



Royal Commission of Inquiry into Building Failure Caused by the Canterbury Earthquakes

Komihana a te Karauna hei Tiro tiro i ngā Whare i Horo i ngā Rūwhenua o Waitaha

2 September 2011

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

Dear Peter

**380A Colombo Street (Tasty Tucker Bakery/Café)
382 Colombo Street**

As you may be aware, one of the building failures the Royal Commission is investigating the collapse of a gable wall of the building at 382 Colombo St onto the roof of the adjacent building the Tasty Tucker Bakery/Café at 380A Colombo Street. This resulted in the death of a customer at the Bakery, Maureen Fletcher.

I have the Council's files in relation to 380A and 382 Colombo Street. Would you now please provide the following information in relation to 382 Colombo Street (the building), by **9 September 2011**:

1. An "Intra RFS" noting on the Council file indicates that on 16 September 2010 a yellow notice was to be served.
 - (a) Was such a notice served on that date?
 - (b) Also please provide details of the reason for that yellow notice and a copy of the documentation. If such a notice was not served please advise why not.
 - (c) Was there any communication to the owner or tenant of the property in relation to that yellow notice? If so, please provide details. If not, please advise why not.
2. On my perusal of the Council file, it would appear that the next event recorded was on 29 October 2010. In an email of that date Esther Griffiths noted that attempts have been made to contact the owner of the property but to no avail, although the owner's representative (Robert Ling) had been spoken to that morning and "apparently nothing has yet been done about these properties."
 - (a) There does not appear to be any record of attempts to contact the landlord on the Council files. Please provide details of the same.

3. The reference in the email of 29 October 2010 to nothing having been done about the properties implies that the Council had required something to be done.

- (a) Please provide details of any requirement and how that was conveyed to the owner.
- (b) Please provide details of any response.

4. It would appear that a s.124(1)(c) Building Act 2004 was issued on 29 October 2010. The file copy of that notice notes:

"Significant damage to structural walls, party walls, fire walls and/or structural frame (cracking bowing, failed connections, spalling)"

The notice stated that work required by that notice had to be carried out by 15 November 2010 unless the owner contacted the Council's Building Recovery Office to agree with them on a solution.

- (a) Please provide the copy of documentation noting what work was required by that notice.
- (b) How was the notice served on the owner?
- (c) Was there any contact with the owner following the issuing of that notice? If so, please provide details.
- (d) Was any work carried out by 15 November 2010? If so, please advise the extent of that work.
- (e) If no work was carried out and there was no contact with the owner please advise what follow up occurred from the Council after 15 November 2010.
- (f) If there was no follow up contact, please advise why not?

5. A WorkSmart noting on the Council file appears to indicate there was a building evaluation in 14 December 2010.

- (a) Please advise whether that is correct and if so what was the result of that evaluation.

6. The Council file indicates that on 4 February 2011 there was a re-inspection by a Council engineer, Mark Ryburn. That inspection noted:

"damage to parapets, and/or chimneys and/or ornamental features that may pose a risk to the public and/or adjacent property"

It recommended work be completed by 4 April 2011.

- (a) What work was required?
- (b) What was the reason for this inspection on 4 February 2011?

- (c) Were the results of that inspection conveyed to the owner? If so, please provide details. If not, please explain why not?
 - (d) If the damage posed a risk to the public and/or adjacent property why was a period of two months allowed for the recommended work to be completed?
 - (e) Was any work done on the building as a result of the inspection on 4 February 2011?
 - (f) Was there any follow up by the Council following the inspection on 4 February 2011 to ensure that the remedial work required was carried out? If so, please provide details. If not, please explain why not?
7. The next event noted on the Council file appears to be a risk assessment form dated 4 March 2011 following which the building was red placarded.
- (a) Is this correct?
 - (b) Were there any inspections of the building between 4 February 2011 and 4 March 2011? If so, please provide details. If not, please explain why not?

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

Yours faithfully


Mark Zarifeh
Counsel Assisting
Carterbury Earthquakes Royal Commission

Mark Zarifeh

From: Mitchell, Peter [Peter.Mitchell@ccc.govt.nz]
Sent: Wednesday, 7 September 2011 10:52 a.m.
To: Mark Zarifeh
Cc: Daines, Nadine; Howard, Lorraine
Subject: RE: 380A and 382 Colombo St

Thanks Mark.

We'll add to the 2/9 letter.

Peter.

From: Mark Zarifeh [mailto:Mark.Zarifeh@royalcommission.govt.nz]
Sent: Wednesday, 7 September 2011 10:34 am
To: Mitchell, Peter
Subject: 380A and 382 Colombo St

Dear Peter,

I wrote to you re these properties on 2 September 2011.

I omitted to address the issue of communications between the Council and the owner and tenant of 380A Colombo St (Tasty Tucker Bakery). Please add the following questions to those in my letter:

1.(c) If a yellow notice was served, were the owner and tenant of 380A Colombo St advised of the same and the reasons for it? If so, please provide details. If not, why not?

(e) Was there a Council policy in relation to the notification to a neighbouring property of information which might potentially affect that property? If so what was it? If not why not?

4.(g) Were the owner and tenant advised of the Building Act notice? If so please provide details. If not, why not?

(h) Was there a Council policy in relation to the notification to a neighbouring property of a Building Act notice which might potentially affect that property? If so was it? If not, why not?

6. (g) Were the owner and tenant advised of the inspection by Mr Ryburn? If so, please provide details. If not, why not?

(h) Was there a Council policy in relation to the notification to a neighbouring property of an inspection which might potentially affect that that property? If so, what was it? If not, why not?

The above information is requested pursuant to the Commission's powers of investigation under s4C Commissions of Inquiry Act 1908.

Thank you for your assistance.

Regards,

Mark Zarifeh,
Counsel Assisting,
Canterbury Earthquakes Royal Commission

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2 November 2011

LEX10519

Mark Zarifeh
Counsel Assisting
Canterbury Earthquakes Royal Commission
PO Box 14053
CHRISTCHURCH MAIL CENTRE

Dear Mark

380A AND 382 COLOMBO STREET

I refer to your letter of 2 September 2011 and your subsequent email of 7 September 2011 to Peter Mitchell. You have requested further information concerning 380A and 382 Colombo Street under section 4C Commissions of Inquiry Act 1908. Your request has been referred to me for response.

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

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 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. In particular, although significant effort has been made to locate the Building Evaluation Transition Team ("BETT") and Building Recovery Office ("BRO") files for the above properties, these files have not been found.

It appears from the documentation which has been located in relation to these properties, and from discussions with relevant Council officers, that a significant amount of work was carried out following 4 September 2010 in Sydenham due to problems caused by cordons affecting the businesses in the area. As a result, it is possible that the BETT and BRO files could contain additional details about communications with the owners and tenants of 380A and 382 Colombo Street and about additional assessments carried out in relation to these properties. In the absence of these files it has only been possible to provide a partial picture of the steps taken by the Council concerning these properties. The Council will continue searching for the BETT and BRO files and will advise the Commission if any further information is located about these properties.

11/494173

Intra RFS Dated 16 September 2010 requesting yellow notice (paragraph 1)

a) *Was such a notice served on that date?*

Council records indicate that on 7 September 2010 a Level 1 Rapid Assessment was carried out on the block of shops from 382 – 402 Colombo Street. As a result of further investigation the Council has located a copy of the rapid assessment form, which may not have been included in the original information provided to the Royal Commission. A copy of this form is now **attached** for your information. The Level 1 rapid assessment form records the status of the building as Restricted Use, which would have resulted in the issuing of a yellow placard.

The IntraRFS dated 16 September 2010 is a request for a section 124(1)(c) Building Act notice to be issued for the property. These notices were referred to as “yellow” notices. As discussed below, a section 124(1)(c) Building Act notice was issued on 29 October 2010 to replace the existing yellow placard issued during the state of emergency. The existing placard was due to expire in early November 2010 under the provisions of the Canterbury Earthquake (Building Act) Order 2010.

b) *What was the reason for the notice? If such a notice was not served please advise why not.*

The purpose of the (yellow) section 124(1)(c) Building Act notice was to replace the existing yellow placard issued during the state of emergency. This Building Act notice is discussed below.

c) *Was there any communication to the owner or tenant of the property in relation to that yellow notice? If so, please provide details. If not, please advise why not.*

A yellow placard would have been affixed to 382 Colombo Street on 7 September 2010 as a result of the rapid assessment. The placard would have been visible to the owner/tenant of the property and the owners/tenants of neighbouring properties.

As noted in the Council’s “Report Into Building Safety Evaluation Processes in the Central Business District Following the 4 September 2010 Earthquake” (“the Council’s Report”), the rapid assessment system adopted during the state of emergency is set out in the NZSEE Building Safety Evaluation Guidelines. There is no requirement in the Guidelines for building owners/tenants or the owners/tenants of neighbouring properties to be separately advised of the results of a rapid inspection.

The communications with the owner/tenant of 382 Colombo Street following the issuing of the section 124(1)(c) notice are discussed below.

d) *If a yellow notice was served, were the owner and tenant of 380A Colombo Street advised of the same and the reasons for it? If so, please provide details. If not, why not?*

As noted above, the yellow placard issued on 7 September 2010 would have been visible to the owners and tenants of 380A Colombo Street. There was no separate notification in relation to the placard as this is not part of the process set out in the NZSEE Guidelines.

The communications with the owner/tenant of 380A Colombo Street following the issuing of the section 124(1)(c) notice are discussed below.

- e) *Was there a Council policy in relation to the notification to a neighbouring property of information which might potentially affect that property? If so, what was it? If not, why not?*

There was no Council policy relating to the notification of a neighbouring property about the results of rapid assessments carried out during the state of emergency. As noted above, the rapid assessment process followed during the state of emergency is set out in the NZSEE Guidelines. This process does not include individual notification of the results of rapid assessments to neighbouring property owners. The placards issued during the state of emergency served as a visual indication of the results of the rapid assessments carried out on each building.

The process relating to notification of Building Act notices is discussed below.

Please Provide Details of Attempts to Contact the Owner Prior to 29 October 2010 (paragraph 2)

In the absence of the BETT files, it is not possible to provide specific details of contact with the owner of the property. However, in general Katie Smith, the BETT team member, would have attempted to telephone the owners and email them if an email address was available.

In this case Katie Smith did make contact with the owner's agent, Robert Ling. Ms Smith's recollection is that the owners preferred initially to have Mr Ling discuss their building with the Council.

Work Required Prior to 29 October (paragraph 3)

- a) *Please provide details of any requirement and how that was conveyed to the owner.*

As noted above, 382 Colombo Street received a yellow placard during the state of emergency, and therefore was subject to restricted use. The Council's records also show that the building was cordoned as a result of the yellow placard.

As stated at section 5.2 of the Council's Report, in order to change a building's status from red/yellow to "green" status, a building owner was required to submit a report to the Council from a CPEng engineer confirming that steps had been taken to repair/secure the building. The statement in the email is referring to the fact that no steps had been taken by the building owner to repair/secure the building following the issuing of the yellow placard. This also meant that the cordon needed to remain in place.

Section 3.5 of the Council's Report refers to the methods adopted by the Council to advise building owners of the requirements to update the status of their buildings following the earthquake. This includes the advice that buildings with yellow placards required further structural assessment and, after the state of emergency had ceased, that they should contact the Council's Building Recovery Office to discuss the requirements for their buildings.

In addition to this general information, the Council also arranged a number of meetings for business owners in the Sydenham area due to issues with business disruption caused by the cordons.

b) Please provide details of any response.

Again in the absence of the BETT and BRO files, it is difficult to provide a complete picture. However, a case management file note for 490 Colombo Street (**attached**), which is also owned by Boi Fong Yan, states that Robert Ling advised on 28 October 2010 that his clients had not had that building inspected and that they were still waiting to hear from the insurance company. It seems likely that a similar situation existed in relation to 382 Colombo Street.

Section 124(1)(c) Building Act Notice (paragraph 4)

a) Please provide the copy of documentation noting what work was required by that notice.

The Notice and related cover letter set out the work required to be undertaken by the building owner. The Notice states that the building owner is required to "carry out work on the building to remove the danger". The Notice states that the building is considered to be dangerous because:

1. The building has been damaged, and there are structural defects to the building.
2. Council's records show:
 - (a) Significant damage to structural walls, party wall, fire walls and/or structural frame (Cracking, bowing, failed connections, spalling).

The building owner must therefore undertake work to address these dangers posed by the building.

