

SEISMIC RISK BUILDINGS - SURVEY

GENERAL

Date Inspected: 22/11/19 File No: B0/40/139/753-757
 Address of Building: 753-757 - Calamba St
 Legal Description of Site: PP 9596 LOT 2, 3, 4
 Name of Owner: EST. W.S. Richards & 3 others
 Address of Owner: 9- P.O. Box 25108, Cebu
 Principal Tenants: Garden Cafe / Natives choice / cantonbury NZ / Brwers
 Occupancy: (please tick) 8 hours 24 hours 5 days 7 days
 Use (eg. Office, Workroom, Factory, Commercial, Storage, Other): Commercial

STRUCTURE

Date of Construction: 1905
 Building Dimensions: Width: Length: Height:

Number of Storeys: 2 Foundation Type: Strip Footing Raft Piles
 Mezzanine Basement
 Floor: FC Wood Eff Diaph Non Eff
 Roof: Pitched Flat
 Roof Coverings: Concrete Asphalt Galv Iron Corr Asbestos Tiles
 Chimneys: Brick Other
 Structural System: Frame Shear Wall LBM B&C
 Number of Stairs: 2 Type: Wood Steel FC
 Building: Original Form Minor Alterations Substantial Alterations
 Ground Conditions: Rock Gravel Sand Clay Fill
 Roof Diaphragm: Effective Non Effective
 Number of Lifts: 0 Open Enclosed

Bearing Walls: Brick Wall Sands: Yes/No
 Street Walls: Brick Column Continuity: Yes/No
 Parapets: brick parapet, parapet feature -> Zn
 Verandahs: yes / timber
 Appendages: large cornice / cracked. Several architectural stores (links etc)
 Wheelchair Access: yes

NON STRUCTURAL

Partitions: timber
 Ceilings: plaster / lath

DAMAGE

Cracked Walls Lateral Displacement Settlement
 Remarks: base mortar

STRUCTURAL

Poor Fair Good
 Hazards: Parapet

GENERAL

CC.C Advised strengthening
31/10/19. No BP or correspondence to confirm strengthening was conducted. assume no work done.
seemingly complete mortar deterioration in feature parapet

NUMERICAL RATING

Maintenance	2
Storeys	1
Appendages	2
Public Access	2
Wall Continuity	1
Time Occupied	1
Internal Walls	2
Persons Occupied	2
Foundations	1
Date Built	2
Total	16 A

TABLE 1 BUILDING ASSESSMENT

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

TABLE 2 BUILDING CLASSIFICATION & REQUIRED ACTION

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

HAZARDOUS APPENDAGE SURVEY.

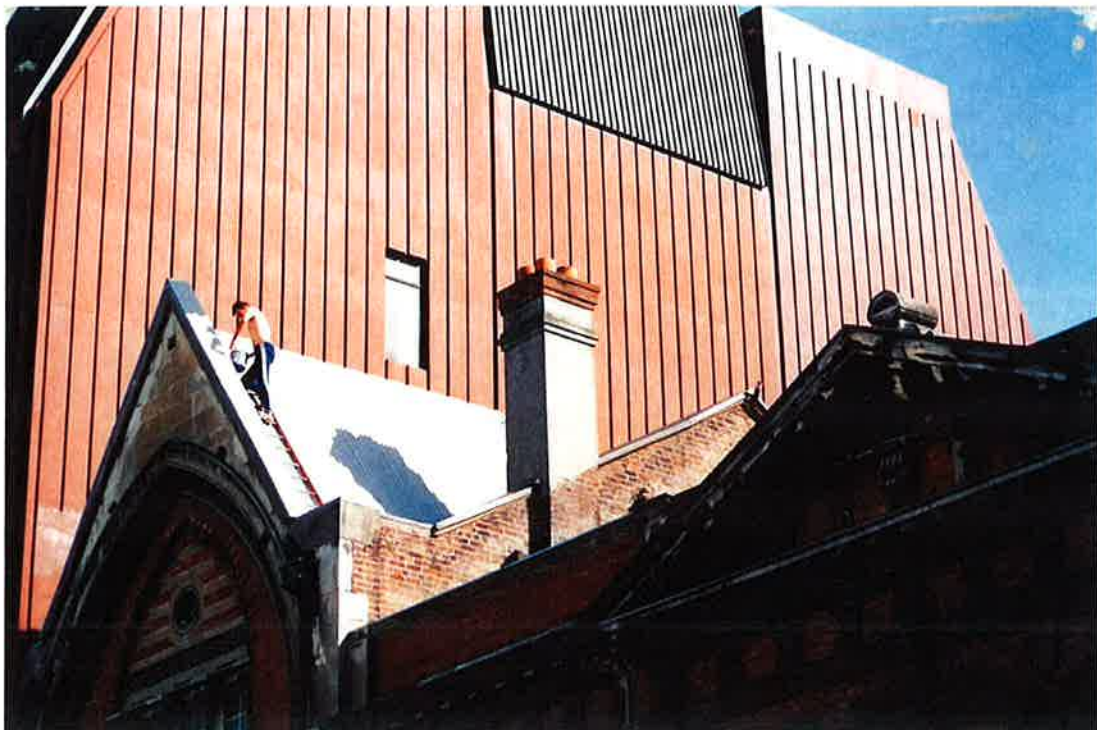
Address: 757-757 Colombo St.
Legal Desc.:
Owner:
Date: Date Building Built:
BU/40/

Parapet: large > 1.0m
Chimney: 1 hazardous
Cornice: lowest level ~ 500mm O/M

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

Photo Reference:

Comments: 2-3 storeys. (One of the worst examples in christchurch) Significant mortar deterioration in joints of large cornices ~ 500mm (O/M).
Significant mortar deterioration in parapet and on parapet capping stone.
Very hazardous chimney. See photos.
Probably an area of the heaviest pedestrian traffic in central Christchurch.









CHRISTCHURCH CITY COUNCIL
PUBLIC HEALTH AND SAFETY UNIT
P O BOX 237 CHRISTCHURCH NEW ZEALAND

TELEFAX MESSAGE:

FROM FAX: Local: 371-1920 STD: (03) 371-1920

TO: Name: TONY CAVANAGH
Organisation: DESIGN TEAM
Location: CCCM
Fax Number: 343 0524

SENDER: Name: TONY ENRIGHT
Designation: ENGINEER (STRUCTURAL)
Group: DEVELOPMENT Ext. No. _____

DATE: 11 / 4 / 94 No. of Pages (Including this page): 1

94002587 - 753 (COMBO ST)

Further to our conversation of this afternoon Council believes this building (as a whole) to be earthquake prone in terms of s66 of the Building Act.

Therefore no building consents will be issued for this building until the owner satisfactorily addresses this matter.

Regards T.E.

Signature: [Handwritten Signature]

TO Christchurch City Council
 ATTENTION John Taylor
 SENDER Barry Ramsay
 DATE 02 June 1994
 NUMBER OF PAGES (INCLUDING THIS PAGE) _____



Consulting Engineer
 Structural, Civil, Acous
 Electrical, Mechanical
 Heating and Ventilation
 Unit 3, Amuri Park
 Cnr Bealey Avenue and Churchill S
 P.O. Box 25-108, Fax (03) 379-1626
 Telephone (03) 366-1777
 Christchurch, New Zealand

PLEASE ADVISE IF ALL PAGES ARE NOT RECEIVED

94/2411

MESSAGE Re : 753 Colombo Street

The calculated "Cd" 's for this building are shown below

transverse

existing rear wall and
 new RC portal 0.15

longitudinal

existing brick walls 0.14 shear
 0.24 flexure

Consent 94004499



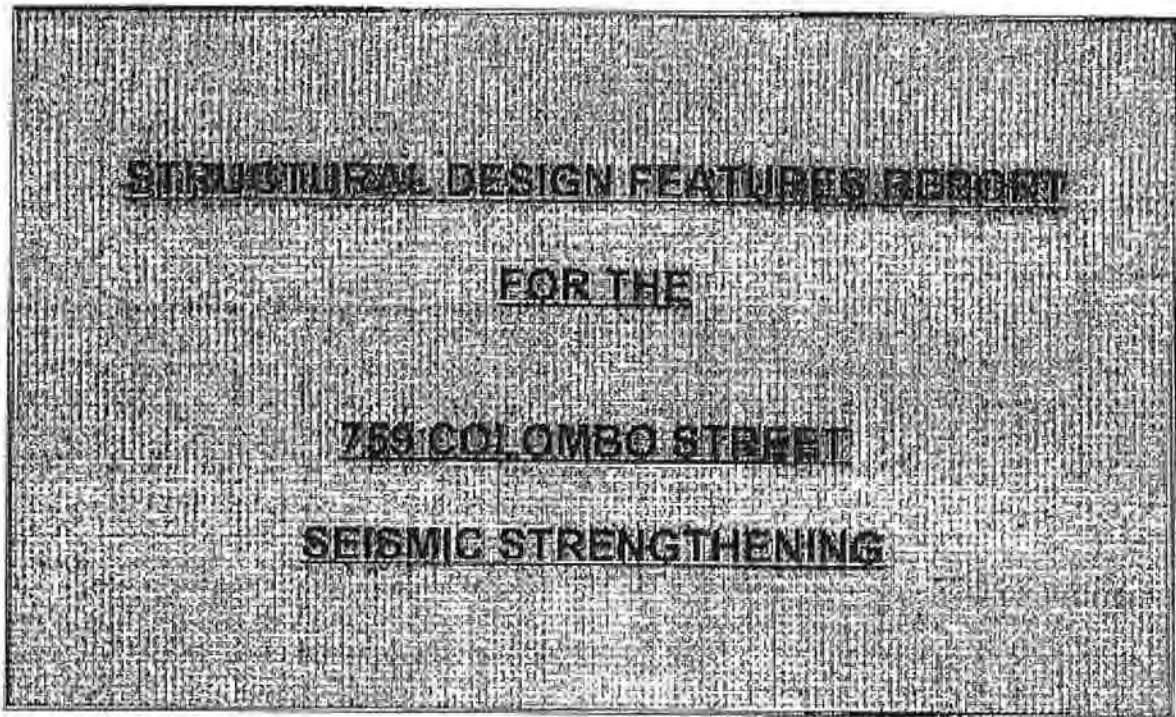
99005772
753 Colombo



**Consulting Engineers,
Structural, Civil, Acoustic,
Fire, Electrical, Mechanical,
Heating and Ventilation**

Unit 3, Amuri Park
Cnr Bealey Avenue and Churchill Street
P.O. Box 25-108
Phone (03) 366-1777, Fax (03) 379-1626
Email: engineering@pfc.co.nz
Christchurch, New Zealand

990503/S/1



Design Engineer : Andrew Freeman

Director-In-Charge : Barry Ramsay



DIRECTORS

R.B. Ramsay, M.Sc. (London), D.I.C., B.E. (Hons), F.I.P.E.N.Z., K.J. Simcock, B.E. (Hons), M.E., M.I.P.E.N.Z., M.P. Gray, B.E. (Hons), M.I.P.E.N.Z.

1. LOADING

The loads considered for the seismic strengthening were based on – the 'Draft Guidelines for Assessing and Strengthening Earthquake Risk Buildings' published by NZ National Society for Earthquake Engineering (Feb 1995).

Calculation of the seismic lateral load level was based on the 'Quantitative Method' in these guidelines. This allows a Structural Performance factor $S_p = 0.6$ and a reduced Risk factor $R = 0.7$ (Category IV building).

Seismic Coefficients for Building Strengthening:

- Check of existing Unreinforced Masonry walls: $\mu = 1$ $C = 0.336$
- Design of the new concrete strengthening frames: Limited Ductile
 $\mu = 3+1 = 4$ $C = 0.094$
- Design of first floor diaphragm and roof bracing steel work: loads based on Parts to
NZS 4203:1992, Cl 4.12

Load combinations considered were those stated in NZS 4203:1992.

2. DESIGN

2.1 Gravity System

The existing first floor is timber framed spanning between the north and south brickwork walls with tongue and groove flooring.

The existing roof consists timber trusses spanning between the brickwork walls with corrugated iron on timber sarking and a plaster ceiling.

