



**Canterbury Earthquakes Royal Commission**  
**Te Komihana Rūwhenua a te Karauna**

10 October 2011

Mr M J Bushnell  
Bushnell Builders Ltd  
PO Box 13362  
CHRISTCHURCH 8141

By Email: [admin@bushnell.co.nz](mailto:admin@bushnell.co.nz)

Dear Sir

**605 Colombo Street, Christchurch**

The Royal Commission of Inquiry into building failure caused by the Canterbury Earthquakes is currently examining the failure of a number of buildings in the Christchurch CBD, including the building that was situated at 605 Colombo Street (the Building).

The Commission has been provided with information from the Christchurch City Council property file and from Mainland Claims Management Ltd. We understand from information provided by Peter MacLeod of Mainland Claims Management Ltd that you had some involvement in the Building. Would you please provide the following information, by **21 October 2011**:

1. Please describe your initial involvement with the Building and what you were asked to do in relation to it?
2. I understand that you completed work to prop up the front veranda area.
  - (a) What date was this work carried out?
  - (b) Did you conduct any structural assessment of the Building yourself? If so, please provide details.
  - (c) At the time you carried out the propping up of the veranda did you have any contact with the Christchurch City Council? If so, please provide details.
  - (d) When you went to the Building to carry out this work were there any Council cordon's/barricades in front of the Building on Colombo Street? If so, please provide details of what you observed.

- (e) On any other occasions when you went to the Building did you observe cordons/barricades in front of the Building on Colombo Street? If so, please advise the dates and details of what you observed.
  - (f) Did you carry out any further work on the Building? If so, please provide details.
3. I note that you provided an estimate on 13 December 2010 for work set out in an engineers report and sketches to strengthen the Building.
- (a) Was there ever any approval for this work or any part of it? If so, please provide details.
  - (b) Was any of the work set out in your estimate carried out or commenced? If so, please provide details.
4. I understand that you may have been involved in discussions with the Christchurch City Council in relation to the work required on the Building/ demolition of the Building.
- (a) Please provide dates of any contact you had with the Council and details of that contact?
  - (b) Can you make any comment on whether or not the heritage status of the Building had any impact on the process required for any make-safe work to be carried out on the Building or on the demolition process?
5. If you had any other contact with the Building owner, property manager, insurance representatives or the Council relevant to the structural integrity of the Building please advise details of that.

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

Yours faithfully



Mark Zarifeh  
Counsel Assisting  
Canterbury Earthquakes Royal Commission

# *Bushnell* *Builders*

LIMITED  
REGD. MASTER BUILDERS

26 OCT 2011

TELEPHONE: 3445 972  
FAX: 3445 976  
EMAIL: admin@bushnell.co.nz

198-200 SPRINGS RD  
PO BOX 13362  
CHRISTCHURCH 8141

20 October 2011

Mark Zarifeh,  
Canterbury Earthquakes Royal Commission,  
P.O. Box 14 053,  
Christchurch 8544.

Dear Sir,

**Re: 605 Colombo Street – Christchurch**

I am in receipt of your letter of 10<sup>th</sup> October 2011 and respond as follows:

1. My initial visit to 605 Colombo Street took place on 14<sup>th</sup> September 2010. I was asked by ODL Insurance Brokers to carry out a visual inspection of the properties at 605 & 607 Colombo St owned by Benson Cheng Holding Ltd. 605 Colombo St is one quarter of four adjoining titles between the corner of Mollett St and the corner of Tuam St. The two middle titles at 605 (Noodle House) and 607 (Kiwi Disposals) are owned by Benson Cheng Holdings. 603 Colombo St (Internet Café) and 615 Colombo St (Leather Direct). The corner of Colombo St and Tuam St were owned by members of the Yee family. Ownership of the four titles by three different owners complicated the repair process. In structural terms, one building straddled the four titles and the removal of any portion of the building would have compromised the structural integrity of the remainder of the building. Also the building owners had varying insurance cover and their buildings were not equally damaged pre 22<sup>nd</sup> February 2011.
- 2a. Propping to the verandah was undertaken about 15 September 2010, in accordance with the recommendations of Buchanan and Fletcher Consulting Structural Engineers site report. Copy attached.
- b. During this initial visual inspection on 14<sup>th</sup> September 2010 I saw evidence of cracking at the junctions between the façade and the transverse walls. I contacted Buchanan and Fletcher Consulting Structural Engineers. Dave Eaton, a Principal of that firm came to site immediately and carried out a visual inspection and subsequently provided a written site report detailing the propping required to the verandah.
- c. No contact was made with Christchurch City Council at the time of propping.
- d. At the time of propping there were council barricades between Mollett St and 605 Colombo St. These barricades consisted of 1.8m high pre-fabricated fence panels.

