUILDING  
FAILURE CAUSED BY CANTERBURY EARTHQUAKES**

**KOMIHANA A TE KARAUNA HEI TIROTIRO I NGĀ  
WHARE I HORO I NGĀ RŪWHENUA O WAITAHA**

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**STATEMENT OF EVIDENCE OF STEPHEN JAMES MCCARTHY IN RELATION TO  
382 COLOMBO STREET**

**DATE OF HEARING: WEEK BEGINNING 12 DECEMBER 2011**

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## INTRODUCTION

1. My name is Stephen James McCarthy. I am the Environmental Policy and Approvals Manager of the Christchurch City Council. I have worked for the Council since 1 May 2006. During the State of Emergency following the earthquake of 4 September 2010, I was one of the Building Evaluation Managers in the Christchurch City Emergency Operations Centre.
2. I have 36 years of experience working for local government, including 16 years in building control. I have a Degree in Applied Science and a Post Graduate Diploma in Management from Massey University and a Royal Society Diploma in Environmental Health from Wellington Polytechnic.
3. I have been asked to provide evidence to the Royal Commission relating to specific aspects of the Council's involvement with 382 Colombo Street before and after the earthquake of 4 September 2010 and the Boxing Day aftershock.

## DOCUMENTS PROVIDED TO THE ROYAL COMMISSION

4. The documents relating to this building that have been provided to the Royal Commission are:
  - (a) the Building Permit/Building Consent file for 382 Colombo Street; and
  - (b) post earthquake files.

## SCOPE OF EVIDENCE

5. My evidence will address the following matters:
    - (a) The Civil Defence Emergency Management Response in relation to the building after the 4 September 2010 earthquake.
    - (b) Council involvement with the building subsequent to the lifting of the state of emergency on 16 September 2010.
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- (c) Information about any cordons/barricades around 382 Colombo Street following the 4 September 2010 earthquake.
- (d) Whether 382 Colombo Street was assessed as 'earthquake-prone' for the purposes of section 122 of the Building Act 2004.
- (e) The effect of any strengthening work undertaken.
- (f) The application of the Council's earthquake prone policies of 2006 and 2010 to the building, if relevant.
- (g) A comment on aspects of the Spencer Holmes Ltd report for the building.

#### **EVENTS BETWEEN THE 4 SEPTEMBER 2010 EARTHQUAKE AND 22 FEBRUARY 2011 EARTHQUAKE**

6. On 7 September 2010 a Level 1 rapid assessment was carried out on the block of shops from 382 – 402 Colombo Street and the buildings received a yellow placard (**Annexure "A"**). The assessment form does not recommend a barricade.
  7. The yellow placard was due to expire in early November 2010 under the provisions of the Canterbury Earthquake (Building Act) Order 2010. The Council therefore issued a section 124(1)(c) Building Act Notice dated 29 October 2010 (**Annexure "B"**).
  8. The section 124(1)(c) notice was affixed to the building. I attach a photograph taken on 29 October 2010 which shows the Building Act notice affixed to the building (**Annexure "C"**). A copy of the notice, along with a cover letter dated 29 October 2010, was posted to the owner, Boi Fong Yan, at the owner's last known address, in this case the address recorded by the Council for rating purposes.
  9. The cover letter also refers to a section 124(1)(b) notice. The Council has not been able to locate any separate section 124(1)(b) notice in its records.
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10. The Building Act notice stated that the building had "*significant damage to structural walls, party wall, fire walls and/or structural frame (cracking, bowing, failed connections, spalling)*". The Building Act notice contained a deadline of 15 November 2010 to carry out work on the building to remove the danger.
  11. The cover letter accompanying the Building Act notice advised the building owner to contact the Council's Building Recovery Office to discuss any building assessments and the particulars in the Building Act notice before undertaking any steps to remedy the danger and the letter recommended that the building owner contact their insurer. As a CPEng report would have been required to certify that the danger had been removed, the Council's letter also recommended the building owner seek structural engineering advice from a qualified structural engineer on how to remove the danger.
  12. The Council's files do not include any record of work being undertaken by the building owners to remedy the danger in response to the notice. However, a case management file note for 490 Colombo Street, which is also owned by Boi Fong Yan, states that Robert Ling advised on 28 October 2010 that his clients had not had that building inspected and that they were still waiting to hear from the insurance company. It seems likely that a similar situation existed in relation to 382 Colombo Street (**Annexure "D"**).
  13. I am aware that Mr Neville Higgs, an engineer contracted to the Council at the time, inspected the exterior of the building on 10 November 2010. The details of his inspection are recorded in an email dated 30 November 2011 (BUI.COL382.0019.1) which is attached (**Annexure "E"**).
  14. On 2 February an assessment was carried out by Rajendra Unka, an Opus engineer working with the Building Recovery Office. The assessment recommends that a detailed structural engineer evaluation be carried out by the owner's engineer. (**Annexure "F"**).
  15. Council records indicate that the building was re-inspected on 4 February 2011 by Mark Ryburn, an engineer contracted to the Council from Opus (**Annexure "G"**). The re-inspection form noted that "*propping to canopy and strengthening of canopies should be carried out – or extend fencing to in front of these shops*". The form also stated that there were cracks in the rear walls and that there had been damage to parapets, and/or chimneys, and/or ornamental features that
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may have posed a risk to the public and/or adjacent property. On page 2 of the form, a recommendation was made that work be completed by 4 April 2011.

16. This assessment occurred as a result of the Building Recovery Office undertaking a reassessment process in January 2011 for all buildings with Building Act notices which had not been complied with, as outlined in section 4.2 of the Council's Report into Building Safety Evaluation Processes in the Central Business District Following the 4 September 2010 Earthquake.
17. The Council's records do not indicate that any work was done as a result of this re-assessment and no engineer's report was received by the Council.
18. I understand that a meeting was held between Michael and David Yan, the Council's case manager (Katie Smith) and Neville Higgs, on the morning of 22 February 2011 to discuss progress on all the owner's properties, including 382 Colombo Street.

#### *Cordons*

19. The Council's records show that the building was cordoned as a result of the yellow placard issued on 7 September 2010.
  20. I understand that the Council subsequently instructed Opus to investigate the safety barriers and traffic flow arrangements in the area (**Annexure "H"**). In conjunction with Opus, a draft Traffic Cordon Update was prepared by the Council's Building Evaluation Transition Team (**BETT**). The revised Traffic Cordon Update was circulated by the BETT on 6 October 2010 (**Annexure "I"**). The aerial photos of the building shows the proposed cordon. The Opus plans illustrate the more detailed aspects of the proposed cordon.
  21. However, I understand that the proposal was rejected by the Council as the proposed cordon systems for Colombo Street were not deemed to improve traffic safety (**Annexure "J"**). The existing cordons remained in place.
  22. The Council's position concerning cordons was outlined in the cover letter dated 29 October 2010 enclosing the Building Act notice. This letter stated that the Council had erected traffic management systems such as hoardings, fences and/or barricades around the building for safety. The letter stated that as the
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building owner's damaged building was causing the need for the fences/barricades to be in place, any future responsibility and costs for the cordons would rest with the building owner.

23. However, I attach an email from Gary Lennan, dated 11 November 2010, which states that the owner of the building had advised that he was waiting for his insurance company to come back to him before undertaking any work (**Annexure "K"**). It seems unlikely therefore that any work had been carried out by the owner by the deadline date of 15 November 2010.
24. As stated in paragraph 13 above, on 10 November 2010 Mr Neville Higgs carried out an assessment of the exterior of the building and determined that the cordon could be cleared if supports were established for the veranda. It appears that the verandas were subsequently propped by Fulton Hogan at the Council's cost.
25. I am unable to ascertain from the Council's records exactly when the cordon was removed. However, it seems likely that the cordon was removed soon after propping of the verandas in accordance with Mr Higgs' advice of 10 November 2010.

#### **APPLICATION OF RELEVANT LEGISLATION AND THE COUNCIL'S EARTHQUAKE PRONE POLICY**

26. There was a visual assessment of the building in January 1993 and the building was assessed as Category B/C.
  27. The building was noted in the Council's records as a possible earthquake prone building.
  28. The building would have been deemed to be Earthquake Prone in terms of Section 66 of the Building Act 1991.
  29. After the commencement of the Earthquake Prone Building Policy 2006, if a building consent application for a significant alteration was received the strength of the building structure would have been assessed and dealt with in accordance with the Policy.
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30. The building owner applied for a Project Information Memorandum ("PIM") in February 2007 for a project to carry out internal alterations to create living quarters upstairs. The PIM advised that the building was a potentially earthquake prone building.
31. The owner applied for a Building Consent for the work in March 2007 but did not provide all the information required and the consent application was subsequently cancelled.
32. I note that at page two of the Spencer Holmes report in relation to 382 Colombo Street (BUI.COL:382.0014.2), it is stated that the Council records provide no basis for assessing what appears to be a change of use of the upstairs tenancy at that time. In response to an application for the owner, the council issued PIM ABA10072956 P08 (**Annexure "L"**) which identified that the building was a potentially earthquake prone building. The owner then applied for a building consent ABA 10074599. The application was later cancelled at the request of the owner, after the Council asked for more information .
33. I note that page 6 of the Spencer Holmes report states that the Council knew that the building was being occupied when it assigned a yellow placard to it, and yet took no action to enforce evacuation. I attach a photo take on 29 October 2010 which indicates that the bottom floor of the building was vacant (**Annexure "C"**). I refer to the rapid assessment dated 2 February 2011 which notes that the building was vacant (**Annexure "F"**). I refer to a re-inspection report dated 4 February 2011 (**Annexure "G"**) completed by Mark Ryburn, which is the first record the Council has that the building was occupied.