The Council's cover letter which accompanied the notice advised the building owner to:

- i. Contact the Christchurch City Council Building Recovery Office to discuss the building assessment and the particulars in the notice; and before taking any steps to remedy the danger (the role of the Building Recovery Office at this time is discussed at section 4.2 of the Council's Report); and
- ii. Contact their insurer; and
- iii. Seek structural engineering advice from a qualified structural engineer on how to remove the danger.

b) *How was the notice served on the owner?*

The section 124(1)(c) notice was affixed to the building (see the **attached** photo taken on 29 October 2010) and a copy of the notice, along with the cover letter, was posted to the owner's last known address, in this case the address recorded by the Council for rating purposes.

c) *Was there any contact with the owner following the issuing of that notice? If so, please provide details.*

The Council did have further contact with the building owners/agent following the issuing of the Notice, in an effort to reduce disruption to businesses in Colombo Street caused by the existing cordons.

The documents which have been located in relation to this contact include the **attached** email from Gary Lennan and subsequent reply from Vincie Billante dated 11 November 2010.

d) *Was any work carried out by 15 November 2010? If so, please advise the extent of that work.*

The attached email from Gary Lennan, dated 11 November 2010, states that the owner of the building had advised that he was waiting for his insurance company to come back to him before undertaking any work. It therefore seems unlikely that any work had been carried out by the owner by 15 November 2010.

As at 11 November 2010 the building remained cordoned. Mr Lennan's email notes that on 10 November 2010 a structural engineer employed by the Council had carried out an assessment of the building and determined that the cordon could be cleared if supports were established for the veranda. We have not been able to locate any written record of the assessment carried out on 10 November.

It appears that the verandas were propped in mid-November at the Council's cost.

e) *If no work was carried out and there was no contact with the owner, please advise what follow up occurred from the Council after 15 November 2010.*

In addition to the veranda propping, the Council continued to communicate with the owners/agent for 382 Colombo Street to encourage them to carry out work to repair damage on the building so that the section 124 notice could be closed. The specific details of these communications have not been located. However, the Case Manager concerned has advised that she was meeting with the owner on the morning of 22 February 2011 to discuss progress on all of his Sydenham based properties.

f) *If there was no follow up contact, please advise why not?*

Please refer to the answer above.

- g) *Were the owner and tenant of 380A Colombo Street advised of the Building Act notice? If so please provide details. If not, why not?*

We have not located any documentation to suggest that the owners/tenants of 380A Colombo Street were separately advised of the Building Act notice. This is not a requirement under section 125 Building Act. However, as noted above the notice was affixed to the building and therefore would have been visible to other parties.

- h) *Was there a Council policy in relation to the notification to a neighbouring property of a Building Act notice which might potentially affect that property? If so, what was it? If not, why not?*

Given this is not a requirement in the Building Act, the Council did not have a policy in relation to notifying neighbouring property owners. However, as discussed above, a number of meetings were arranged for businesses in the Sydenham area following the 4 September earthquake where issues concerning Building Act notices would have been discussed.

WorkSmart Record 14 December 2010 (paragraph 5)

- a) *Was there a building evaluation on 14 December 2010? If so, what was the result of that evaluation?*

The Council has not located any records relating to an inspection being carried out on the building on 14 December 2010. However, the attached print-out from WorkSmart indicates that the entry relating to the section 124 notice was "added" on 14 December 2010 (see the box on the top right corner of the page). Therefore, it seems that the date on the WorkSmart page is merely referring to the date that the CDEM Building Recovery record began.

Re-Inspection on 4 February 2011 (paragraph 6)

- a) *What work was required?*

The re-inspection form notes that "propping to canopy and strengthening of canopies should be carried out – or extend fencing to in front of these shops". The form also states that there are cracks in the rear walls and that there has been damage to parapets, and/or chimneys, and/or ornamental features that may pose a risk to the public and/or adjacent property.

In the absence of the BRO file for the building, it is not possible to determine whether any other specific details were recorded about the work required for the building. However, it can be inferred from the re-inspection form that the work required to be completed by 4 April 2011 was the propping and strengthening of the canopies, along with repairs to make safe other damage to the building.

b) *What was the reason for this inspection on 4 February 2011?*

As noted at Section 4.2 of the Council's Report (on page 26 under the heading "Re-Assessment Process"), in January 2011 the Building Recovery Office began a re-assessment process for all buildings with Building Act notices which had not been addressed. The re-assessment of 382 Colombo Street was carried out as part of this process.

c) *Were the results of that inspection conveyed to the owner? If so, please provide details. If not, please explain why not?*

As discussed above, a meeting was held on the morning of 22 February 2011 between the owner of the property, the Council's case manager and Neville Higgs, an engineer contracted to the Council. The purpose was to discuss progress on all the owner's Sydenham properties, including 382 Colombo Street. The results of the re-inspection would have been available at this time.

The Council has not located any other documentation relating to communications between the owner and Council staff between 4 and 22 February 2011.

d) *If the damage posed a risk to the public and/or adjacent property why was a period of two months allowed for the recommended work to be completed?*

Mr Ryburn is an engineer who was working for the Council on contract from Opus. The Council considers that this is a question that would be more appropriately answered by Mr Ryburn.

e) *Was any work done on the building as a result of the inspection on 4 February 2011?*

The Council has not located any documentation to suggest that work was done following the re-assessment on 4 February 2011. The case management process for this and other buildings owned by Mr Yan was continuing as at 22 February.

f) *Was there any follow up by the Council following the inspection on 4 February 2011 to ensure that the remedial work required was carried out? If so, please provide details. If not, please explain why not?*

Please refer to the answers above.

g) *Were the owner and tenant of 380A Colombo Street advised of the inspection by Mr Ryburn? If so, please provide details. If not, why not?*

The Council has not located any documentation to suggest that the owner of 380A Colombo Street was advised of the re-assessment.

- h) *Was there a Council policy in relation to the notification to a neighbouring property of an inspection which might potentially affect that property? If so, what was it? If not, why not?*

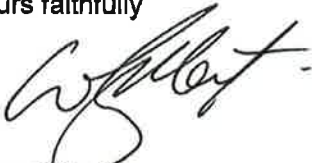
There was no Council policy in relation to this. All buildings were dealt with on a case by case basis.

Risk Assessment Form 4 March 2011 (paragraph 7)

- a) *Was the next event in relation to the property the rapid assessment on 4 March 2011? Were there any inspections of the building between 4 February 2011 and 4 March 2011? If so, please provide details. If not, please explain why not?*

The Council has found no record of further assessments between 4 February 2011 and 4 March 2011. The process followed between 4 and 22 February 2011 is discussed above.

Yours faithfully



Chris Gilbert
Solicitor
Legal Services Manager

Encl

COLO 18 5

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials JDMC Date of Inspection 7/09/10 Exterior Only
 Territorial Authority Christchurch City Time 3:20 Exterior and Interior

Building Name BLOCK OF STOPS - SALLIB Type of Construction
 Short Name 70 DAY DAY FINANCE
 Address 382 COLombo ST TO Timber frame Concrete shear wall
402 COLombo ST Steel frame Unreinforced masonry
 GPS Co-ordinates S° _____ E° _____ Tilt-up concrete Reinforced masonry
 Contact Name _____ Concrete frame Confined masonry
 Contact Phone _____ RC frame with masonry infill Other:
 Storeys at and above ground level 2 Below ground level _____ Primary Occupancy
 Total gross floor area (m²) _____ Year built _____ Dwelling Commercial Offices
 No of residential Units _____ Other residential Industrial
 Photo Taken Yes No Religious School Government
 Religious Heritage Listed Other

Investigate the building for the conditions listed below:

Overall Hazards / Damage	Minor/None	Moderate	Severe	Comments
Collapse, partial collapse, off foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>MINOR DAMAGE TO BRICK FACADE - COULD BE DAMAGED FURTHER BY RUTTING AND DISINTEGRATION AND COLLAPSED NORTH WALL OF ASCOT TV SHOP AT NORTH END</u>
Building or storey leaning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wall or other structural damage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Overhead falling hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ground movement, settlement, slips	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Neighbouring building hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

INSPECTED GREEN RESTRICTED USE YELLOW UNSAFE RED

Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

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

Estimated Overall Building Damage (Exclude Contents)

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

Sign here on completion
[Signature]
 Date & Time 7/09/10
 ID _____

Inspection ID 117718 (Office Use Only)

Lot 3 DP 20081
PRUPI 720954

490 Colombo Street

Case management Trim Doc 11/004956

Two storey building southern end unit of Kashmir buildings

Payday Loans & Metro Imports



Owner

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

133 Memorial Avenue Burnside Chch 8053

Michael Yang 02102695565

Action/History

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

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

Also own 382 & 384

Notice 124 served expired 15th November – no action on file

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

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



Daines, Nadine

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

hello all,

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

Cheers,

Vincie Billante

Policy Analyst - Bylaws
Policy Team, Strategy & Planning Group

DDI +64 (03) 941 8758

Email vincie.billante@ccc.govt.nz

Web www.ccc.govt.nz

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



Please consider the environment before printing this e-mail

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

Hi All

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

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

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

12/09/2011

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

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

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

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

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

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

Gary Lennan

Inspections & Enforcement Manager
Inspections & Enforcement Unit

DDI 03 941 8232
Email gary.lennan@ccc.govt.nz
Web www.ccc.govt.nz

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



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✓ | [Print] | [Copy] | [Paste] | [Close] | Send Message | Extra Data | Create Time Record

Event Details

Event Code	<input checked="" type="checkbox"/> BAR	Notice Repair Issued Building Act S124(1)(c)		Added	14/12/2010 11:31
Existing event being updated, no auto updates will be made.					
Event Status	<input checked="" type="checkbox"/> C	Completed		<input type="checkbox"/> Customer advised by email	
Planned Date		Time		Planned Officer	
Actual Date	29/10/2010	Time	11:32 am	Actual Officer	BL9
Logged By	<input checked="" type="checkbox"/> BL9	**Bronner, Laura		<input type="checkbox"/> Warning	
Details	s124 notice issued. Deadline 31/1/11.				
Stage No				<input type="checkbox"/> Complete Stage	
Action No				<input type="checkbox"/> Complete Action	
Susp Start Date	<input checked="" type="checkbox"/>	Susp Start Time	<input checked="" type="checkbox"/> 12:00 am	Stage for Susp	<input checked="" type="checkbox"/>

Daines, Nadine

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

Good Morning,

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

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

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

Kind regards,

Esther Griffiths
Project Manager
Building Evaluation Transition Team

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

Hi Ester,

John and I spent Saturday walking the site.

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

Would you please authorise this.

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

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

Many thanks
Paul Campbell
Principal Structural Engineer.

13/09/2011

Daines, Nadine

From: CDRescue
Sent: Tuesday, 5 October 2010 5:07 pm
To: CDRescue; Griffiths, Esther; Millar, Mark; Thomas, Steffan; 'paul.campbell@opusinternational.co.uk'
Subject: Cordons Update - Draft 2 Colombo St, Sydenham
Attachments: Cordons 2010-10-05 (Draft2).doc

Dear all,

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

Regards,
John Mitchell



Cordons
2010-10-05 (Draft2).

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

Dear all,

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

Regards,
John Mitchell

Canterbury Earthquake (04/09/2010) Response

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

Proposed cordon changes attached:

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

No proposal to change cordons at present:

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

Draft version Tuesday 5th October 2010

Document prepared by John Mitchell

Copy to:

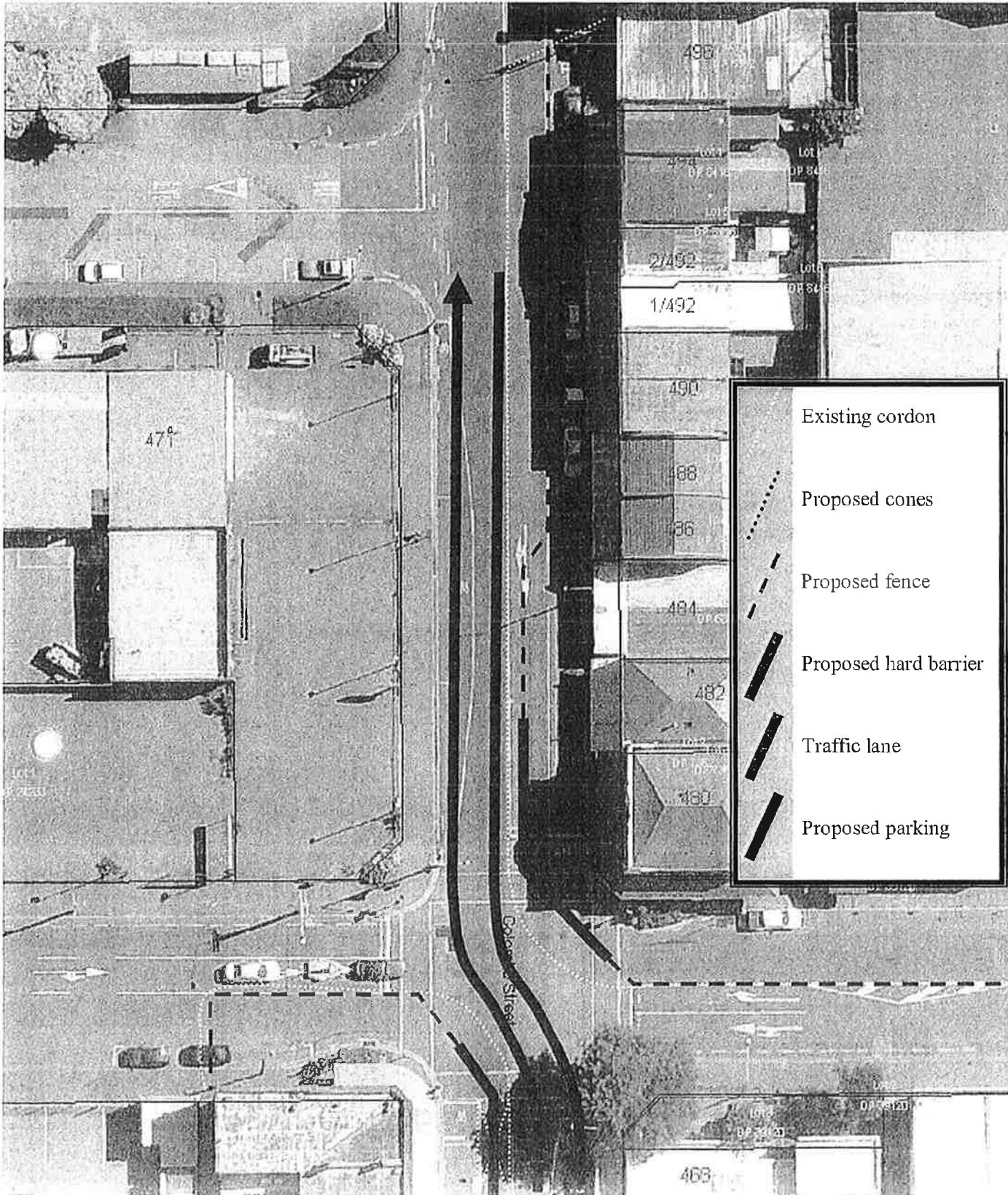
Esther Griffiths (CCC BETT Project Manager)

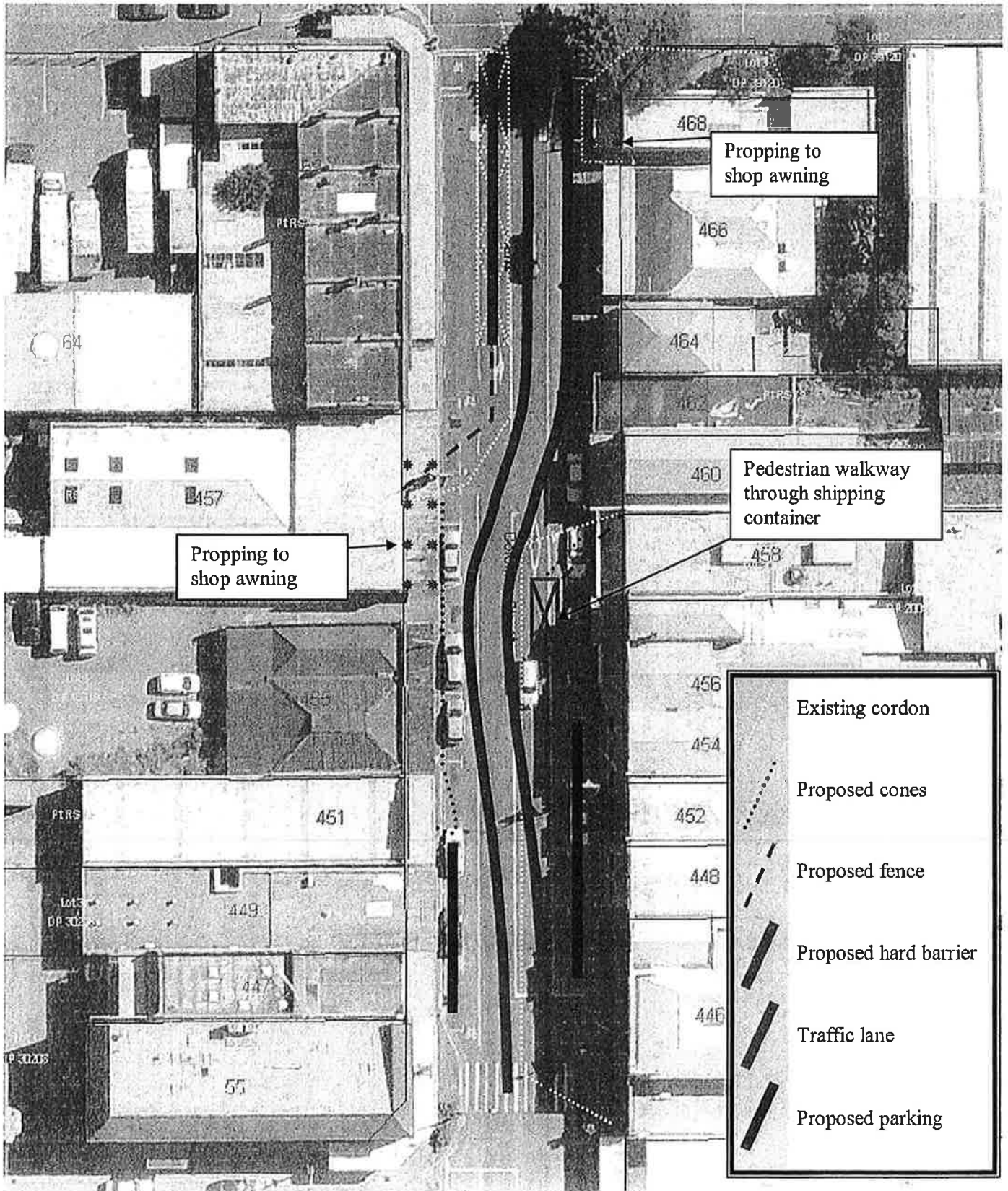
Paul Campbell (Opus International Consultants Ltd, Structural Engineer)

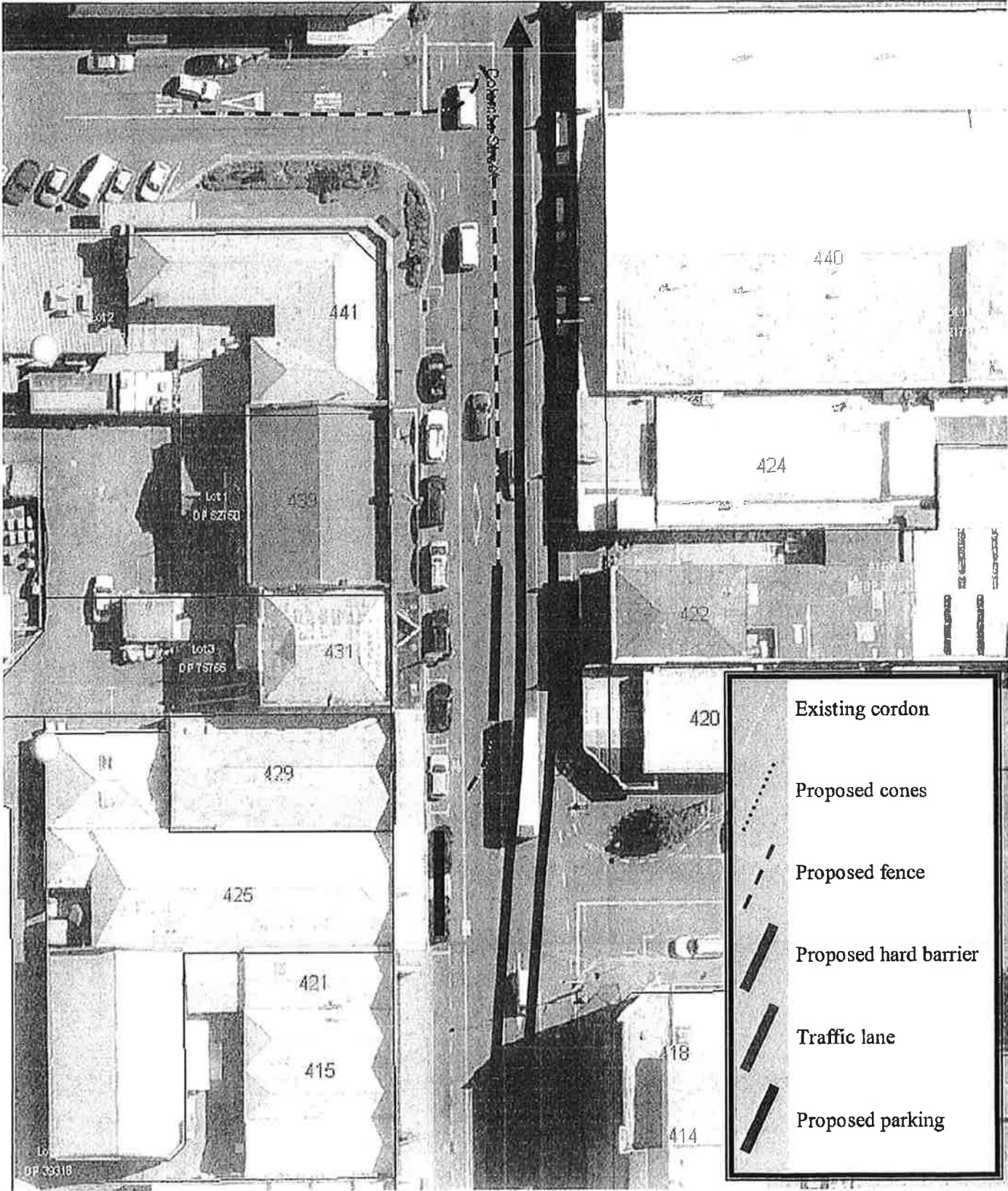
Steffan Thomas (CCC Transport Team Leader)

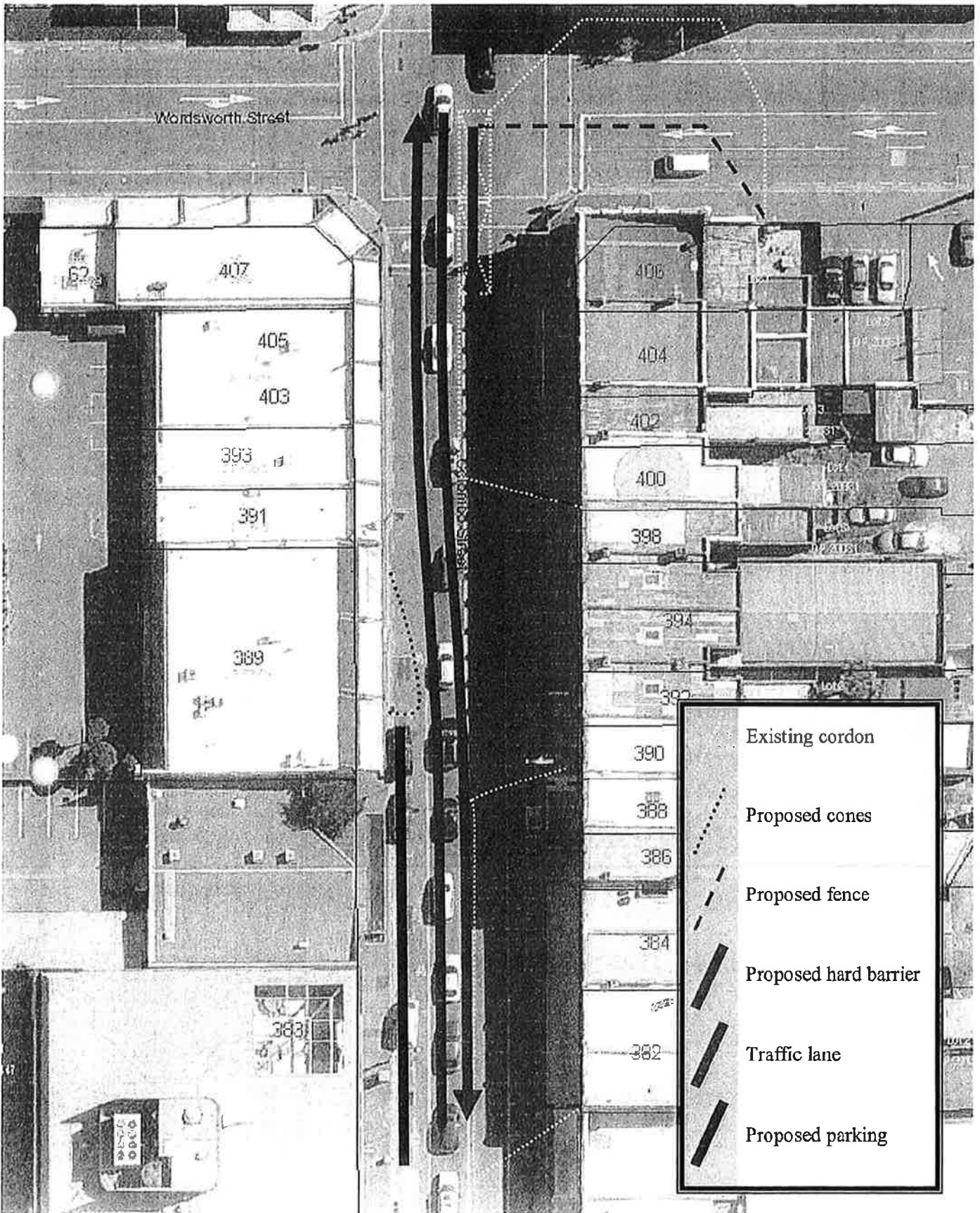
Mark Millar (CCC Traffic Engineer)