e. The barricades were not Bushnell Builders' responsibility. I believe they may have been re-configured after the Boxing Day earthquake to further restrict pedestrian access. No measures were taken to ensure vehicular traffic was kept out of the fall zone of the damaged building. Even if Bushnells had made submission on additional measures for protection of the public our October experience at another site left the impression that CCC was quite dysfunctional and that our submissions would be ignored.

Concerns raised in October with a CCC planner about possible danger to members of the public from a loose section of parapet at 242 Tuam St were met with the response **"why are you telling me about this? It is not my area of responsibility."**

When I pointed out that the Councils phone system was inoperative and I had no other direct dial numbers I was again told that it was not this persons area of responsibility and they could do nothing about my concerns. A heated exchange followed but I am unaware of any actions initiated to protect public safety as a result of this conversation.

f. Bushnell Builders Ltd undertook temporary restraining work to the Leather Direct building adjacent at 615 Colombo St.

The work was designed by Buchanan and Fletcher Engineers. Essentially it involved bracing the façade off the roof structure. This work was completed a few days before February 22<sup>nd</sup> quake.

Bushnell employees were advised by the Tenant at Leather Direct that the street below the strengthened façade was occupied by pedestrians on 22<sup>nd</sup> February 2011 when the quake hit and that our work almost certainly saved lives or prevented injury.

3a. No approval was given for work as per our estimate of 13th December 2010.

b. As a consequence none of the work within this estimate was undertaken.

4a. On the 17th February 2011 I attended a meeting with Christchurch City Council staff

Vincie Billante

Phillip Hector

Sean Ward

CCC heritage team member possibly Amanda Ohs

Marton Sinclair and Trudi Burney of Eliot Sinclair and Partners Ltd were present, representing the Yee family who owned half of the Austral building, 603 and 615 Colombo St, as well as properties at 601 and 601a Colombo Street, 178 Tuam St, 620 and 622 Colombo St.

The purpose of the meeting was to discuss the status of the damaged buildings which comprised the Austral building and 620 Colombo St.

See attached agenda.

At that meeting I outlined details of the most recent damage to the building which had occurred in the Boxing Day earthquake and advised that Bushnell Builders Ltd considered that the buildings

were unsafe, were not economically repairable, and should be demolished as soon as possible. The proposed demolition was supported by Eliot Sinclair as the only possible course of action. CCC policy was that as the building was a Heritage building no work could be undertaken without a Resource Consent.

The Resource Consent would be notified because this was CCC policy. Notification could not be accelerated.

An outline was given of all information required to accompany the Resource Consent application and a pre application meeting was recommended to prevent any delays in processing.

It was agreed that it would probably take a minimum of 6 months to obtain a Resource Consent permitting demolition.

**b.** Bushnell Builders Ltd undertook cost studies of the Beverley Building 398 – 402 Colombo St. These costings indicated that it was not financially viable for the owners to repair their heritage buildings or retain the facades.

These findings were applicable to the Austral building. The higher façade of the Austral building would have made it more expensive to strengthen than the Beverley Building. In our discussions with CCC staff on a number of Heritage buildings we formed a strong impression that CCC had little interest in ensuring that they did not compromise owners financial interests.

Minimising risk to the public seemed to be a lower priority than attempting to prevent or delay demolition of damaged “heritage buildings”.

In my opinion the best and safest course of action for 605 Colombo St and the surrounding buildings involved immediate de-construction of the façade and demolition of buildings.

Propping the buildings would have taken longer than deconstruction or demolition and may not have provided enough support to prevent collapse in a large earthquake.