The existing floor and roof are not being strengthening for gravity loads as the loads are not changing and there is no change of use for the building.

2.2 Lateral System

The building was assessed as being significantly deficient of a lateral load resisting system in the north-south direction. To provide a seismic lateral load resisting system in the N-S direction we are installing concrete portal frames at the front and rear of the two storey building. The lateral loads are to be resisted by the existing brickwork walls in the east-west direction.

The existing walls and new concrete frames have been designed and detailed to resist loads to a level of ductility defined in the guideline defined above.

The first floor is being strengthening for lateral loading by installing a timber particle-board diaphragm which ties into and braces the brickwork walls for face loads to the concrete frame lines. At the roof level steel channels will be installed to brace the roof and brickwork walls for face loads and span the loads to the new concrete frames

3. FOUNDATIONS

The new foundations for the frames have been designed to respond to overstrength axial actions of the frame under seismic loads. They have been designed for an allowable bearing capacity of 100kPa for ultimate loads. A soils investigation has not yet been carried out as there is no area at present where it can be carried out. We will review the founding material and carry out any necessary investigation at the time of construction once the concrete floor is cut out and foundations excavated.

4. BUILDING CODES

The Codes used in the design of this building are:-

Draft Guidelines for Assessing and Strengthening Earthquake Risk Buildings, published by NZ National Society for Earthquake Engineering, (Feb 1995).

NZS 4203:1992	General Structure Design and Loadings for Buildings
NZS 3101:1995	Concrete Structures Standard
NZS 3404:1997	Steel Structures Standard

Wall Face Loads

The brick walls comply with the dynamic analysis method suggested in the "Bulletin of New Zealand National Society for Earthquake Engineer, Vol 18, No. 2, June 1985:, titled "Seismic Behaviour of Unreinforced Masonry Walls" by M.J.N Priestley, and also employed in the 1995 revision of the "Guidelines for Assessing and Strengthening Earthquake Risk Buildings". Using this method the expected failure accelerations for ground floor, first floor and parapet range between 0.90g and 0.94g.

Use of Building

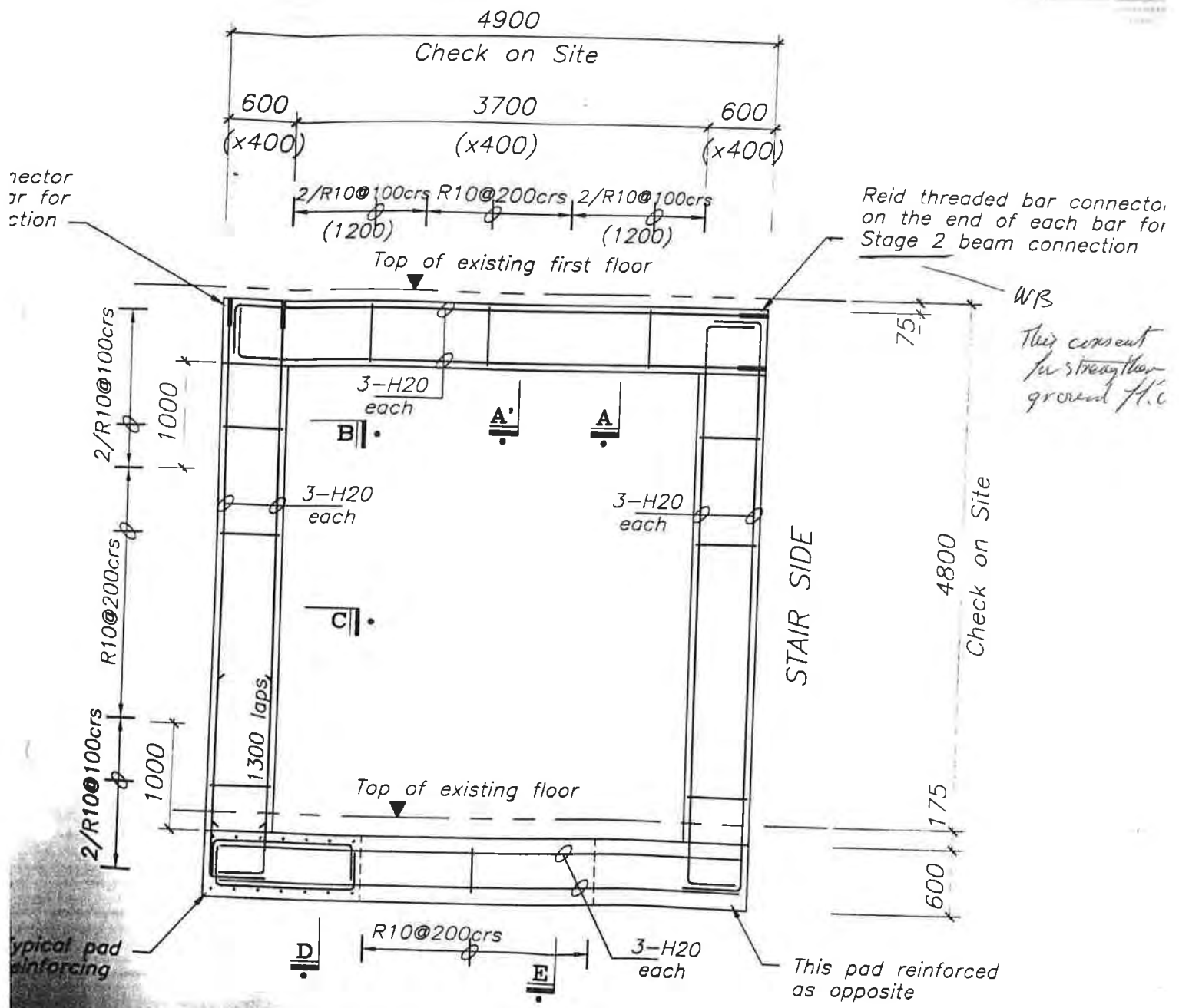
The current use of the building and shop adjacent (to South) is as a retail outlet for Allstar Trading. The future use of the combined shop is the same.

M.T. Freeman
Design Engineer
POWELL FENWICK CONSULTANTS LIMITED

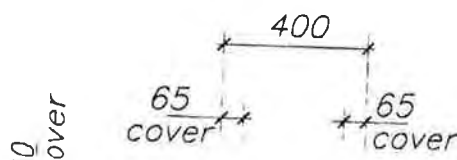
9500 7284

755 Colorado St

1 frame near front, 1 - 2/3 towards rear.



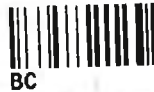
FRAME 1



FINAL CODE COMPLIANCE CERTIFICATE

Issued by
BUILDING CONTROL INSPECTION SERVICES
CHRISTCHURCH CITY COUNCIL

BUILDING CONSENT No.
99009188



Project Location

Street Address: 759 COLOMBO STREET, CITY, CHRISTCHURCH 8001
Legal description: LOT 3 DP 79067

Project Particulars

THIS CERTIFICATION IS FOR :

Additions & Alteration

THE INTENDED USE(S) FOR THIS BUILDING WORK IS FOR:

Other Commercial Buildings

PROPOSED WORK DETAILS:

FIRE REINSTATEMENT - STRENGTHENING

FIRE REINSTATEMENT - COMPLETION SEISMIC STRENGTHENING AND
FIRE SAFETY UPGRADE

The intended life of this building work is indefinite but not less than 50 years.

This certificate is issued under Section 43 clause (3) of the Building Act 1991 and is a Final Code Compliance issued in respect of all work under the above Building Consent.

Signed for and on behalf of the Christchurch City Council:

Date of Issue: 10/04/2000

Name:

Position:

Building Consent Officer



CHRISTCHURCH
CITY COUNCIL · ENVIRONMENT

Environmental Services Unit



CHRISTCHURCH CITY COUNCIL

BUILDING CONTROL INSPECTION SERVICES

PROJECT NO: *902918*

Site Address: *753 CELOMKO STREET*

Description of Consent: *FIRE RESISTANCE & SEISMIC STRENGTHENING*

Prepour Foundation	M1	Preline Plumbing	M4B	Final (Residential)	M8	Final (Comm/Ind)	M8
Siting/Levels/Bearing		Pipe Type/Sizing		BA9 Received		BA9 Received	✓
Ground Condition		Water Isolation Valve		Wall Cladding/Cert.		Car Parking Marked	
Reinforcing/Slab Ties		Lagging		Downpipes/Flashings		Downpipe/Rainhead	
Eng. Verification		Water Test		Roof Tank/HWC Restrnt		Gully Trap/T.Vent	
Sub-floor Drainage	M1A	Anti-scald, fitted		Anti Scald Protection		Trade Waste	
A.S.3500/Drainage		Soil Pipes/Vents		Gully Dish (Heights)		Glass/Safety/Visibility	
Prepour Slab	M2	Fire Resistant Lining	M5	Waste Pipes Sealed		Disabled Facilities	
Tailings		Penetration/Connection		Backflow Prevention		" Thresholds	
DPM		Blockwork Constr.	S2	Main Vent/AAV		" Toilet	
Mesh		Reinforcing		Surface Water Sumps		" Accessway	
Wastes		Solid Plaster System	S5	Submersed Outlets		" Car Parking	
Sub Floor	M3	Substrate OK		HWC/Valves		" Signage	
Pile Footings		Control Joints		Barriers/Stair/Rails		Barriers/Stair/Rails	
Bearers/Joists		Brick / Shelf Angle	S6	Stairs/Treads/Risers		Anti-scald, fitted	
Sub Ventilation		Connections		Ventilation of Spaces		Ventilation (HVAC)	
Sub Insulation		Drainage	M6	Ceiling Insulation		Fire Resistant Rating	
Preline Building	M4A	Bedding Under Pipes		Fire Resistant Rating		Fire Alarm Systems	
Moisture Walls %		Inspection Points		Glazing/Safety		Egress/Signage	
" Ceilings %		F/W→Approved Outfall		Access Routes		Surface Water Sumps	
Plate/Truss Fixings		S/W→Approved Outfall		Non Slip Areas		Producer Statements	
Framing/Ceiling		Main Vent Position		Retaining Wall/Drainage		Structural	R
Bracing/Roof and Walls		Adequate Cover		Swimming Pool/Fence		As Built Drainage Plan	
Floor Joist Layout		Grade		Solid Fuel Heater		HVAC	
Garage Lintels etc		Water Test		Producer Statements		Fire Alarm Installer	
Insulation Walls		Pick-up Completed		Structural		FPIS	R
Insulation Ceilings		Pre Stopping	M7	As Built Drainage Plan		Fire Engineer	
Roof Cladding		Brace Element Fixings		Drainlayer		Builder	
Eng. Verification		Fire Lining Fixings		Plumber		Gas Fitter	

Inspection Comments *FIRE RESISTANCE AND SEISMIC STRENGTHENING COMPLETED.*
Project completed - BUT STILL REQUIRED -
- CONSTRUCTION REVIEW FROM THE ENGINEER ✓
- CERT OF COMPLIANCE FROM FPIS FOR THE TYPE OF FIRE ALARM ✓

Instruction to Owner/Owner's Agent	Inspection Type	Rectification time frame as agreed
All work inspected is in accordance with the Building Consent. <i>VV</i>	<i>M8</i>
Some work is not satisfactory as detailed above and rectification is required.	
A formal notice to rectify will be issued.	
Signed: <i>[Signature]</i>	Date: <i>23.3.00</i>	Sig:

PROJECT COMPLETE
 SIGNED *[Signature]*
 DATE *21.4.00*

SITE INSPECTION REPORT
 This is not a Code Compliance Certificate

Time on Site



CHRISTCHURCH CITY COUNCIL

BUILDING CONTROL INSPECTION SERVICES

PROJECT NO:

Site Address: 753 Colombo St

99509188

Description of Consent: Fire Reinstatement

Prepour Foundation	M1	Preline Plumbing	M4B	Final (Residential)	M8	Final (Comm/Ind)	M8	
Siting/Levels/Bearing		Pipe Type/Sizing		BA9 Received		BA9 Received		
Ground Condition		Water Isolation Valve		Wall Cladding/Cert.		Car Parking Marked		
Reinforcing/Slab Ties		Lagging		Downpipes/Flashings		Downpipe/Rainhead		
Eng. Verification		Water Test		Roof Tank/HWC Restrnt		Gully Trap/T.Vent		
Sub-floor Drainage	M1A	Anti-scald, fitted		Anti Scald Protection		Trade Waste		
A.S.3500/Drainage		Soil Pipes/Vents		Gully Dish (Heights)		Glass/Safety/Visibility		
Prepour Slab	M2	Fire Resistant Lining	M5	Waste Pipes Sealed		Disabled Facilities		
Tailings		Penetration/Connection		Backflow Prevention		"	Thresholds	
DPM		Blockwork Constr.	S2	Main Vent/AAV		"	Toilet	
Mesh		Reinforcing		Surface Water Sumps		"	Accessway	
Wastes		Solid Plaster System	S5	Submersed Outlets		"	Car Parking	
Sub Floor	M3	Substrate OK		HWC/Valves		"	Signage	
Pile Footings		Control Joints		Barriers/Stair/Rails			Barriers/Stair/Rails	
Bearers/Joists		Brick / Shelf Angle	S6	Stairs/Treads/Risers			Anti-scald, fitted	
5 Ventilation		Connections		Ventilation of Spaces			Ventilation (HVAC)	
Sub Insulation		Drainage	M6	Ceiling Insulation			Fire Resistant Rating	
Preline Building	M4A	Bedding Under Pipes		Fire Resistant Rating			Fire Alarm Systems	
Moisture Walls %	✓	Inspection Points		Glazing/Safety			Egress/Signage	
" Ceilings %	✓	FW→Approved Outfall		Access Routes			Surface Water Sumps	
Plate/Truss Fixings	✓	S/W→Approved Outfall		Non Slip Areas			Producer Statements	
Framing/Ceiling	✓	Main Vent Position		Retaining Wall/Drainage			Structural	
Bracing/Roof and Walls	-	Adequate Cover		Swimming Pool/Fence			As Built Drainage Plan	
Floor Joist Layout	-	Grade		Solid Fuel Heater			HVAC	
Garage Lintels etc	-	Water Test		Producer Statements			Fire Alarm Installer	
Insulation Walls	-	Pick-up Completed		Structural			FPIS	
Insulation Ceilings	-	Pre Stopping	M7	As Built Drainage Plan			Fire Engineer	
Roof Cladding	✓	Brace Element Fixings		Drainlayer			Builder	
Eng. Verification	-	Fire Lining Fixings		Plumber			Gas Fitter	

Inspection Comments

OK to Live.

<p>to Owner/Owner's Agent</p> <p>All work inspected is in accordance with the Building Consent. ✓</p> <p>Some work is not satisfactory as detailed above and rectification is required.</p> <p>A formal notice to rectify will be issued.</p>		<p>Inspection Type</p> <p style="font-size: 2em; text-align: center;">M4</p>	<p>Rectification time frame as agreed</p> <p>...../...../.....</p> <p>Sig:</p>
<p>Signed: <i>[Signature]</i></p> <p>Date: <u>31/12/99</u></p>			

SITE INSPECTION REPORT


This is not a Code Compliance Certificate

Time on Site

Conditions of Building Consent Project No. 99009188
Project Location : 753 COLOMBO STREET
Applicant (Owner) : POWELL FENWICK CONSULTANTS LTD
Description of Work: FIRE REINSTATEMENT / STRENGTHENING

The building consent is subject to the following conditions which must be satisfied before the Code Compliance Certificate can be issued.

- FILE COPY** ✓
1. The owner's consultants responsible for inspection of the building works shall provide a statement upon completion of the works to confirm that the appropriate inspections have been conducted and that the building work has been completed to the extent required by the building consent.
 2. A record of each site visit made by the owner's consultant shall be kept on site, preferably in a folder in the builders shed for reference by City Council Inspectors carrying out audit compliance inspections.

 <p>CHRISTCHURCH THE GARDEN CITY <i>The city that shines</i></p>	<p>CHRISTCHURCH CITY COUNCIL BUILDING ACT 1991</p> <p>BUILDING CONSENT</p>	<p>FORM: BA4</p>
		<p>PROJECT NO. 99009188</p>

<p style="text-align: center;">OWNER/APPLICANT</p> <p>Name: JASON RICHARDS TRUST Mailing Address: P O BOX 13555 CHRISTCHURCH</p> <p>Contact: DOWELL FENWICK CONSULTANTS LTD PO BOX 25-108 CHRISTCHURCH</p> <p>Application Received: 14 OCT 1999</p>	<p style="text-align: center;">PROJECT LOCATION</p> <p>Street address: 753 COLOMBO STREET HAGLEY</p> <p>Legal Description: Valuation Roll:</p>						
<p style="text-align: center;">COUNCIL CHARGES</p> <p>The Council's total charges payable on the uplifting of this building consent, in accordance with the letter of advice dated 19 Nov 1999 are:</p> <table border="0"> <tr> <td>Total</td> <td style="text-align: right;">\$690.50</td> </tr> <tr> <td>Building Research Levy:</td> <td style="text-align: right;">\$100.00</td> </tr> <tr> <td>Grand Total</td> <td style="text-align: right;">\$790.50</td> </tr> </table>	Total	\$690.50	Building Research Levy:	\$100.00	Grand Total	\$790.50	<p style="text-align: center;">PROJECT</p> <p><input type="checkbox"/> New or relocated building <input checked="" type="checkbox"/> Alteration</p> <p>Intended use(s): FIRE REINSTATMENT / COMPLETION SEISMIC STRENGTHENING AND FIRE SAFETY UPGRADE</p> <p>Intended life:</p> <p><input checked="" type="checkbox"/> Indefinite but not less than 50 years <input type="checkbox"/> Specified as _____ years <input type="checkbox"/> Demolition</p> <p>Being stage 1 of an intended 1 stages.</p> <p>Estimated value (inclusive of GST): \$100,000.00</p>
Total	\$690.50						
Building Research Levy:	\$100.00						
Grand Total	\$790.50						

This Building Consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty (ie: this consent does not relieve the owner of his/her responsibilities under any other Act) or responsibility under any other Act nor permit any breach of any other Act.

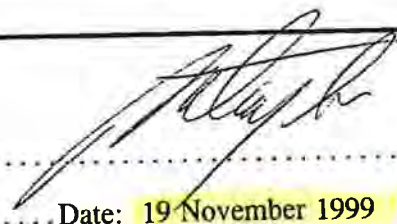
Please note that your Building Consent will lapse if work has not commenced within six months of its date of issue or if reasonable progress has not been made within twelve months after work has commenced, unless an extension of time has been approved by the Council.

This Building Consent is issued subject to the conditions specified in the attached pages (if any) headed "Conditions of Project No.: 99009188"

Signed for and on behalf of the Council: TAYLOR
Senior Building Control Engineer

Name:

Position:



Date: 19 November 1999

Bushnell Builders

LIMITED
REGD. MASTER BUILDERS

TELEPHONE: 389-9541
FAX: 389-4723
EMAIL: bushnell@cyberxpress.co.nz

110 CUMNOR TCE
P.O. BOX 13-362
CHRISTCHURCH

FACSIMILE TRANSMISSION

DATE: 31/3/00 TIME:

TO: CHRISTCHURCH CEM WORKS

FAX No: 3711920

ATTENTION: DEBBY

SUBJECT: 753 CUMNOR STREET

No. OF PAGES: 4 (Including this coverage)

FROM: BUSHNELL BUILDERS LIMITED
PHONE No. 389 9541
FACSIMILE No. 389 4723

SENT BY: CHRIS DUNCAN

COMMENTS:

- ATTACHED
- ① Construction Plan from ENGINEER
 - ② CERT OF COMPLIANCE FROM FIRE

WE LOOK FORWARD TO THE ISSUING OF THE CODE COMPLIANCE CERTIFICATE.

(BRAND)
CHRIS DUNCAN

IF YOU DO NOT RECEIVE LEGIBLE COPIES OF ALL PAGES, PLEASE CALL BACK A.S.A.P ON 389 9541

PRODUCER STATEMENT CONSTRUCTION REVIEW



Consulting Engineers,
Structural, Civil, Acoustic,
Fire, Electrical, Mechanical,
Heating and Ventilation

Unit 3, Amuri Park
Cnr Bealey Avenue and Churchill Street
P.O. Box 25-108
Phone (03) 366-1777, Fax (03) 379-1628
Email: engineering@pfc.co.nz
Christchurch, New Zealand

27 MAR 2000

ISSUED BY: **POWELL FENWICK CONSULTANTS LIMITED**

990935/S/1

DESIGN ENGINEER: **Andrew Freeman**

TO: **The Richards Estate and The Church Property Trustees**

IN RESPECT OF: **Inspection of fire damage reinstatement of roof, ceiling and stairs, completion of first floor overlay diaphragm and steel channel roof braces for seismic strengthening of the existing two storey brickwork building.**

AT: **759 Colombo Street, Christchurch**

LOT: **3** DP: **79067**

POWELL FENWICK CONSULTANTS LIMITED has been engaged by **The Church Property Trustees and McLaren's Toplis Canterbury Ltd** to provide observation as defined on the Producer Statement Design in respect of the requirements of Clause **B1/VM1** and **B1/VM4** of the Building Regulations 1992 for the building work described by the drawings and Specifications prepared by **Powell Fenwick Consultants Limited** titled **Fire Repairs and Strengthening completion of 759 Colombo Street** and numbered **990935; S01 and S02 Rev. A**.
Contract Instructions No. **S01-S06** have been issued during the course of the works.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000, I or personnel under my control have carried out periodic reviews of the work appropriate to the engagement and based upon these reviews and information supplied by the Contractor during the course of the works I **BELIEVE ON REASONABLE GROUNDS THAT**

All Part only as specified in our producer statement design

of the building work, has been completed in accordance with the intent of our design.

R.B. Ramsay
MSc (London) DIC., BE., (Hons) F.I.P.E.N.Z
ON BEHALF OF **POWELL FENWICK CONSULTANTS LIMITED**
P O BOX, 25-108, CHRISTCHURCH

Date **24 March 2000**
ERB/Reg No **5065**

Member ACENZ
IPENZ

Original To:- **Bushnell Builders Ltd**
P O Box 13382
Christchurch
Attention: **Chris Duncan (2 copies)**

Copy To:- **The Church Property Trustees**
P O Box 4438
Christchurch
Attention: **Derek Allan (1 copy)**


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02/13/11A/RBR



DIRECTORS

R. B. Ramsay, M Sc (London), D.I.C., B.E. (Hons), F.I.P.E.N.Z., K. J. Simcock, B.E. (Hons), M.E., M.I.P.E.N.Z., M. P. Gray, B.E. (Hons), M.I.P.E.N.Z.

EDLIER RC 991924
BC 99005772

 <p>CHRISTCHURCH CITY COUNCIL APPLICATION FOR BUILDING CONSENT</p>	<p>CHRISTCHURCH CITY COUNCIL APPLICATION FOR BUILDING CONSENT</p>	<p>FORM: BA3 PROJECT NO: 99009188</p>
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PLEASE COMPLETE ALL SECTIONS OF THIS FORM (IF APPLICABLE TO YOUR APPLICATION)

Has a Project Information Memorandum been issued by the Council for this project? Yes No
If YES, add the Project Information Memorandum number to the box above marked PROJECT NO.