Colombo Street 382 – 496 Sydenham

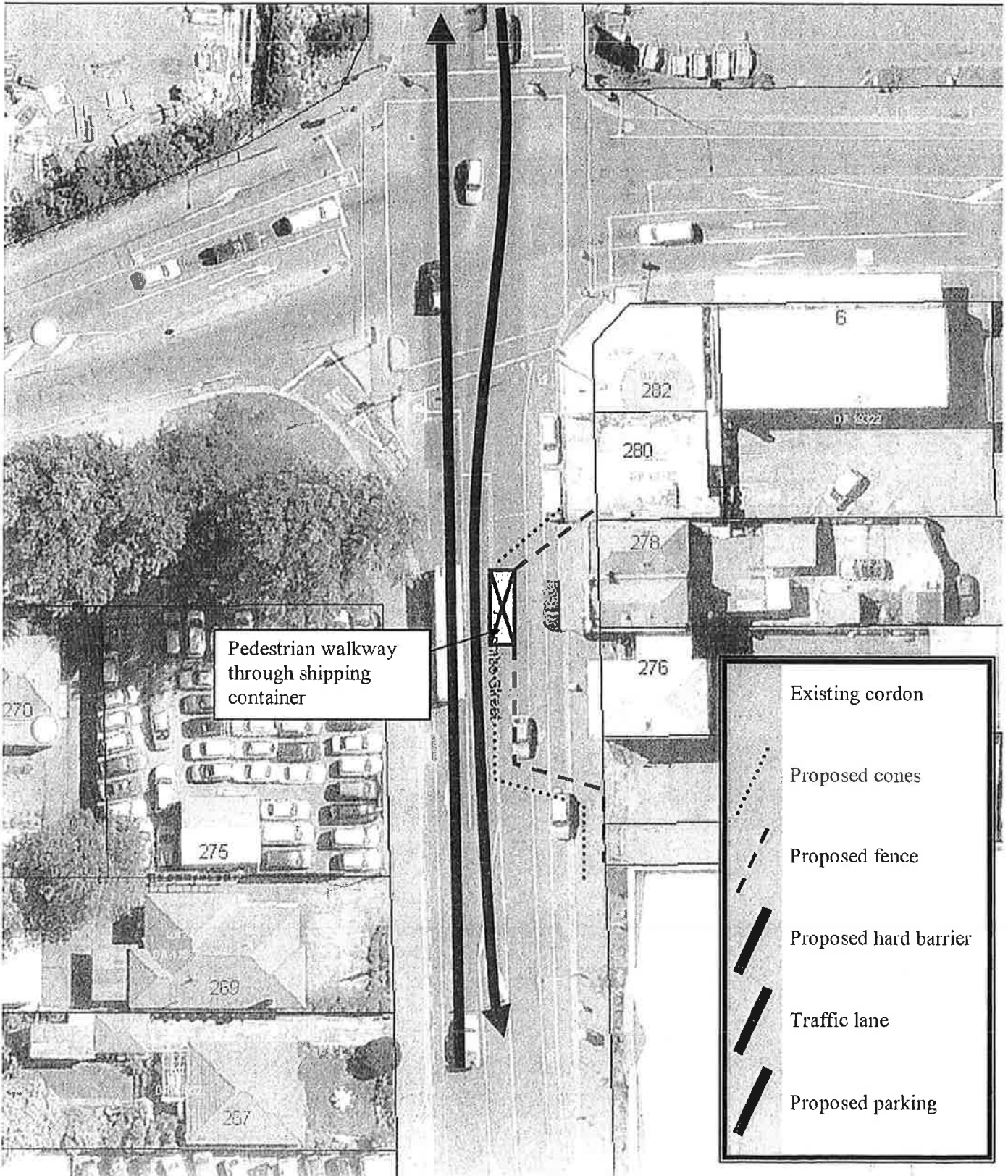




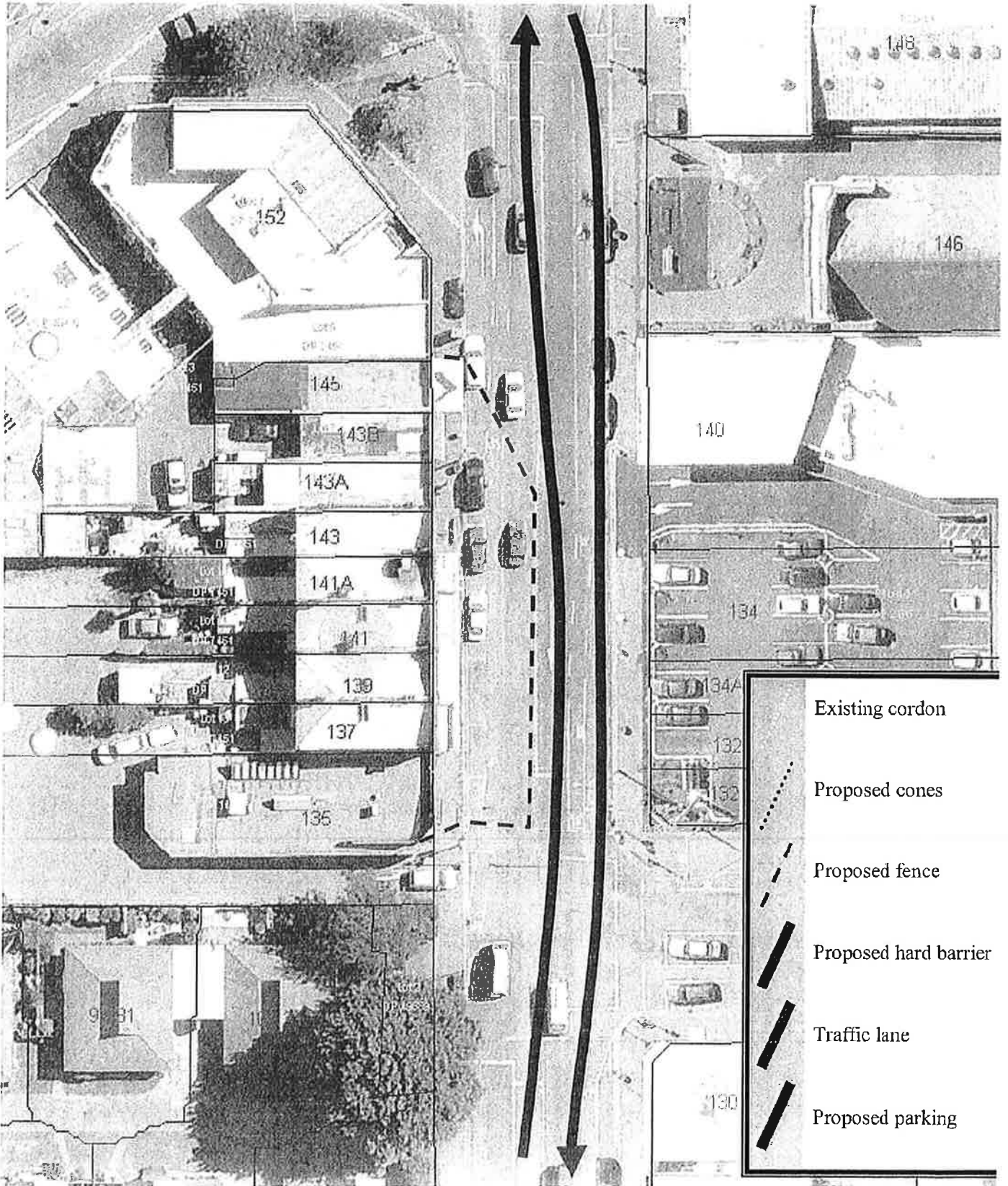




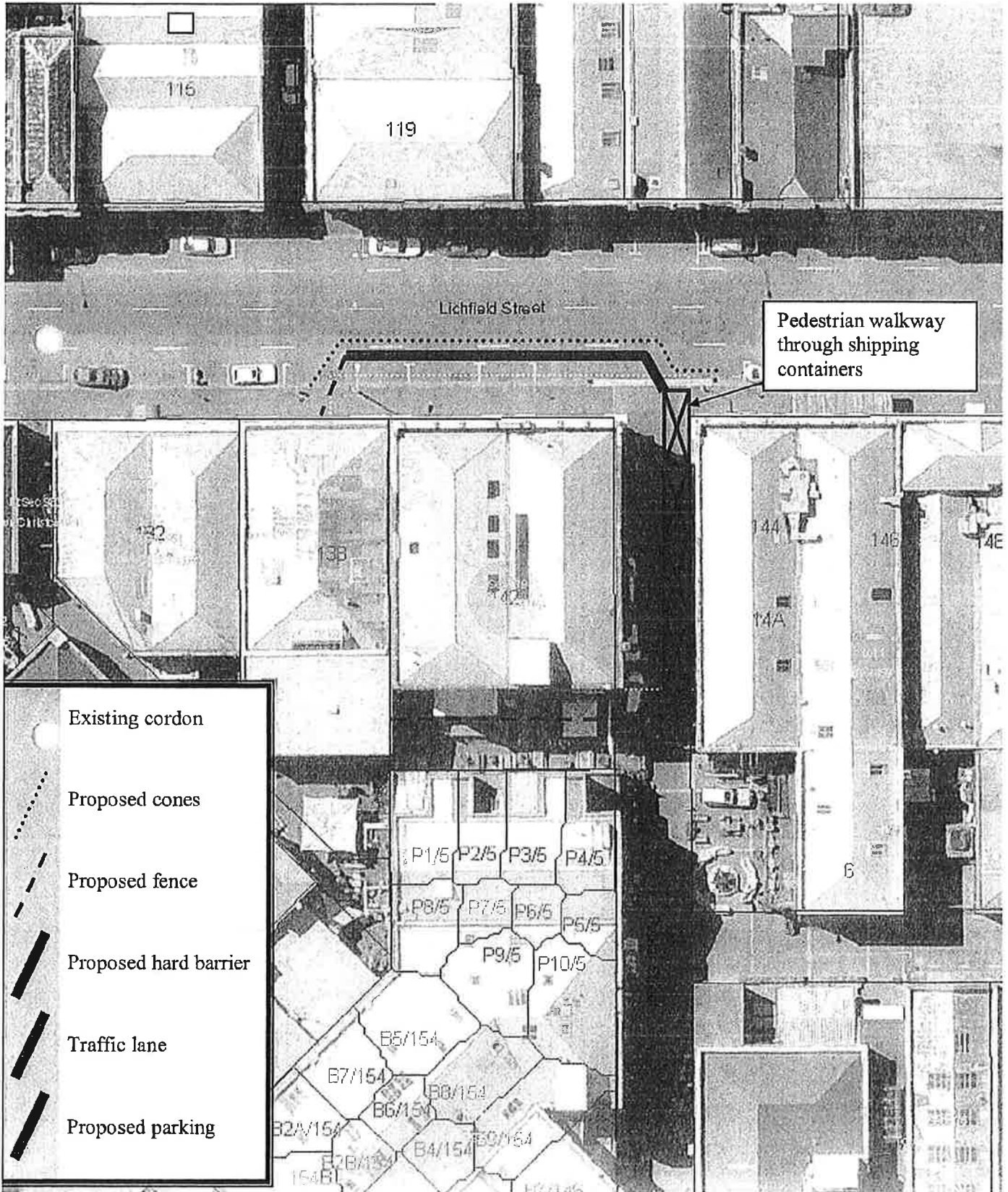
Colombo Street 278 – 276 (near Milton Street)