Prior to the February 22<sup>nd</sup> earthquake CCC had begun serving S124 notices requiring building owners to prop the facades of “Heritage Buildings”.

Effectively the owners of buildings served with these notices requiring propping of their buildings would have been forced to waste money propping the building to allow time for the Resource Consent process to run its course to obtain the Consent necessary for demolition.

We believe that this was a flawed approach as there were instances of buildings where the façade had been propped with gantry frames or similar and this temporary propping was insufficient to prevent the collapse of the building. In the case of the Durham Street Methodist Church this collapse involved the loss of three lives.

In any event it was not financially viable to retain either the building or the façade of either the Beverley or Austral Buildings.

This was despite the fact that demolition was inevitable as it was not economically viable to retain the buildings. There was insufficient “heritage” funding to change these fundamentals.

It is a basic premise of all Occupation Health and Safety that elimination of risk always provides the best level of protection.

The failure to allow demolition of the Austral Building and the lack of adequate barricades to protect the public had tragic results with avoidable loss of life.

Christchurch City Council intransigence meant that many other "Heritage" buildings that required demolition were in a damaged state but could not be demolished because of the refusal by CCC to fast-track resource consents required for demolition.

The law of averages made it inevitable that there would be serious injury or loss of life in the event of a further severe earthquake.

The Beverley building façade and that of 178 Tuam St also collapsed on 22<sup>nd</sup> February. Neither collapse resulted in injury. The Beverley building had been barricaded.

Part of the Colombo St frontage of 178 Tuam St, a 3 storey building on the south east corner of Colombo St/Tuam St, collapsed onto Colombo St and it was only by good fortune that no injury resulted as the road was not barricaded.

5. On January 17<sup>th</sup> 2011 I visited site with Mike Fletcher of Buchanan and Fletcher Consulting Structural Engineers, Peter McLeod of Mainland Claims Management Ltd and Robin Cheng of Benson Cheng Holdings. We inspected 605 and 607 Colombo St and discovered significant new damage which we assumed had been caused by the Boxing Day earthquake.

The building frontage had completely separated from transverse walls at roof level by up to 80 mm at the common wall between 604 and 605 Colombo St. This separation of the façade from the transverse walls progressively reduced at each of the other two transverse walls to the North. We concluded that the building was dangerous and should be demolished as soon as practicable.

On reflection it is likely that some of the damage observed on January 17<sup>th</sup> had occurred as a result of the many aftershocks that took place between the dates of the two inspections in September and January.

Since the September earthquake I have had many interactions with staff from Christchurch City Council. My Company is accredited for demolition and I visit the red zone most work days. There are many CCC staff who have been outstanding in the way they have carried out their jobs in very trying and stressful circumstances. I believe that the insistence that "Heritage" buildings could not be demolished without a Resource Consent, and that such consents would be notified, resulted from a policy decision of the elected Council.

It is my view the requirement to obtain Resource Consent prior to demolition of "Heritage Buildings" resulted in loss of life and that those responsible for setting CCC policy are morally accountable for the injuries and deaths.

Yours faithfully,



M.J. Bushnell

Mb.sb



**Buchanan & Fletcher Ltd**  
CONSULTING STRUCTURAL ENGINEERS

memo

FAXED

To: BUSHMELL BUILDERS

Address: FAX 344 5976

Attention: MATTHEW

Job Name:

605 COLOMBO ST

Date: 14/09/10 Job No.: 3841

From: DAVE EATON

Phone No: (03) 366 0304

Fax No: (03) 377 4308

No of pages: 1  
(including this)

Address: Bradley Nuttall Building  
79 Cambridge Terrace  
PO Box 4571 Christchurch 8140  
New Zealand

Message:

#### BRIEF VISUAL INSPECTION POST EARTHQUAKE

- Inspection of 2/ two storey brick structures - ground floor retail & restaurant, first floors vacant.
- Evidence of fresh cracking in first floor brick walls <sup>running</sup> (E/W) particularly noticeable adjacent to east street front wall.
- East wall supports cantilever veranda over footpath.
- Ground floor level some cracking but widths not significant.
- Rear of restaurant block has plaster/concrete fallen from what appears to be steel RST beams which are concrete encased - damage probably cosmetic.
- Recommend propping of front edge of veranda to reduce tension loads on upper brick walls, and minimize risk of East wall being pulled into Colombo st.
- once propping complete, buildings will be adequate for occupation.