APPLICATION DETAILS	PROJECT
<p>OWNER (as defined by the Building Act 1991) Name: <u>THE RICHARD'S ESTATE AND THE CHURCH PROPERTY TRUSTEES</u> Mailing Address: <u>P.O. Box 4438, CHCH.</u> Street Address: _____ Phone: <u>379 5950</u> Fax: <u>379 5954</u></p>	<p>LOCATION Street Address: <u>753 COLONBO ST, CHCH</u> (Part building at 759 Colombo St) Lot: <u>3</u> DP: <u>79067</u> Other: _____</p>
<p>APPLICANT (Must be authorised by the owner to make this application) Name: <u>ANDREW FREEMAN</u> Company: <u>POWELL FENWICK CONSULTANTS LTD.</u> Mailing Address: <u>P.O. Box 25 108, CHCH</u> Street Address: <u>UNIT 3, AMURI PARK, BELLEVUE AVE</u> Phone: <u>366 1777</u> Fax: <u>379 1626</u></p>	<p>DESCRIPTION OF WORK: <u>Fire damage reinstatement, completion of seismic strengthening and fire safety upgrade.</u> INTENDED USE: <u>RETAIL</u></p>
<p>Estimated Value of proposed work (inclusive of GST) \$ <u>100,000</u></p> <p>Building Consent to be uplifted from: <input checked="" type="checkbox"/> <u>CIVIC OFFICES</u> Service Centre <input type="checkbox"/> If prepaid post to Owner / Applicant (delete one)</p>	<p>Will the building undergo a change of use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Intended Life if less than 50 years: _____ years</p> <p>Being stage <u>1</u> of an intended <u>1</u> stages</p>
<p>Water Supply Is a new supply required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Residential / Commercial (DELETE ONE) If commercial, has estimate been obtained from the Council? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Distance from LH/RH boundary (looking from street) _____ metres Nominate street if a corner site: _____</p>	<p>FLOOR AREA Ground Floor: Existing <u>172</u> m² Add _____ m² Other Floor: Existing <u>87</u> m² Add _____ m² Accessory Building Area: Existing _____ m² Add _____ m²</p> <p>Planning - Site Coverage Total area of all buildings over foundation at ground level. Existing <u>172</u> m² Proposed _____ m²</p>
<p>Road Opening / Footpath Opening Is an opening required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Type of service: Sewer / Stormwater (DELETE AS NECESSARY)</p>	<p>Vehicle Crossing (in connection with this Building Consent) Is a vehicle crossing required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No New / Extension / Residential / Commercial (DELETE AS NECESSARY)</p>
FOR COUNCIL USE ONLY	
<p>Invalid Owner Recorded: <input type="checkbox"/> Date Received: _____ Prepaid Fee: \$ _____ Receipt No: _____ Receiving Officer's Name: _____</p>	<p>DRAINAGE INFORMATION Not Required <input checked="" type="checkbox"/> Block Plan Only <input type="checkbox"/> Full PIM <input type="checkbox"/> Date Requested _____ Hazard <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

SECTION 1

HERITAGE BLD.

SECTION 6

Builder's Name: _____ **Phone:** _____
Address: _____ **Fax:** _____

Building Certifier's Name: _____ **Phone:** _____
Address: _____ **Fax:** _____

Plumber's Name: _____ **Phone:** _____
Address: _____ **Fax:** _____

Drainlayer's Name: _____ **Phone:** _____
Address: _____ **Fax:** _____

Engineer's Name: POWELL FENWICK CONSULTANTS LTD **Phone:** 366 1777
Address: P.O. Box 25108, CHRISTCHURCH **Fax:** 379 1626


Designer's Name: _____ **Phone:** _____
Address: _____ **Fax:** _____

SECTION 7

	YES / NO / NA		YES / NO / NA		YES / NO / NA
Have you fully completed:	Section 1 <input type="checkbox" value="Yes"/>	Section 4 <input type="checkbox" value="Yes"/>	Section 6 <input type="checkbox" value="Yes"/>		
	Section 2 <input type="checkbox" value="Yes"/>	Section 5 <input type="checkbox" value="Yes"/>	Section 7 <input type="checkbox" value="Yes"/>		
	Section 3 <input type="checkbox" value="Yes"/>	Section 5A <input type="checkbox" value="Yes"/>			

- IF THIS PROJECT CONSTITUTES A DEVELOPMENT PURSUANT TO SECTION 409 OF THE RESOURCE MANAGEMENT ACT 1991, THEN THIS APPLICATION IS ALSO DEEMED TO BE A NOTIFICATION BY THE OWNER OF A RESOURCE CONSENT APPLICATION FOR A DEVELOPMENT.
- Please note this application may not be processed further until any outstanding items have been submitted. Completion of this check sheet is not approval to start work.
- No work is to commence until the Building Consent is uplifted.
- **Building Consent Fees**
 The charges incurred by the Council in processing this application are payable whether or not the project proceeds. Note: Fees for some minor works (eg drainage only works, detached accessory buildings with a value of less than \$5,000) are required to be paid at the time of application.
- I DECLARE I HAVE BEEN AUTHORISED BY THE OWNER TO MAKE THIS APPLICATION

Print Name: ANDREW FREEMAN Date: 14 OCTOBER 1999

Signature: 
 SIGNED BY or FOR AND ON BEHALF OF THE OWNER

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

Civic Offices 163-173 Tuam Street PO Box 237 Telephone 379 1660 Fax 371 1792	Fendalton Service Centre Cnr Jeffreys & Clyde Roads PO Box 29 183 Telephone 351 7109 Fax 372 2747	Linwood Service Centre 180 Smith Street PO Box 24 214 Telephone 389 1477 Fax 372-2639	Sockburn Service Centre 149 Main South Road PO Box 11 011 Telephone 348 5119 Fax 372-2539
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Project Information Memorandums (PIMs) and Building Consents can also be lodged and uplifted at these Service Centres.

Beckenham Service Centre 66 Colombo Street PO Box 12-033 Telephone 332 3099 Fax 332-3443	Papanui Service Centre Cnr Langdons Road & Restell Street PO Box 5142 Telephone 352 8117 Fax 352 1308	Shirley Service Centre 36 Marshland Road PO Box 27 043 Telephone 385 3079 Fax 385 4224
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All the relevant information on this form is required to be provided under the Building Act and Resource Management Act for the Environmental Services Unit to process your application. Under these Acts this information has to be made available to members of the public including business organisations. The information contained in this application may be made available to other units of the Council. You have the right to access the personal information held about you by the Council which can be readily retrieved. You can also request that the Council correct any personal information it holds about you.

PRODUCER STATEMENT - DESIGN



**Consulting Engineers,
Structural, Civil, Acoustic,
Fire, Electrical, Mechanical,
Heating and Ventilation**

Unit 3, Amuri Park
Cnr Bealey Avenue and Churchill Street
P.O. Box 25-108
Phone (03) 366-1777, Fax (03) 379-1626
Email: engineering@pfc.co.nz
Christchurch, New Zealand



ISSUED BY: **POWELL FENWICK CONSULTANTS LIMITED**

990935/S/1

DESIGN ENGINEER: **Andrew Freeman**

TO: **The Richards Estate and The Church Property Trustees**

IN RESPECT OF: **Fire damage reinstatement of roof, ceiling and stairs, completion of first floor overlay diaphragm and steel channel roof braces for seismic strengthening of the existing two storey brickwork building.**

AT: **759 Colombo Street, Christchurch**

LOT: **3** DP: **79067**

POWELL FENWICK CONSULTANTS LIMITED has been engaged by **The Church Property Trustees and McLaren's Toplis Canterbury Ltd** to provide **Structural Engineering Design** services in respect of the requirements of Clause **B1** of the Building Regulations 1992 for

All Part only as specified

of the building work. The design has been prepared in accordance with **B1/VM1 and B1/VM4** of the approved documents issued by the Building Industry Authority and the work is described on **Powell Fenwick Consultants** drawings titled **Fire Repairs and Strengthening completion of 759 Colombo Street** and numbered **990935; S01 and S02 Rev. A** according to which the building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000, I believe on reasonable grounds that subject to:-

- (i) the verification of the following design assumptions:-
 - (ii) **Unless specifically noted, compliance of the drawings to Non Specific codes such as NZS 3604 and NZS 4229 have not been checked by this practice.**
 - (iii) **This certificate does not cover stability or suitability of the site.**
 - (iv) **this Producer Statement - Design is valid for 1 year only from the date of issue.**
- and (v) all proprietary products meeting the performance specification requirements, the drawings, according to which the building is proposed to be constructed comply with the relevant provisions of the building code.

R.B. RAMSAY
MSc (London) DIC., BE., (Hons) F.I.P.E.N.Z
ON BEHALF **POWELL FENWICK CONSULTANTS LIMITED**
P O BOX, 25 108, CHRISTCHURCH

Date **13 October 1999**
ERB/Reg No **5065**

Member ACENZ
IPENZ

Original To:- **CCC**
PO Box 237
Christchurch (3 copies)

Copy To:- **McLarens Toplis Canterbury Ltd.**
PO Box 4296
Christchurch

Inspections required are shown on the reverse.

\\pfc_server\jobs99\jobs 990901-991000\990935\990935 producer statement design issue a arf.doc
02/09/2/B/RBR



DIRECTORS
R. B. Ramsay, M.Sc (London), D.I.C., B.E. (Hons), F.I.P.E.N.Z., K. J. Simcock, B.E. (Hons), M.E., M.I.P.E.N.Z., M. P. Gray, B.E (Hons), M.I.P.E.N.Z.
D. R. James, B.E. (Hons), M.I.P.E.N.Z. 03/02/1C/RBR

COV 5181528.2 COVENANT (ALL TYPE)
CPY-01/01.PDS-011.02/04/02.09:59



DocID: 210512031

Dated 22 February 2002 ~~2000~~

**CONSERVATION COVENANT
(PURSUANT TO SECTION 77
RESERVES ACT 1977)**

the Owner

**CHURCH PROPERTY TRUSTEES, TIMOTHY
MICHAEL GRESSON, MICHAEL ALLAN MCPHAIL
and JASON RICHARDS**

the Council

THE CHRISTCHURCH CITY COUNCIL

Handwritten signature
5

**CONSERVATION COVENANT
(PURSUANT TO SECTION 77 RESERVES ACT 1977)**

DATED 22 February 2002

PARTIES

- (1) **CHURCH PROPERTY TRUSTEES** as to a 3/6 share and **TIMOTHY MICHAEL GRESSON, MICHAEL ALLAN MCPHAIL and JASON RICHARDS** as to a 3/6 share ("the Owner")
- (2) **THE CHRISTCHURCH CITY COUNCIL** ("the Council")

BACKGROUND

- A. The Owner is registered as proprietor of an estate in fee simple in the property located at 759 Colombo Street, Christchurch and being all the land in Certificate of Title 45B/1054 (Canterbury Registry). (In this covenant that land, together with the building on the land are jointly and severally referred to as "the Property").
- B. Section 77 of the Reserves Act 1977 ("the Act") provides that the Council may enter into a covenant with the owner of any property to provide for its management so as to preserve the historical value of that property.
- C. The historical values of the Property arise out of the circumstances more particularly set out in Schedule 1 to this covenant.
- D. The Building is listed in Group 4 of the list of protected buildings places and objects in the Christchurch City Plan. (In this covenant references to the "Christchurch City Plan" means the proposed plan notified in 1995 (as amended after that date) and any plan under the Resource Management Act 1991 for Christchurch City which supercedes the plan notified in 1995.)
- E. In view of the importance of the Property the Council has agreed to pay the Owners \$35,000 as a contribution to the seismic upgrade of the Building. In consideration of this contribution the Owners have agreed to enter into a conservation covenant in respect of the Property pursuant to section 77 of the Act.

TERMS OF THIS COVENANT

1. CONSERVATION PLAN

- 1.1 The Owner and the Council agree that they will, with all due diligence, consult and negotiate in good faith with a view to agreeing upon a conservation plan for the Property ("the Conservation Plan").
- 1.2 The Owner covenants with the Council to restore, maintain and conserve the Property in accordance with the Conservation Plan.




2. PLANS DO NOT APPLY

2.1 In the event that:

- (a) The parties have not yet agreed the terms of the conservation plan; or
- (b) The terms of the conservation plan have been agreed but are silent on the point in issue; or
- (c) The parties are unable to agree upon the interpretation of the conservation plan and that disagreement has not been able to be resolved by mediation as provided in clauses 17-19 (inclusive);

then the provisions of clauses 2.1 – 2.2 shall apply instead of clause 1.2.

3. THE BUILDING

3.1 The Owner covenants to maintain and conserve and will not damage demolish or remove, or permit to be damaged demolished or removed, in whole or in part of the Building.