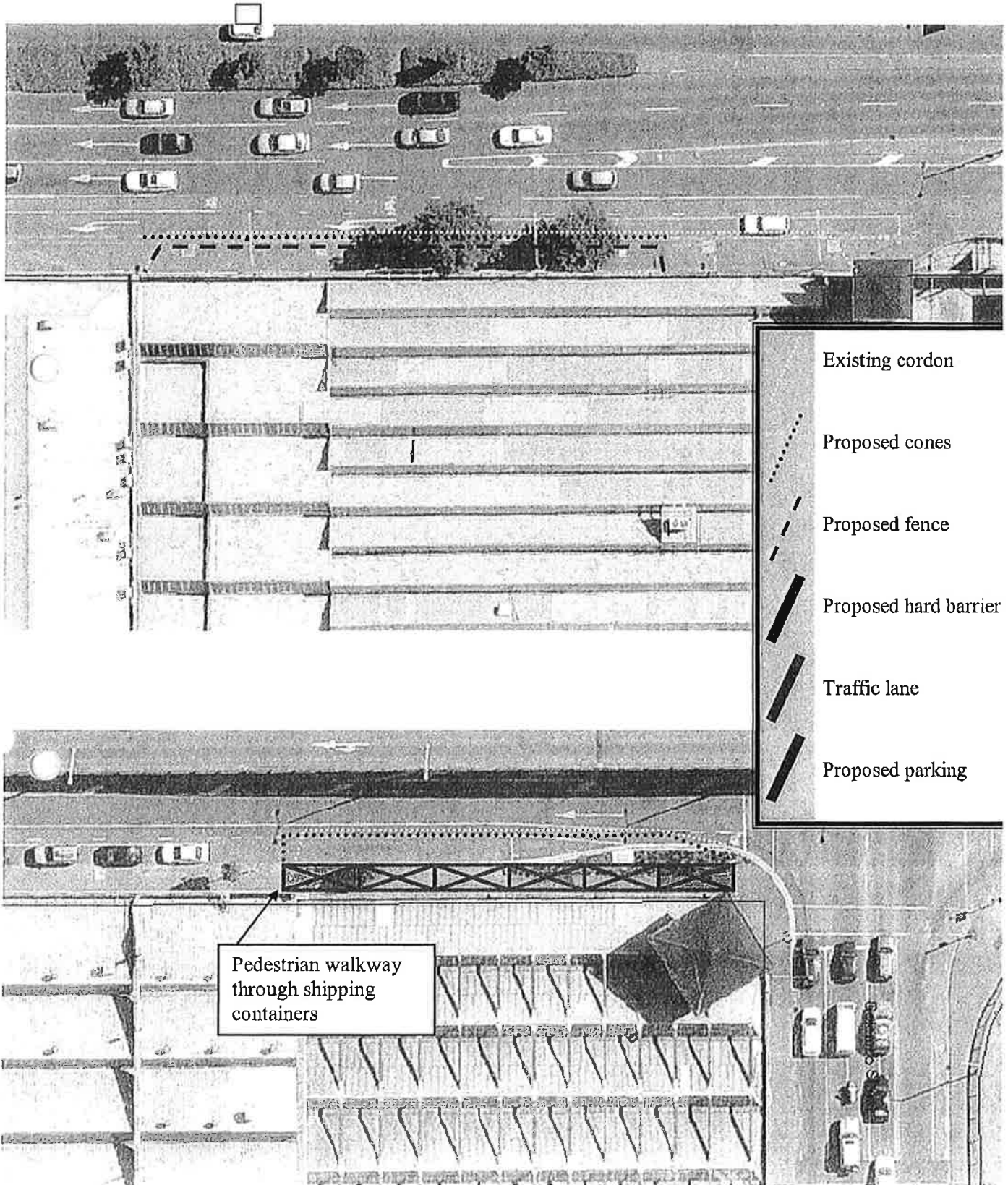
Colombo Street 135 – 145 Sommerfield



Poplar Street cnr Lichfield 142, CBD



Moorhouse Avenue 250 (Harvey Norman)



Daines, Nadine

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

Attachments: Colombo st.pdf



Colombo st.pdf
(4 MB)

All,

Please find proposal attached.

Cheers
Paul

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

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

Dear all,

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

Regards,
John Mitchell
<<Cordons 2010-10-05 (Draft2).doc>>

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Christchurch City Council
<http://www.ccc.govt.nz>

Canterbury Earthquake (04/09/2010) Response

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

Proposed cordon changes attached:

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- Colombo Street 278 – 276, near Milton Street
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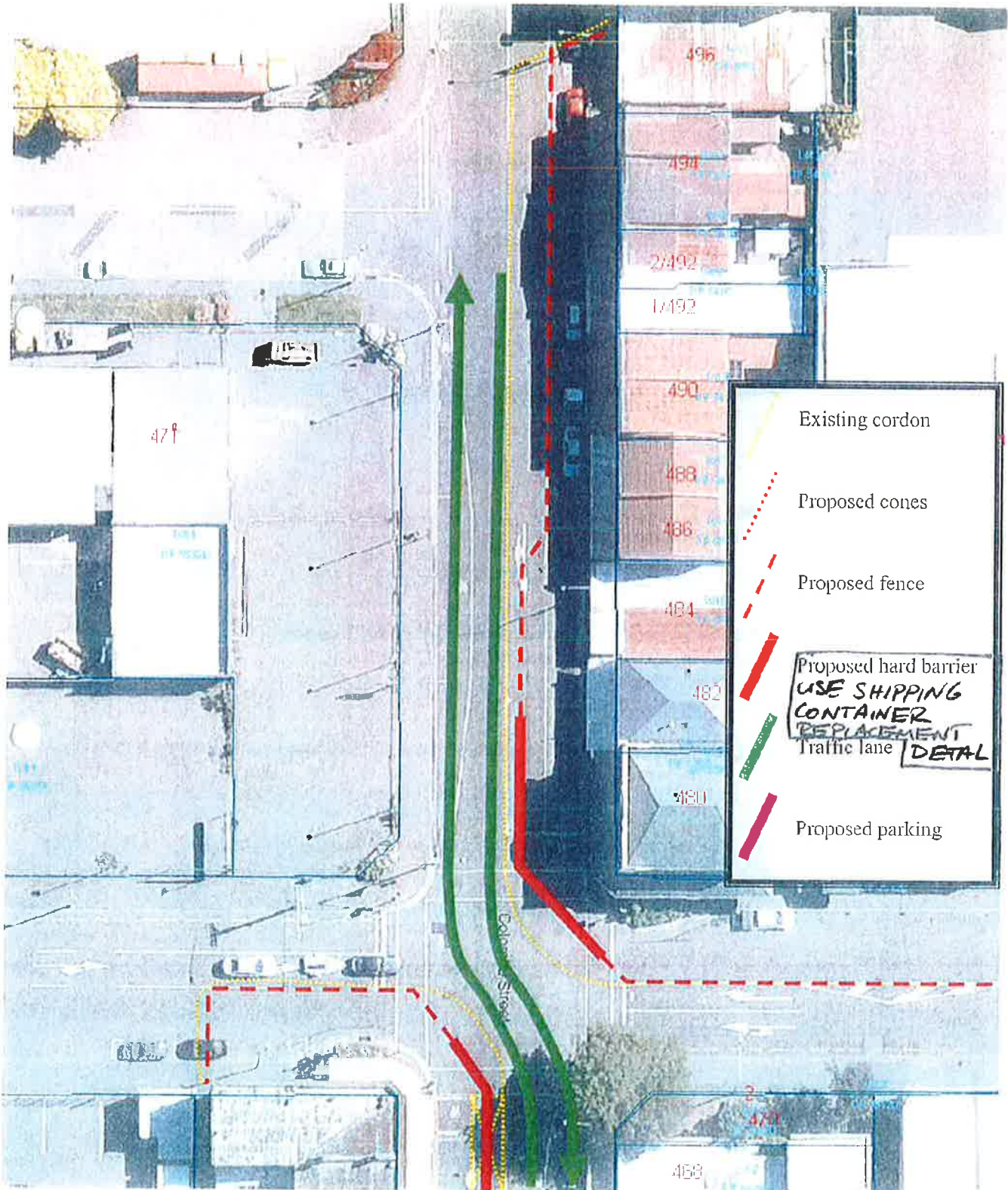
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- St Asaph Street 200, CBD
- Moorhouse Avenue 392 (Science alive clock tower)
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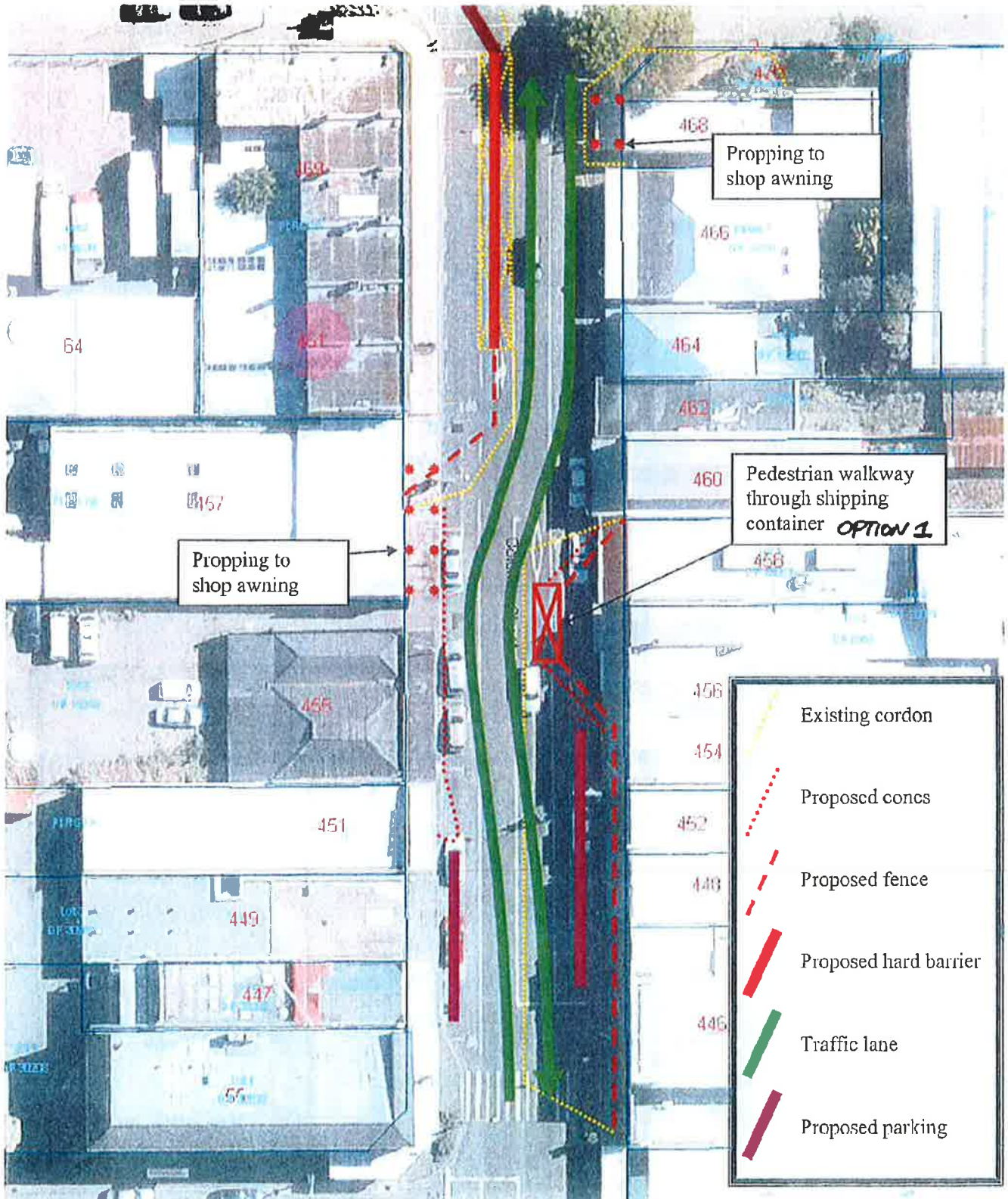
Draft version Tuesday 5th October 2010
Document prepared by John Mitchell