D.J. Eaton MILENZ, BUCHANAN & FLETCHER.

**From:** [Robin Cheng](#)  
**To:** [dave@bandf.co.nz](mailto:dave@bandf.co.nz)  
**Subject:** Re: 605 Colombo Street - Building Inspection.  
**Date:** Wednesday, 29 September 2010 9:09:13 a.m.

---

Hi Dave,

We are waiting for the report re the subject building. Do you have an estimate cost to fix the structural damage so that we can claim insurance.

Regards

Robin Cheng

\_\_\_\_\_ NOD32 5487 (20100928) Information \_\_\_\_\_

This message was checked by NOD32 antivirus system.  
<http://www.eset.com>



**From:** [Robin Cheng](#)  
**To:** [Dave Eaton](#)  
**Subject:** Re: 605 Colombo Street - Building inspection.  
**Date:** Monday, 4 October 2010 10:00:37 a.m.

---

Hi Dave,

I see there are some structural walls are crack and relocation. Does it affect the structure of the building. Do you have advice how to fix to meet recent council standard?

Regards

Robin

**From:** [Dave Eaton](#)  
**Sent:** Thursday, September 30, 2010 12:12 PM  
**To:** 'Robin Cheng'  
**Cc:** [Matthew@bushnell.co.nz](mailto:Matthew@bushnell.co.nz)  
**Subject:** RE: 605 Colombo Street - Building inspection.

Hi Robin,  
Copy of our report attached.  
For repair costs it would be best to talk to Matthew at Bushnell Builders

Dave Eaton, Director  
**Buchanan & Fletcher Ltd**  
79 Cambridge Terrace  
PO Box 4571 CHRISTCHURCH 8140  
Ph (03) 366 0304 Fax (03) 377 4308

\_\_\_\_\_ NOD32 5500 (20101003) Information \_\_\_\_\_

This message was checked by NOD32 antivirus system.  
<http://www.eset.com>

**Buchanan & Fletcher Ltd**  
CONSULTING STRUCTURAL ENGINEERS

memo

FAXED

To: BUSHMELL BUILDERS

Address: FAX 344 5976

Attention: MATTHEW

Job Name:

605 COLOMBO ST

Date: 14/09/10 Job No.: 3841

From: DAVE EATON

Phone No: (03) 366 0304

Fax No: (03) 377 4308

No of pages: 1  
(including this)

Address: Bradley Nuttall Building  
79 Cambridge Terrace  
PO Box 4571 Christchurch 8140  
New Zealand

Message:

### BRIEF VISUAL INSPECTION POST EARTHQUAKE

- Inspection of 2 / two storey brick structures - ground floor retail & restaurant, first floors vacant.
- Evidence of fresh cracking in first floor brick walls <sup>running</sup> (E/W)  
Particularly noticeable adjacent to east street front wall.
- East wall supports cantilever veranda over footpath.
- Ground floor level some cracking but widths not significant.
- Rear of restaurant block has plaster/concrete fallen from what appears to be steel RSJ beams which are concrete encased - damage probably cosmetic.
- Recommend propping of front edge of veranda to reduce tension loads on upper brick walls, and minimize risk of East wall being pulled into Colombo st.
- once propping complete, buildings will be adequate for occupation.

D.J. Eaton MILLENZ, BUCHANAN & FLETCHER.

**From:** [Mike Fletcher](#)  
**To:** ["peter.macleod@xtra.co.nz"](mailto:peter.macleod@xtra.co.nz)  
**Subject:** 3841 - 605 Colombo Street - Agreement  
**Date:** Tuesday, 26 October 2010 12:59:00 p.m.

---

Hi Peter

Attached is our agreement to carry out a further inspection at 605 Colombo Street and provide a report.

Can you please sign and return it to us. Please ring me if you have any questions.

Regards,

**Mike Fletcher, Director**

**Buchanan & Fletcher Ltd**

79 Cambridge Terrace  
PO Box 4571 CHRISTCHURCH 8140  
Ph (03) 366 0304 Fax (03) 377 4308

605 COLUMBO STREET

3B41

27/10/10

1.