3.2 The Owner agrees that any proposed demolition modification or alteration of the exterior of the Building, or any proposed addition to the Building, will require the prior written consent of the Council (in addition to any resource consent required under the Christchurch City Plan and/or any Building consent required under the Building Act 1991). The Council shall have full discretion whether to grant the consent and may impose such reasonable conditions to its consent as the Council thinks fit. When exercising its discretion the Council may have regard to, without limitation, all or any of the following matters:

- (a) The extent to which the proposed works could potentially compromise heritage values (as those words are understood by reference to the relevant policies and rules contained in the Christchurch City Plan);
- (b) The degree of the proposed loss of Heritage Fabric, including the incremental affect of any previously approved works. For these purposes "Heritage Fabric" shall have the same meaning given to those words by the Christchurch City Plan;
- (c) The ability of the proposed works to be reversed at a subsequent date;
- (d) The likely effect of the proposed works on visual appearance;
- (e) The necessity or otherwise of the proposed works as a means of ensuring that the Property may continue to have an economic use;
- (f) The extent to which the proposed works are deemed necessary to assist in the long term conservation of the Property;
- (g) The likely effect of the proposed works on structural integrity and earthquake resistance, including the incremental effect of any previously approved works;
- (h) The relevant provisions of the ICOMOS New Zealand Charter for the conservation of places of cultural heritage value ("the Charter"), a copy of which is annexed to this Covenant;

- (i) Any other matter that may appear relevant to the Council in the circumstances.

4. OWNERS USE OF THE PROPERTY

- 4.1 The Council agrees that, subject to clauses 1 - 4, the Owner may use the Property for any purpose which:
- (a) Is a compatible use not requiring any change to the heritage values of the Property, or involves changes which are substantially reversible or changes will have only a minimum impact on those values.
- (b) Complies with the relevant provisions of the Resource Management Act 1991, the Building Act 1991 and any other relevant legislation.

5. MAINTENANCE

- 5.1 The Owner will at its own expense maintain the Property in good and substantial repair and condition, having regard to its heritage values and general condition at the date of execution of this Covenant. The Owner further agrees that all maintenance and conservation work undertaken on Heritage Fabric will be executed in a manner consistent with the provisions of the Charter, the Christchurch City Plan and the Conservation Plan. All maintenance and conservation work undertaken by the Owner in respect of the Property will be subject to an application for a resource consent where any such maintenance and/or conservation work is deemed to fall within the definition of "alteration" contained within the Christchurch City Plan.

6. INSURANCE

- 6.1 The Owner agrees to maintain a comprehensive policy of insurance on the Property to its full replacement value, including demolition fees and architects fees. The Owner shall not do or allow anything to be done which would prejudice that insurance policy or cause it to lapse.

7. RELEASE OF COVENANT

- 7.1 The Owner will notify the Council immediately in the event of the Building being damaged or destroyed in whole or in part from any cause whatsoever.
- 7.2 If the Council in its sole discretion determines that it is not practical or desirable to repair restore or reinstate the Building then the Council will release the Owner by written notice from all obligations under this Covenant and take all such steps as necessary to remove the Covenant from the title to the Property.

8. SUBDIVISION

- 8.1 The Owner will not undertake any subdivision, within the meaning of Section 218 of the Resource Management Act 1991, of the Property without the prior written consent of the Council (in addition to any subdivision consent required under that Act) notwithstanding such subdivision may fully

[Handwritten signatures and initials]

comply with the relevant provisions of the Christchurch City Plan. The Council shall have full discretion whether to grant the consent and may impose such reasonable conditions to its consent as the Council thinks fit. When exercising its discretion the Council may have regard to, without limitation, all or any of the following matters:

- (a) The probable effect of the subdivision proposal, and associated works, on heritage values.
- (b) The desirability or otherwise of the subdivision proposal as a means of assisting in the long term conservation of any part of the Property.
- (c) The necessity or otherwise of the proposed subdivision as a means of ensuring that the Property may continue to have an economic use.
- (d) Any other matter which may appear relevant to the Council in the circumstances.

9. COUNCIL INSPECTIONS

- 9.1 The Owner will allow the Council access to inspect the Property at all reasonable times and upon reasonable notice for the purpose of ensuring compliance with the provisions of this Covenant.

LIMITATION OF LIABILITY

- 1.2 The terms of this covenant may be enforced by the Council only against the registered proprietor for the time being of the Property at the time of breach or non-observance, to the intent that the liability of any registered proprietor of the Property shall cease (except as to any breach or non-observance occurring during the period of ownership of that registered proprietor) upon registration of a transfer of ownership.

10. MISCELLANEOUS

10.1 Costs

The costs of preparation and registration of this Covenant shall be borne by the Council, but in all other respects each party shall bear their own costs in relation to the negotiation and execution of this Covenant.

10.2 Effect of Covenant

The Owner acknowledges that:

- (a) upon registration, this Covenant shall be binding upon successors in title (Section 77(4) of the Reserves Act 1977).
- (b) where there is more than one Owner, this Covenant will bind each owner jointly and severally.
- (b) Where the Owner is a company this Covenant will bind a receiver, liquidator, statutory manager or statutory receiver and, where the Owner is a natural person, will bind the Official Assignee, and in either case will bind a mortgagee in possession.

- (c) The reference to any Act or charter in this Covenant extends to include any amendment to or re-enactment of that Act or revision of that charter.
- (d) In any case where Council is required to give a consent under this Covenant, such consent shall not be binding unless given in writing and signed by the principal administrative officer of the Council, or by some other person with written delegated authority to bind the Council in that regard.
- (e) A consent granted by the Council in its capacity as territorial authority under the Resource Management Act 1991, the Building Act 1991 or any other similar legislation shall not be deemed to be a consent given by the Council for the purposes of this Covenant.

10.3 Notices

Any notice under this Covenant may be given as provided in the Property Law Act 1952 and in any event shall be deemed sufficiently served if:

- (a) it is actually received by the addressee or its authorised representative; or
- (b) sent by post or fax to the addressee's last known service address in New Zealand; or
- (c) in the case of a body corporate sent to its registered office.

Any notice sent by post shall be deemed to have been served on the day following the posting.

11. DISPUTE RESOLUTION

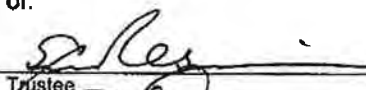
- 11.1 In the event of any dispute or difference arising between the parties at any time as to the interpretation of this Covenant, or as to any matter or thing arising out of or in connection with this Covenant, either party may give to the other written notice adequately identifying the subject matter of that dispute or difference. The giving of this notice will be a condition precedent to the commencement by either party of proceedings (whether by way of mediation, arbitration or litigation) in respect of any dispute or difference. This clause does not, however, limit the right of either party to seek urgent interlocutory relief by way of Court proceedings.
- 11.2 Within 14 days from the date of service of the notice referred to in clause 13.1 either party may give written notice to the other party that it requires the dispute or difference to be referred to mediation. Upon receipt by the other party of that notice the dispute or difference (unless meanwhile settled) will then be referred to mediation pursuant to clause 13.3.
- 11.3 Within 7 days of service of the notice referred to in clause 13.2 the parties will agree upon the Mediator to be appointed. If the parties are unable to agree, either party may request the President of the Canterbury District Law Society to appoint a Mediator:
- (a) The dispute or difference will be the subject of mediation for a period of 28 days (or such longer period as agreed by the parties) from the date upon which the Mediator accepts appointment.
 - (b) Neither party will be entitled to commence or maintain any action in respect of the dispute without the consent of the Mediator during that period.


- (c) Each of the parties will promptly carry out such reasonable steps as may be requested by the Mediator.
- (d) The parties acknowledge that the purpose of any exchange of information or documents or the making of any offer during mediation is to be taken only as an attempt to settle the dispute. No party may use any information or documents obtained during mediation for any purpose other than in an attempt to settle a dispute.
- (e) After the expiration of the time established by or agreed under clause 19(a), any party which has complied with the provisions of clauses 17-19 (inclusive) may in writing terminate the mediation and refer the dispute to arbitration or commence Court proceedings.
- (f) Each party shall bear their own costs in relation to any mediation. The costs of the Mediator shall be borne by the parties in equal shares.

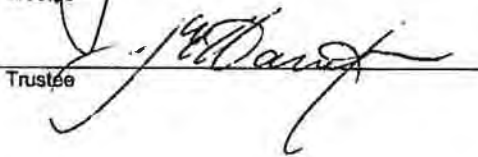
11.4 A dispute referred to arbitration shall be referred to the arbitration of a single arbitrator if the parties can agree, or if they cannot agree within 14 days to a single arbitrator appointed by the President for the time being of the Canterbury District Law Society at the request of either party, and shall be conducted in accordance with the provisions of the Arbitration Act 1996.

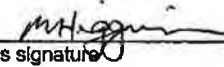
THE COMMON SEAL of
 CHURCH PROPERTY TRUSTEES
 was hereto affixed by and in the presence
 of:

)
)
) V
)


 Trustee

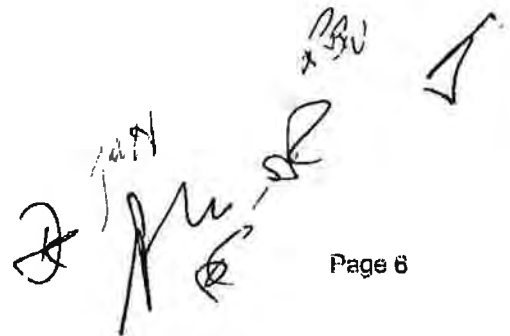

 Trustee


 Trustee


 Witness signature

BARBARA FAYE HIGGINSON
 Full Name
 OFFICE MANAGER
 12 THE TERRACE
 TIMARU
 Address

Occupation



SIGNED by
TIMOTHY MICHAEL GRESSON
in the presence of



Signature



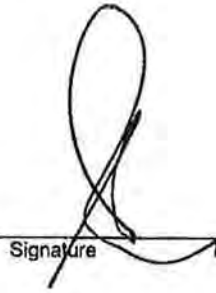
Witness signature

BARBARA FAYE HIGGINSON
Full Name **OFFICE MANAGER**
12 THE TERRACE
TIMARU

Address

Occupation

SIGNED by
MICHAEL ALLAN MCPHAIL
in the presence of



Signature




Witness signature

Elizabeth Smith
Full Name

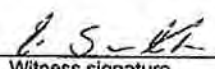
Christchurch
Address

Clerk
Occupation

SIGNED by
JASON RICHARDS
in the presence of



Signature

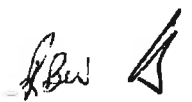


Witness signature

Elizabeth Smith
Full Name

Christchurch
Address

Clerk
Occupation



THE COMMON SEAL of THE)
CHRISTCHURCH CITY COUNCIL)
was hereto affixed by and in the)
presence of:)

K. B. ...

Mayor / Councillor

~~_____
Senior Purchasing Officer
Auntan Sed~~

[Handwritten marks]
7Bw
[Handwritten mark]

SCHEDULE 1**(a) Architectural and artistic significance**

The building is of masonry constructions and is an example of commercial classicism of the late Victorian/early Edwardian period. The principal façade, modelled through the use of constructional polychromy, remains essentially intact at first floor level and features a dentiled pediment above a dentiled cornice line. The central pedimented bay is larger than the side bays and features three part fenestration. The side bays are characterised by paired fenestration. All fenestration feature round headed windows with decorative moulding with central key stones, typical of commercial classicism, with the exception of the central window of the pedimented bay. This window head is pierced by five keystones. The bays of fenestration are divided through the use of polychromed piers topped with foliated capitals.

(b) Group and setting significance

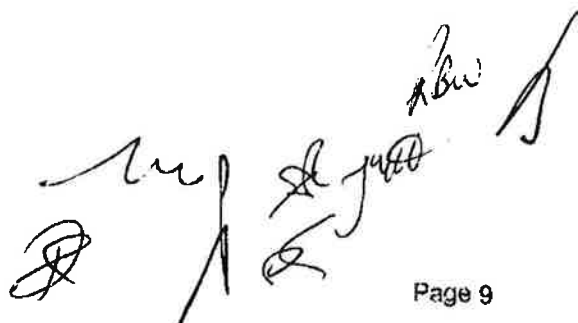
The building relates to the remaining fragment of Luck's building which is of Venetian Gothic design and features the use of constructional polychromy. Luck's building originally wrapped around the Gloucester, Colombo Street corner. At the north end of the block the building relates to Isaac House, a masonry building designed in the Georgian revival stylistic convention.