DATED  December 2011

  
\_\_\_\_\_  
Stephen James McCarthy

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"A"

COLD 18 5

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials JDM Date of Inspection 7/04/10 Exterior Only   
 Territorial Authority Christchurch City Time 3:30 Exterior and Interior

Building Name Block of Shops - Sallies  
 Short Name 70 Day Day Finance  
 Address 382 Colombo St to  
400 Colombo St  
 GPS Co-ordinates S<sup>o</sup> \_\_\_\_\_ E<sup>o</sup> \_\_\_\_\_  
 Contact Name \_\_\_\_\_  
 Contact Phone \_\_\_\_\_  
 Stores 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  
 Concrete shear wall  
 Unreinforced masonry  
 Reinforced masonry  
 Confined masonry  
 Other: \_\_\_\_\_

Primary Occupancy  
 Dwelling  
 Commercial Offices  
 Other residential  
 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 type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <u>MINOR DAMAGE TO BRICK FACADE - COULD BE DAMAGED FURTHER BY FUTURE AEROSOLS AND COLLAPSED NORTH WALL OF ASCOT TV SHOP AT NORTH END</u> |
| Building or storey leaning                 | <input 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 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 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 %   
 2-10 %   
 11-30 %   
 31-60 %   
 61-99 %   
 100 %

Sign here on completion  
[Signature]  
 Date & Time 7/04/10  
 ID [ID]

Inspection ID 157718 (Office Use Only)

Lot 3 DP 20081  
Prupi 720954



" B "

29 October 2010

Boi Fong Yan  
133 Memorial Avenue  
Burnside  
Christchurch 8053

Dear Sir/Madam

**Notices under the Building Act 2004 for restricted entry only to your building and to repair your building  
382 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 Red/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's 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)/yellow 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.

***Cordons and traffic management systems***

The Council has erected temporary traffic management systems such as hoardings, fences and/or barricades around your building to prevent people from approaching the building nearer than is safe.

The Council has carried the cost of this traffic management for many weeks and is eager to see city businesses return to normal as soon as possible. Going forward, as it is your damaged building that is causing the need for these fences/barricades, the responsibility and future cost for these traffic management systems will rest with the building owner. Please contact Simon Hodges on 941 6459 to discuss the options available to you. You should also speak with your insurers in regards to the costs of these fences and barricades to ascertain if assistance is available for this.

If the building owner chooses not to contact the Council (Simon Hodges on 941 6459 ) within five working days after the issue of this notice, the cost of maintaining these systems will billed directly to the property owner.

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



Graham Mather  
Acting Team Leader Enforcement  
Inspections and Enforcement Unit

Encl



**CHRISTCHURCH CITY COUNCIL  
NOTICE  
UNDER SECTION 124(1)(c), BUILDING ACT 2004  
(as modified by the Canterbury Earthquake  
(Building Act) Order 2010)**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>TO:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| Boi Fong Yan<br>133 Memorial Avenue<br>Burnside<br>Christchurch 8053                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| <b>THE BUILDING</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| Street Address: 382 Colombo Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| Legal Description: Lot 2, Deposited Plan 3942                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <b>PARTICULARS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <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: <ol style="list-style-type: none"> <li>(a) Significant damage to structural walls, party walls, fire walls and/or structural frame (cracking, bowing, failed connections, spalling).</li> </ol> </li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| <b>TO REDUCE OR REMOVE THE DANGER YOU MUST:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <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</b> by telephone on <b>941-8999</b>, or by email at <b>buildingrecoveryoffice@ccc.govt.nz</b>, or in person at the <b>Ground Floor, Civic Offices, 53 Hereford Street</b>, before making your building consent application.</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. 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.</li> </ol> |  |
| Work required by this notice must be carried out by 15 NOVEMBER 2010. 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| If the work is NOT carried out before 15 November 2010, 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |

Signed for & on behalf of the Christchurch City Council:

Name: Graham Mather  
Position: Acting Team Leader Enforcement  
Date of issue: 29 October 2010

"C"



"D"

**490 Colombo Street**

Case management Trim Doc 11/004956

Two storey building southern end unit of Kashmir buildings

Payday Loans & Metro Imports**Owner**

Boi Fong Yang (C/o Robert Ling Agent 021339148)

133 Memorial Avenue Burnside Chch 8053

Michael Yang 02102695565

**Action/History**

Spoke to Robert Ling 28/10/10 his clients have not yet had the building inspected but hopes to in the next two weeks.

David Yang, son of owner. Still waiting to hear from insurance company.

Also own 382 & 384

**Notice 124 served expired 15<sup>th</sup> November – no action on file**

Spoke to Michael Yang re demolition of neighbouring property 488 he is concerned re his flank wall. Told him he needs to get this inspected and engineers report submitted – to chase Robert Ling if he is going to do this. Passed on details of adjoining owner so they can discuss demolition.

Informed him that Council is going to prop the Verandas at their expense – he is ok with this.

"E"

**Daines, Nadine**

**From:** Neville Higgs [Neville.Higgs@cera.govt.nz]  
**Sent:** Wednesday, 30 November 2011 9:27 am  
**To:** 'Mark Zarifeh'  
**Cc:** Daines, Nadine  
**Subject:** RE: 382 Colombo St

Mark

My inspection of 382 Colombo Street and buildings further north on 10 November 2011 involved the use of a cherry-picker to lift me up so as I could inspect the top of the front facias of the buildings and the connection of the front facias to the return party walls. The purpose of this was to assess the risk to the road and footpath from the buildings with the aim of removing the protective fencing at the front of the buildings to improve the traffic flow in Colombo Street.

There was no apparent significant earthquake damage to the 382 Colombo Street building. There was damage to the buildings further north in the block with very noticeable front facade separation occurring to the buildings from about 398 Colombo Street north. My opinion at the time was that the 382 Colombo Street building looked to be in a similar structural condition to what it was before the September earthquake. I recommended that before the protective fencing in front of the building was removed that the veranda be propped essentially as a reasonable means of covering any unobserved structural damage that may have occurred.

This recommendation was made in the light of the acceptable level for re-occupation of buildings being set at them having a structural strength similar or greater to what they were before the earthquake. This level had been established in conjunction with advice from the DBH and to some extent was based on the premise that knowingly or unknowingly the public had accepted this strength level before the earthquake and even though there was some indication of the likelihood of higher seismic activity such a strength level was reasonable.

**Neville Higgs**

Engineering Support Coordinator  
 Canterbury Earthquake Recovery Authority (CERA)

T: 03 354 2708  
 M: 021 061 5154

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**From:** Mark Zarifeh [mailto:Mark.Zarifeh@royalcommission.govt.nz]  
**Sent:** Tuesday, 29 November 2011 12:33 p.m.  
**To:** Neville Higgs  
**Subject:** 382 Colombo St

Dear Neville,  
 Further to our telephone discussion could you please confirm details of your inspection of this building on 10 November 2010 and the views you came to.  
 Thank you for your assistance.  
 Regards,

Mark Zarifeh,  
 Counsel Assisting,  
 Canterbury Earthquakes Royal Commission

=====  
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30/11/2011

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"F"

# Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials RFU Date of Inspection 3/2/11 Exterior Only   
 Territorial Authority Christchurch City Time 4:00pm Exterior and Interior

Building Name The Great Opportunity Type of Construction  
 Short Name Shop  
 Address 382 ~~438~~ Colombo St.  Timber frame  Concrete shear wall  
 Steel frame  Unreinforced masonry  
 Tilt-up concrete  Reinforced masonry  
 Concrete frame  Confined masonry  
 RC frame with masonry infill  Other:  
 GPS Co-ordinates S° \_\_\_\_\_ E° \_\_\_\_\_  
 Contact Name \_\_\_\_\_  
 Contact Phone \_\_\_\_\_  
 Storeys at and above ground level 2 Below ground level - Primary Occupancy  
 Dwelling  Commercial/ Offices Vacant.  
 Total gross floor area (m<sup>2</sup>) \_\_\_\_\_ Year built 1920's  Industrial  
 Other residential  
 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 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 recommendations:

*from owner's engineer*

Estimated Overall Building Damage (Exclude Contents)

|         |                                     |         |                          |
|---------|-------------------------------------|---------|--------------------------|
| None    | <input checked="" type="checkbox"/> |         |                          |
| 0-1 %   | <input type="checkbox"/>            | 31-60 % | <input type="checkbox"/> |
| 2-10 %  | <input type="checkbox"/>            | 61-99 % | <input type="checkbox"/> |
| 11-30 % | <input type="checkbox"/>            | 100 %   | <input type="checkbox"/> |

R-Una CPeng.  
 Sign here on completion  
R-FUW  
 Date & Time 2/2/11  
 ID \_\_\_\_\_

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



"G"



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

**Address** 382 Colombo Street

**Inspection Engineers Name** Mark Ryburn

**Mobile Phone Number** \_\_\_\_\_

**Date** 04 / 02 / 2011

| Structural Hazards / Damage                  | Minor / None                        | Mod                                 | Severe                   | Comments                    |
|----------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|-----------------------------|
| Foundations                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                             |
| Ground Movement                              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                             |
| Roofs, floors (vertical load) <i>/ walls</i> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                             |
| Columns, plasters, corbels <i>/ walls</i>    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <i>Cracks in rear walls</i> |
| Diaphragms, horizontal bracing               | <input type="checkbox"/> ?          | <input type="checkbox"/>            | <input type="checkbox"/> |                             |
| Pre-cast connections                         | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <i>N/A</i>                  |
| Beam                                         | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <i>N/A</i>                  |
| Neighbouring Property Hazards                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                             |
| <b>Non- structural Hazards / Damage</b>      |                                     |                                     |                          |                             |
| Parapets, ornamentation                      | <input type="checkbox"/>            | <input checked="" 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"/> | <i>N/A</i>                  |
| Stairs / Exits                               | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <i>N/A</i>                  |
| 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**

*Block abandoned however some of occupants in upper stories. Not investigated as concerns from neighbouring block indicated occupants "slightly unhinged"*