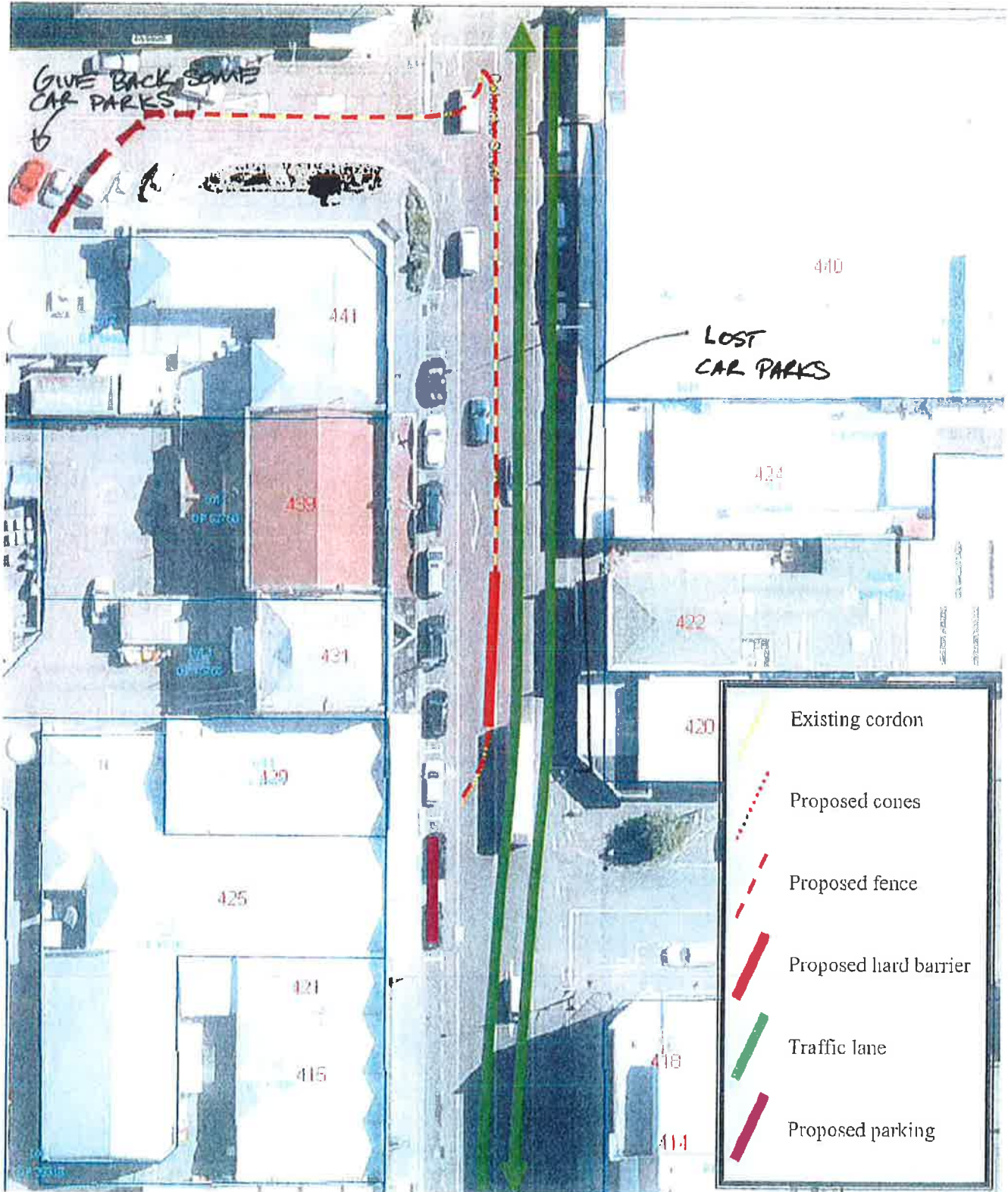
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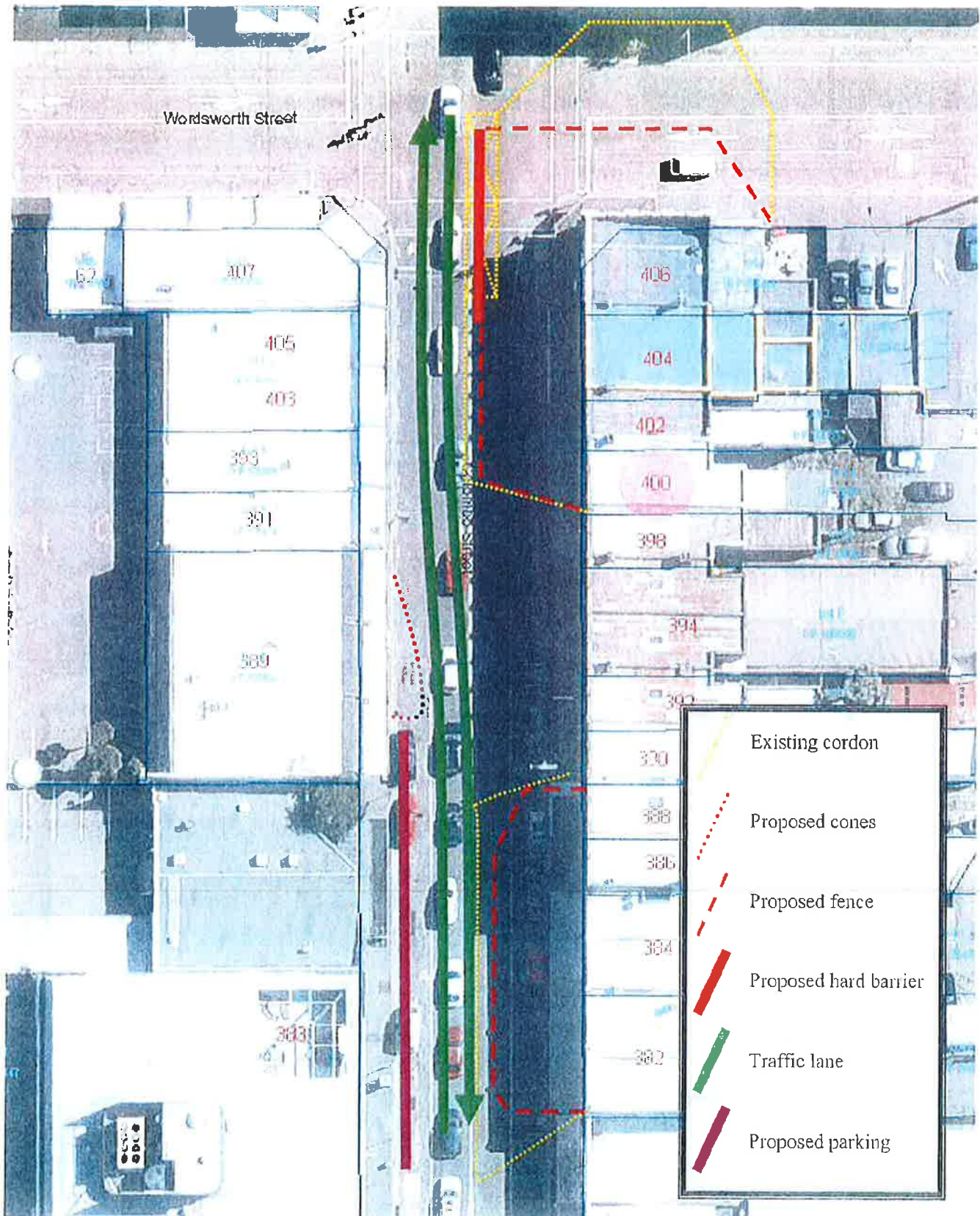
Esther Griffiths (CCC BETT Project Manager)
Paul Campbell (Opus International Consultants Ltd, Structural Engineer)
Steffun Thomas (CCC Transport Team Leader)
Mark Millar (CCC Traffic Engineer)