(c) Landmark significance

The striking architectural aesthetic and the footprint of the building, combined with the building situation on one of the city's major thoroughfares, affords it a degree of landmark significance.

(d) Technological and craftsmanship significance

The exterior façade detailing combined with the use of constructional polychromy and carved capitals afford a degree of craftsmanship significance.



Correct for the purposes of the Land Transfer Act 1952

Solicitor for the Council

Particulars entered in the Register at the date and at the time recorded below.

District/Assistant
Land Registrar of the District of Canterbury

**CONSERVATION COVENANT
(PURSUANT TO SECTION 77 RESERVES ACT 1977)**

**BUDDLE FINDLAY
SOLICITORS
CHRISTCHURCH**

I

9

35

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials

DMC
Christchurch City

Date of Inspection

5/9/10
1155

Exterior Only

Exterior and Interior

Building Name

OLD BRICK & STONE

Short Name

~~BRICK & STONE~~

Type of Construction

Address

751-759 COLUMBO

Timber frame

Concrete shear wall

Steel frame

Unreinforced masonry } COMBO

GPS Co-ordinates

S° E°

Tilt-up concrete

Reinforced masonry

Contact Name

Concrete frame

Confined masonry

Contact Phone

RC frame with masonry infill

Other:

Storeys at and above ground level

3

Below ground level

Primary Occupancy

Dwelling

Commercial/ Offices

Total gross floor area (m²)

Year built

Other residential

Industrial

No of residential Units

NA

Public assembly

Government

School

Heritage Listed

Photo Taken

Yes

No

Religious

Other

Investigate the building for the conditions listed below:

Overall Hazards / Damage

Minor/None

Moderate

Severe

Comments

Collapse, partial collapse, off foundation

Building or storey leaning

Wall or other structural damage

Overhead falling hazard

Ground movement, settlement, slips

Neighbouring building hazard

Other

POSSIBLE ASBESTOS IN ROOF

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

5/9/10 12:00

ID

DMC

Inspection ID DMCS9 (Office Use Only)

720780
10 DP 9 890

13

A7

CS

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials Date of Inspection
 Territorial Authority Time
 Exterior Only Exterior and Interior

Building Name
 Short Name
 Address
 GPS Co-ordinates S° E°
 Contact Name
 Contact Phone
 Storeys at and above ground level Below ground level
 Total gross floor area (m²) Year built
 No of residential Units
 Photo Taken Yes No

Type of Construction
 Timber frame Concrete shear wall
 Steel frame Unreinforced masonry
 Tilt-up concrete Reinforced masonry
 Concrete frame Confined masonry
 RC frame with masonry infill Other:

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

Investigate the building for the conditions listed below:

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

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

INSPECTED GREEN

RESTRICTED USE YELLOW

UNSAFE RED

Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

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

Estimated Overall Building Damage (Exclude Contents)

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

Sign here on completion

 Date & Time
 ID

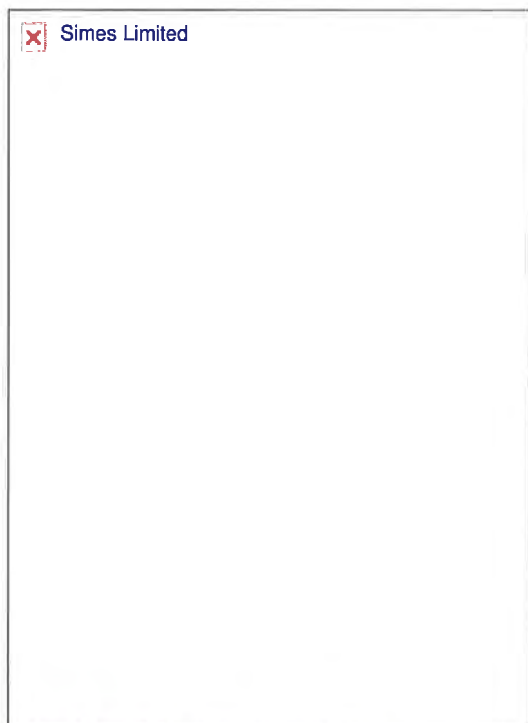
Inspection ID UNK 7A7 (Office Use Only)

Lot 10
DP 9890
Prop 1 720780

From: Andy Bell [Andy.Bell@simes.co.nz]
Sent: Thursday, 9 September 2010 4:46 p.m.
To: Elizabeth Clarke
Subject: FW: 753, 755, 757 and 759 Colombo Street
FYI

Andy Bell | Director Property Management | Simes Ltd, Licensed Agent (REAA 2008), MREINZ
p. 03 377 1460 f. 03 366 2972 e. Andy.Bell@simes.co.nz
P O Box 13-341, Level 2, HSBC Tower, 62 Worcester Blvd, Christchurch www.simes.co.nz

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From: LBA - Hamish [mailto:hamishm@lewisbradford.com]
Sent: Thursday, 9 September 2010 3:57 p.m.
To: Andy Bell
Subject: 753, 755, 757 and 759 Colombo Street

Good afternoon Andy

As requested I have completed a brief structural inspection of 753, 755, 757 and 759 Colombo Street and have the following comments

file://N:\CPT\Property\Earthquake 2010 & 2011\Commercial Buildings\Colombo St\FW ... 17/08/2011

753 Colombo Street

I have not seen anything structurally that would indicate the building structure has been compromised. There is a chimney above this property that has some cracks in it, the chimney is not in immediate danger of falling however I would recommend that it be removed in the near future. Following this inspection it would appear that structurally there is no reason this building cannot be occupied.

755 Colombo Street

I have not seen anything structurally that would indicate the building structure has been compromised. There is a chimney above this property that has some cracks in it, the chimney is not in immediate danger of falling however I would recommend that it be removed in the near future. Following this inspection it would appear that structurally there is no reason this building cannot be occupied.

757 Colombo Street

There is some damage to an insitu concrete wall at the rear of the building and will require strengthening. The insitu concrete wall has also pulled away from a masonry wall and will need to be structurally tied together. As the building is currently not tenanted these works do not need to be completed immediately, however they will need to be completed before the building is re-tenanted

759 Colombo Street

I have not seen anything structurally that would indicate the building structure has been compromised. Inspection within the roof space indicates that this part of the building may have previously been seismically strengthened. Following this inspection it would appear that structurally there is no reason this building cannot be occupied.

Regards

Hamish

Lewis Bradford Consulting Engineers

Level 2, 71 Armagh Street
PO Box 2919, Christchurch
Phone 03 379 9096 | Facsimile 03 379 9095
www.lewisbradford.com

Job Name:

Job Number:

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(20100908) _____

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

_____ Information from ESET NOD32 Antivirus, version of virus signature database 5202
(20100616) _____

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

Information from ESET NOD32 Antivirus, version of virus signature database 5202
(20100616)

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>



lewis bradford
CONSULTING ENGINEERS

8 October 2010

Church Property Trustees
C/O Hawkins Construction
P.O. BOX 42127
CHRISTCHURCH

Attention: Ivan Hatton

Dear Sir/Madam,

STRUCTURAL INSPECTION OF 757 COLOMBO STREET, CHRISTCHURCH

A brief walk through inspection was carried out on the above commercial premises on the 8th September 2010, and follows the 4th September 2010 earthquake and subsequent aftershocks.

Scope of Work

Lewis Bradford Consulting Engineers have been engaged by Andy Bell of Simes Property Management on behalf of the owners Church Property Trustees, to carry out a structural inspection of the property located at 753 thru 757 Colombo Street following the 4th September 2010 earthquake.

This report outlines structural damage found in 757 Colombo Street, it does not provide comment on the other tenancies within the building.

This inspection is by no means exhaustive and is not intended as a pre purchase inspection.

Our conditions of engagement are the ACENZ/IPENZ short form agreement for consultant engagement dated March 2010.

Nature of Building

The original two storey building is located on the corner on Colombo Street is of brick construction with a timber first floor and light weight roof. The building is subdivided into four separate tenancies, 753 thru 757 Colombo Street. Several additions have occurred throughout the years at the rear of the original building.

Structural Damage

Flexural cracking of an insitu concrete column has occurred at the rear of the building. Repair works will involve a skilled tradesmen epoxy grouting these cracks. It is recommended that contact be made with Jeff Hawker at Sika for the most appropriate repair method.

Separation has occurred between the blockwork exterior and insitu concrete walls at the rear of the property. Repair works will involve a skilled tradesman installing a 150x10mm EA at the top of the wall, 2-M16 Hilti HIT-HY150 anchors are to be used to fix the EA to each wall.

Two chimneys located on the roof of the building have suffered cracking due to the recent seismic activity. They are not in immediate danger of falling however it is recommended that they be removed as part of the repair work to 757 Colombo Street. The contractor is responsible for the reinstatement of all waterproofing to these areas.

Conclusion

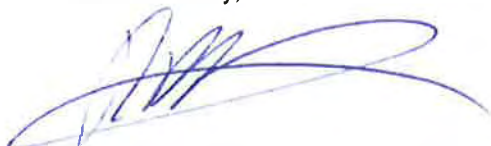
Apart from the points raised above there are no apparent structural issues with this building, which appears to be in good condition for its age.

The contractor is to discuss the above works with the Christchurch City Council to determine what their requirements are with regards to consents and documentation.