**Usability Category**

| Usability Intensity          | Posting                    | Usability Category                                                                         | Comment                             |
|------------------------------|----------------------------|--------------------------------------------------------------------------------------------|-------------------------------------|
| Light damage<br>Low risk     | Inspected<br>(Green)       | Ga Occupiable, no immediate further                                                        | <input type="checkbox"/>            |
| Demolished                   |                            | Gb Occupiable, repairs required                                                            | <input type="checkbox"/>            |
|                              |                            | Gc Demolished                                                                              | <input type="checkbox"/>            |
| Medium damage<br>Medium risk | Restricted Use<br>(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<br>High Risk    | Unsafe<br>(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

Details

CCCreinspectionreport

*Yes / No*  
*Proppery to comply and structure of concrete should be carried out - or external fencing to in front of these steps.*

**DETAILS OF BUILDING DAMAGE**  
 Resulting from Christchurch EARTH QUAKES

**382 Colombo Street**
**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:<br><i>or</i>                                                     | <input checked="" type="checkbox"/> |
| 1.2 | Damage to parapets, and / or chimneys, and / or ornamental features that may pose a risk to the public and / or adjacent property<br><i>or</i>    | <input checked="" type="checkbox"/> |
| 1.3 | The building has been damaged resulting in potential ingress of water<br>(insanitary building, refer Environmental Health).                       | <input type="checkbox"/>            |
| 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. | <input type="checkbox"/>            |

**2 Characteristics of Damage**

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

**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. | <input type="checkbox"/> |
| 3.2 | Debris from the property are impeding public right of ways and / or traffic flows.                                                             | <input type="checkbox"/> |
| 3.3 | Condition of building is posing a risk to other buildings                                                                                      | <input type="checkbox"/> |

 RECOMMENDED FOR WORK TO BE COMPLETED BY 04 / 04 / 2011  
 Minimum 5 working days from date of this inspection  
 Maximum of 60 days

**Daines, Nadine**

**From:** Griffiths, Esther  
**Sent:** Monday, 4 October 2010 11:46 am  
**To:** Lennan, Gary; Herrett, Ross; McCarthy, Steve  
**Cc:** Thomas, Steffan; paul.campbell@opusinternational.co.uk  
**Subject:** Improved Access to Colombo Street

Good Morning,

The Opus Engineers commissioned to investigate improved safety barriers and traffic flow arrangements for the city completed a walk around on Saturday morning. To finalise arrangements for Colombo St (2-lanes of traffic) the engineers require the following:

- cherry picker (to inspect parapets)
- traffic management plan/site access
- access to buildings

Ross - can you arrange for City Care/Fulton Hogan to provide equipment  
 Steffan - can you work with contractor to develop traffic management plan and access to site  
 Steve - are you happy for us to contact the building owners directly, or would you like a BRO rep to do this?

Kind regards,

Esther Griffiths  
 Project Manager  
 Building Evaluation Transition Team

---

**From:** Paul Campbell [mailto:paul.campbell@opusinternational.co.uk]  
**Sent:** Monday, 4 October 2010 9:44 am  
**To:** CDRescue  
**Subject:** Colombo St: Attention Ester Griffiths

Hi Ester,

John and I spent Saturday walking the site.

We have a set of conditions under which it should be possible to get two lanes of traffic down Colombo st. In order to confirm my assumptions I will need to gain access to some yellow sticker buildings and have access to a cherry picker to inspect some parapets. I need cherry picker for 380 Colombo St, 454-442 Colombo St.

Would you please authorise this.

Independent of above I'm investigating container options and concrete motorway barriers.

John M was present so any questions to me or him.

Many thanks  
 Paul Campbell  
 Principal Structural Engineer.

13/09/2011

"I"

**Daines, Nadine**

**From:** Paul Campbell [paul.campbell@opusinternational.co.uk]  
**Sent:** Wednesday, 6 October 2010 10:25 am  
**To:** CDRescue; Griffiths, Esther; Millar, Mark; Thomas, Steffan  
**Subject:** RE: Cordons Update - Draft 2 Colombo St, Sydenham

**Attachments:** Colombo st.pdf



Colombo st.pdf  
(4 MB)

All,

Please find proposal attached.

Cheers  
Paul

-----Original Message-----

**From:** CDRescue [mailto:CDRescue@ccc.govt.nz]  
**Sent:** 05 October 2010 05:07  
**To:** CDRescue; Griffiths, Esther; Millar, Mark; Thomas, Steffan;  
paul.campbell@opusinternational.co.uk  
**Subject:** Cordons Update - Draft 2 Colombo St, Sydenham

Dear all,

Draft No. 2 attached as promised. This includes a few more cordon areas

Regards,

John Mitchell

<<Cordons 2010-10-05 (Draft2).doc>>

>  
> **From:** CDRescue  
> **Sent:** Tuesday, 5 October 2010 3:08 pm  
> **To:** Griffiths, Esther; Millar, Mark; Thomas, Steffan;  
> 'paul.campbell@opusinternational.co.uk'  
> **Subject:** Cordons Update - Draft 1 Colombo St, Sydenham

> Dear all,

>  
> Please find a first draft attached for the proposed improvements to  
> the cordons on Colombo St in Sydenham for your information. Please  
> feel free to make comment.

>  
> Regards,  
> John Mitchell

\*\*\*\*\*  
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<http://www.ccc.govt.nz>

\*\*\*\*\*

Canterbury Earthquake (04/09/2010) Response

Christchurch City Council  
Building Evaluation Transition Team  
**Traffic Cordon Updates**

Proposed cordon changes attached:

- Colombo Street 382 – 496, Sydenham
- Colombo Street 278 – 276, near Milton Street
- Colombo Street 135 – 145, Somerfield
- Poplar Street (cnr Lichfield Street 142), CBD
- Moorhouse Avenue 250 (Harvey Norman)

No proposal to change cordons at present:

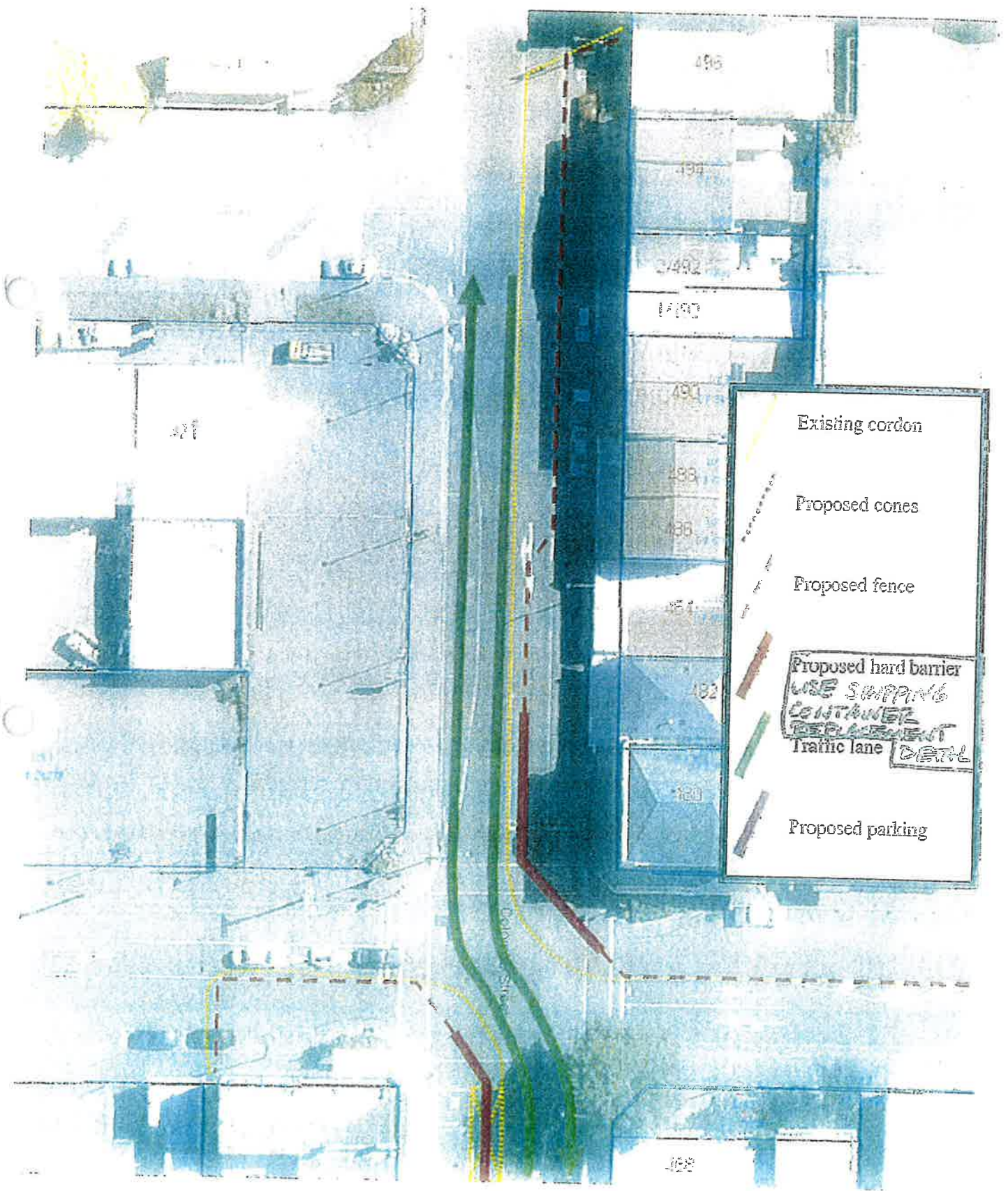
- Kilmore Street 33 (Cranmer apartments, cnr Montreal)
- Madras Street 192 – 204, CBD
- St Asaph Street 200, CBD
- Moorhouse Avenue 392 (Science alive clock tower)
- Manchester Street 160, CBD

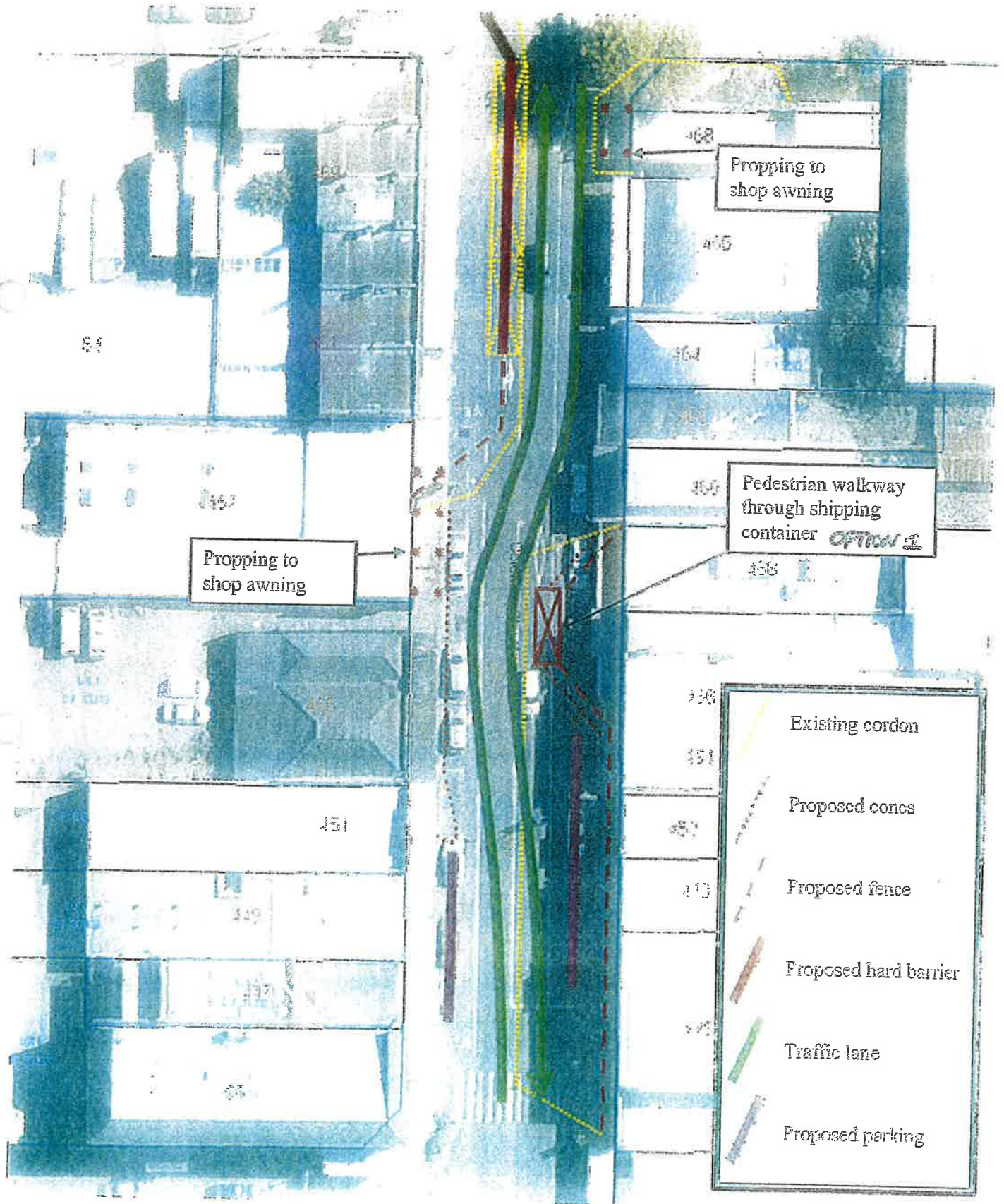
Draft version Tuesday 5<sup>th</sup> October 2010  
Document prepared by John Mitchell

Copy to:

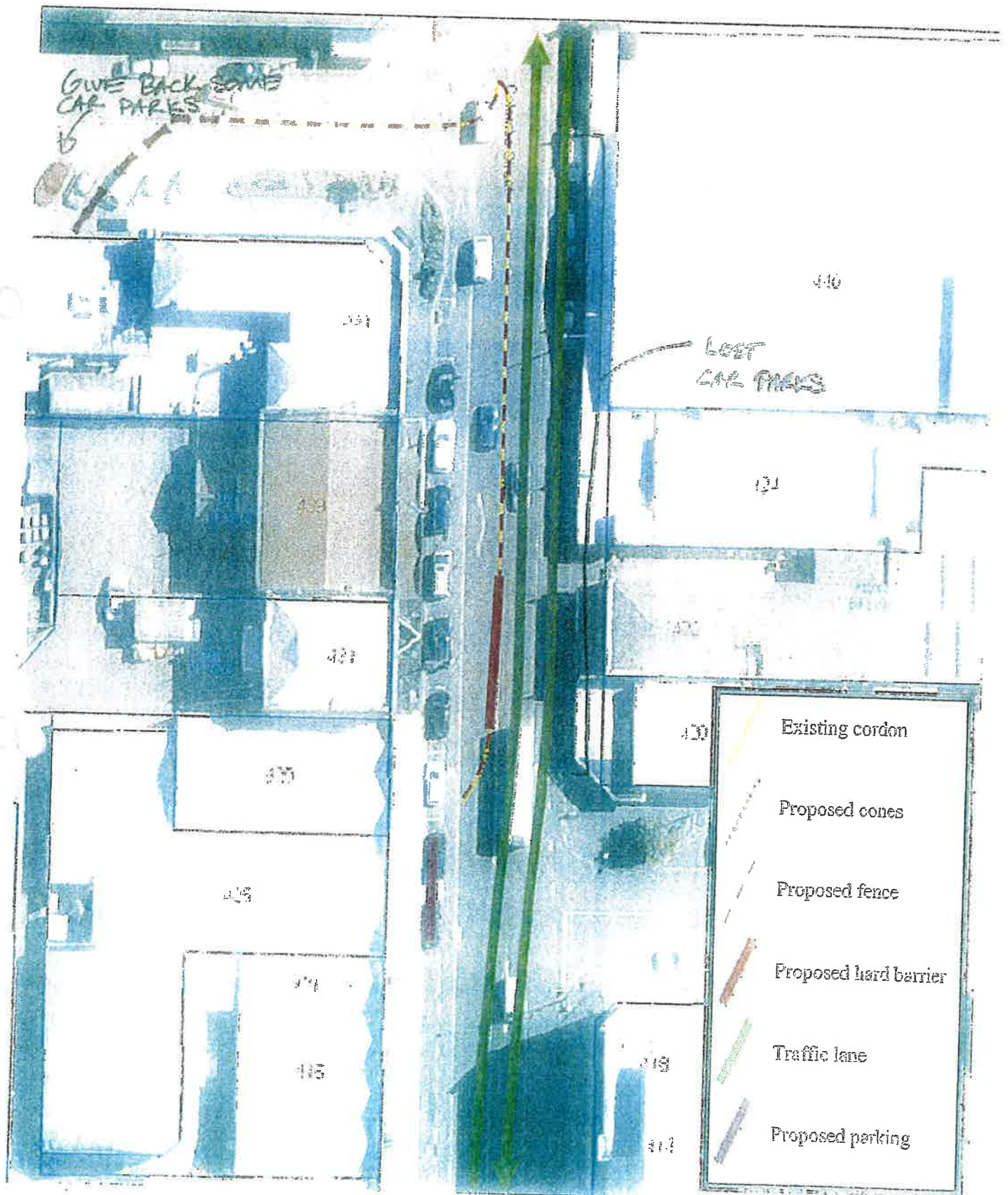
*Esther Griffiths (CCC BETT Project Manager)*  
*Paul Campbell (Opus International Consultants Ltd, Structural Engineer)*  
*Steffan Thomas (CCC Transport Team Leader)*  
*Mark Millar (CCC Traffic Engineer)*