On site with Peter Macleod of Mainland Claims Management  
to re-inspect after recent aftershocks.

• Looks like our bldgs, Malco's bldg & Ten West  
@ S end could all be part of 1 bldg.

• Significant cracking @ S end of Ten West

Photos - ~~the~~ new photos taken shown with \*

- See page 2 for photo cross-referencing

② H\* - no real difference

I\* - existing crack no more extension, perhaps wider

J - same extent, little if any movement

2 story

New photos show <sub>1</sub> level to meet 3 story

Gap 8-12 mm where wall meets col.

Gap in floor

New photos of cracks above roof lvl.

—— H ——

Mr 22 ~ lvl 3 above Meadley

- Lots of cracking in cross walls.

Ref 3804  
Sarah's bldg

⑦\* NO worse

⑧ NO worse

⑨\* worse in a/shock

④ is similar, maybe a little worse

2.

(C) Mostly same but <sup>now</sup> crack where wall meets ceiling.

(E)\* Cracking now more extensive

- 2 photos taken

In Army Supply, 3 cross walk removed @  
grid floor - new one w/ steel ~~floor~~ frames

Bays ~ ~~5m~~ 4-5m wide.

Photo cross references:

Photos of 25/09/10	Photos of 27/10/10
A = 3841 fotos 20100925 01	
B 02	D* 3841 fotos 11 20101027
C 03	E* 12
D 04	F* 10
E 05	H* 03
F 06	I* 04
G 07	
H 08	
I 09	
J 10	