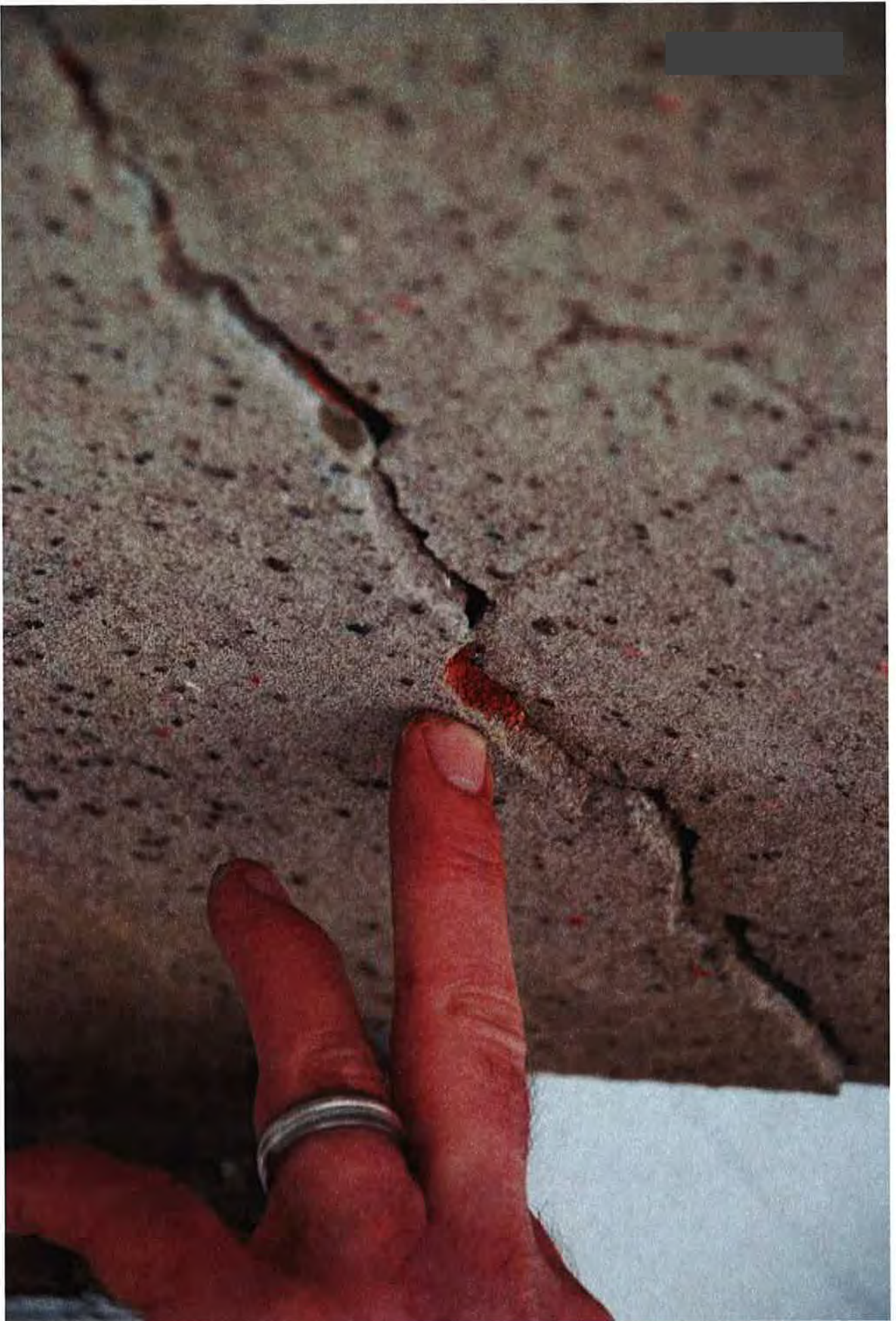
Limitation

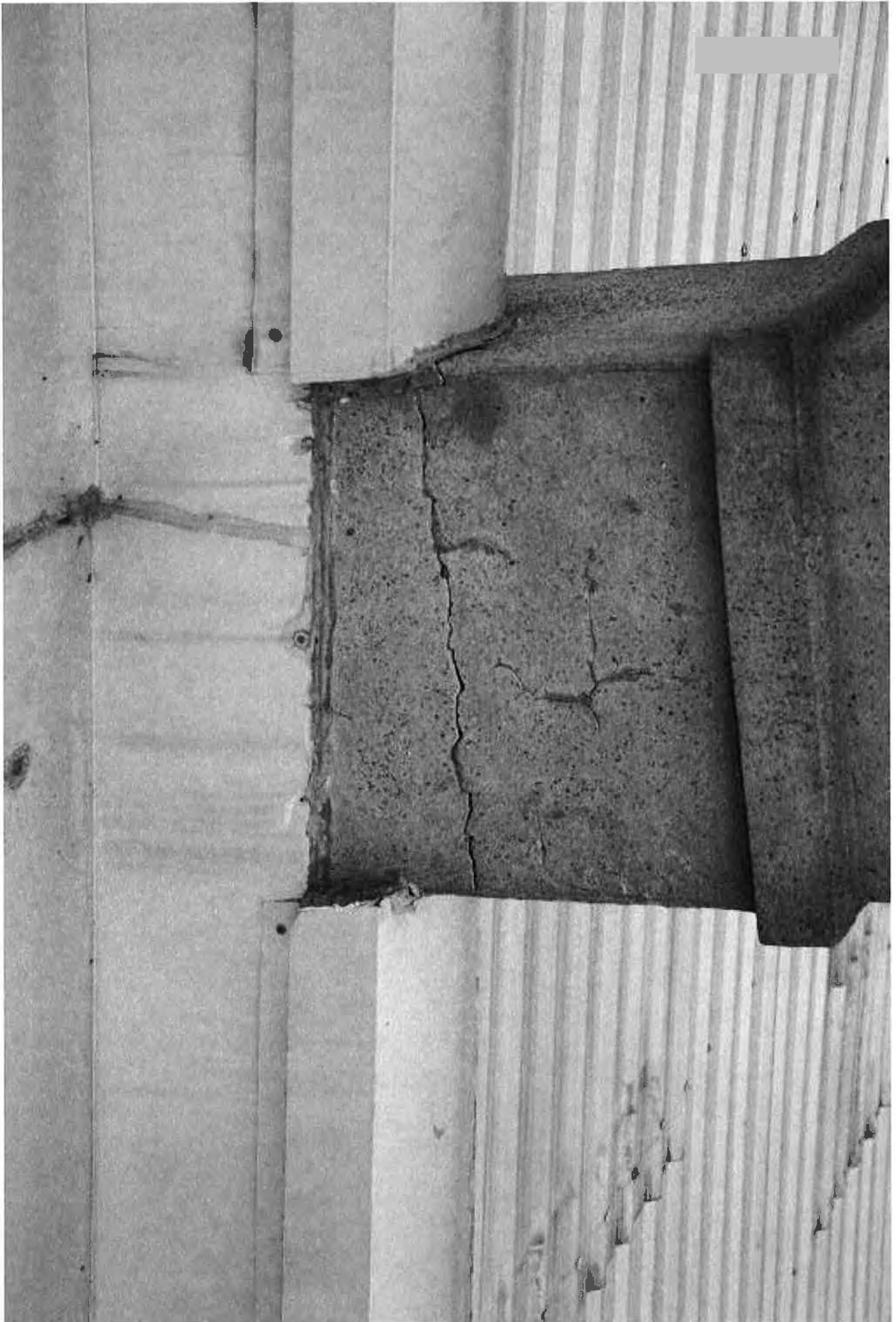
It is important to note that this report is based on a visual walk through inspection of the building only. It is possible that there are unobserved issues that may require future remedial work, such issues should be brought to the attention of the undersigned.

Yours faithfully,



Hamish Mackinven
MIPENZ, CPEng
STRUCTURAL ENGINEER









Site Report

lewis bradford
CONSULTING ENGINEERS

Project Name: 757 Colombo Street **Page:** 1 of 1
Project No: 110081
Site Report No: 1
Reviewed by: **Date:** 18 October 2010

Work Reviewed:

1. Cracking of wall at rear of the building

Site Report issued from the office

Observations and Comments:

The cracking at the rear of the building has occurred along the mortar lines between bricks, and also between an insitu concrete lintel and bricks. Repairs to cracking along the mortar lines are to be carried out as follows

Carefully clean out crack surface and remove all loose debris. Locally rake out existing mortar either side of crack for a full brick width into the wall on both side of wall. Remove any loose bricks. Re-mortar all exposed joints with a cement based mortar, to NZS 4210, and replace any loose bricks. Point all new mortar surfaces to both sides of wall. All brickwork and repair work to be completed by an experienced bricklayer.

Signed:

Hamish Mackinven
Lewis Bradford
110081 SR101018-01

Copies To:	CC:	Name:	Company:	Fax No:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ivan Hatton	Hawkins Construction	Email
	<input type="checkbox"/>			

From: Luke J. Rees-Thomas
Sent: Thursday, 21 October 2010 3:45 p.m.
To: Glen Steele
Cc: Andy Bell
Subject: FW: 757 Colombo St

Hi Glen – FYI below re status of 757 Colombo St.

Regards,

Luke Rees-Thomas | Commercial Property Manager | Simes Ltd, Licensed Agent (REAA 2008), MREINZ
p. 03 377 1460 f. 03 366 2972 e. Luke.Rees-Thomas1@simes.co.nz
P O Box 13-341, Level 2, HSBC Tower, 62 Worcester Blvd, Christchurch www.simes.co.nz

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From: Ivan Hatton [mailto:I.hatton@hawkins.co.nz]
Sent: Thursday, 21 October 2010 3:43 p.m.
To: Luke J. Rees-Thomas
Subject: RE: 757 Colombo St

Hi Luke

Sorry for the slow reply.

Yes we are on track with the structural remedials complete and gib reinstatement happening today.

The outstanding item for the report is the electrical check list which has been undertaken but not yet followed up with the paper work (I expect this tomorrow).

The biggest current issue which will show up in the report is damage to the existing sewer line, this still functions to some degree but will require replacing causing disruption to the ROW at the rear of the building and preventing the disposal of waste water for the duration of this task. I expect to get this report to you early next week and we can then discuss work to do and agree methods.


Cheers

Ivan Hatton | Project Manager

HAWKINS CONSTRUCTION

Mobile 0274 366 787

i.hatton@hawkins.co.nz | www.hawkins.co.nz

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16/08/2011

From: Luke J. Rees-Thomas [mailto:luke.rees-thomas1@simes.co.nz]
Sent: Wednesday, 20 October 2010 4:00
To: Ivan Hatton
Subject: RE: 757 Colombo St

Hi Ivan,

Just a quick note – are we on schedule to be completed by the end of the week? (i.e. for new tenant to access from Monday)

Thanks again.

Regards,

Luke Rees-Thomas | Commercial Property Manager | Simes Ltd, Licensed Agent (REAA 2008), MREINZ
p. 03 377 1460 f. 03 366 2972 e. Luke.Rees-Thomas1@simes.co.nz
P O Box 13-341, Level 2, HSBC Tower, 62 Worcester Blvd, Christchurch www.simes.co.nz

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From: Ivan Hatton [mailto:I.hatton@hawkins.co.nz]
Sent: Wednesday, 20 October 2010 9:06 a.m.
To: Luke J. Rees-Thomas
Cc: Sam A. Connell
Subject: RE: 757 Colombo St

Hi Luke,

No problem I will keep you informed. Do I report to yourself or Sam or both?


Cheers

Ivan Hatton | Project Manager

HAWKINS CONSTRUCTION

Mobile 0274 366 787

i.hatton@hawkins.co.nz | www.hawkins.co.nz

 Please consider the environment before printing this e-mail

From: Luke J. Rees-Thomas [mailto:luke.rees-thomas1@simes.co.nz]
Sent: Wednesday, 20 October 2010 9:01
To: Ivan Hatton
Subject: FW: 757 Colombo St

16/08/2011

Hi Ivan,

I sent the email below to Ryan although see that you may be managing this project.

Sam has passed on your Progress Report, thanks for that – if there look to be any delays past this Friday can you please let me know.

Cheers.

Luke Rees-Thomas | Commercial Property Manager | Simes Ltd, Licensed Agent (REAA 2008), MREINZ
p. 03 377 1460 f. 03 366 2972 e. Luke.Rees-Thomas1@simes.co.nz
P O Box 13-341, Level 2, HSBC Tower, 62 Worcester Blvd, Christchurch www.simes.co.nz

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From: Luke J. Rees-Thomas
Sent: Tuesday, 19 October 2010 12:33 p.m.
To: 'Ryan Croy'
Subject: 757 Colombo St

Hi Ryan,

Unsure if you are managing the repairs at 757 Colombo St, although we have current repair works at the rear of this building.

We had an estimated completion date of this Friday 22nd, as we have a new tenant requiring access from completion date - can you please let me know if there will be any delays past the 22nd?

Thanks again.