Colombo Street 382 – 496 Sydenham

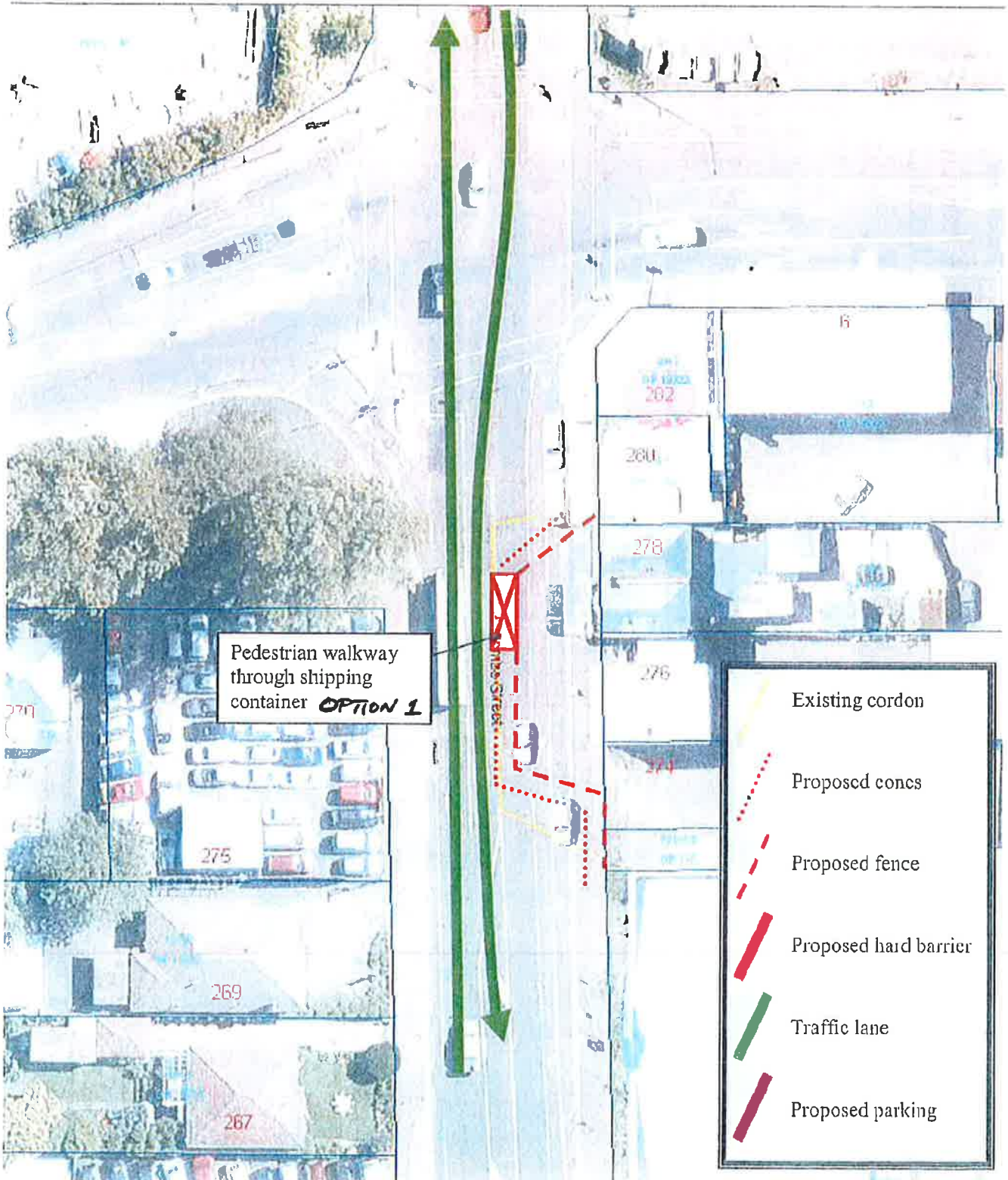




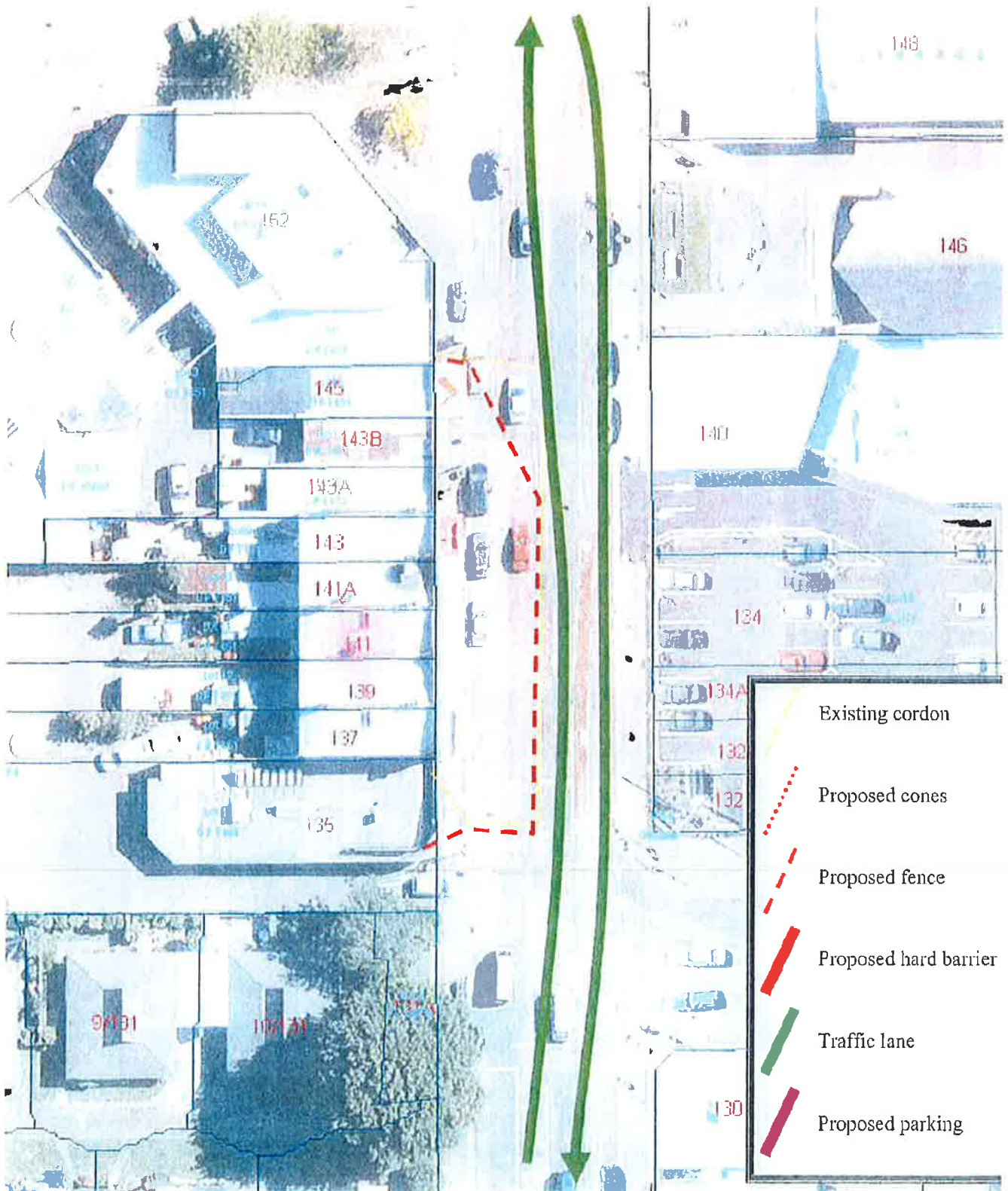




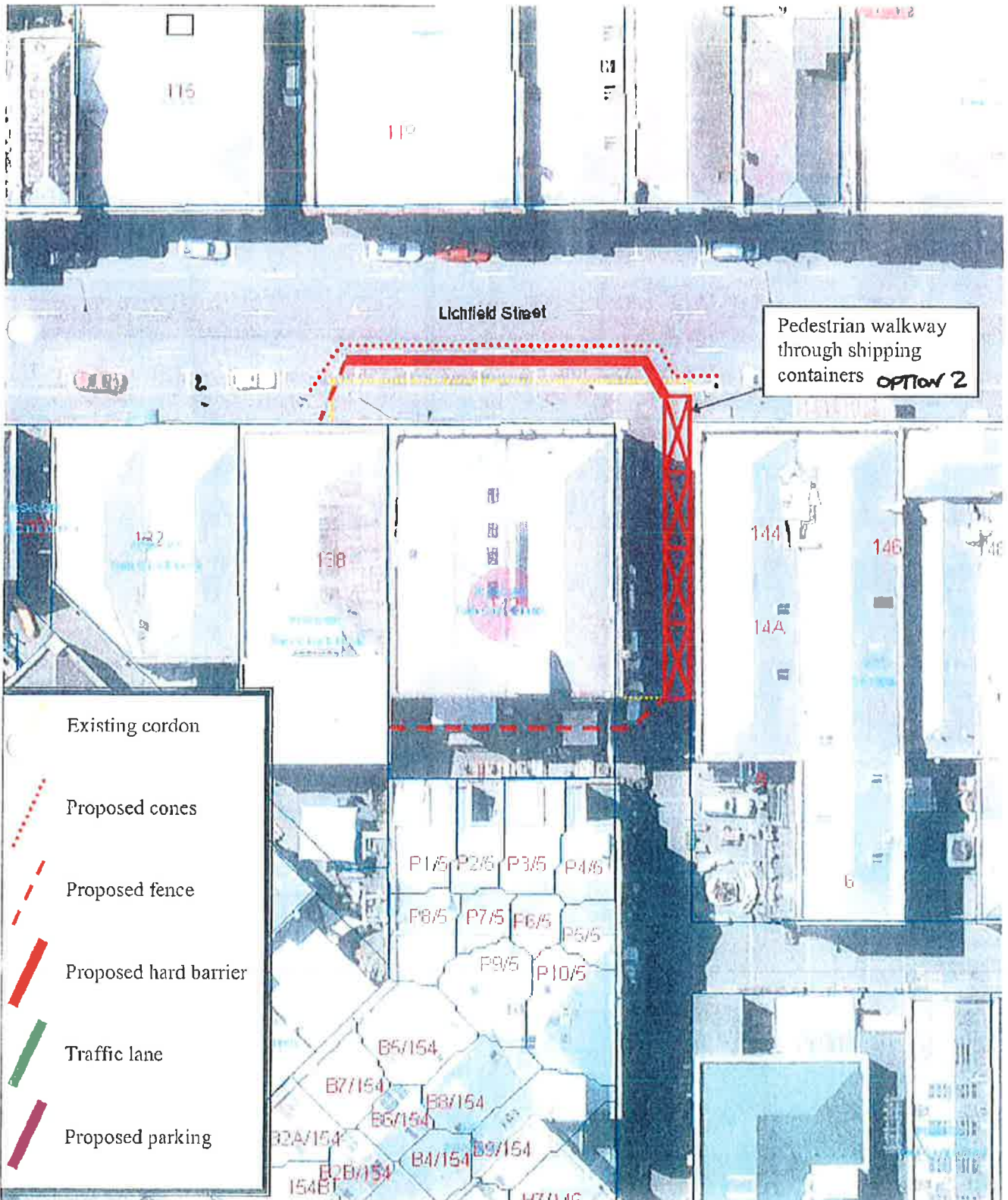
Colombo Street 278 – 276 (near Milton Street)



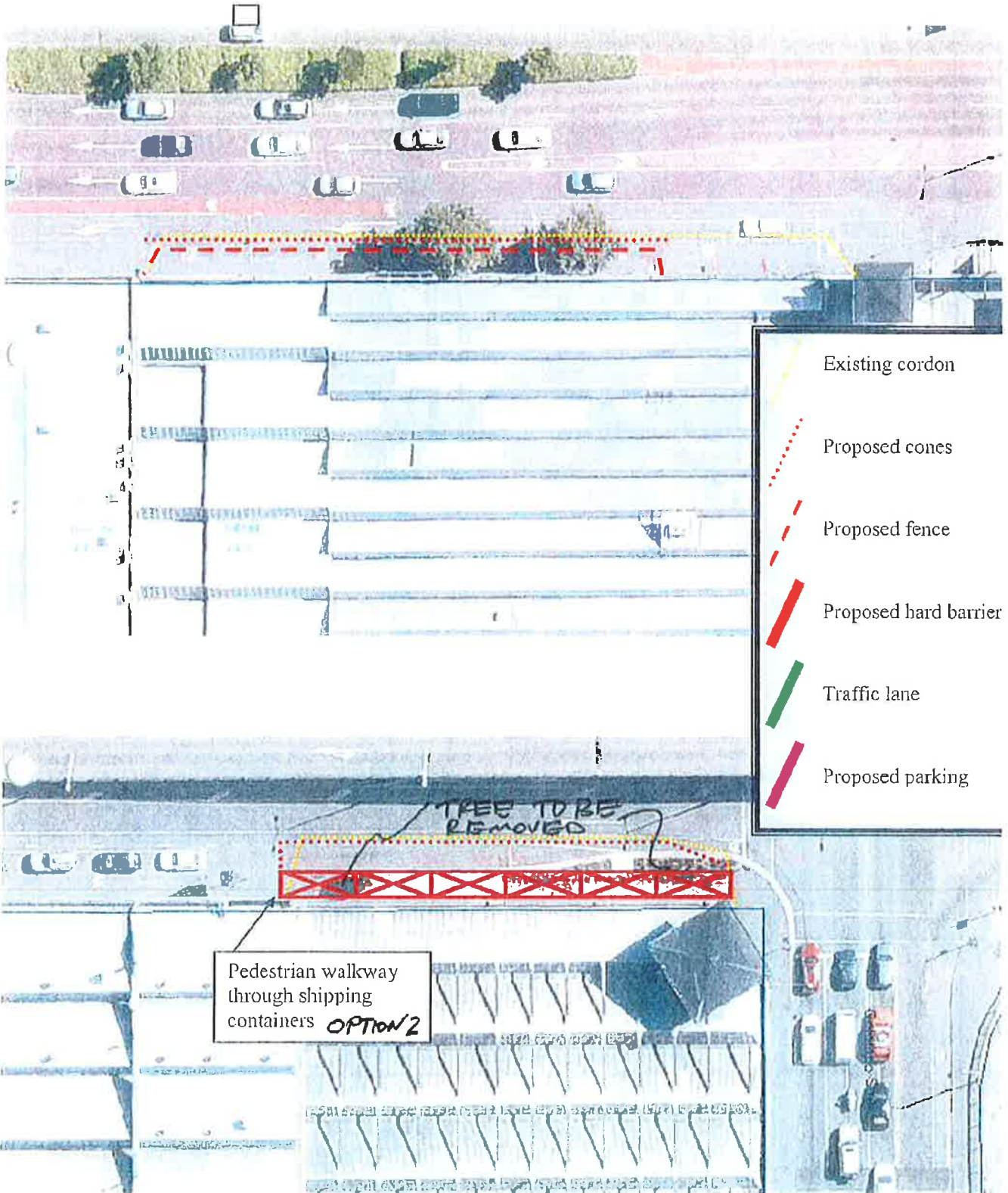
Colombo Street 135 – 145 Sommerfield



Poplar Street cnr Lichfield 142, CBD



Moorhouse Avenue 250 (Harvey Norman)



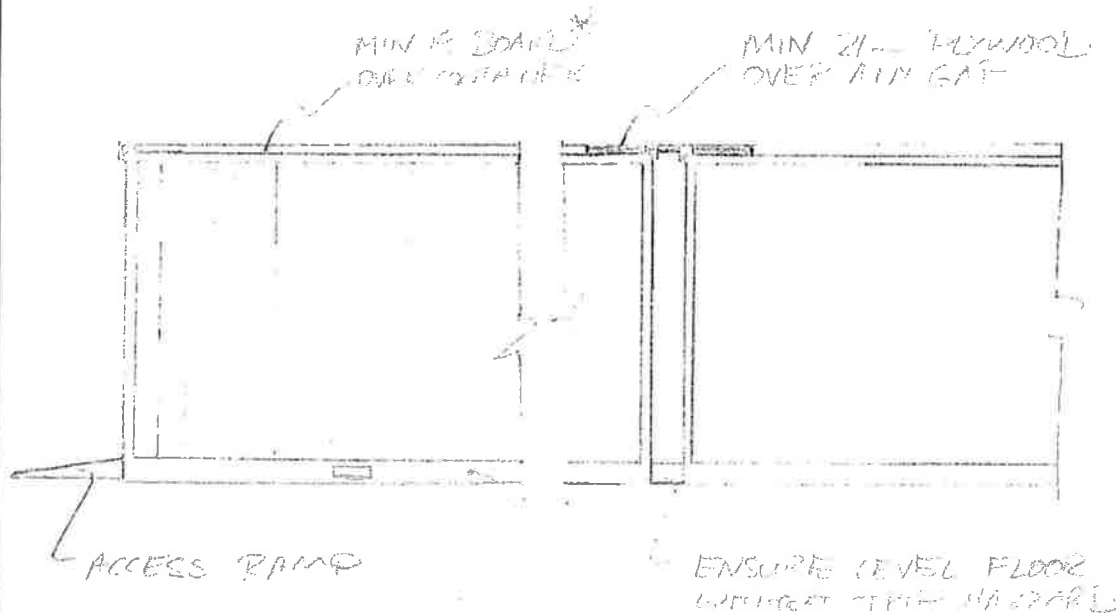
Pedestrian walkway
through shipping
containers **OPTION 2**

TREE TO BE
REMOVED

Calculation Sheet

Project/Task/File No:		Sheet No	1	of	2
Project/Description:	COLOMBO ST (SATHIHAM)	Office:			
	2 CANE SPACIC SOLUTION	Computed:	PACI HOLID		
	FOR SEC	Checked:	1	1	

PEDESTRIAN ACCESS



* CAN BE ANY QUALITY OF BOARD BEING BY

SHIPPING CONTAINER
 LOCKS SECURED
 OPEN EACH END
 WITH PLYWOOD FLOOR
 OR SURFACE FLOOR FOR
 TRIP HAZARD



STRONG
 BACK
 MIN
 18
 PLYWOOD
 OVER
 AIR
 GAP

WRAP AROUND FROM
 EITHER SIDE WITH 2" GAP
 AND TO MAKE SAFE
 FOR PUBLIC ACCESS.



Calculation Sheet

Project/Task/File No:

Sheet No 2 of 2

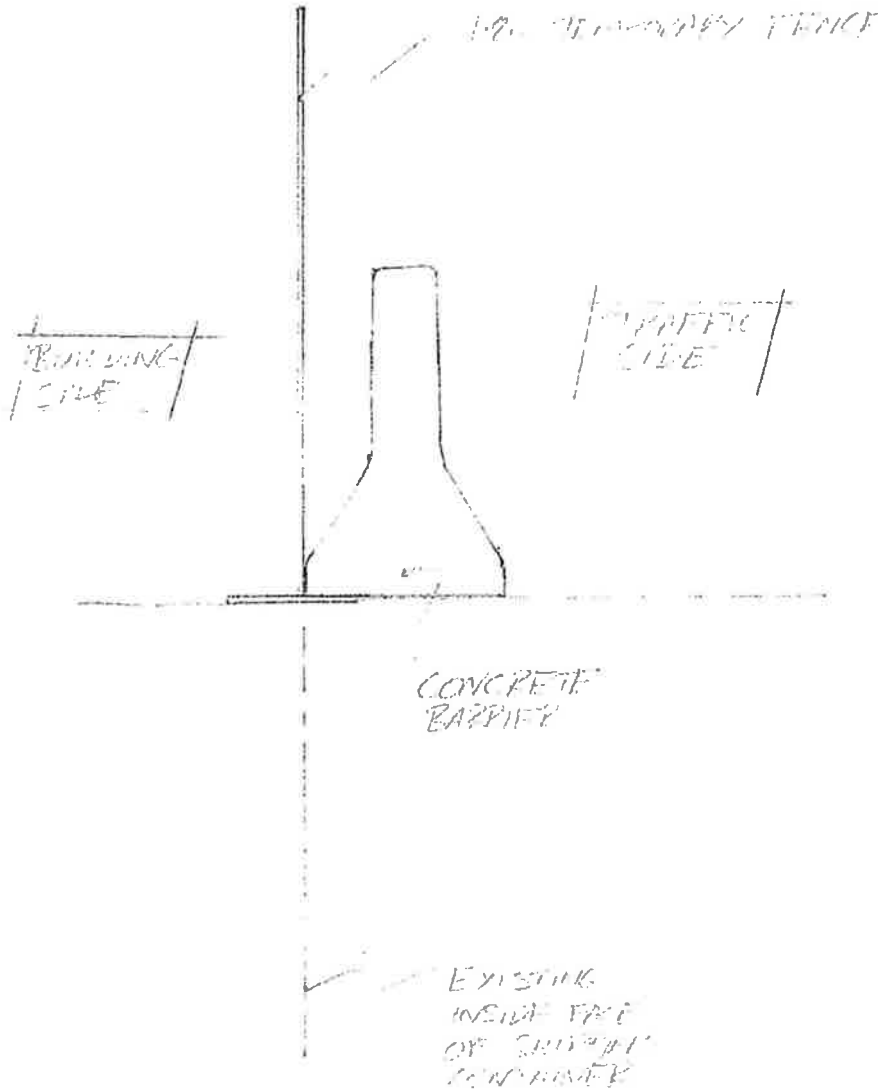
Project/Description:

Office:

Computed: / /

Checked: / /

SHIPPING CONTAINER REPLACEMENT BARRIER



Handwritten notes at the bottom of the diagram, including the number '12' and some illegible text.



Daines, Nadine

From: Herrett, Ross
Sent: Wednesday, 6 October 2010 5:20 pm
To: Griffiths, Esther
Cc: Lennan, Gary; 'John.Mitchell@opus.co.nz'; Thomas, Steffan
Subject: RE: Approval of proposal for cordons in CBD

Hi Esther

I looked over this proposal with Steffan earlier today and don't have a problem with it. There will need to be some fine tuning on the ground once we see the barricades etc. in place

Regards

Ross

From: Griffiths, Esther
Sent: Wednesday, 6 October 2010 5:12 pm
To: Herrett, Ross
Cc: Lennan, Gary; John.Mitchell@opus.co.nz
Subject: Approval of proposal for cordons in CBD

Hi Ross,

Can you confirm whether the proposal for improved cordons (emailed earlier today) has met with CCC approval. The Building Recovery Office are working in Sydenham tomorrow and Friday (an arrangement established by Hon. Jim Anderton). It would be helpful to have a steer prior to 11am tomorrow on the direction Council is likely to take wrt to improved traffic flow/access on Colombo St.

Kind regards,

Esther Griffiths
Project Manager
Building Evaluation Team

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Kind regards,

Esther Griffiths
Project Manager
Building Evaluation Team

Canterbury Earthquake (04/09/2010) Response

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

Proposed cordon changes attached:

- Colombo Street 382 – 496, Sydenham

Proposed cordon changes are suggested to provide acceptable protection from structural hazards only. Traffic and pedestrian safety is to be considered along with final geometrics and speed zoning prior to adoption of cordons.

Thursday 7th October 2010

Document prepared by John Mitchell

Copy to:

Mark Mitchell (BETT Inspection Coordinator)

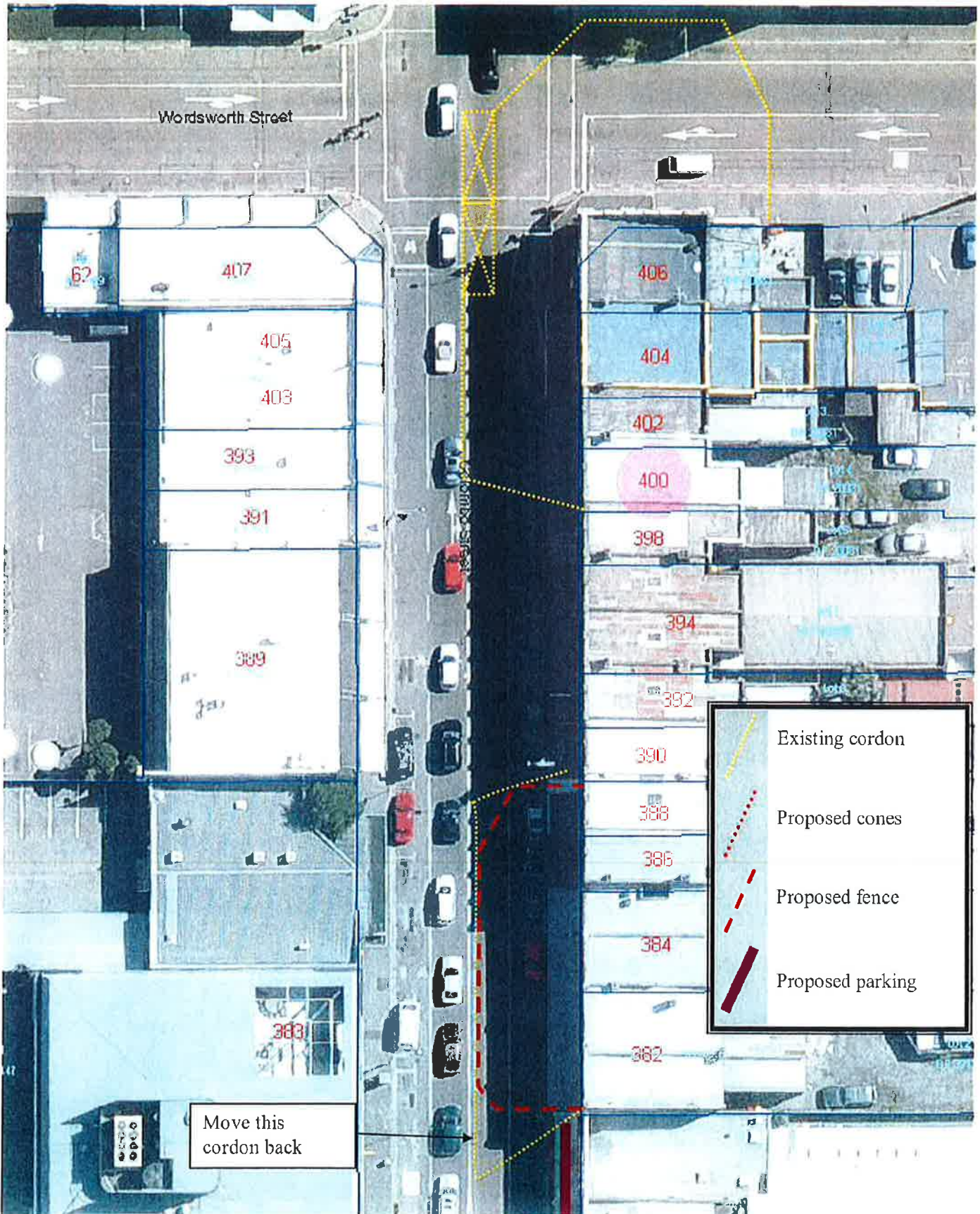
Steffan Thomas (Transport Team Leader)

Mark Millar (Traffic Engineer)

Darren Moses (Sydenham Project Manager)

Colombo Street 382 – 496 Sydenham









Wordsworth Street

Columbia Street

Move this
cordon back

	Existing cordon
	Proposed cones
	Proposed fence
	Proposed parking

Daines, Nadine

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

Good morning Gentlemen.

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

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

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

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

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

Kind regards,

Esther Griffiths
Project Manager

12/ 6 COLO 2 5

380 a Colombo Street

Sydney.

Tasty Tucker Cafe: Greenbridge
wants Demolition moved to allow entry
Evone. 021 935 278

12-05

Passed to FH - 039418942

(they will look at and
advise owner.

Tasty Tucker Bakery/Cafe

Prupi 720948

Lot 1 DP 56139

Inspector

CUNK

11 Sept.

UNTR112

From: Daines, Nadine [mailto:Nadine.Daines@ccc.govt.nz]
Sent: Wednesday, 16 November 2011 3:52 p.m.
To: Mark Zarifeh
Cc: Duncan Laing
Subject: RE: 382 Colombo Street

Hi Mark

We have considered your further questions regarding 382 Colombo Street and I have included a response below in blue. We may be able to obtain some further information from a building inspector who had some involvement with this whole block of shops in early October. However, he is on leave until next week. I will contact him as soon as he returns.

Regards
Nadine

From: Mark Zarifeh [mailto:Mark.Zarifeh@royalcommission.govt.nz]
Sent: Thursday, 10 November 2011 8:52 am
To: Daines, Nadine
Subject: TRIM: 382 Colombo Street

Hi Nadine

I refer to the Council's letter of 2 November 2011.

Could you please clarify a couple of points.

1. The rapid assessment form dated 7/9/10 refers to minor damage to brick façade.

The Building Act notice dated 29/10/10 refers to structural damage.

Do you know what assessment that notice refers to?

In the absence of the hard copy post-earthquake file for this building, it has not been possible to determine the source of the details in the Building Act notice. However, as a general comment it is noted that between 5 and 20 October the Building Evaluation Transition Team completed an audit of commercial buildings in the CBD and on arterial routes which had received a red or yellow placard during the September state of emergency. The audit process is set out at page 22 of the Council's Report Into Building Safety Evaluation Processes in the Central Business District Following the 4th September 2010 Earthquake. The usual process was that the information from the BETT inspections was included in any Building Act notices that were subsequently issued. It is possible that the information in the Building Act notice relates to an assessment conducted as part of this audit process. However, no documentation has been located to confirm this.

2. The email from Gary Lennan of 11/11/10 attached to the Council's letter refers to an engineer's inspection the day before.

There does not appear to be any record of this on the Council file.

Do you have a record of this inspection? Is it that inspection that formed the basis of the Building Act notice?

We have been unable to locate any documentation relating to this inspection. It is possible that no written record was made. The inspection was carried out after the Building Act notice had been issued, so would not have been the source of the information in the notice. It appears from the email correspondence that the purpose of the inspection was to determine whether the cordons could be removed from the building, rather than to conduct a full assessment of the building.

Thank you for your assistance.

Regards,

Mark Zarifeh.

=====
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Christchurch City Council
<http://www.ccc.govt.nz>

From: Daines, Nadine [mailto:Nadine.Daines@ccc.govt.nz]
Sent: Monday, 28 November 2011 7:53 p.m.
To: Mark Zarifeh
Cc: Duncan Laing
Subject: RE: 382 Colombo Street

Hello Mark

Thank you for your email concerning 601, 603 and 605-613 Colombo Street.

To follow up on my email below relating to 382 Colombo Street, I have not been able to locate any further information concerning the basis for the Building Act notice.

In relation to the inspection on 10 November 2010, I have not located any further documentation. I have ascertained however that the inspection was carried out by Neville Higgs, who was an engineer working on contract for the Council at the time. Mr Higgs is now working for CERA, I have let him know that you may wish to discuss this inspection with him.

Regards
Nadine

From: Daines, Nadine
Sent: Wednesday, 16 November 2011 3:52 pm
To: 'Mark Zarifeh'
Cc: 'Duncan Laing'
Subject: TRIM: RE: 382 Colombo Street

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