3841 fotos 20100925 01.JPG



3841 fotos 20100925 02.JPG



3841 fotos 20100925 03.JPG



3841 fotos 20100925 04.JPG



3841 fotos 20100925 05.JPG



3841 fotos 20100925 06.JPG



3841 fotos 20100925 07.JPG



3841 fotos 20100925 08.JPG





3841 fotos 20100925 09.JPG



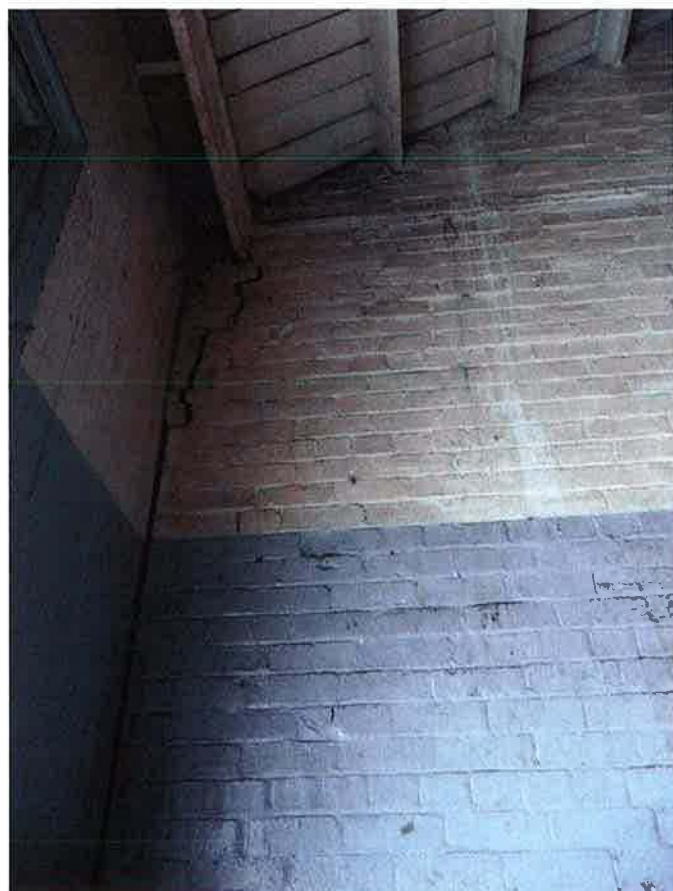
3841 fotos 20100925 10.JPG



3841 foto01 20101027.JPG



3841 foto02 20101027.JPG



3841 foto03 20101027.JPG



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3841 foto06 20101027.JPG



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3841 foto08 20101027.JPG





3841 foto09 20101027.JPG



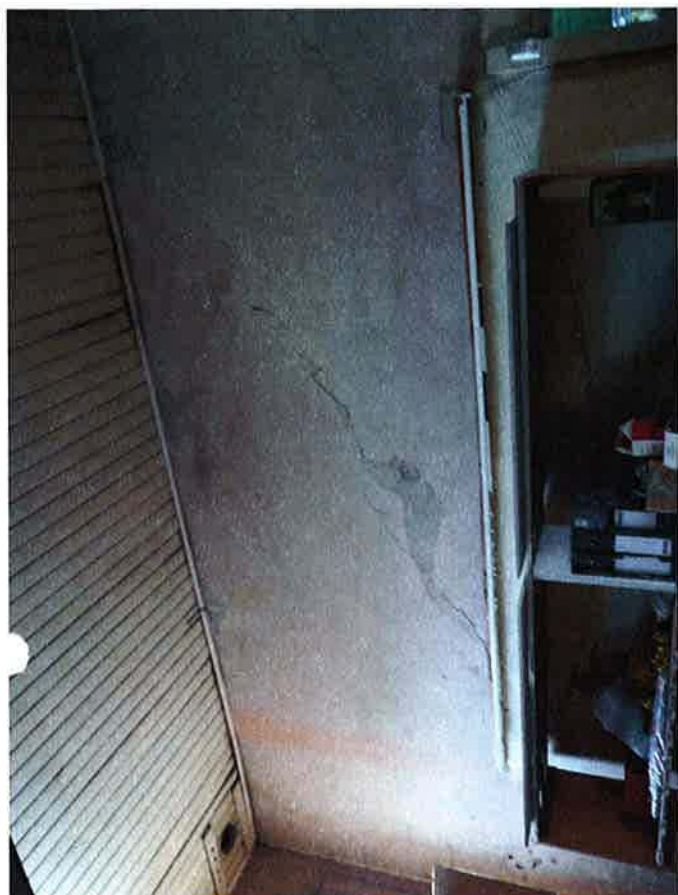
3841 foto10 20101027.JPG



3841 foto11 20101027.JPG



3841 foto12 20101027.JPG



3841 foto13 20101027.JPG

**From:** [Mike Fletcher](#)  
**To:** ["peter.macleod@xtra.co.nz"](mailto:peter.macleod@xtra.co.nz)  
**Subject:** 3841 605 - 611 Colombo Street  
**Date:** Friday, 5 November 2010 12:43:00 p.m.

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Hi Peter

Here is our report for 605 – 611 Colombo Street

We will proceed with a design for tying back the Colombo Street parapet unless you advise otherwise, and will forward our sketches to you when they are complete. Please let us know if you want us to carry on with the further investigation described in Section 5.2 of the report.

Regards,

Mike Fletcher, Director

**Buchanan & Fletcher Ltd**

79 Cambridge Terrace  
PO Box 4571 CHRISTCHURCH 8140  
Ph (03) 366 0304 Fax (03) 377 4308

DIRECTORS / PRINCIPALS  
Michael R. Fletcher BE (Hons), DBA, MIPENZ  
(Structural), CPEng, Int PE(NZ)  
David J. Eaton BE, MIPENZ

Bradley Nuttall Bldg 79 Cambridge Terrace  
PO Box 4571 Christchurch 8140 New Zealand  
Phone (03) 366-0304 Fax (03) 377-4308  
Email admin@bandf.co.nz

05 November 2010

3841/MRF

China Taiping Insurance  
c/- Mainland Claims Management  
PO Box 36-162  
CHRISTCHURCH 8146

Attention: Mr P MacLeod

Dear Sir

**605 - 611 COLOMBO STREET CHRISTCHURCH**

## **1. ENGAGEMENT AND BRIEF**

Buchanan & Fletcher has been engaged by you to:

- Carry out a further visual inspection of this building following recent significant aftershocks.
- Advise any conditions that need to be observed, or temporary measures that need to be taken, if the building is to continue to be occupied.
- Advise on possible options for the future of the building.

We had previously visited the building on 14 September. This current inspection was carried out on Wednesday 27 October.