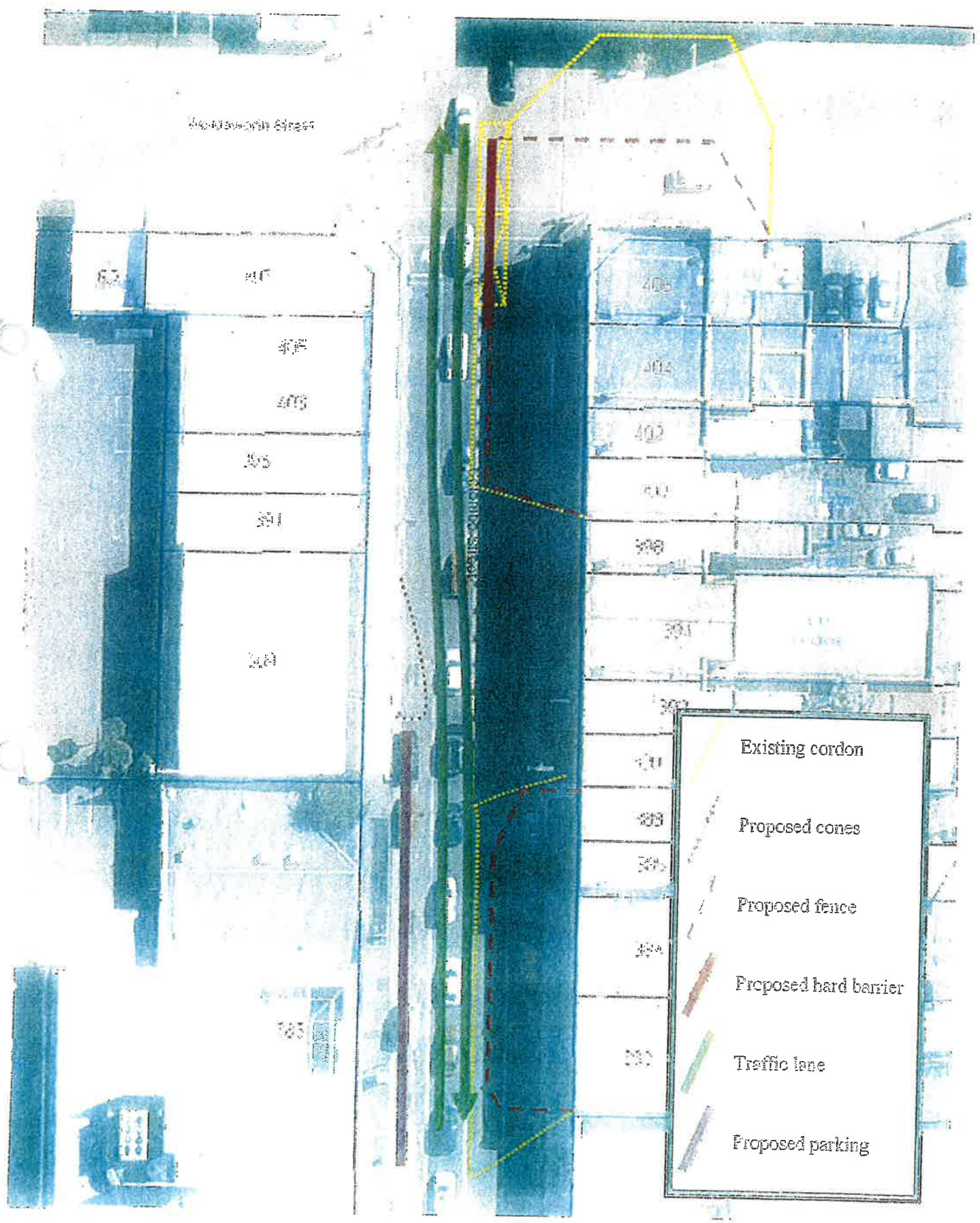
# Colombo Street 382 - 496 Sydenham



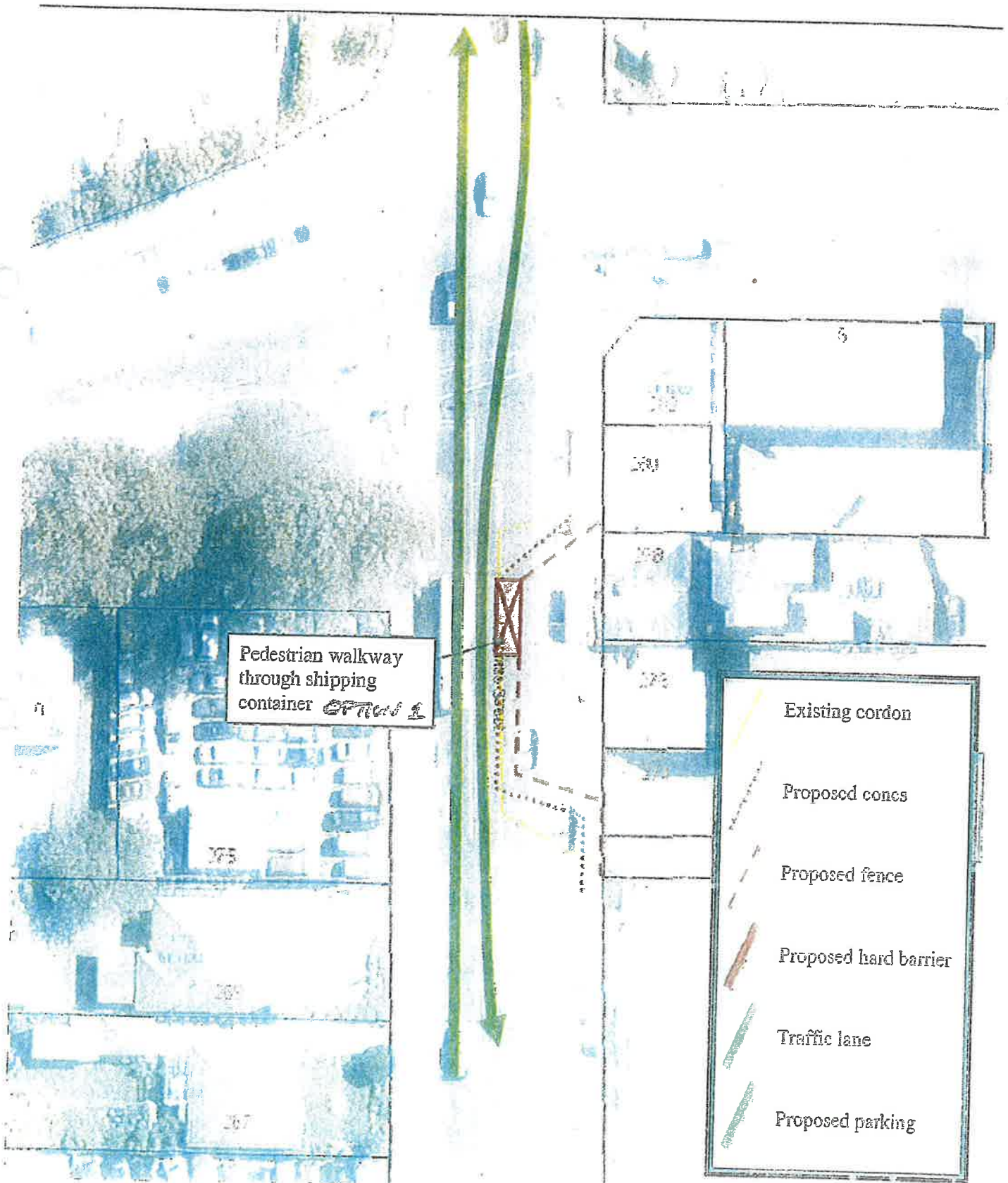




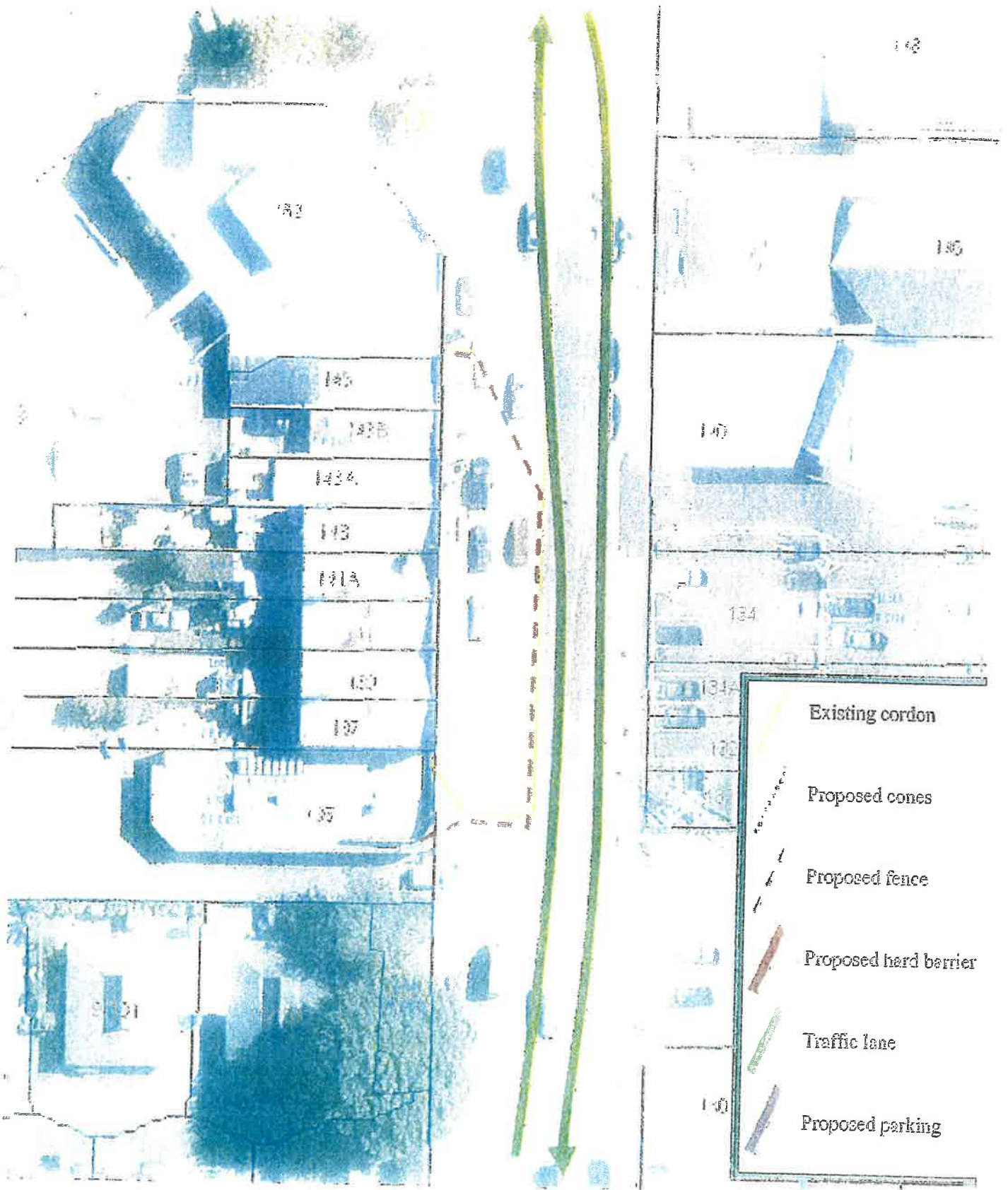




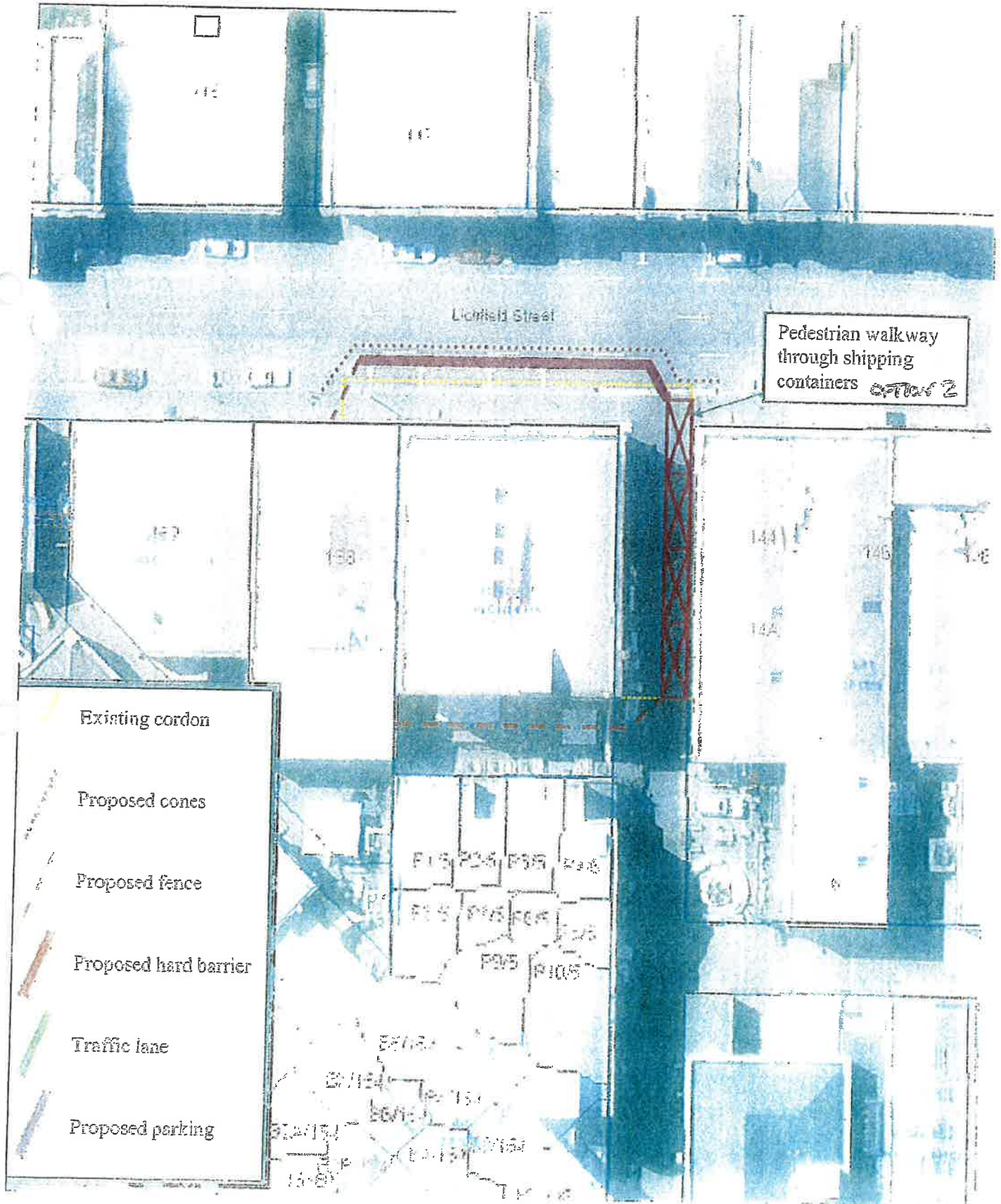
# Colombo Street 273 - 276 (near Milton Street)



# Colombo Street 135 - 145 Somersetfield



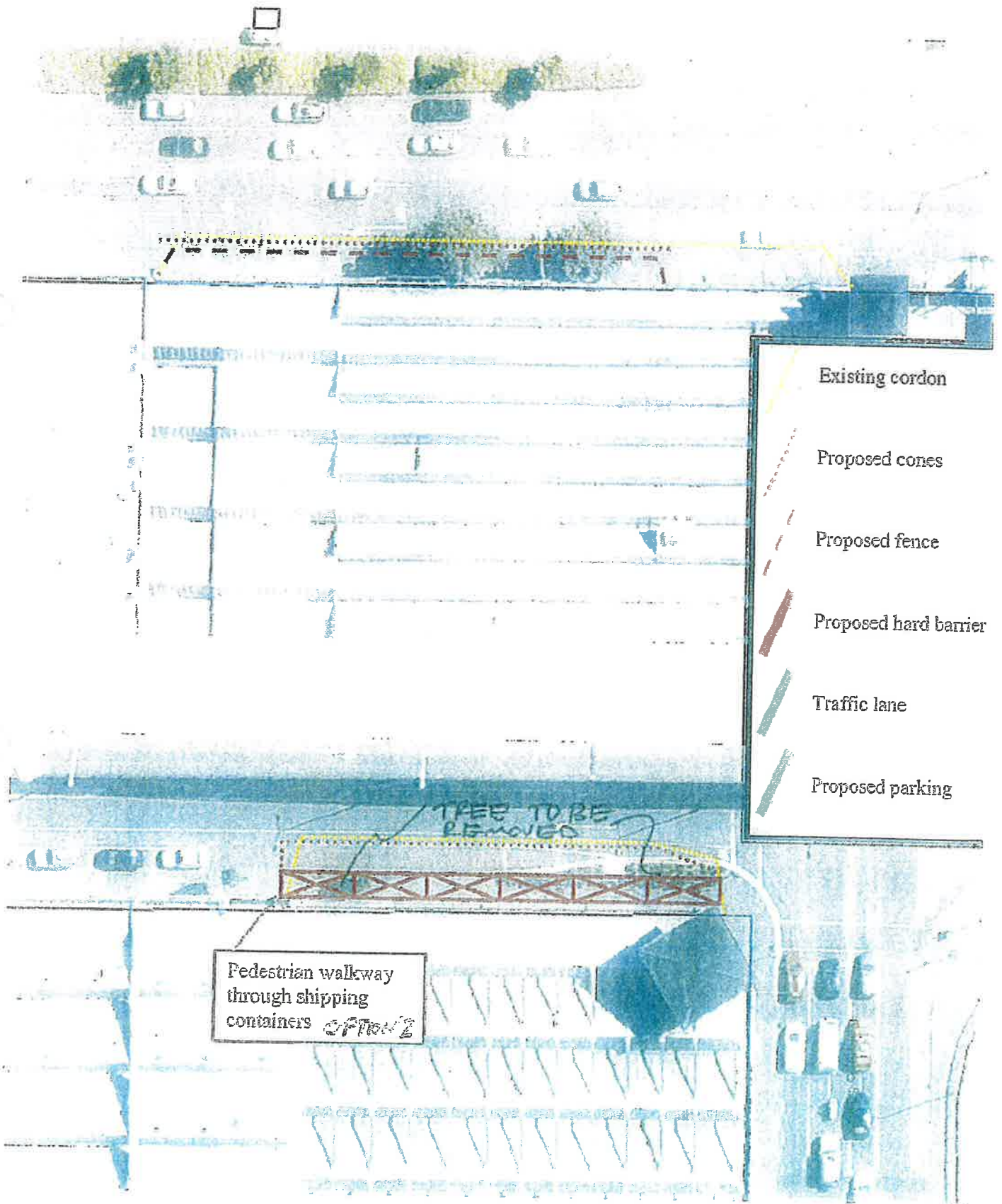
# Poplar Street near Lichfield 141, CBD



Pedestrian walkway through shipping containers OFFICE 2

- Existing cordon
- Proposed cones
- Proposed fence
- Proposed hard barrier
- Traffic lane
- Proposed parking

# Moorhouse Avenue 250 (Harvey Norman)



Pedestrian walkway through shipping containers *OPTION 2*

TREE TO BE REMOVED

- Existing cordon
- Proposed cones
- Proposed fence
- Proposed hard barrier
- Traffic lane
- Proposed parking

# Calculation Sheet

Project/Task/File No:

Sheet No 1 of 2

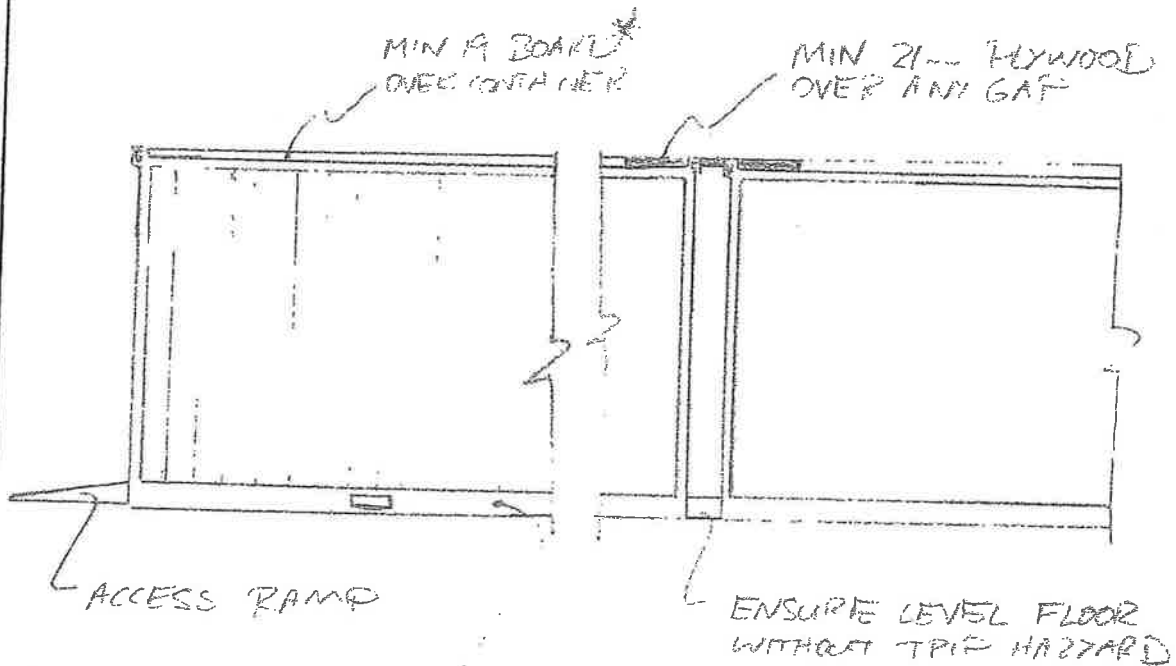
Project/Description: COLOMBO ST (SIDENHAM)  
2 LANE TRAFFIC SOLUTIONS  
FOR CCC

Office:

Computed: PAC 11/01/10

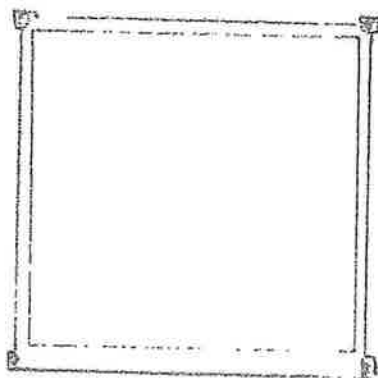
Checked: / /

## PEDESTRIAN REFUGE/SHELTER/ACCESS

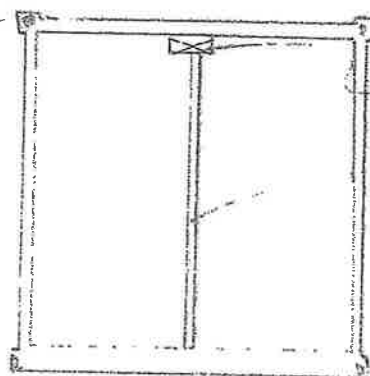


\* CAN BE ANY QUALITY OF BOARD STRONGER

SHIPPING CONTAINER WITH DOORS SECURED OPEN EACH END ENSURE PLYWOOD FLOOR OR SUITABLE FLOOR FOR PEDESTRIANS



OPTION 1



OPTION 2

STRONG-BACK MIN 21mm PLYWOOD PROPS ETC

WRAP A CROW PROPS WITH HIGH VIZ TAPE ETC TO MAKE SAFE FOR PUBLIC ACCESS



### Calculation Sheet

Project/Task/File No:

Sheet No 2 of 2

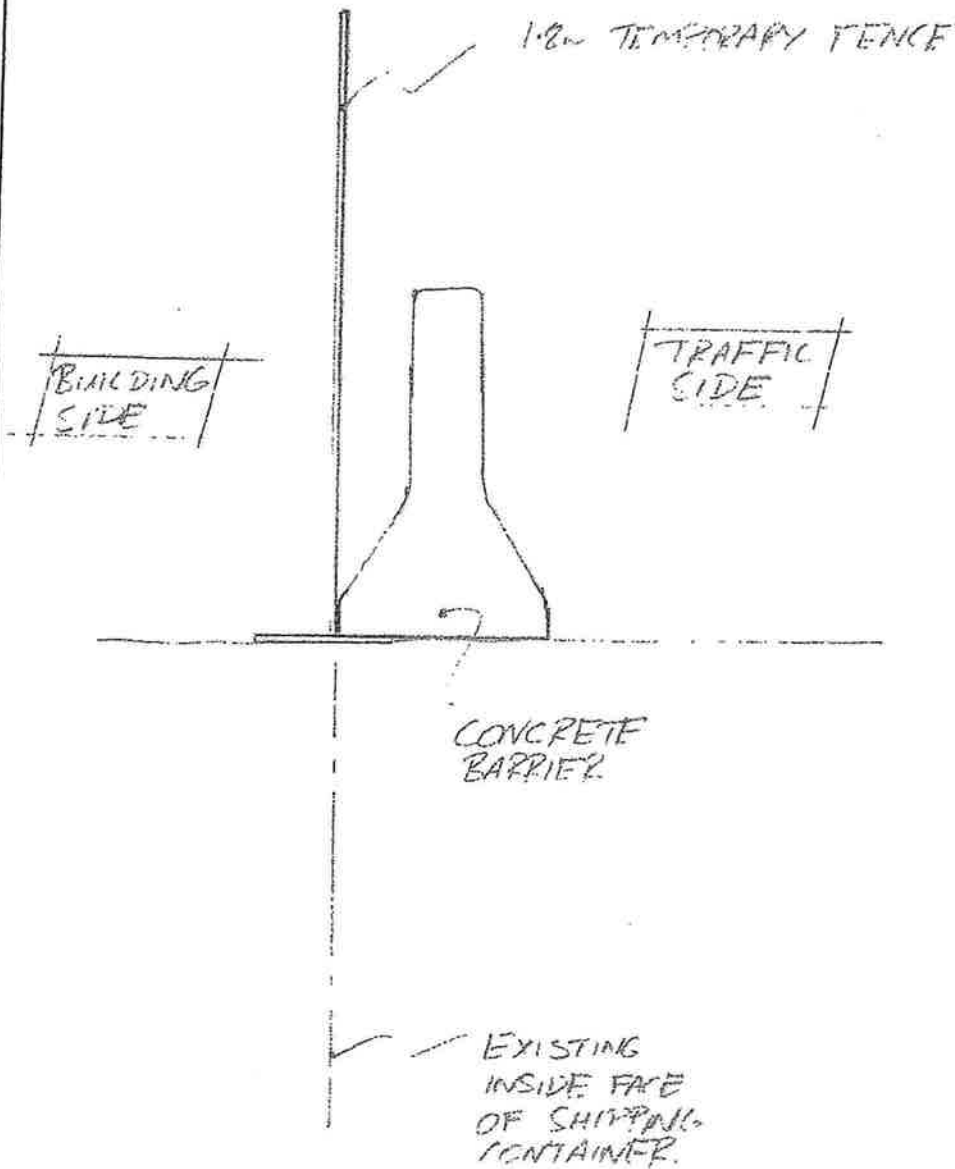
Project/Description:

Office:

Computed: 1 1

Checked: 1 1

## SHIPPING CONTAINER REPLACEMENT BARRIER



NB. CONCRETE BARRIER AVAILABLE FROM  
BUNTON HOUSE 10/11/11.

CONTACT MARK M'HEWITT  
03 478 8225  
07 478 8224





"J"

**Daines, Nadine**

---

**From:** Griffiths, Esther  
**Sent:** Friday, 8 October 2010 10:05 am  
**To:** Lennan, Gary; Herrett, Ross  
**Cc:** McCarthy, Steve; 'deane@mem.co.nz'  
**Subject:** Improvements to safety barriers/cordons around dangerous buildings

Good morning Gentlemen.

Yesterday, the proposal for improving safety barriers/cordons around dangerous buildings within the CBD developed by OPUS consulting engineers was considered by Traffic Management (Steffan Thomas, Mark Millar) and BET (Esther Griffiths, Neville Higgs, John Mitchell, Mark Mitchell).

- The proposed system for Moorhouse Avenue (Harvey Norman building) was deemed to have an insufficient cost-benefit to proceed.
- The proposed systems for Colombo St, while having some merit, were not deemed to improve transport safety.
- The proposed system for Poplar Lane was not deemed to be the responsibility of Council, nor is it practical (financially) to implement.

subsequently put forward a proposal from a Council colleague regarding overhead protective structures. These structures were considered by the Traffic Management Coordination (TMC) team as potential ["providing pedestrians with a sense of protection greater than that which the structure provided"].

As a result of this meeting TMC have undertaken to maintain cordons where property owners are taking action to make safe the property. TMC would like to transfer the responsibility/cost of maintaining cordons to building owners where no action is being taken or where repairs/retrofitting is underway.

The BETT team will continue to monitor cordon placement - noting where changes should/can be made. However, it is expected that our involvement will lessen in the coming weeks.

Kind regards,

Esther Griffiths  
Project Manager

"K"

**Daines, Nadine**

**From:** Billante, Vincie  
**Sent:** Thursday, 11 November 2010 11:40 am  
**To:** Lennan, Gary; Mitchell, Peter; Thomas, Steffan; Higgs, Neville  
**Cc:** Healy, Amanda; Cowan, Lee; Bronner, Laura  
**Subject:** RE: Sydenham – Operation Cleanup

hello all,

Spoke to Robert Ling, agent for 382-384 Colombo St, they are stoked with us propping the verandah. Julian Hobday of 386 Colombo is very happy we strap his parapet in the meantime until he gets his specially constructed metal strapping installed - and for us to prop the verandah in order to move the cordons. Ken Fung Gin - I got his correct phone number and he is also very happy we do this - so we are all good to go!! I have contacted one or two of the businesses immediately adjacent to also inform them after I spoke to the building owners that we are attempting to move the cordons today to help the traffic issues.

*Cheers,*

*Vincie Billante*

Policy Analyst - Bylaws  
 Policy Team, Strategy & Planning Group

DDI +64 (03) 941 8758

Email vincie.billante@ccc.govt.nz

Web www.ccc.govt.nz

Christchurch City Council  
 Civic Offices, 53 Hereford Street, Christchurch  
 PO Box 73012, Christchurch, 8154

 Please consider the environment before printing this e-mail

---

**From:** Lennan, Gary  
**Sent:** Thursday, 11 November 2010 10:54 am  
**To:** Mitchell, Peter; Thomas, Steffan; Billante, Vincie  
**Cc:** Healy, Amanda; Cowan, Lee  
**Subject:** FW: Sydenham – Operation Cleanup

Hi All

An update as to where we are at with the bracing option of buildings within the Sydenham area.

We have identified our first target buildings, those buildings are:

- **382-384 Colombo Street** – Owner David Yang. Information obtained from David Yang is that he is waiting for his insurance company to come back to him before undertaking any work.

12/09/2011

Note: An assessment by a structural engineer employed by Council carried out yesterday identified that in fact this building could be cleared of the cordon if we supported the veranda to this building only.

- **386 Colombo Street** – Owner Julian Hobb-Day. Owner is planning to have the parapet fixed and has advised that he hopes that this will be completed within three weeks. Again an assessment by Council's structural engineer carried out yesterday indicates that the primary danger can be removed simply by propping the veranda but this will need to be accompanied with a cargo stripe being tied around the parapet for additional safety.
- **388 Colombo Street** – Owner Mr Stefan. To date Council has been unable to make contact with the building owner.

What has been identified through a more detailed structural engineering assessment of these three properties is that there is a much cheaper option to enable us to remove the cordon around those buildings simply by supporting the veranda for all of those buildings and a minor cost (a few hundred dollars) to strap the parapet of 386 Colombo Street.

In order to expedite the road clearance of which these properties are prohibiting, I am proposing that Council (namely my Unit) actually picks up the cost to brace the veranda for these buildings. My rationale for doing so is that given that Council is currently already paying for the cost of the security fencing utilised for the cordon, this is a "quick fix/quick win" which is effectively cost neutral for Council to undertake. Our messaging around this would in my view be able to manage the risk that this sets a precedent. The cost to Council to clear this section of Colombo Street is estimated to be only \$5000. It would cost more for Council to continue to pay for the cordons and chase the recovery of this cost from three separate building owners and it was decided for the wider public interest, that Council pick up this cost to help progress the cleanup of the Sydenham area.

Vincie Billante is covering off ensuring that Council's heritage team and other internal stakeholders are aware that this work is happening. She is also making contact with the building owners (if this is possible) in advance of the work being carried out.

Fulton Hogan have been instructed to proceed with the veranda propping etc and should be on site around lunchtime. All going well the work will be completed and barricades removed by 5pm today.

## Gary Lennan

Inspections & Enforcement Manager  
Inspections & Enforcement Unit

DDI 03 941 8232

Email [gary.lennan@ccc.govt.nz](mailto:gary.lennan@ccc.govt.nz)

Web [www.ccc.govt.nz](http://www.ccc.govt.nz)


Christchurch City Council

Civic Offices, 53 Hereford Street, Christchurch, 8011  
PO Box 73013, Christchurch, 8151

Christchurch  
City Council 

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"L"

|                                                                                                                                                         |                                                                                                                   |                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
|  <p><b>CHRISTCHURCH</b><br/>CITY COUNCIL • YOUR PEOPLE • YOUR CITY</p> | <p><b>CHRISTCHURCH CITY COUNCIL</b><br/>BUILDING ACT 2004<br/><b>Project Information Memorandum<br/>(PIM)</b></p> | <p>FORM BA22<br/>PROJECT NO:<br/><b>10072956</b></p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|

*Issued Date: 22 February 2007*

**Site Address:** 382 Colombo Street

**Legal Desc:** Lot No: 2 DP No: 3942

**Owner:** Boi Yan

**Applicant:** Simon Ling  
Lings Design Consultant  
PO Box 29119  
**CHRISTCHURCH**

**Proposal:** Internal alterations to create living quarters upstairs

**Please note that the previous Project Information Memorandum issued with this number on 22 February 2007 is now cancelled and replaced with the following:**

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

**Zoning:** Business 2 (District Centre)

#### **PLANNING**

- **Lot 2** does not have legal access to right-of-way that Lot 1 has access to, therefore there is no vehicular access to carparks numbered 9-14. Applicant needs to apply for right-of-way approval under Section 348 for right-of-way access over Lot 1, DP3942 and Lots 2-9 DP20081.
- **NOTE:** The space at the rear of the shops appears to have been used for outdoor living space for the upstairs flats located in the shop / dwellings. This area needs to be shown on the building plans as outdoor living space or a resource consent applied for, for no outdoor living space to be provided.

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

*Contact -- John Clark*

- 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.

The affects of this change is that buildings built prior to 1976 may now need to be assessed to ascertain if they meet the standard of a third of current New Zealand Building Code as specified in the Building Act Regulations.

Consent applicants may be asked to engage a structural engineer to assess the building to determine if the building is above the Earthquake Prone Standard as specified in the Building Act Regulations and to provide this information with any consent application to the Council.

**Note:** Prior strengthening work may no longer be sufficient to comply with the Building Act 2004.

- **Ground Conditions:** No records are held by Council for the site but the locality is known to have **suspect ground conditions due to the presence of soft ground**. It would be advisable that the ground conditions are investigated by a suitably qualified person (eg a geotechnic or structural engineer). A report, and if necessary a foundation and drainage support design may be required to support an application for building consent.

## OTHER ISSUES

*Contact – John Clark*

- **Evacuation Scheme:** Provision for evacuation from the scene of a fire may be required under Section 21A of the Fire Services Act 1975.
- **Asbestos in existing buildings:** If any asbestos is discovered during the proposed building work, the following steps are required to be taken:
  - Prior to removal, please contact the Department of Labour, phone 366-5500 for information on appropriate methods of handling asbestos.

Before any disposal of asbestos, please contact the Councils Hazardous waste advisory service, Civic Offices, Phone 941-8 823. This will ensure correct disposal in the City Council area at the land fill site
- **Construction Nuisance:** The project must comply with the Health Act 1956, Section 29. The premises should be constructed or demolished so as not to cause a nuisance in terms of the Act (ie. dust).
 

The Resource Management Act 1991 places a general obligation on persons, including builders and demolition contractors to adopt the best practicable option to ensure that the emission of noise does not exceed a reasonable level.
- **Damage to Council Assets:** At all times the roadway, footpath, berm and landscaped areas adjacent to the construction site are to be kept tidy and safe for all road users. The developer/owner is responsible to repair any damages to the roading assets that occurred as soon as is practicable. The Council reserves the rights to repair all damages. Any cost incurred by Council for this will be recovered from the developer/owner.
- **Nuisance on the street:** An adequate supply of water shall be available at all times to ensure the site and truck loads to be dampened down to **prevent dust and debris** being deposited on the footpath, roadway and adjoining properties. The footpath and roadway are to be cleaned down at regular intervals as required.
- **Unused Service Connections:** Following demolition, disused water supply, stormwater and foulwater drains are to be sealed off as close as possible to the live side by a registered tradesperson. Please find enclosed the appropriate form for return to the Council if the water supply is not to be re-used.
- **Street Trees:** Removal or pruning of any street trees cannot be carried out without the prior approval of the Council's Greenspace Unit. (Ph 941 6840).
- **Sediment Control on Building Sites:** The Building Act 2004 and the Resource Management Act 1991 impose obligations on owners to ensure that building work does not cause the discharge of uncontrolled stormwater and/or sediment from any building site into the Council's stormwater drains and local waterways.

Sediment fences and stormwater diversion systems must be provided on building sites where there is a risk of uncontrolled discharge.

For further information 'best practice guidelines' can be found on the Environment Canterbury website [www.ecan.govt.nz](http://www.ecan.govt.nz)

Or contact the Council's Building Consent Officer on Ph 941 8995.

**Note: "Building work" includes siteworks. Where there is a risk of uncontrolled stormwater/sediment discharge from the site, no preparation or siteworks may be carried out until a building consent has been issued and the stormwater/ sediment controls are in place.**

**Development Contribution Assessment:** The Council requires the payment of Development Contributions to be made before or at the time of uplift of the Code Compliance Certificate. These are as defined in Councils *Development Contributions Policy*, which has been established under the Local Government Act 2002, and is included in the Long Term Council Community Plan (LTCCP). Full details of the policy are available at:

<http://www.ccc.govt.nz/LTCCP/DevelopmentContributionsPolicy/>

#### Development Contribution Summary as at 27 March 2007

| Development Contribution Summary as at 27 March 2007 | Gross DC Charge | Transition year remissions discount | Net Charge  |
|------------------------------------------------------|-----------------|-------------------------------------|-------------|
| <b>Community Infrastructure</b>                      |                 |                                     |             |
| Leisure Facilities                                   | \$1,749.48      | 100.0%                              | \$0.00      |
| <b>Network Infrastructure</b>                        |                 |                                     |             |
| Water Supply & Conservation                          | \$4,587.97      | 63.0%                               | \$1,697.55  |
| Wastewater Collection                                | \$5,952.49      | 76.6%                               | \$1,392.88  |
| Wastewater treatment & disposal                      | \$9,935.38      | 82.1%                               | \$1,778.43  |
| Surface water management                             | \$25,351.22     | 100.0%                              | \$0.00      |
| Transport                                            | \$9,729.68      | 100.0%                              | \$0.00      |
| <b>Reserves</b>                                      | \$44,000.00     |                                     | \$44,000.00 |
| <b>Total pre GST</b>                                 | \$101,306.22    |                                     | \$48,868.86 |
| <b>GST</b>                                           | \$12,663.28     |                                     | \$6,108.60  |
| <b>Total including GST</b>                           | \$113,969.50    |                                     | \$54,977.46 |

#### Notes:

1. This assessment is valid if paid by **27 March 2008**. If it is not paid by this time, a further assessment will be carried out.
2. The "transition year discount" is not likely to apply if payment is not received within this 12 month period.
3. The invoice for the contribution will be raised at the time of application for a Code Compliance Certificate, or earlier on request.

The following Council fees will be charged with the uplift of the Building Consent and are additional to the Building Consent fees. These fees are subject to change depending on the date of issue of the Building Consent.

Water Supply (One 15mm Supply) \$ 500.00 per connection if required

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**Total Project Information Memorandum fees** \$ 195.00

**Paid** \$ 195.00 **Receipt No.:** CC5859

Signed for and on behalf of the Council: \_\_\_\_\_

Date: 1 May 2007

**Name:** Marilyn Galbraith

**Position:** BUILDING ADMINISTRATION OFFICER

- **This document is not an authorisation to commence work.** The project may only proceed subject to the issue of a Building Consent and any other necessary authorisations being obtained.
- This project information memorandum is valid at the time of issue, but may be reissued if the information is either no longer relevant or is incorrect.

**Attachments:**

- Drainage plan