Regards,

Luke Rees-Thomas | Commercial Property Manager | Simes Ltd, Licensed Agent (REAA 2008), MREINZ
p. 03 377 1460 f. 03 366 2972 e. Luke.Rees-Thomas1@simes.co.nz
P O Box 13-341, Level 2, HSBC Tower, 62 Worcester Blvd, Christchurch www.simes.co.nz

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Information from ESET NOD32 Antivirus, version of virus signature database 5543
(20101018)

16/08/2011

Report Index and Progress

Phase	Form	Description	STATUS	COMPLETE
	A	Building Summary		
1		PHASE 1 - SAFE ACCESS		
	1	Structural - Static Inspection Check sheet	N/A	N/A
		Consultants Structural Inspection Received (see consultants reports schedule)	Complete	Complete
		MAJOR SAFE ACCESS DEFECTS COMPLETE		
2		PHASE 2 - LIFE SAFETY		
		Consultants Life Safety Inspections Received (see consultants report schedule)		
	2	Life-Safety Systems Static Inspection Check sheet		
		- Fire Main Plant Static Check sheet	N/A	N/A
		- Fire Systems Floor Static Test Sheet	N/A	N/A
		- Passive Fire Protection	Complete	Complete
		- Special Systems (Smoke Extract, Stairwell Pressurisation)	N/A	N/A
	2.1	Electrical Non Intrusive		
	3	Life-Safety Systems Re-Commission		
	3.1	Fire Interface Testing	N/A	N/A
	3.2	Smoke Extract Testing	N/A	N/A
	3.3	Emergency Lighting Test		
	3.4	Electrical Plant Intrusive		
		MAJOR LIFE SAFETY DEFECTS COMPLETE		
3		PHASE 3 - FINAL DEFECT RECTIFICATION AND COMPLETION		
		Consultants Buildings Services Systems Inspections received (see consultants report schedule)		
		STATIC CHECKS		
	4	Mechanical Plant - Static Inspection Check sheet	Complete	Complete
	5	Mechanical Floor - Static Inspection Check sheet	Complete	Complete
	6	Electrical Floor - Static Inspection Check sheet		
	7	Hydraulics Plant -Static Inspection Check sheet	Complete	Complete
	8	Hydraulics Floor -Static Inspection Check sheet	Complete	Complete
		MAJOR STATIC INSPECTION DEFECTS COMPLETE		
		RE-COMMISSIONING CHECKS		
	9	Mechanical Systems	Complete	Complete
	10	Electrical Re-Testing		
	11	Generators	N/A	N/A
	12	Hydraulics	Complete	Complete
	13	Data Systems	N/A	N/A
	14	Security Systems	Complete	Complete
		ALL DEFECTS COMPLETE		
	15	Master Defect Register		

Consultant Report Schedule

Report #	Dated	Description	Author	Company
<i>PHASE 1 - SAFE ACCESS</i>				
Letter	8/10/2010	Structural Inspection of 757 Colombo Street by Lewis Bradford Structural Engineers	HM	Lewis Bradford
<i>PHASE 2 - LIFE SAFETY</i>				
<i>PHASE 3 - FINAL DEFECT RECTIFICATION & COMPLETION</i>				

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Document Revisions

Date	Rev	Author	Issued For
9/09/2010	1	Chris Burrows	Draft
20/09/2010	2	Chris Burrows - Update to flow chart no phase 4	

Site Report

lewis bradford
CONSULTING ENGINEERS

Project Name: 757 Colombo Street **Page:** 1 of 1
Project No: 110081
Site Report No: 2
Reviewed by: **Date:** 21 October 2010

Work Reviewed:

1. Cracking of wall at rear of the building

Site Report issued from the office

Observations and Comments:

The cracking at the rear of the building has been locally raked out and all loose mortar and bricks have been removed. All surfaces have been wetted down prior to installation of new cement based mortar. Please provide photos of completed work.

As discussed with Barry Nuttridge on site this morning, cracking on the Colombo Street side of the wall needs to be raked out and re-mortared with a cement based mortar, ensure all new mortar surfaces are pointed. Please provide photos of completed work.

Investigations of the rear masonry block wall indicate that the wall is of unfilled construction. Therefore the EA as specified in the report dated 8 October 2010 cannot be installed. No further works are required in this area.

Signed:

Hamish Mackinven
Lewis Bradford
110081 SR101021-02

Copies To: <input checked="" type="checkbox"/>	CC: <input type="checkbox"/>	Name: Ivan Hatton	Company: Hawkins Construction	Fax No: Email
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Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials: ATHM Date of Inspection: 12/3/11 Exterior Only:
 Territorial Authority: Christchurch City Time: 1045 Exterior and Interior:

Building Name: 753-759 Columbo St
 Short Name: _____
 Address: _____
 GPS Co-ordinates: S° _____ E° _____
 Contact Name: Andrew Marriott
 Contact Phone: 021 667 630
 Stores at and above ground level: 2 1/2 Below ground level: _____
 Total gross floor area (m²): _____ Year built: ? 1870's
 No of residential Units: _____
 Photo Taken: Yes No

Type of Construction:
 Timber frame Concrete shear wall
 Steel frame Unreinforced masonry
 Tilt-up concrete Reinforced masonry
 Concrete frame Confined masonry
 RC frame with masonry infill Other: _____

Primary Occupancy:
 Dwelling Commercial/ Offices
 Other residential Industrial
 Public assembly Government
 School Heritage Listed 4
 Religious Other

Investigate the building for the conditions listed below:

Overall Hazards / Damage	Minor/None	Moderate	Severe	Comments
Collapse, partial collapse, off foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Upper story facade has collapsed</u>
Building or storey leaning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>as above.</u>
Wall or other structural damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Overhead falling hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ground movement, settlement, slips	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Neighbouring building hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

INSPECTED GREEN

RESTRICTED USE YELLOW

UNSAFE RED

Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

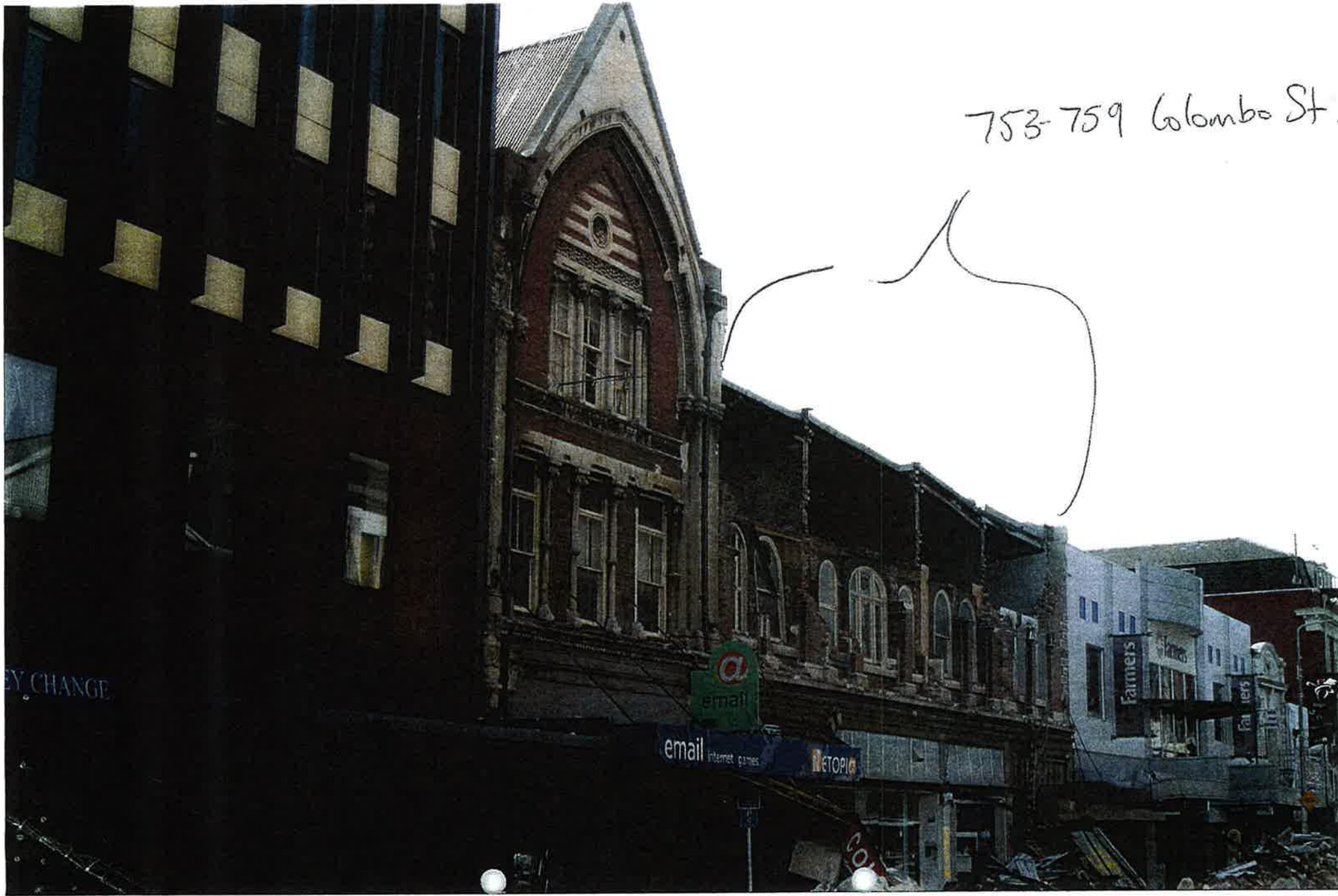
- Barricades are needed (state location):
- Level 2 or detailed engineering evaluation recommended
 - Structural
 - Geotechnical
 - Other:
- Other recommendations: Demolish due to structural instability

Estimated Overall Building Damage (Exclude Contents)

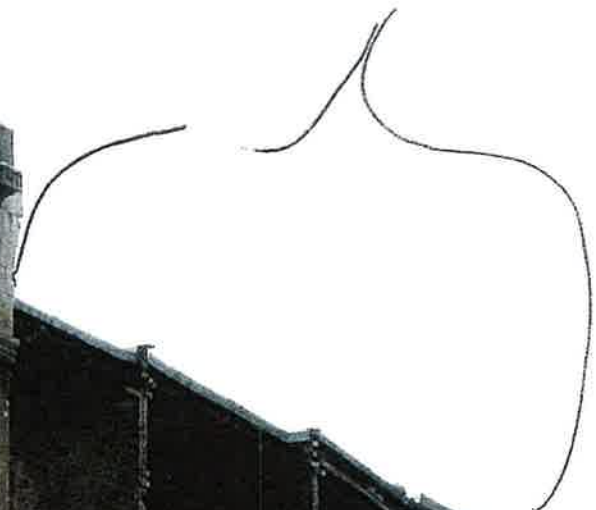
- None
- 0-1 %
- 2-10 %
- 11-30 %
- 31-60 %
- 61-99 %
- 100 %

Sign here on completion
[Signature]
 Date & Time: 12/3/11 1045
 ID: 72648

Inspection ID _____ (Office Use Only)



753-759 Colombo St.



Y CHANGE

email

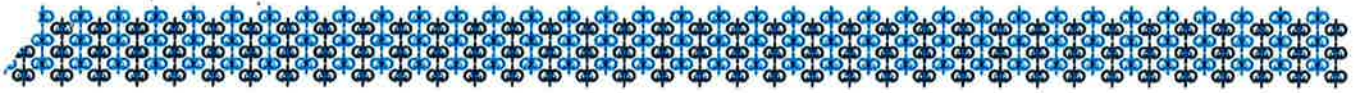
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NETOPIC

Farmers

Farmers





A. 2/7 Burdale Street
P.O. Box 8874,
Christchurch 8440,
New Zealand

P. 03 348 6066
F. 03 348 6065
E. info@tmco.co.nz

Site Report

To : Andrew Everist
My Woollies Ltd
PO Box 11294 Sockburn (Andrew@mywoollies.com)

SR No : S01
File No :
Date : 22 March 2011

Attention : Andrew Everist

Project : 753 – 755 Colombo St

Copies to :

POST EARTHQUAKE INSPECTION:

A structural inspection has been conducted following the earthquake of the 22 February 2011 and subsequent aftershocks.

The following structural damage has been observed:

- Colombo St frontage of the building has collapsed above first floor level and remaining unreinforced masonry is structurally unstable
- The upper level roof connections to unreinforced masonry side wall has disconnected in some areas and roof has wedged itself between brick side walls
- Brick side walls appear structurally stable, however these have moved out of alignment towards the north when measured with a spirit level.
- First floor level is still in place and able to be walked over, however a number of soft spots were observed.
- Structural strengthening within the building has performed well generally except on the building frontage where the wall has pulled away under face loading and collapsed onto the canopy frontage.
- Rear walls of the building and block walls appear structurally stable upon the initial visual inspection.

The following remedial actions are to be conducted to secure the building and return it to its original condition.

- The building will require all wall and ceiling linings to be removed to enable inspection of structural walls, floors and strengthening / repair as required to make the building safe to occupy
- The frontage of the building will require complete reconstruction on the Colombo St elevation and structural strengthening
- Floor connections will require further inspection once visible and repair or reconnection.

• In order to make the building safe for removal of property the loose brick on the upper level of Colombo St is to be removed back to the timber framed walls. The upper level roof rafters are to be propped back down to first floor level to prevent the roof from falling in and dragging side walls with it. Once this is complete the building is safe for temporary access for removal of property, stock and shop fittings.

• Once temporary propping and removal of loose bricks is complete, the removal of property will require observation by Urban Search and Rescue and / or a structural engineer and is to be coordinated by Christchurch City Council Civil Defence.

No signs of liquefaction have been found on this site.

The building is not structurally safe to occupy.

Signature: