



**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  
601/601A COLOMBO STREET**

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

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Legal Services Unit, c/o 28 Hereford Street, Christchurch 8013  
P O Box 73013, Christchurch 8154  
Telephone (03) 941 8999

## **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 601/601A 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 601/601A 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.

- (c) The Council's response in relation to 601/601A Colombo Street following the Boxing Day aftershock.
- (d) Information about any cordons/barricades around 601/601A Colombo Street following the 4 September 2010 earthquake.
- (e) Whether 601/601A Colombo Street was assessed as 'earthquake-prone' for the purposes of section 122 of the Building Act 2004.
- (f) The effect of any strengthening undertaken.
- (g) The application of the Council's earthquake prone policies of 2006 and 2010 to the building, if relevant.

#### **EVENTS AFTER THE 4 SEPTEMBER 2010 EARTHQUAKE**

6. A Level 1 assessment was carried out on 5 September 2010 and the buildings were issued with a red placard (**Annexure "A"**). The assessment noted that barricades were required but the location was not noted. It also noted that a Level 2 assessment or detailed engineering evaluation was recommended. A Level 2 assessment was undertaken for "Longhorn Leather" later on 5 September 2010 which resulted in the building being confirmed as unsafe (**Annexure "B"**). The assessment noted that barricades were required "along Mollet Street".
7. Level 2 assessments (**Annexure "C"**) were carried out for 601A and 601 Colombo Street by the Council's Building Evaluation Transition Team on 15 October 2010, as part of the re-evaluation process referred to in Section 4.1 of the Council's "Report into Building Safety Evaluation Processes in the Central Business District Following the 4<sup>th</sup> September 2010 Earthquake" ("the Council's Report"). The assessments confirmed the existing red placard and noted that demolition was likely.
8. In letters of 15 October 2010 and 18 October 2010 from the Council to the building owners, a CPEng report was requested (**Annexure "D" and "E"**).

9. On 27 December 2010, a rapid assessment was carried out on the "Longhorn Leather" and "Pleasure Plus" buildings and a red placard was issued (**Annexure "F"**). On 28 December 2010, a section 124 Building Act notice was issued for the building requiring work to be carried out by 31 January 2011 (**Annexure "G"**). The case manager's notes indicate communications between the building owner's representative, the building owner's engineer, and the Council, following the issuing of the section 124 notice (**Annexure "H"**).
10. The Council's file records a walkabout on 10 and 20 January 2011 observing the status of the building as having a red sticker and the continued existence of a barrier.
11. On 24 January 2011, the case manager spoke to the owner's representative and lawyer (John Dallison) about the building and he advised that the owner intended to demolish the building and that they would go through the consent process to do this soon (**"Annexure H"**). On the same day, the case manager emailed the owner's representative requesting that he forward any relevant engineer's report for the building (**Annexure "H"**).
12. A re-inspection of damaged buildings was carried out on 31 January 2011 by Paul Campbell who was an engineer on contract from Opus. The assessment stated that an engineer's report was required on the Colombo Street façade and that temporary works were required to move the barriers. The barriers were recorded as "existing" (**Annexure "I"**).
13. On 1 February 2011, the case manager spoke to Marton Sinclair, the owner's engineer, who advised that he had not completed the engineer's assessment but would be leaning towards a demolition (**Annexure "H"**). The case manager also spoke to Mr Dallison and advised him that an engineer's report for the building was required. Mr Dallison advised that he would get back to the case manager with something as soon as possible (**Annexure "H"**).
14. The building was re-inspected again on 14 February 2011 and the assessment stated that the building were badly damaged and an urgent CPEng Report required (**Annexure "J"**).
15. On 15 February 2011, the case manager spoke to John Dallison about the fact that the Council had still not received an engineer's report from the building

owner. Mr Dallison said he would forward the required information to the case manager as soon as possible (**Annexure "H"**).

16. A CPEng Certification Form was never received from the building owners. The case manager's notes (already supplied to the Royal Commission) indicate that the Council had followed up on the request for the CPEng Certification Form numerous times (**Annexure "H"**).

#### *Cordons*

17. I am unable to ascertain from the Council records exactly when the barricades were erected outside the building. However, I attach a photograph taken on 24 September 2010 (**Annexure "K"**) which indicates the nature and extent of the barriers that were in place in the area on that date. The photo indicates that barricades were placed in front of the building and across the entrance to Mollett Street to prevent access along that street. The photo indicates that the barricades were erected in such a way that access was prevented to Mollett Street from Colombo Street.
18. A map of "CBD Streets Affected by Road Closures" dated 22 October 2010 is attached as **Annexure "L"**. This map indicates the location of cordons on that date and that Mollett Street was closed as a result of the cordons. There is nothing on the Council's records to indicate that the barricades were changed between 5 September 2010 and 22 October 2010.
19. I attach the following documents which provide a more complete picture of the nature and extent of the cordons around the building from Boxing Day on:
  - Photographs taken by staff from the Council's Parking Unit following the Boxing Day earthquake which indicate the extent of the cordons on 30 December 2010 (**Annexure "M"**).
  - A spreadsheet dated 7 January 2011 which states that fencing was still present outside 601-603 Colombo Street (**Annexure "N"**).
  - An email dated 26 January 2011 which confirms that pedestrian ramps had been installed at the Colombo Street/Mollett Street intersection as a result of the barriers and pedestrians being forced onto the road (**Annexure "O"**).
  - A spreadsheet dated 2 February 2011 confirming the installation of wheelchair/pedestrian ramps at the intersection of Colombo Street

/Mollett Street. This indicates that the barriers were still present (Annexure "P").

- A map showing the barriers that were in place as at the week ending 18 February 2011. The purple lines at the intersection of Mollett Street and Colombo Street show that the barriers were still in place (Annexure "Q").
20. These records indicate that the location of the cordon was not changed between September 2010 and 22 February 2011. The Council staff who were in charge of erecting and moving the cordons, on instruction from engineers, have no record of the cordon being removed prior to 22 February 2011.
  21. The re-inspection form dated 14 February 2011 had a reference to protection fencing being required. There is nothing however on the form to indicate that the existing barricades were inadequate for this building.
  22. The Council's process was to require engineers to advise on the appropriate location of barriers and any modifications to the barriers. The Council contracted engineers who inspected the cordons and barriers and reviewed the adequacy in terms of protecting public safety. They would often seek a second opinion when they had doubt about a decision on a cordon/barrier on a building and would often visit buildings together. If any inspecting engineer had considered that the façade at 601/601A Colombo Street posed a significant risk to public safety, the process would have been for the engineer to advise the Traffic Management Team to move the cordon or barrier to deal with that risk.

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

23. The buildings were noted as possible Earthquake Prone buildings.
24. The buildings would have been deemed to be earthquake prone in terms of Section 66 of the Building Act 1991.
25. 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.

26. There is no record on the Council file of any strengthening work being carried out.

**DATED**

8 December 2011



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Stephen James McCarthy

# AG16 "A" 3 ① CSR 9/17/24/AG. Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials  
Territorial Authority

SW  
Christchurch City

Date of Inspection  
Time

5-07-10  
1:20pm

Exterior Only  
Exterior and Interior

☒

Building Name

Various stores

Short Name

Address

601 & 601a Colombo

GPS Co-ordinates

S°

E°

Contact Name

Contact Phone

Storeys at and above  
ground level

2

Below ground  
level

0

Total gross floor area  
(m²)

500

Year  
built

No of residential Units

2

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

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

☐

☐

☐

Major masonry wall collapse  
& roof into side st.

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

INSPECTED

GREEN

☐

RESTRICTED USE

YELLOW

☐

UNSAFE

RED

☒

Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

☒ Barricades are needed (state location):

☒ Level 2 or detailed engineering evaluation recommended

☒ Structural

☐ Geotechnical

☐ Other recommendations:

☒ Other: Electrical & Services

Estimated Overall Building Damage (Exclude Contents)

None

☐

0-1 %

☐

31-60 %

☐

2-10 %

☐

61-99 %

☒

11-30 %

☐

100 %

☐

SWNSIG

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

PIUPI  
810539  
00112 DP  
6296

Sign here on completion

Date & Time  
ID

1:30pm 5/9/10  
SWNSIG



# UNSAFE

DO NOT ENTER OR OCCUPY  
(THIS PLACARD IS NOT A DEMOLITION ORDER)

## WARNING:

This building has been seriously damaged and is unsafe. Do not enter. Entry may result in death or injury. The damage observed from external inspection is as described below.

This facility was inspected pursuant to the Civil Defence  
Emergency Management Act 2002

Inspector ID: \_\_\_\_\_

Enter only with specific written authorisation from Territorial Authority  
acting under the authority of the Civil Defence Emergency  
Management Controller

Acting under the authority of the Civil Defence Emergency  
Management Controller

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Facility Tenancy Name and Address  
601/611 A

Contact for information: ph. (03) 941 8999  
or

TXT: 021 02069179 with following details: Address, Placard  
colour, contact name, contact phone number

Do Not Remove this Placard. Placed on Behalf of the Civil Defence Emergency Management Controller  
Under the Authority of the Civil Defence Emergency Management Act 2002

"B" CSR 9174054<sup>50</sup>

## Christchurch Eq RAPID Assessment Form - LEVEL 2

Inspector Initials  
Territorial Authority

2WJS  
Christchurch City

Date  
Time

5/9/10  
16:20pm

Final Posting  
(e.g. UNSAFE)

Building Name

Short Name

Address

GPS Co-ordinates

Contact Name

Contact Phone

Storeys at and above  
ground level

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

No of residential Units

Photo Taken

LONG HORN LEATHER Type of Construction

601A COLONBO ST.

S<sup>o</sup> 43.535 E<sup>o</sup> 172.637

2

200m<sup>2</sup>

—

Below  
ground  
level

Year  
built

1900's

☐ Timber frame

☐ Steel frame

☐ Tilt-up concrete

☐ Concrete frame

☐ RC frame with masonry infill

Primary Occupancy

☐ Dwelling

☐ Other residential

☐ Public assembly

☐ School

☐ Religious

☐ Concrete shear wall

☒ Unreinforced masonry

☐ Reinforced masonry

☐ Confined masonry

☐ Other:

☒ Commercial/ Offices

☐ Industrial

☐ Government

☐ Heritage Listed

☐ Other

Investigate the building for the conditions listed on page 1 and 2, and check the appropriate column. A sketch may be added on page 3

Overall Hazards / Damage

Minor/None

Moderate

Severe

Comments

Collapse, partial collapse, off foundation

☐

☐

☒

SIDE WALL FALLEN OUT.

Building or storey leaning

☒

☐

☐

INTO MOLLETT STREET.

Wall or other structural damage

☐

☐

☒

STILL UNSAFE HAZARD

Overhead falling hazard

☐

☐

☒

FROM FALLING.

Ground movement, settlement, slips

☒

☐

☐

Neighbouring building hazard

☒

☐

☐

Electrical, gas, sewerage, water, hazmats

☒

☐

☐

Record any existing placard on this building:

Existing  
Placard Type  
(e.g. UNSAFE)

UNSAFE

Choose a new posting based on the new 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. Transfer the chosen posting to the top of this page.

INSPECTED

GREEN

G1

G2

RESTRICTED USE

YELLOW

Y1

Y2

UNSAFE

RED

R1

R2

R3

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):

ALONG MOLLETT STREET.

☐ 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 %

☐

Inspection ID: 2WJS1 (Office Use Only)

Sign here on completion

Date & Time  
ID

Lot 11, DP 6296, Papea 810538

**Structural Hazards / Damage**

Minor/None

Moderate

Severe

**3**

Comments

Foundations

Roofs, floors (vertical load)

Columns, pilasters, corbels

Diaphragms, horizontal bracing

Pre-cast connections

Beam

**Non-structural Hazards / Damage**

Parapets, ornamentation

Cladding, glazing

Ceilings, light fixtures

Interior walls, partitions

Elevators

Stairs/ Exits

Utilities (eg. gas, electricity, water)

Other

**Geotechnical Hazards / Damage**

Slope failure, debris

Ground movement, fissures

Soil bulging, liquefaction

General Comment

☒☐☐☐☐☒☒☐☐☒☐☐☒☐☐☒☐☐☒☐☐☐☐☒☐☐☒☒☐☐☒☒☐☒☒☐☒☐☐☒☐☐☒☐☐☒☐☐☒☐☐☒☐☐☒☐☐☒☐☐

UNSUPPORTED ROOF NOW  
IS A HAZARD FROM  
FALLING.

INTERNAL WALL BADLY  
CRACKED.

**Usability Category**

Damage Intensity	Posting	Usability Category:	Remarks
Light damage	Inspected (Green)	G1. Occupiable, no immediate further investigation required	
Low risk		G2. Occupiable, repairs required	
Medium damage	Restricted Use (Yellow)	Y1. Short term entry	
Medium risk		Y2. No entry to parts until repaired or demolished	
Heavy damage	Unsafe (Red)	R1. Significant damage; repairs, strengthening possible	
High risk		R2. Severe damage; demolition likely	
		R3. At risk from adjacent premises or from ground failure	

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

**Sketch (optional)**  
Provide a sketch of the entire building or damage points. Indicate damage points.

AG

3

**Recommendations for Repair and Reconstruction or Demolition (Optional)**

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

# Christchurch Eq RAPID Assessment Form - LEVEL 2

Inspector Initials  
Territorial Authority

GFI  
Christchurch City

Date  
Time

15.10.10

Final Posting  
(e.g. UNSAFE)

unsafe

Building Name

Short Name

Address

681 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<sub>e</sub>

E<sub>e</sub>

Contact Name

90 Harold Smith

Contact Phone

366 5869. Dalmson

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 on page 1 and 2, and check the appropriate column. A sketch may be added on page 3

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

☐

☐

☒

Electrical, gas, sewerage, water, hazmats

☐

☐

☒

Record any existing placard on this building:

Existing  
Placard Type  
(e.g. UNSAFE)

unsafe

Choose a new posting based on the new 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. Transfer the chosen posting to the top of this page.

INSPECTED

GREEN

G1

G2

RESTRICTED USE

YELLOW

Y1

Y2

UNSAFE

RED

R1

R2

R3

Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

☐ Baricades are needed (state location):

☐ 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 %

☒

Inspection ID: (Office Use Only)

Sign here on completion

*[Signature]*

Date & Time  
ID

15.10.10

**Structural Hazards/ Damage**

	Minor/None	Moderate	Severe
Foundations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roofs, floors (vertical load)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Columns, pilasters, corbels	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Diaphragms, horizontal bracing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pre-cast connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Non-structural Hazards / Damage**

Parapets, ornamentation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cladding, glazing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceilings, light fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior walls, partitions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elevators	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stairs/ Exits	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Utilities (eg. gas, electricity, water)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Geotechnical Hazards / Damage**

Slope failure, debris	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ground movement, fissures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Soil bulging, liquefaction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

General Comment

demo likely

Comments

refer to photos

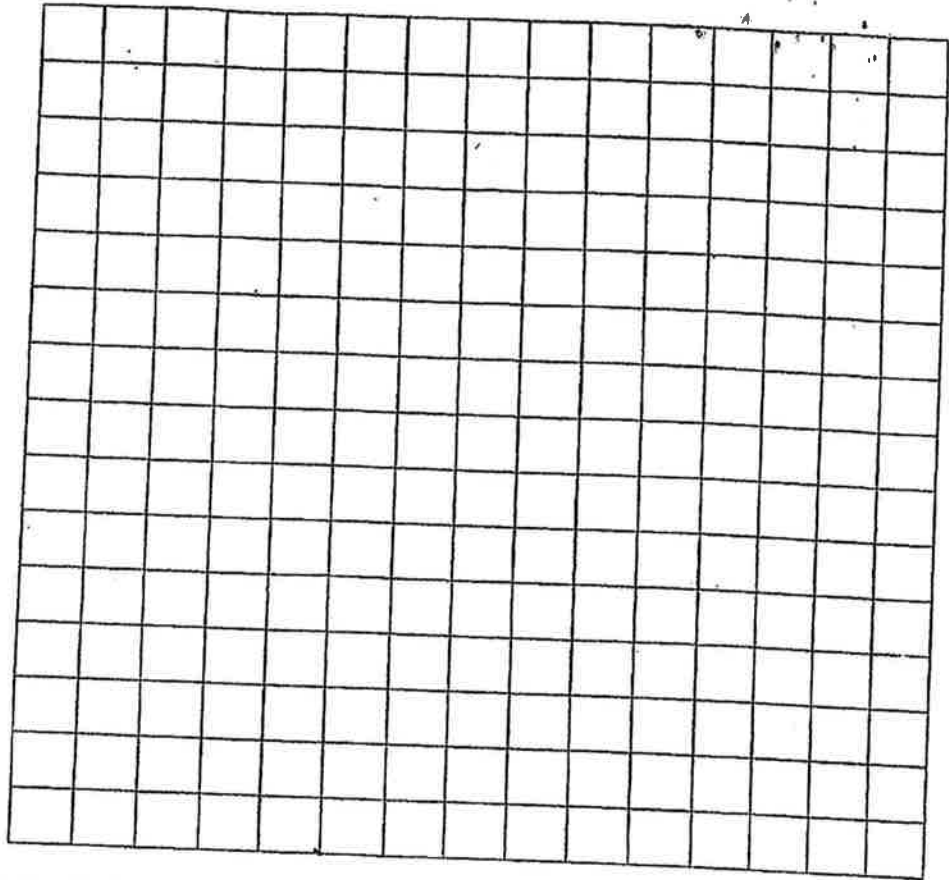
**Usability Category**

Damage Intensity	Posting	Usability Category	Remarks
Light damage	Inspected (Green)	G1. Occupiable, no immediate further investigation required	
Low risk		G2. Occupiable, repairs required	
Medium damage	Restricted Use (Yellow)	Y1. Short term entry	
Medium risk		Y2. No entry to parts until repaired or demolished	
Heavy damage	Unsafe (Red)	R1. Significant damage: repairs, strengthening possible	
High risk		R2. Severe damage: demolition likely	
		R3. At risk from adjacent premises or from ground failure	

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

**Sketch (optional)**

Provide a sketch of the entire building or damage points. Indicate damage points.

**Recommendations for Repair and Reconstruction or Demolition (Optional)**

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# Christchurch Eq RAPID Assessment Form - LEVEL 2

Inspector Initials  
Territorial Authority

G-H  
Christchurch City

Date  
Time

15.10.10

Final Posting  
(e.g. UNSAFE)

unsafe

Building Name

Short Name

Address

601A Colombo

st.

GPS Co-ordinates

S

E

Contact Name

90th Street Smiles

Contact Phone

3665869 Dalusca

Stores at and above  
ground level

2

Below  
ground  
level

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

Year  
built

No of residential Units

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

Photo Taken

Yes

No

Investigate the building for the conditions listed on page 1 and 2, and check the appropriate column. A sketch may be added on page 3

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

☐

☐

☒

Electrical, gas, sewerage, water, hazmats

☐

☐

☐

Record any existing placard on this building:

Existing  
Placard Type  
(e.g. UNSAFE)

unsafe.

Choose a new posting based on the new 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. Transfer the chosen posting to the top of this page.

INSPECTED

GREEN

G1

G2

RESTRICTED USE

YELLOW

Y1

Y2

UNSAFE

RED

R1

R2

R3

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):

☐ 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

*[Signature]*

Date & Time  
ID

15.10.10

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



Structural Hazards/ Damage	Minor/None	Moderate	Severe	Comments
Foundations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Roofs, floors (vertical load)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Columns, pilasters, corbels	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Diaphragms, horizontal bracing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Pre-cast connections	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Beam	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Non-structural Hazards / Damage</b>				
Parapets, ornamentation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Cladding, glazing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Ceilings, light fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Interior walls, partitions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Elevators	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stairs/ Exits	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities (eg. gas, electricity, water)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Geotechnical Hazards / Damage</b>				
Slope failure, debris	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ground movement, fissures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil bulging, liquefaction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
General Comment	deterioration likely			

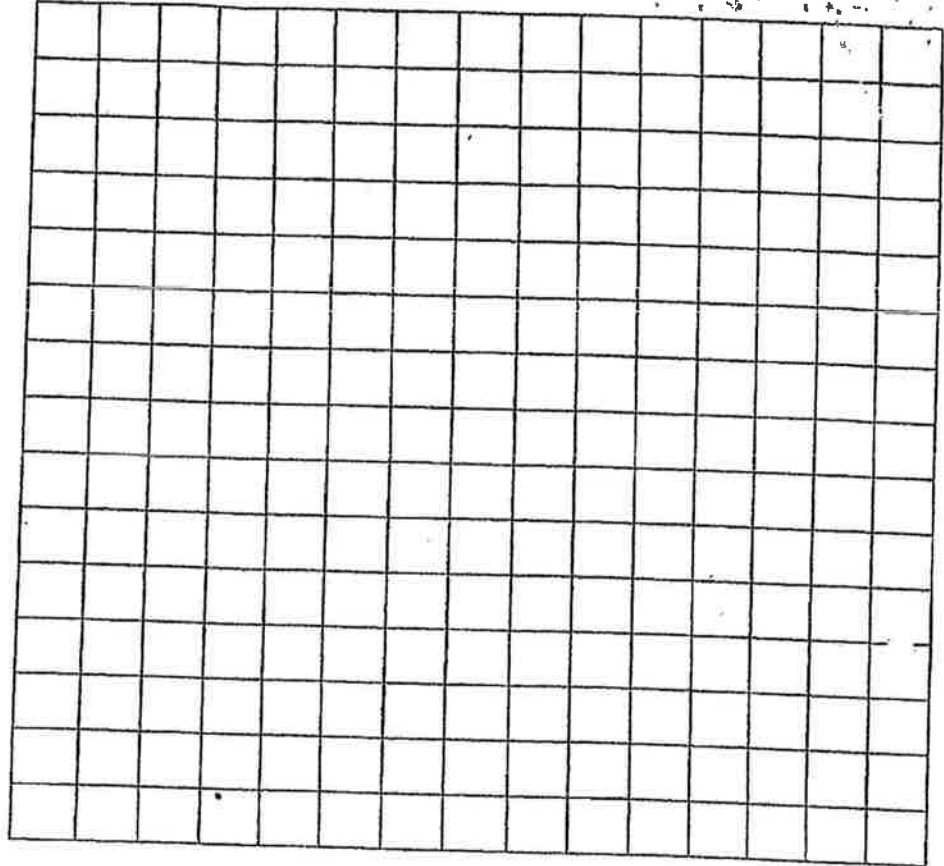
## Usability Category

Damage Intensity	Posting	Usability Category	Remarks
Light damage	Inspected (Green)	G1. Occupiable, no immediate further investigation required	
Low risk		G2. Occupiable, repairs required	
Medium damage	Restricted Use (Yellow)	Y1. Short term entry	
Medium risk		Y2. No entry to parts until repaired or demolished	
Heavy damage	Unsafe (Red)	R1. Significant damage: repairs, strengthening possible	
High risk		R2. Severe damage: demolition likely	
		R3. At risk from adjacent premises or from ground failure	

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

**Sketch (optional)**

Provide a sketch of the entire building or damage points. Indicate damage points.

**Recommendations for Repair and Reconstruction or Demolition (Optional)**

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

"D"



15 October 2010

Yee Brothers Syndicate  
C/O Harold Smith & Dallison  
PO Box 13166  
Aragh  
Christchurch 8141  
New Zealand

Dear Sir/Madam,

**RE: Report Required for 601-601A Colombo Street**

Following an inspection of the above property on the 15 October 2010, the Christchurch City Council engineers have requested that you supply the Council with a CPEng report. In addition to a report we require a statement from a CPEng stating that the building is not "dangerous" in accordance with the Building Act which is detailed below.

The requirements detailed in this letter are designed to ensure public safety is protected, which ultimately is Council's primary responsibility. In order to balance public safety requirements against the financial impact on individual businesses as a result of buildings that remain closed, Council needs your assistance in insuring that the engineering certification provided to Council clearly and specifically covers the criteria detailed in this letter. Any certification forwarded that does not meet this criteria will not be accepted.

**What needs to happen before removing a red and yellow placard**

**- Professional Engineer Practitioners Certification Suitability for Occupation of Earthquake Affected Buildings**

Council is attempting to simplify the process for removing the red and yellow placard on earthquake damaged buildings or buildings affected by or at risk of damage from damaged buildings. This will help return buildings to their normal use.

**Red and yellow placards should not be removed from buildings without approval from Council.**

Before Council will accept that a building can be reoccupied, building owners must obtain certification at their cost from a Chartered Professional Engineer practicing in structural engineering. The certification must state that:-

- \* the building is not dangerous in terms of Section 121(1) of the Building Act, as amended by the Canterbury Earthquake (Building Act) Order 2010 (copied below)
- \* the building is not a risk to adjacent buildings or areas such as roads, footpaths and other areas that the public generally has access to.
- \* the building is structurally adequate for normal occupancy.

The certification should be accompanied by a Detailed Engineering Evaluation that includes;

- information on the damage that has occurred to the building,
- what remedial works, if any, have been carried out,
- the basis of ascertaining the building is not dangerous in terms of the Building Act; and
- photos of the building that show the general structural condition of the building.

Building Evaluation Transition Team  
Civic Offices, 53 Hereford Street, Christchurch 8011  
PO Box 73013, Christchurch 8140  
Email: [cdrescue@ccc.govt.nz](mailto:cdrescue@ccc.govt.nz)  
[www.ccc.govt.nz](http://www.ccc.govt.nz)

**121 Meaning of dangerous building**

- (1) A building is dangerous for the purposes of this Act if, -
- (a) in the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause -
    - (i) injury or death (whether by collapse or otherwise) to any persons in it or to persons on other property; or
    - (ii) damage to other property; or
  - (b) in the event of fire, injury or death to any persons in the building or to persons on other property is likely because of fire hazard or the occupancy of the building; or
  - (c) there is a risk that the building could collapse or otherwise cause injury or death to any person in the building as a result of an earthquake that generates shaking that is less than a moderate earthquake\*; or
  - (d) there is a risk that other property could collapse or otherwise cause injury or death to any person in the building; or
  - (e) a territorial authority has not been able to undertake an inspection to determine whether –
    - (i) the building is dangerous under paragraph (a); and
    - (ii) the territorial authority or the chief executive, as the case may be, is required to exercise powers under section 124 or 129 as modified by this order.

The modifications made to this Section by the Canterbury Earthquake (Building Act) Order 2010 are in red.

\* A moderate earthquake is defined in Section 7 of the Building (Specified Systems, Change the use, and Earthquake-prone Building) Regulations 2005.

Regards,

Laura Bronner  
Building Evaluation Transition Team  
Ph 03 941 8868  
CDRescue@ccc.govt.nz

"E"



18 October 2010

Yee Brothers Syndicate  
C/O Harold Smith & Dallison  
PO Box 13166  
Armagh  
Christchurch 8141  
New Zealand

Dear Sir/Madam,

**RE: Request for CPEng Report on 601 Colombo Street**

Following an inspection on the 15 October 2010, the Christchurch City Council engineers have requested an engineering evaluation by a CPEng in order to move forward with ensuring safe occupancy of the building. Please see the attached document regarding the requirements for changing the status of a building to "green".

All engineers reports should be sent to the Council at [CDRescue@ccc.govt.nz](mailto:CDRescue@ccc.govt.nz).

Regards,

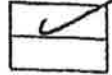
Laura Bronner  
Building Evaluation Transition Team  
Ph 03 941 8868  
[CDRescue@ccc.govt.nz](mailto:CDRescue@ccc.govt.nz)

Building Evaluation Transition Team  
Civic Offices, 53 Hereford Street, Christchurch 8011  
PO Box 73013, Christchurch 8140  
Email: [cdrescue@ccc.govt.nz](mailto:cdrescue@ccc.govt.nz)  
[www.ccc.govt.nz](http://www.ccc.govt.nz)

"F"

CSR # 91224624

## Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials  
Territorial AuthorityD.B.  
Christchurch CityDate of Inspection  
Time27/04/10  
3:45Exterior Only  
Exterior and Interior

Building Name

601 COLONBO

Short Name

601A

Address

PEARL PUMP

LOWDOWN LANE

GPS Co-ordinates

S°

E°

Contact Name

Contact Phone

Storeys at and above  
ground levelBelow ground  
levelTotal gross floor area  
(m²)Year  
built

No of residential Units

Photo Taken

Yes

No

Type of Construction

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

Primary Occupancy

☐ Dwelling☐ Other residential☐ Public assembly☐ School☐ Religious☐ Concrete shear wall☐ Unreinforced masonry☐ Reinforced masonry☐ Confined masonry☐ Other:☐ Commercial/ Offices☐ Industrial☐ Government☐ Heritage Listed☐ Other

Investigate the building for the conditions listed below:

Overall Hazards / Damage

Minor/None

Moderate

Severe

Comments

Collapse, partial collapse, off foundation

☐☐☐

Building or storey leaning

☐☐☐

Wall or other structural damage

☐☐☐

Overhead falling hazard

☐☐☐

Ground movement, settlement, slips

☐☐☐

Neighbouring building hazard

☐☐☒

Other

☐☐☐

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

*[Signature]*  
Date & Time  
ID 27/04/10  
3:45

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

"G"



28 December 2010

Yee Brothers Syndicate  
c/- Harold Smith & Dallison  
PO Box 13166  
Amagh  
Christchurch 8141

Dear Sir/Madam

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Civic Offices, 53 Hereford Street, Christchurch 8011  
PO Box 73013, Christchurch 8154  
Phone: 03 941 8999, Facsimile: 03 941 5033  
Email: [info@ccc.govt.nz](mailto:info@ccc.govt.nz)  
[www.ccc.govt.nz](http://www.ccc.govt.nz)

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

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

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

We appreciate your understanding in this matter.

**CONTACT:**

CCC Building Recovery Office

Ground floor Civic Offices

53 Hereford Street

Tel: 03 941 8999

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'JH Clark', written over a horizontal line.

**James Clark**


Team Leader Enforcement

Inspections and Enforcement Unit

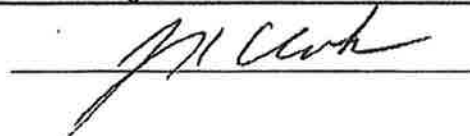
Encl



"G"

 <p><b>CHRISTCHURCH</b> CITY COUNCIL - YOUR PEOPLE - YOUR CITY</p>	<p><b>CHRISTCHURCH CITY COUNCIL</b></p> <p><b>NOTICE</b></p> <p><b>UNDER SECTION 124(1)(c), BUILDING ACT 2004</b> <b>(as modified by the Canterbury Earthquake</b> <b>(Building Act) Order 2010)</b></p>	
<b>TO:</b>		
<p><b>YEE BROTHERS SYNDICATE</b> <b>CI- HAROLD SMITH &amp; DALLISON</b> <b>PO BOX 13166</b> <b>ARMAGH</b> <b>CHRISTCHURCH 8141</b></p>		
<b>THE BUILDING</b>		
<p><b>Street Address: 601A COLOMBO STREET</b></p>		
<p><b>Legal Description: Lot 11, Deposited Plan 6296</b></p>		
<b>PARTICULARS</b>		
<p>In accordance with s121(1)(a) or (c) of the Building Act 2004, this building is dangerous as a result of an earthquake which occurred at the property on Saturday 4th September 2010, or as a result of aftershocks following that earthquake.</p>		
<ol style="list-style-type: none"> <li>1. The building has been damaged, and there are structural defects to the building.</li> <li>2. Councils records show – the building has been damaged, and there are structural defects to the building. Significant damage to structural walls, party walls, fire walls and/or structural frame (cracking, bowing, failed connections, spalling). Significant damage to roof structure. Loose or insecure debris (bricks, glass etc). Cladding damaged or veneer dislodged (Insanitary Building, refer Environmental Health).</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. You must obtain a building consent to carry out any demolition, repairs or other work to remove the danger. Please contact the Christchurch City Council Building Recovery Office by telephone on 941-8999, or by email at <a href="mailto:buildingrecoveryoffice@ccc.govt.nz">buildingrecoveryoffice@ccc.govt.nz</a>, or in person at the Ground Floor, Civic Offices, 53 Hereford Street, before making your building consent application.</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>		
<p>Work required by this notice must be carried out by 31 JANUARY 2011. If you believe you are unable to carry out the work by that date please contact the Council's Building Recovery Office who will work with you on a solution that may include agreeing on a new timeframe.</p>		
<p>If the work is NOT carried out before 31 January 2011, or such other date agreed by the Council in writing, the Council may carry out the work required and you will be liable for the costs of the work unless you apply within 5 days of the work being carried out to a District Court for relief from this obligation.</p>		

Signed for &amp; on behalf of the Christchurch City Council:



Name: James Clark

Position: Team Leader Enforcement

Date of issue: 28 December 2010

"H"

	<b>601 COLOMBO STREET</b>
<b>Property Manager:</b>	Harold Smith and Dallinson 366-5869 Postal Address - Yee Brothers Syndicate, C/O Harold Smith & Dallinson, PO Box 13166, Armagh, Christchurch
<b>Contacts:</b>	Owner representative - John Dallinson: 03-366-5869 // Engineer - Martin Sinclair: 027-285-1277
<b>Layout:</b>	Pleasure plus
<b>Current situation:</b>	Red Unsafe - No notice issued
<b>Notes Received:</b>	Major Masonry wall collapse and roof into side street (Mollet). Demolition likely
<b>Property contact connected to other:</b>	601A Colombo Street
<b>Photo:</b>	Red Placarded after boxing day quake 2253 (20/01/11)
<b>Date:</b>	<b>Details:</b>
5/09/2010	Level 1 Rapid assessment - Red Unsafe
15/10/2010	Level 2 rapid assessment - Red Unsafe
18/10/2010	Request for Cpeng report sent
10/01/2011	Walkabout showed that there is a red sticker on this building. Stretching down to 601A and up to 603 affecting parking and footpath
20/01/2011	Walkabout reveals this building still red stickered. Barrier stretching down from t net, over mollet street, to here. Number on door for contact is 359-9608.
24/01/2011	Spoke to John of Harold Smith and Dallinson he advised that they intend to demolish this building and that they will be going through the consent process soon. His email address is <a href="mailto:john@dallinson.co.nz">john@dallinson.co.nz</a> . Emailed him today requesting he forward any relevant engineers report for this building
1/02/2011	Spoke to Martin Sinclair who is also the engineer here, he advised that he had not completed the engineers assessment but was mostly through it and that he would be leaning towards a demolition. Will speak to him again today
1/02/2011	Spoke to John from Dallinson's today and advised of the need of engineers reports for this site as far as extending the S124 notice is concerned. He advised that he will get back to me with something as soon as possible
15/02/2011	Spoke to John of Dallinson about this and the fact I have no paperwork from them, he said he will forward the required information asap



# ENGINEERS RE INSPECTION OF DAMAGED BUILDINGS

Resulting from Christchurch EARTH QUAKES

Address 601 & 601a Colombo Street

Inspection Engineers Name Paul Campbell (CPEng 197688)

Mobile Phone Number 027 221 2990

Date 31st Jan 2011

Comments

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

General Comments

*Building v. badly damaged esp Mallett st facade & back elevation.*

*Can't get in to red sticker*

*Req. eng report on Colombo st facade & any temp works req. to make better*

Usability Category

Usability Intensity	Posting	Usability Category	Comment
Light damage Low risk Demolished	Inspected (Green)	Ga Occupiable, no immediate further Gb investigation required Gc Occupiable, repairs required	<input type="checkbox"/>
Medium damage Medium risk	Restricted Use (Yellow)	Ya Short term entry Yb No entry until repaired or demolished or risk from adjacent premises or ground failure	<input type="checkbox"/>
Heavy damage High Risk	Unsafe (Red)	Ra Significant damage Rb At risk from adjacent premises or from ground failure	<input checked="" type="checkbox"/>

Protection fencing required

Yes / No

Details



## DETAILS OF BUILDING DAMAGE - REFERENCE Status (Red / Yellow) Resulting from Christchurch EARTH QUAKES

### 1 Type of Damage

Tick Boxes

#### Note

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

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

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### 2 Characteristics of Damage

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

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### 3 Consequences of Damage

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

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DATE OF WORK TO BE COMPLETED BY / / 2011

Minimum 5 working days from date of this inspection

Maximum of 60 days

CCCEngineers Inspection Process.xlsm



# ENGINEERS RE INSPECTION OF DAMAGED BUILDINGS

Resulting from Christchurch EARTH QUAKES

Address 601 Colombo Street 269a  
 Inspection Engineers Name Paul Campbell  
 Mobile Phone Number 077 222990  
 Date 14/2/2011

## Comments

Structural Hazards / Damage	Minor / None	Mod	Severe	
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Mallet st &amp; rear</u>
Columns, plasters, corbels	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>" "</u>
Diaphragms, horizontal bracing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>upper level roof members</u>
Pre-cast connections <u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>badly damaged</u>
Beam	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>" "</u>
Neighbouring Property Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>serious danger to Mallet st</u>
<b>Non- structural Hazards / Damage</b>				
Parapets, ornamentation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Mallet st &amp; Colombo</u>
Cladding, glazing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>" "</u>
Ceilings, light fixtures ?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Interior walls, partitions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Elevators <u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stairs / Exits ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities (eg, gas, electricity, water) ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## General Comments

Wall on Mallet st badly damaged, roof badly damaged  
Interior (upper floor) badly damaged  
URGENT CPDing Report required  
North end (601a) has more damage than 601 but all one  
Structure so building as a whole is compromised.

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

URGENT  
loose tin flashing  
down Mallet  
st should be  
removed near  
the wind blows  
them off -  
DANGER to  
PUBLIC!!!

Protection fencing required Yes / No  
 Details \_\_\_\_\_



## DETAILS OF BUILDING DAMAGE Resulting from Christchurch EARTH QUAKES

**601 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:  
or
- 1.2 Damage to parapets, and / or chimneys, and / or ornamental features that may pose a risk to the public and / or adjacent property  
or
- 1.3 The building has been damaged resulting in potential ingress of water (insanitary building, refer Environmental Health).
- 1.4 There is a risk that other property could collapse resulting in injury or death to any persons in the building or to persons on other properties.



### 2 Characteristics of Damage

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



### 3 Consequences of Damage

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

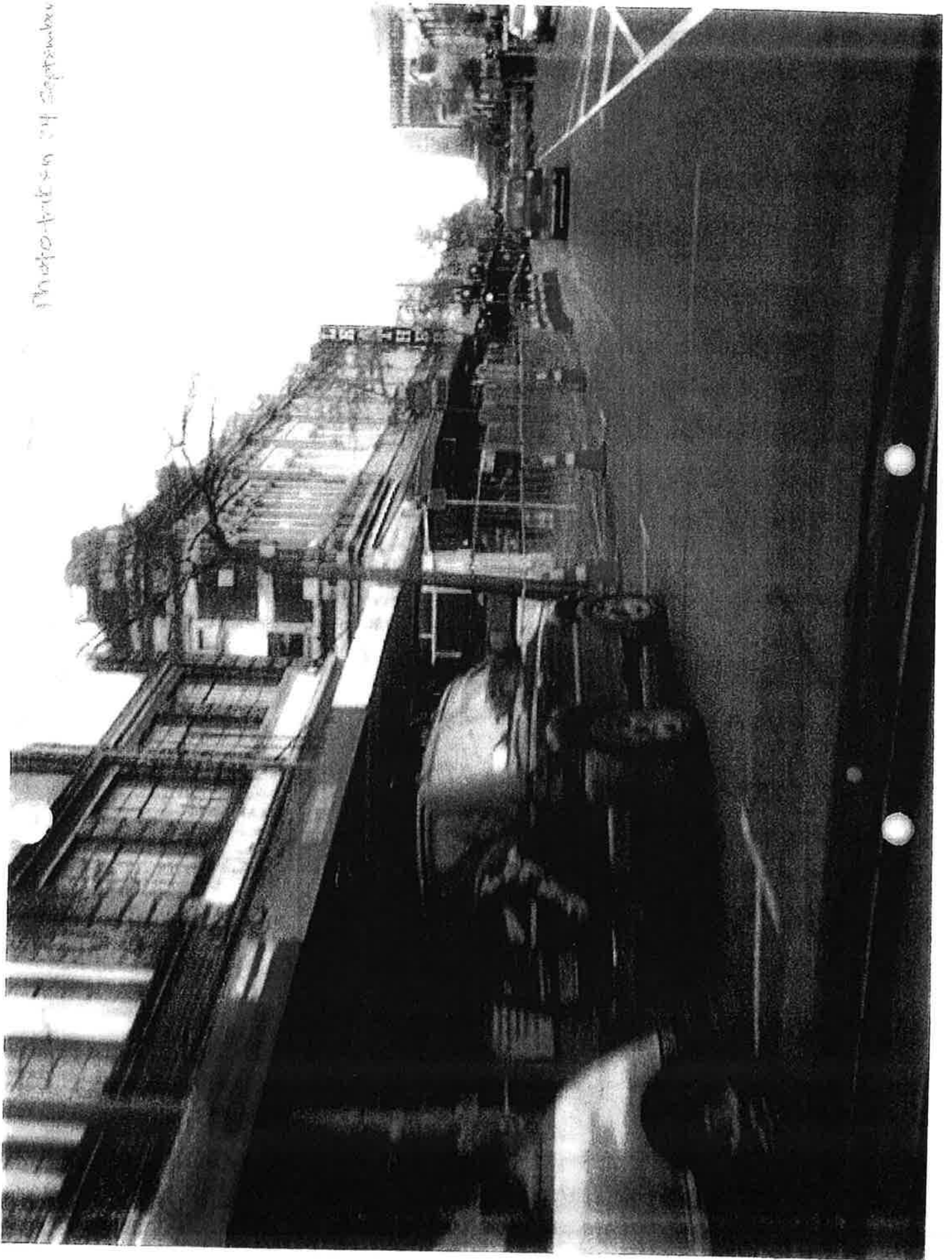


RECOMMENDED FOR WORK TO BE COMPLETED BY / / 2011  
Minimum 5 working days from date of this inspection  
Maximum of 60 days

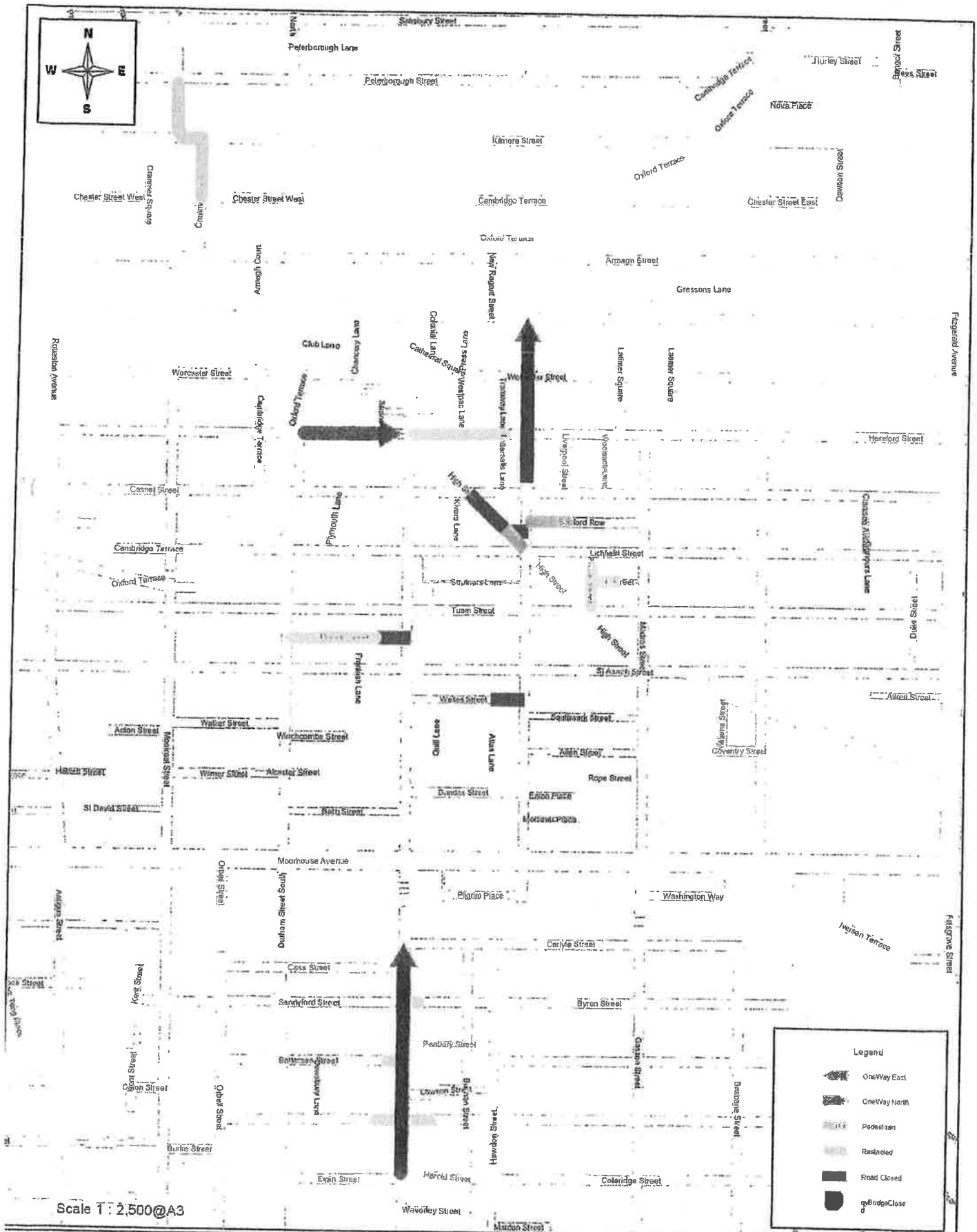
CCC Engineers Inspection Process.xls

"K"

Photograph of September 2010



"L"



# CBD Streets Affected By Road Closures

03:00 pm Wednesday 22nd October 2010

0 200 400 600 800 1000  
Meters



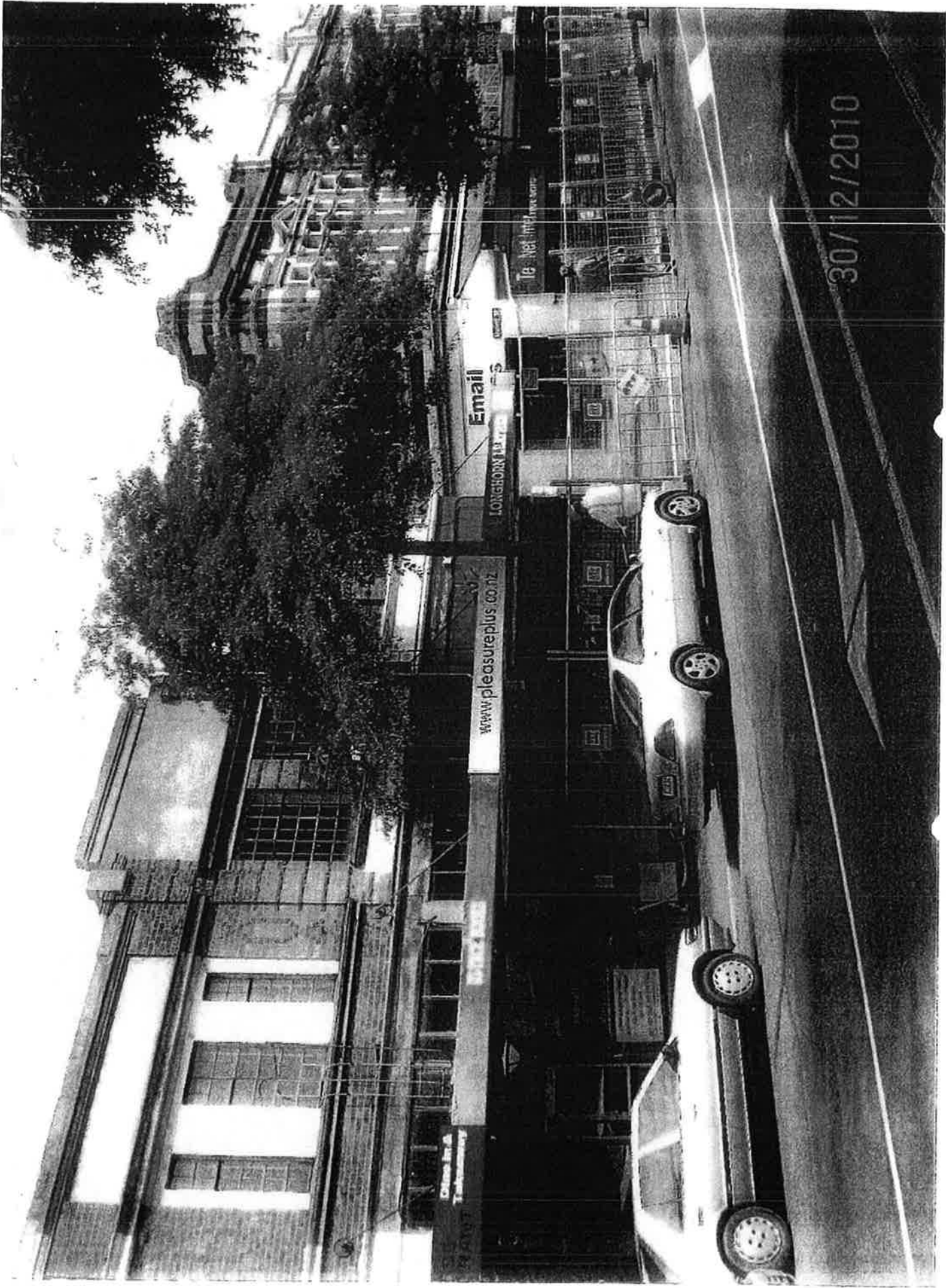
"M"











Building Recovery received this list 07/01/2011 1243hrs

Total No. of Fences 2482  
 Total length of fencing (m) 7446  
 Total No. of Cones 467  
 Total No. of Signs 39  
 total cordons 139

Address of cordon	How many fences?	Total No. of fences	An
Oxford and Madras cnr. SE	yes	19	
Madras 271 W	yes	5	
Madras and Gloucester cnr.	31 tall 20 small	51	
Salisbury 50 S	yes	5	
Colombo and Peterborough cnr. S Thai Pno	14 tall 5 small	19	
Colombo 820 E	plastic mesh		
Colombo 818 E Academy publishing	no		
Colombo 891? W The Painters Room	yes	3	
Colombo 781-789 W Johnsons	8 tall 7 small	15	
Colombo St E entrance rosie historic chapel	yes	2	
Kilmore and Manchester cnr. St Lukes in the city	yes	45	
Kilmore 146-148 S	11 tall 7 short	18	
Armagh S Cranmer Centre	yes	17	
Montreal E Cranmer Centre	yes	22	
Montreal and Kilmore cnr. NE	56 tall and 38 hirepool	75	
Chester West N St Saviour Chapel	26 contruction site?	26	
Armagh N The Devon	plastic mesh		yes wc
Durham North and Chester West cnr. SE	yes	31	
Durham North 280 cnr Armagh, Gloucester	yes	23	yes wc
Peterborough cnr Montral, Victoria N	yes	36	
Victoria 113 S	14 tall 7 small	21	ye
Kilmore 132 S thrifty/Wilsons	yes	38	ye
Oxford 176 E	yes	18	
Colombo 772 E Winnie Bagos	yes	6	
Oxford 214a S	plastic tape	no	
Gloucester 144 S	yes	6	
Gloucester 176 and Manchester 239 cnr. SW	yes	70	
Gloucester 194 and Manchester cnr. SE	yes	64	
Armagh and Barbadoes cnr.	18 tall 17 short	35	
Armagh 195	yes	9	
Wilmer 6	yes	11	
Oxford 54-56	yes	18	
Tuam 116		14	
Durham 218	scaffolding		
Durham 207		10	
Colombo 590a		15	
Colombo 593, roadworks in Ash st		12	
Colombo 601a-603, Mollet St closed		12	
Colombo 605-611	scaffolding		
Colombo 628, r&r sports		25	
Colombo 646, Koko		7	
Colombo 670-678, AMI		9	
Cashel Mail, ASB bank	barrier tape		
Cashel 126, 2 shops		12	
Cashel 112a, 3 shops		20	
Cashel 89a, 4 shops		18	

~ O'f

**From:** Halkett, Craig  
**Sent:** Wednesday, 26 January 2011 12:48 pm  
**To:** Thomas, Steffan  
**Subject:** Pedestrian Ramps

Steffan,

Ramps have been installed at the following locations:

Colombo /Mollet Street 2 ramps

Colombo/Tuam Street 1 ramp

Wells/Colombo 1 ramp

789 Colombo Street 2 ramps

Colombo /Peterborough 1 ramp

62-64 Manchester 1 ramp

100-108 Stanmore Road beside Supervalue 2 ramps

London Street(Empire Hotel) 1 ramp

Wheels chairs can go up and down Manchester and Colombo Street now and Stanmore Road Shopping centre and Woolston Shopping centre on Ferry Road.

Craig Halkett  
Traffic Management Coordinator  
DD 941 5575  
Cell 027 497 0271

"P"

**Installed ramps at 02/02/2011**  
**Steel Channel at channel and AC ramp**

List provided by Ray Friend

Location intalled	Number of
282 Linclon Road (avanti)	2
350 Linclon Road	2
Worcester/Stammore	1
Wakefield ave near Ruptured Duck	2
82 Lichfield Street	1
Licfiels oustside his lordships Café	1
Ferry Rd by Heathcote	1
London street, Lyttleton	1
100-108 Stanmore Road	2
82-84 Mancester street	1
Colombo/Peterborough (@ the limes)	1
789 Colombo	2
Colombo/Tuam Street	1
Colombo/Mallet	2
Colombo/Welles	1
136 Colombo	1

22 Total Ramps installed

\$ 255.00 Rate as previously given (EC0076)

\$5,610.00 Total cost Ex GST







COPY

**Canterbury Earthquakes Royal Commission**  
**Komihana a te Karauna hei Tiro tiro i ngā Whare i Horo i ngā Rūwhenua o Waitaha**

12 September 2011

Attention: Peter Mitchell  
 General Manager Regulation and Democracy Services  
 Christchurch City Council  
 PO Box 73016  
 Christchurch

Dear Peter

**601/601A Colombo Street, Christchurch**

We have received a copy of the Council file in relation to the building at 601/601A Colombo Street (the Building).

Would you now please provide the following information, by **23 September 2011**:

1. On 5/9/10 at 1.20pm there was a level 1 rapid assessment of the Building which noted:

"Major masonry wall collapse and roof into side street"

- "Barricades are needed"
- "Level 2 structural evaluation recommended."

The Building was red placarded.

A level 2 rapid assessment occurred on 5/9/10 at 4.20pm that noted:

"Barricades needed along Mollett St"

- (a) When were barricades erected at that Building following those inspections?
- (b) What was the nature and extent of those barricades?
- (c) Was access to the side street (Mollett St) prevented by those barricades?
- (d) Were any barricades placed at the front of the Building to protect pedestrians/motorists on Colombo Street? If so, please provide details. If not, please explain why this was not required.

---

15 Barry Hogan Place, Addington, Christchurch  
 PO Box 14053, Christchurch Mail Centre 8544

(e) Was a more detailed engineering inspection carried out after 5/9/10 to ascertain the risk of collapse of the rest of the Building. If so, please provide details. If not, please explain why not?

2. On 15/10/10 a level 2 rapid assessment was carried out and the red placard maintained. That assessment noted that demolition of the Building was likely.

An "Enforcement Team Notices CoverSheet" dated 15/10/10 notes: "area fenced off safe."

(a) Were the same barricades that had been erected following 5/9/10 maintained?

(b) What was the nature of any structural evaluation carried out on 15/10/10?

(c) Did it consider the risk of collapse of the rest of the building, in particular the Colombo Street frontage. If so, please provide details. If not, please explain why not.

(d) Were there any barricades along Colombo Street to protect pedestrians/motorists at that date? If so, please provide details. If not, please explain why not.

3. In letters of 15/10/10 and 18/10/10 from the Council to the Building owners a CPEng report was requested.

(a) Was a CPEng report ever received? If so, please provide a copy. If not, was this request ever followed up?

(b) Did the Council consider that a CPEng report, as requested, was necessary in order to clarify the nature and extent of the risk to the public from the potential collapse of the Building?

(c) If, in a case such as this in which it seemed likely that the Building would be demolished, would the Council have ever followed up such a request for a CPEng report?

4. On 28 December 2010 a s.124 Building Act notice was issued.

(a) Was any response to this notice received from the Council? If so, please provide details. If not, was there any follow up by the Council?

5. An aerial photograph on the Council file which has a print date of 7/1/2011 shows a full height cordon requirement and signage. That aerial photograph indicates the Mollett St access to the Building being barricaded but does not appear to include barricades in front of the Building on Colombo Street.

(a) Please advise what that aerial photograph related to and the date of any inspection to which it related?

(b) What was the nature and extent of the barricades as at that date?

(c) Were the barricades only as shown in red on that aerial photograph?

6. A summary on the Council file on 20/1/11 shows that a walk-about revealed that there was a "barrier stretching down from t net, over mollett st, to here".

(a) The nature and extent of the barricade in place on that date is unclear from that file note. Could you please provide details.

7. An engineer's re-inspection of damaged buildings on 31 January 2011 noted:

"Req. Eng report on colombo st façade & any temp works req to move barriers".

It also noted under "protection fencing required: "existing"

Under "Consequences of Damage" at para 3.1 "protection measures (cordons and barriers) in place around the building post earthquake is impeding public right of ways and/or traffic flows."

(a) Were the barricades in place on that day the same as those observed on 10/1/11 and 20/1/11?

(b) Was an engineer's report on the Colombo Street façade obtained at any stage? If so, please provide details. If not, please explain why not?

8. On 14 February 2011 an engineer's re-inspection of damaged buildings noted severe damage to the Building and that a CPEng report was urgently required.

(a) Was there any follow up to seek a CPEng report following this re-inspection? If so, please provide details. If not, please explain why not.

9. Christchurch City Council policy in relation to barriers/cordons.

(a) Did the barricades in place comply with the Council's policy at that time?

(b) Please explain how that policy has applied to the Building in particular how it was determined that the particular barricades set up offered sufficient protection for the public.

(c) Does the Council consider that the barriers were placed far enough away from the Colombo Street frontage of the Building to ensure public safety, given the engineer assessments of the Building (in particular on 14/2/11).

(d) Has any review been carried out by the Council as to the adequacy of the barriers/cordons placed in front of the Building, given the earthquake on 22 February 2011? If so, please provide details. If not, is any such reviewed intended?

The above information is requested pursuant to the Royal Commission's powers of investigation under s 4C Commissions of Inquiry Act 1908.

Yours faithfully

A handwritten signature in black ink, appearing to be 'M. Zarifeh', written over a horizontal line.

Mark Zarifeh  
Counsel Assisting  
Canterbury Earthquakes Royal Commission



COPY

**Canterbury Earthquakes Royal Commission**  
**Komihana a te Karauna hei Tiro tiro i ngā Whare i Horo i ngā Rūwhenua o Waitaha**

12 September 2011

Attention: Peter Mitchell  
General Manager Regulation and Democracy Services  
Christchurch City Council  
PO Box 73016  
Christchurch

Dear Peter

**601/601A Colombo Street, Christchurch**

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Would you now please provide the following information, by **23 September 2011**:

1. On 5/9/10 at 1.20pm there was a level 1 rapid assessment of the Building which noted:

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The Building was red placarded.

A level 2 rapid assessment occurred on 5/9/10 at 4.20pm that noted:

"Barricades needed along Mollett St"

- (a) When were barricades erected at that Building following those inspections?
- (b) What was the nature and extent of those barricades?
- (c) Was access to the side street (Mollett St) prevented by those barricades?
- (d) Were any barricades placed at the front of the Building to protect pedestrians/motorists on Colombo Street? If so, please provide details. If not, please explain why this was not required.

---

15 Barry Hogan Place, Addington, Christchurch  
PO Box 14053, Christchurch Mail Centre 8544

(e) Was a more detailed engineering inspection carried out after 5/9/10 to ascertain the risk of collapse of the rest of the Building. If so, please provide details. If not, please explain why not?

2. On 15/10/10 a level 2 rapid assessment was carried out and the red placard maintained. That assessment noted that demolition of the Building was likely.

An "Enforcement Team Notices CoverSheet" dated 15/10/10 notes: "area fenced off safe."

(a) Were the same barricades that had been erected following 5/9/10 maintained?

(b) What was the nature of any structural evaluation carried out on 15/10/10?

(c) Did it consider the risk of collapse of the rest of the building, in particular the Colombo Street frontage. If so, please provide details. If not, please explain why not.

(d) Were there any barricades along Colombo Street to protect pedestrians/motorists at that date? If so, please provide details. If not, please explain why not.

3. In letters of 15/10/10 and 18/10/10 from the Council to the Building owners a CPEng report was requested.

(a) Was a CPEng report ever received? If so, please provide a copy. If not, was this request ever followed up?

(b) Did the Council consider that a CPEng report, as requested, was necessary in order to clarify the nature and extent of the risk to the public from the potential collapse of the Building?

(c) If, in a case such as this in which it seemed likely that the Building would be demolished, would the Council have ever followed up such a request for a CPEng report?

4. On 28 December 2010 a s.124 Building Act notice was issued.

(a) Was any response to this notice received from the Council? If so, please provide details. If not, was there any follow up by the Council?

5. An aerial photograph on the Council file which has a print date of 7/1/2011 shows a full height cordon requirement and signage. That aerial photograph indicates the Mollett St access to the Building being barricaded but does not appear to include barricades in front of the Building on Colombo Street.

(a) Please advise what that aerial photograph related to and the date of any inspection to which it related?

(b) What was the nature and extent of the barricades as at that date?

(c) Were the barricades only as shown in red on that aerial photograph?

6. A summary on the Council file on 20/1/11 shows that a walk-about revealed that there was a "barrier stretching down from t net, over mollett st, to here".

(a) The nature and extent of the barricade in place on that date is unclear from that file note. Could you please provide details.

7. An engineer's re-inspection of damaged buildings on 31 January 2011 noted:

"Req. Eng report on colombo st façade & any temp works req to move barriers".

It also noted under "protection fencing required: "existing"

Under "Consequences of Damage" at para 3.1 "protection measures (cordons and barriers) in place around the building post earthquake is impeding public right of ways and/or traffic flows."

(a) Were the barricades in place on that day the same as those observed on 10/1/11 and 20/1/11?

(b) Was an engineer's report on the Colombo Street façade obtained at any stage? If so, please provide details. If not, please explain why not?

8. On 14 February 2011 an engineer's re-inspection of damaged buildings noted severe damage to the Building and that a CPEng report was urgently required.

(a) Was there any follow up to seek a CPEng report following this re-inspection? If so, please provide details. If not, please explain why not.

9. Christchurch City Council policy in relation to barriers/cordons.

(a) Did the barricades in place comply with the Council's policy at that time?

(b) Please explain how that policy has applied to the Building in particular how it was determined that the particular barricades set up offered sufficient protection for the public.

(c) Does the Council consider that the barriers were placed far enough away from the Colombo Street frontage of the Building to ensure public safety, given the engineer assessments of the Building (in particular on 14/2/11).

(d) Has any review been carried out by the Council as to the adequacy of the barriers/cordons placed in front of the Building, given the earthquake on 22 February 2011? If so, please provide details. If not, is any such reviewed intended?

The above information is requested pursuant to the Royal Commission's powers of investigation under s 4C Commissions of Inquiry Act 1908.

Yours faithfully

A handwritten signature in black ink, appearing to be 'M. Zarifeh', written over a faint horizontal line.

Mark Zarifeh  
Counsel Assisting  
Canterbury Earthquakes Royal Commission



2 November 2011

Our ref No: LEX 10542

Canterbury Earthquakes Royal Commission  
PO Box 14053  
Christchurch Mail Centre  
**Christchurch 8544**

**Attn: Mark Zarifeh**

Dear Mr Zarifeh

**601/601A Colombo Street, Christchurch**

I refer to your letter to Peter Mitchell dated 12 September 2011 asking for the provision of additional information in respect of 601/601A Colombo Street. This has been referred to me for response.

The information below has been derived from the written information the Council holds which you have been sent, from additional information located in the course of investigations into your questions and from further discussions with some of the officers involved. As you will appreciate, given that some of these events happened over a year ago, some of the officers' recollections are not always clear or complete.

In the course of responding to your questions we have located further information about the building that was not on the building file provided to the Royal Commission. This information is referred to in this letter and is attached in the order it is referred to.

The Council has reservations whether some of your questions fall within section 4C of the Commissions of Inquiry Act 1908 as this section does not appear to require evaluative comments on or an assessment of information.

The Council does however want to be helpful and provide as much assistance as it can to the Royal Commission and it has answered your questions on this basis, but for a variety of reasons that will become apparent below, it has not always been possible to provide full answers.

Answers to your questions are set out below.

1. Referring to Level 1 and 2 Rapid Assessments on 5 September 2010 which noted that barricades were needed -
  - (a) When were barricades erected at that Building following those inspections?
  - (b) What was the nature and extent of those barricades?

We are unable to advise from the Council records exactly when the barricades were erected at the Building. However we attach a photograph taken on 24 September 2010 which indicates the nature and extent of the barriers that were in place in the area on that date.

- (c) Was access to the side street (Mollett St) prevented by those barricades?

The photo referred to above indicates that the barricades were erected in such a way that access was prevented to Mollett Street from Colombo Street.

- (d) Were any barricades placed at the front of the Building to protect pedestrians/motorists on Colombo Street? If so, please provide details. If not, please explain why this was not required.

As already noted, the photograph shows the barricades as at 24 September 2010, and indicates that barricades were placed in front of the Building and across the entrance to Mollett Street to prevent access along that street.

It is noted that the Level 2 Rapid Assessment form dated 5 September 2010, under "Further Action Recommended", refers to the need for barricades "along Mollett Street". The Level 1 form also referred to the need for barricades. We attach a photo of the collapsed wall on Mollett Street dated 5 September 2010.

The Council has not been able to locate anything on its files which indicates how the extent of the barriers was determined at this time.

- (e) Was a more detailed engineering inspection carried out after 5/9/10 to ascertain the risk of collapse of the rest of the Building. If so, please provide details. If not, please explain why not?

The Level 1 assessment carried out on 5 September 2010 noted that a Level 2 assessment or detailed engineering evaluation was recommended. As noted, a Level 2 assessment was undertaken later on 5 September 2010. A further assessment was carried out by the Council's Building Evaluation Transition Team on 15 October 2010 in accordance with Section 4.1 of the Council's "Report into Building Safety Evaluation Processes in the Central Business District Following the 4<sup>th</sup> September 2010 Earthquake", ("the Council's Report"). A request for an engineering evaluation by a CPEng was sent to the owners of the building, as discussed below.

2. On 15/10/10 a level 2 rapid assessment was carried out and the red placard maintained. That assessment noted that demolition of the Building was likely.

An "Enforcement Team Notices CoverSheet" dated 15/10/10 notes: "area fenced off safe".

- (a) Were the same barricades that had been erected following 5/9/10 maintained?

A map of "CBD Streets Affected by Road Closures" dated 22 October 2010 is attached. This map indicates the location of cordons on that date and that Mollett Street was closed as a result of the cordons. There is nothing on the Council's records to indicate that the barricades were changed between 5 September 2010 and 15 October 2010.

- (b) What was the nature of any structural evaluation carried out on 15/10/10?

The Council is unable to identify who was on the assessment team for this building on 15 October 2010. Section 4.1 of the Council's Report sets out the general nature of the assessments carried out by the Building Evaluation Transition Team in October 2010.

- (c) Did it consider the risk of collapse of the rest of the building, in particular the Colombo Street frontage. If so, please provide details. If not, please explain why not.

As stated above, the Council cannot answer this question in relation to these specific buildings. However, the role of the assessment teams when assessing buildings and managing cordons was to review the risk to public spaces and adjacent buildings.

- (d) Were there any barricades along Colombo Street to protect pedestrians/motorists at that date? If so, please provide details. If not, please explain why not.

As the cordon did not change following the 15 October 2010 assessment, please refer to our answer to Question 1(d).

3. In letters of 15/10/10 and 18/10/10 from the Council to the Building owners a CPEng report was requested.

- (a) Was a CPEng report ever received? If so, please provide a copy. If not, was this request ever followed up?

A CPEng Certification Form was never received from the Building owners. The case manager's notes (supplied to the Royal Commission) indicate that the Council followed up on the request for the CPEng Certification Form numerous times. We reattach the case manager notes with the relevant dates to indicate the case manager's contact with "John of Dallisons" (which we believe is a reference to John Dallison, the owner's solicitor) and Martin Sinclair, the Building owner's engineer. We have not found any additional documentation relating to a follow up of the Council's request for the CPEng Certification Form on 18 October 2010.

- (b) Did the Council consider that a CPEng report, as requested, was necessary in order to clarify the nature and extent of the risk to the public from the potential collapse of the Building?

The Council did consider that a CPEng Certification Form, as requested, was necessary. The CPEng Certification Form required would have been in the form attached as Appendix 21 to the Council's Report. This form dealt with a number of issues. The purpose of the form is self explanatory.

- (c) If, in a case such as this in which it seemed likely that the Building would be demolished, would the Council have ever followed up such a request for a CPEng report?

We are not certain as to the basis on which this question is being asked, given that the Council had been following up its request for a CPEng report. It is clear from the file that the case manager was following up with the Building owner regarding the CPEng Certification Form. While there had been an indication from the owner's representatives that demolition was likely, no building consent had been sought and no assumptions could be made about demolition.

---

4. On 28 December 2010 a s.124 Building Act notice was issued.

- (a) Was any response to this notice received by the Council? If so, please provide details. If not, was there any follow up by the Council?

The case manager notes (attached) show the communications between the building owner's representative, the building owner's engineer and the Council following the issuing of the section 124 notice.

The Council records (provided to the Royal Commission) show that there was an Engineer's Re-inspection of damaged buildings on 31 January 2011 by Paul Campbell, which stated that an engineer's report was required on the Colombo Street façade and the temporary works required to move the barriers. The building was re-inspected again on 14 February 2011 and the assessment stated that the building was badly damaged and an urgent CPEng Certification Form was required. The building owner never provided a CPEng Certification Form.

5. An aerial photograph on the Council file which has a print date of 7/1/2011 shows a full height cordon requirement and signage. That aerial photograph indicates the Mollett St access to the Building being barricaded but does not appear to include barricades in front of the Building on Colombo Street.

- (a) Please advise what that aerial photograph related to and the date of any inspection to which it related?
- (b) What was the nature and extent of the barricades as at that date?
- (c) Were the barricades only as shown in red on that aerial photograph?

The aerial photograph is a print out of the building and its surrounds from the Council's Webmap system. The webmap photographs were used by the engineers on contract to the Council when they carried out their walkabouts to assess the cordons. The webmap photographs were also used by the Building Recovery Office case managers when they took over a new precinct and completed a walkabout of the precinct with an engineer.

As the webmap photograph is dated 7 January 2011, it appears that this was possibly used for the walkabout dated 10 January 2011 which is referred to in the case manager's notes. As we are unable to contact the case manager for this precinct (he no longer works for the Council), we are unable to advise whether the handwritten drawings on the webmap photographs indicate barriers which were in place at the time or recommendations for alterations to the existing barriers.

We attach the following documents which provide a more complete picture of the nature and extent of the cordons around the building from Boxing Day on:

- Photographs taken by staff from the Council's Parking Unit following the Boxing Day earthquake which indicate the extent of the cordons on 30 December 2010;
- A spreadsheet dated 14 January 2011 which states that fencing was still present outside 601-603 Colombo Street;
- An email dated 26 January 2011 which confirms that pedestrian ramps had been installed at the Colombo Street/Mollett Street intersection as a result of the barriers and pedestrians being forced onto the road.



- A spreadsheet dated 2 February 2011 confirming the installation of wheelchair/pedestrian ramps at the intersection of Colombo Street /Mollett Street. This indicates that the barriers were still present.
- A map showing the barriers that were in place as at the week ending 18 February 2011. The purple lines at the intersection of Mollett Street and Colombo Street show that the barriers were still in place.

These records indicate that the location of the cordon was not changed between September 2010 and 22 February 2011. The Council staff who were in charge of erecting and moving the cordons, on instruction from engineers, have no record of the cordon being removed prior to 22 February 2011.

6. A summary on the Council file on 20/1/11 shows that a walk-about revealed that there was a "barrier stretching down from t net, over Mollett St, to here".

- (a) The nature and extent of the barricade in place on that date is unclear from that file note. Could you please provide details.

The reference to "t net" is to the building "Te@Net Internet café" which is 603 Colombo Street. The note is indicating that the cordon extended from "Te@Net Internet café" (603 Colombo Street) across Mollett Street to 601/601A Colombo Street. We refer to our answer to question 5 regarding the nature and extent of the barricades in this area from Boxing Day to 22 February 2011.

7. An engineers re-inspection of damaged buildings on 31 January 2011 noted:

"Req. Eng report on Colombo St façade and any temp works req to move barriers".

It also noted under "protection fencing required: "existing".

Under "Consequences of Damage" at para 3.1 "protection measures (cordons and barriers) in place around the building post earthquake is impeding public right of ways and/or traffic flows".

- (a) Were the barricades in place on that day the same as those observed on 10/1/11 and 20/1/11?

We refer to our answer to question 5 regarding the nature and extent of the barricades in this area from Boxing Day to 22 February 2011.

- (b) Was an engineer's report on the Colombo Street facade obtained at any stage? If so, please provide details. If not, please explain why not?

As stated previously, the Council repeatedly requested an engineer's report from the Building owners, but this was never provided. The Council had no statutory powers to require the building owner to obtain a report.

- 
8. On 14 February 2011 an engineer's re-inspection of damaged buildings noted severe damage to the Building and that a CPEng report was urgently required.

- (a) Was there any follow up to seek a CPEng report following this re-inspection? If so, please provide details. If not, please explain why not.

As noted in the case manager notes (attached) the case manager spoke to "John of Dallisons" (John Dallison) on 15 February 2011 about the fact that the Council had no paper work from them and John Dallison stated he would forward the required information as soon as possible.

9. Christchurch City Council policy in relation to barriers/cordons.

- (a) Did the barricades in place comply with the Council's policy at that time?
- (b) Please explain how that policy has applied to the Building [and] in particular how it was determined that the particular barricades set up offered sufficient protection for the public.
- (c) Does the Council consider that the barriers were placed far enough away from the Colombo Street frontage of the Building to ensure public safety, given the engineer assessments of the Building (in particular on 14/2/11).

The photographs taken by the Council's Parking team following the Boxing Day earthquake (dated 31/12/2010) (attached) indicate that the barricades were still placed in front of 601 and 601A Colombo Street.

The re-inspection form dated 14 February 2011 had a reference to protection fencing being required. There is nothing however on the form to indicate that the existing barricades were inadequate for this building.

It is clear from Council staff's recollections that a key concern for these buildings was the damage to the side of the buildings and the impact this would have on the safety of the public in Mollett Street. This is the reason why access to Mollett Street was cordoned off completely.

The Council did not have a "policy" as such regarding cordons/barriers. It can be observed that the Council engineers who inspected the cordons and barriers conscientiously reviewed them and the adjacent buildings. They often would seek a second opinion whenever they had doubt about a decision on a cordon/barrier on a building. If any inspecting engineer had considered that the Colombo Street façade posed a significant risk, the process would have been for the engineer to have advised the Traffic Management Team to move the cordon or barrier.

- (d) Has any review been carried out by the Council as to the adequacy of the barriers/cordons placed in front of the Building, given the earthquake on 22 February 2011? If so, please provide details. If not, is any such reviewed intended?

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The Council has not carried out a review of the adequacy of the barriers/cordons. The Council does not intend to carry out a separate review to the investigations of the Royal Commission.

Yours faithfully

A handwritten signature in black ink, appearing to read 'C Gilbert', with a large, stylized flourish at the end.

Chris Gilbert  
Solicitor  
**Legal Services Manager**





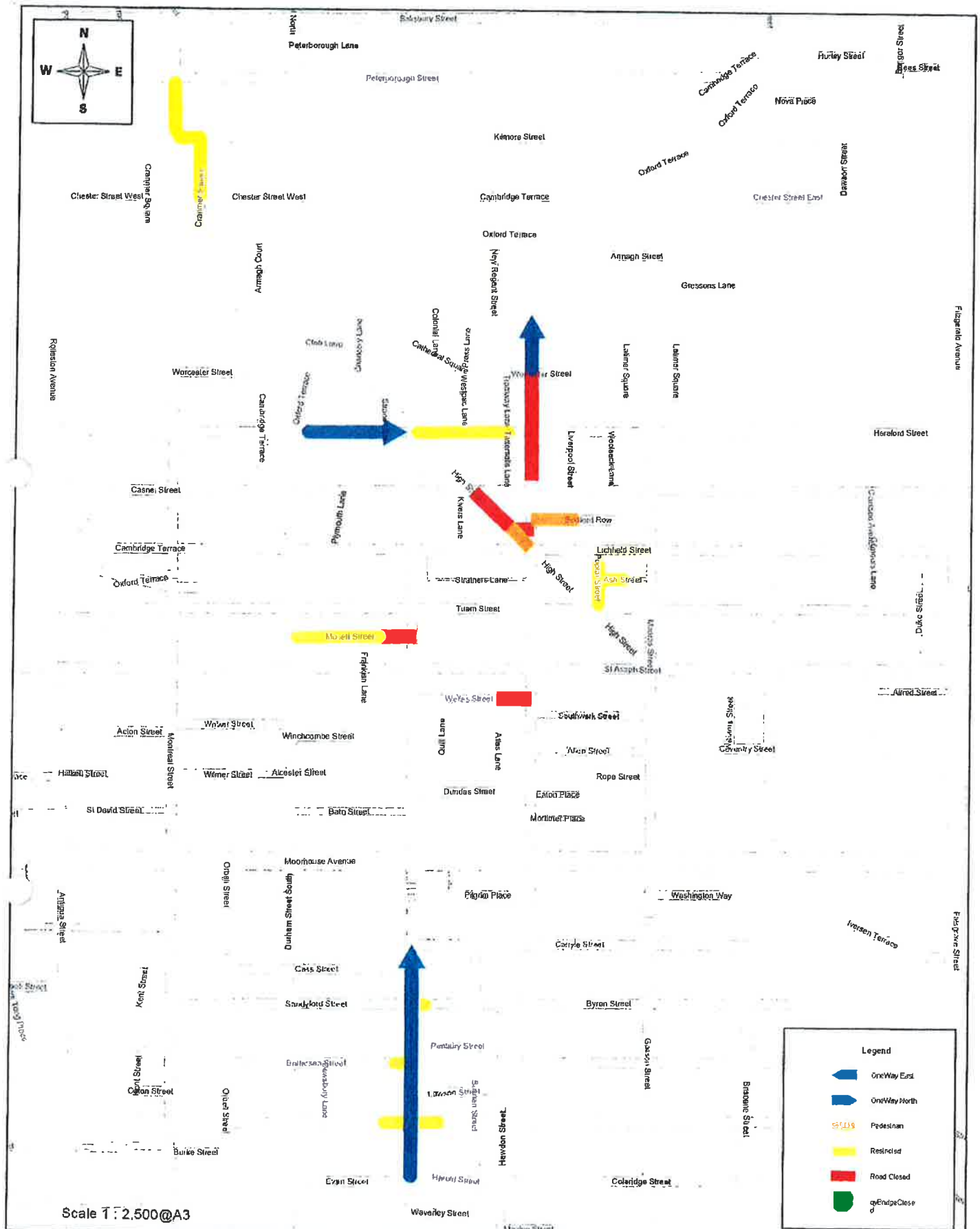
Photo taken 24 September 2000

BUI.COL601.0002.1













		<b>601 COLOMBO STREET</b>
<b>Property Manager:</b>	Harold Smith and Dallinson 366-5869 Postal Address - Yee Brothers Syndicate , C/O Harold Smith & Dallison, PO Box 13166, Armagh, Christchurch	
<b>Contacts:</b>	Owner representative - John Dallinson:03-366-5869 /// Engineer - Martin Sinclair:027-285-1277	
<b>Layout:</b>	Pleasure plus	
<b>Current situation:</b>	Red Unsafe - No notice issued	
<b>Notes Received:</b>	Major Masonry wall collapse and roof into side street (Mollet). Demolition likely	
<b>Property contact connected to other:</b>	601A Colombo Street	
	Red Placarded after boxing day quake	
<b>Photo:</b>	2253 (20/01/11)	
<b>Date:</b>	<b>Details:</b>	
5/09/2010	Level 1 Rapid assessment - Red Unsafe	
15/10/2010	Level 2 rapid assessment - Red Unsafe	
18/10/2010	Request for Cpeng report sent	
10/01/2011	Walkabout showed that there is a red sticker on this building. Stretching down to 601A and up to 603 affecting parking and footpath	
20/01/2011	Walkabout reveals this building still red stickered. Barrier stretching down from t net , over mollet street, to here. Number on door for contact is 359-9608.	
24/01/2011	Spoke to John of Harold smith and dallinson he advised that they intend to demolish this building and that they will be going through the consent process soon. His email address is john@dallinsonstone.co.nz. Emailed him today requesting he forward any relevant engineers report for this building	
1/02/2011	Spoke to martin Sinclair who is also the engineer here, he advised that he had not completed the engineers assessment but was mostly through it and that he would be leaning towards a demolition. Will speak to him again today	
1/02/2011	Spoke to John from Dallinson's today and advised of the need of engineers reports for this site as far as extending the S124 notice is concerned. He advised that he will get back to me with something as soon as possible	
15/02/2011	Spoke to John of Dallinson about this and the fact I have no paperwork from them , he said he will forward the required information asap	



















**From:** Halkett, Craig  
**Sent:** Wednesday, 26 January 2011 12:48 pm  
**To:** Thomas, Steffan  
**Subject:** Pedestrian Ramps

Steffan,

Ramps have been installed at the following locations:

Colombo /Mollet Street 2 ramps

Colombo/Tuam Street 1 ramp

Wells/Colombo 1 ramp

789 Colombo Street 2 ramps

Colombo /Peterborough 1 ramp

62-64 Manchester 1 ramp

100-108 Stanmore Road beside Supervalue 2 ramps

London Street(Empire Hotel) 1 ramp

Wheels chairs can go up and down Manchester and Colombo Street now and Stanmore Road Shopping centre and Woolston Shopping centre on Ferry Road.

Craig Halkett  
Traffic Management Coordinator  
DD 941 5575  
Cell 027 497 0271

**Installed ramps at 02/02/2011**

List provided by Ray Friend

Steel Channel at channel and AC ramp

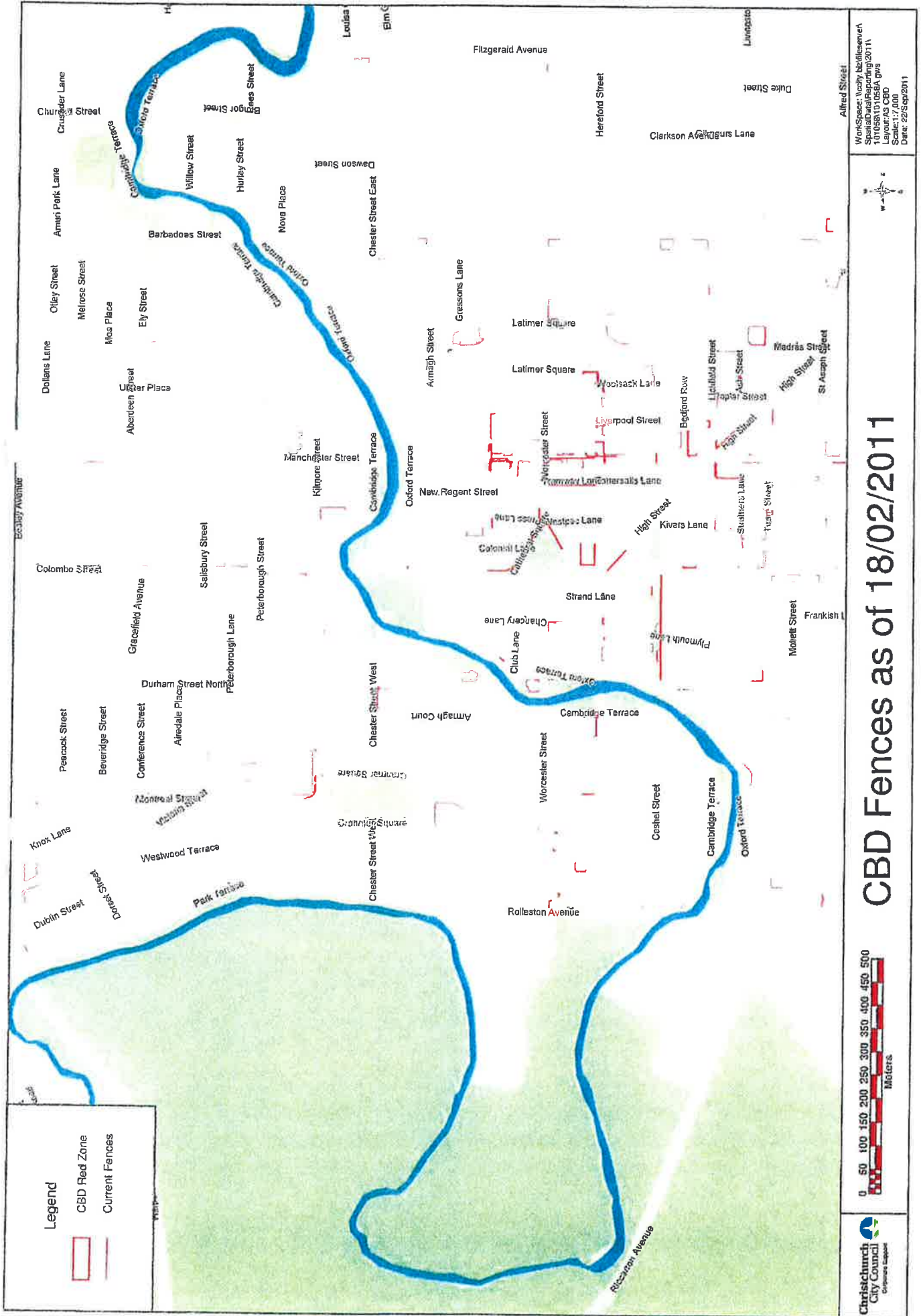
Location intalled	Number of
282 Lincion Road (avanti)	2
350 Lincion Road	2
Worcester/Stammore	1
Wakefield ave near Raptured Duck	2
82 Lichfield Street	1
Licfiels oustside his lordships Café	1
Ferry Rd by Heathcote	1
London street, Lyttleton	1
100-108 Stanmore Road	2
62-64 Mancester street	1
Colombo/Peterborough (@ the limes)	1
789 Colombo	2
Colombo/Tuam Street	1
Colombo/Mollet	2
Colombo/Welles	1
136 Colombo	1

22 Total Ramps installed

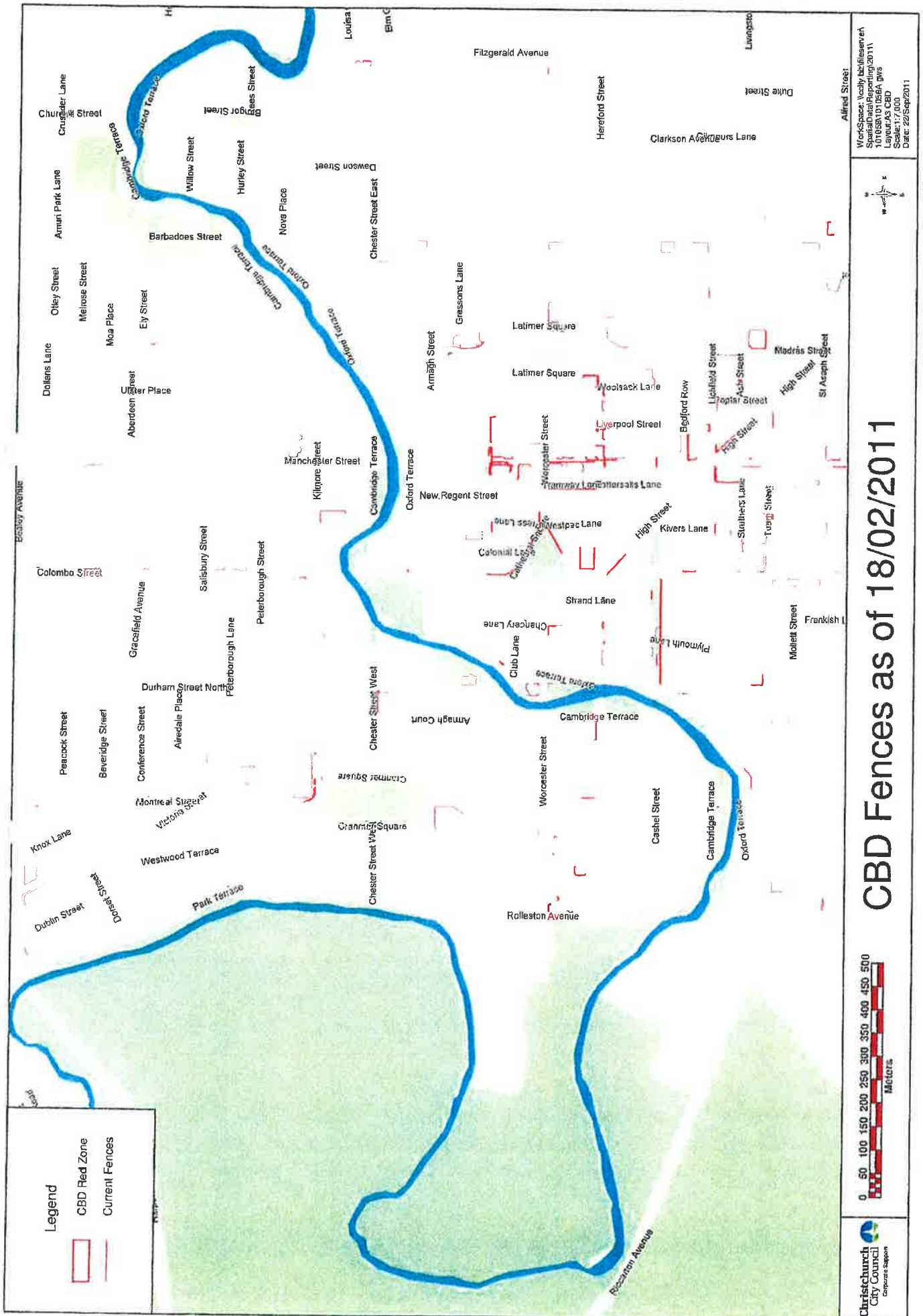
\$ 255.00 Rate as previously given (EC0076)

\$ 5,610.00 Total cost Ex GST













Building Recovery received this list 07/01/2011 1243hrs

Total No. of Fences 2482

Total length of fencing (m) 7446

Total No. of Cones 467

Total No. of Signs 39

total cordons

Address of cordon	How many fences?	Total No. of fences	Any rubble?	Any pedestrian access?	Any cones or signs?	cones	signs
Oxford and Madras cr. SE	yes	19	yes	no	15		
Madras 271 W	yes	5	no	yes			
Madras and Gloucester cr.	31 tall 20 small	51	minor	no	2	3	
Salisbury 50 S	yes	5	minor	no			
Colombo and Peterborough cr. S Thai Pro	14 tall 5 small	19	no	no	4		
Colombo 820 E	plastic mesh		no	no			
Colombo 818 E Academy publishing	no	3	no	yes			
Colombo 8917 W The Painters Room	yes	15	no	no	4		
Colombo 781-789 W Johnsons	8 tall 7 small	2	yes	no			
Colombo St E entrance rose historic chapel	yes	45	minor	yes			
Kilmore and Manchester cr. St Lukes in the city	11 tall 7 short	18	minor	no	6		
Kilmore 146-148 S	yes	17	yes	no			
Armagh S Cranmer Centre	yes	22	no	no			
Montreal E Cranmer Centre	56 tall and 36 hirepool	75	pallets	no	32		
Montreal and Kilmore cr. NE	26 contruction site?	26	no	no			
Chester West N St Saviour Chapel	plastic mesh	31	yes workers on site	no	15	3	
Armagh N The Devon	yes	23	no	no	1		
Durham North and Chester West cr. SE	yes	23	yes workers on site	no	27	3	
Durham North 280 cr Armagh, Gloucester	yes	36	no	no	9	4	
Peterborough cr Montral, Victoria N	14 tall 7 small	21	yes bricks	no	7		
Victoria 113 S	yes	38	yes bricks	no	4	2	
Kilmore 132 S thrifty/Wilsons	yes	18	minor	no	10		
Oxford 176 E	yes	6	no	yes	19		
Colombo 772 E Winnie Bagos	plastic tape	no	yes	no			
Oxford 214a S	yes	6	yes	no	27	4	
Gloucester 144 S	yes	70	my	no	5		
Gloucester 176 and Manchester 239 cr. SW	yes	64	h	no	18	2	
Gloucester 194 and Manchester cr. SE	18 tall 17 short	35	no	no	18	2	
Armagh and Barbadoes cr.	yes	9	yes	no	10		
Armagh 195	yes	11	bricks	no	3		
Wilmer 6	yes	18	no	yes	yes		
Oxford 54-56	yes	14	no	no	no		
Tuan 116	scaffolding	10	no	yes	yes		
Durham 218		15	no	yes	yes		
Durham 207		12	no	yes, not to shops	yes		
Colombo 590a	scaffolding	12	no	yes, not to shops	yes		
Colombo 601a-603, Mollet St closed		25	no	yes	no		
Colombo 605-611		7	no	yes, not to shops	yes		
Colombo 628, r/r sports		9	no	yes, not to shops	yes		
Colombo 646, Koko		12	no	yes, not to shops	no		
Colombo 670-678, AMI		12	no	yes, not to shops	no		
Cashel Mall, ASB bank	barrier tape	20	no	not to bank	no		
Cashel 126, 2 shops		18	no	not to shops	no		
Cashel 112a, 3 shops			no	not to shops	no		
Cashel 88a, 4 shops			no	not to shops	no		

Transcribed John Mitchell 11/01/12