## **2. DESCRIPTION**

605 - 611 Colombo Street is part of a row of 2 storey buildings on the west side of Colombo Street, extending from Tuam Street to Mollet Street. The main part of the building is approximately 26 metres wide x 12 metres deep, divided into 5 equal units of about 5 metres wide. There are a variety of smaller lean-to buildings to the west of the main structure.

The 2 southern-most units (605 Colombo Street) are occupied by Khmer Satay Noodle House, while the northern 3 units (611) are occupied by Kiwi Disposables.

The main building has a steeply pitched roof, predominately clad with clay tiles but with some areas in corrugated steel. The first floor is timber framed, and there is a partial mezzanine (also timber framed) over 605. The perimeter walls, and the dividing walls between units, are of unreinforced brick. There is a brick parapet, estimated to be 1200mm high x 450mm thick, on the Colombo Street frontage.

The lean-tos to the west vary in size and construction materials. Most have brick walls, but one is constructed in poured concrete.



### **3. INSPECTION ON 14 SEPTEMBER**

We first inspected the building on 14 September, with the Owner and Bushnell Builders.

We found fresh cracking in the first floor cross-walls (ie east/west walls), which was particularly noticeable adjacent to the eastern front wall. This wall supports a cantilevered verandah over the footpath. There was some cracking in the ground floor walls, but this was not considered significant.

Following that visit, we recommended that the front edge of the verandah be propped to reduce loads on the upper brick walls. This work has been carried out.

### **4. RE-INSPECTION ON 29 OCTOBER**

A reinspection was requested following a number of significant aftershocks. We carried out this inspection on 29 October with Peter MacLeod of Mainland Claims Management. This inspection covered most of the spaces inside the main building, and the parapet above roof level. We also inspected those parts of the lean-to buildings to the west that were readily accessible.

There did not seem to be any new cracks in the cross walls near the east frontage, however the existing cracks appear to have widened since our first inspection. Above the roof there is clear evidence that the east wall has separated from the cross walls at each end of the building, with a gap in excess of 20mm. There is no visible damage either to the parapet, or to the east wall below.

We observed new cracking and separation at and above first floor level in the Khmer Satay Noodle House. This is where the lean-to buildings to the west join the main building. In one 5 metre wide bay:

- At both side walls, the brick cross walls of the lean-to and the cross walls of the main building have separated by 8 to 12mm above first floor level.
- There is a corresponding gap running across the first floor.

We did not find similar evidence of separation in the other bays.

We were not able to access all of the lean-to buildings during our inspection. In the areas we were able to access, some non-structural damage was visible.

### **5. RECOMMENDATIONS**

#### **5.1 East Wall and Parapet**

We recommend that the east wall and parapet be tied back to the cross walls. This would involve 2 or 3 pairs of steel ties at each of the 4 internal cross walls plus the 2 end walls. As the building is still occupied, this work should be carried out promptly.

We are currently working on a design for these tie backs, and will forward our sketches to you within a few days. The tie backs would be interim securing work to restore the buildings structural performance to pre 4 September 2010 levels. The longer term future for the building is discussed in 5.4 below.

## **5.1 East Wall and Parapet continued**

This securing work could be carried out without a building consent, according to our interpretation of the document "Resumption of occupancy and use of earthquake-damaged buildings Section 1" recently received from the Christchurch City Council. A copy of this document is attached for your information.

## **5.2 Junction of Main and Lean-To Buildings**

More investigation is needed before we design securing or repairs for the separation between the main and lean-to buildings. We need to know whether the separation is confined to the one area or is more wide spread. We also need to know which of the buildings is moving.

We recommend that we carry out further investigation in conjunction with a building contractor, then report back to you with further recommendations. Please advise if you want us to proceed with this.

## **5.3 Lean-To Buildings**

We recommend that you engage a building contractor to check all of the lean-to buildings and report on any damage found. We should be advised if any actual or possible structural damage is found.

## **5.4 Longer Term Future for the Building**

At some time in the future, the Christchurch City Council will require a report on whether the building is "earthquake prone" in terms of the Building Act. In our opinion it is likely that the building will be found to be earthquake prone. At that stage, the building would require earthquake strengthening in accordance with the Council's current policy.

# **6. SCOPE AND LIMITATIONS OF REPORT**

## **6.1 Restriction of Use**

This report has been prepared solely for the benefit of China Taiping Insurance as our client with respect to the brief. The reliance by other parties on the information or opinions contained in the report shall, without our prior review and agreement in writing, be at such parties' sole risk.

## **6.2 Limitations of Report**

The brief is as set out in Section 1 of this report. This report has been prepared for the purpose of the meeting the requirements of the brief and the report shall not be relied on for any other purpose.

Our investigation has extended to a brief visual inspection of the building. The inspection was limited to those parts of the building that were readily accessible. No testing of strength of materials was carried out.

We did not carry out any calculations or formal design work in the preparation of this report.

Photos taken during our 29 October inspection are attached.

Please contact the writer if you have any questions or concerns

Yours faithfully

A handwritten signature in blue ink, appearing to read 'M.R. Fletcher', with a stylized flourish at the end.

M R Fletcher  
DIRECTOR  
**BUCHANAN & FLETCHER LTD**

**From:** [Peter MacLeod](#)  
**To:** [Mike Fletcher](#)  
**Subject:** Our Ref 3841 - 605-611 Colombo Street  
**Date:** Tuesday, 30 November 2010 6:25:07 p.m.  
**Attachments:** [image001.jpg](#)  
[image002.gif](#)

---

Hi Mike

Thank you for your email and report 6 November 2010.

Would you please arrange from a quote from Bushnell Builders for the tie backs.

Many thanks.

Kind regards.

**Peter MacLeod**

Loss Adjuster

Email: [claims@mainlandclaims.co.nz](mailto:claims@mainlandclaims.co.nz)

Phone: 021 222 4178

**Mainland Claims Management Ltd**



**cid:image002.gif@01CB907A.EBDA1920**



\_\_\_\_\_ NOD32 5659 (20101129) Information \_\_\_\_\_

This message was checked by NOD32 antivirus system.

<http://www.eset.com>

**From:** [Mike Fletcher](#)  
**To:** ["Peter MacLeod"](#)  
**Subject:** 3841 605 - 611 Colombo Street  
**Date:** Tuesday, 23 November 2010 12:11:00 p.m.

---

Hi Peter

Here are our sketches showing tie-backs for the east wall plus a covering letter.

Regards,

Mike Fletcher, Director

**Buchanan & Fletcher Ltd**

79 Cambridge Terrace  
PO Box 4571 CHRISTCHURCH 8140  
Ph (03) 366 0304 Fax (03) 377 4308

DIRECTORS / PRINCIPALS  
Michael R. Fletcher BE (Hons), DBA, MIPENZ  
(Structural), CPEng, Int PE(NZ)  
David J. Eaton BE, MIPENZ

Bradley Nuttall Bldg 79 Cambridge Terrace  
PO Box 4571 Christchurch 8140 New Zealand  
Phone (03) 366-0304 Fax (03) 377-4308  
Email admin@bandf.co.nz

23 November 2010

3841/MRF

China Taiping Insurance  
c/- Mainland Claims Management  
PO Box 36-162  
CHRISTCHURCH 8146

Attention: Mr P MacLeod

Dear Sir

**605 - 611 COLOMBO STREET CHRISTCHURCH**

Further to our report of 3 November, we have now designed tie-backs for the east wall and parapet. Our sketches 3841/Sk01 – 03 are attached.

The sketches do not show the number of tie-backs required. This will need to be established on site, in conjunction with the building contractor, when the work is costed.

At the same time that the tie backs are installed, cracks in the brickwork should be mortared up or re-pointed where they could affect weather-tightness, security or privacy.

We recommend that you engage Bushnell Builders Ltd to carry out this work. They are already familiar with the building, and are submitting a price to carry out repair work on 615 Colombo Street (to the north).

As the building is still occupied, the repair work should be carried out promptly.

Please contact the writer if you have any questions or concerns

Yours faithfully



M R Fletcher  
DIRECTOR  
**BUCHANAN & FLETCHER LTD**

## sketch

Bradley Nuttall Building 79 Cambridge Terrace  
PO Box 4571 Christchurch 8140 New Zealand  
Phone (03) 366-0304 Fax (03) 377-4308  
Email admin@bandf.co.nz

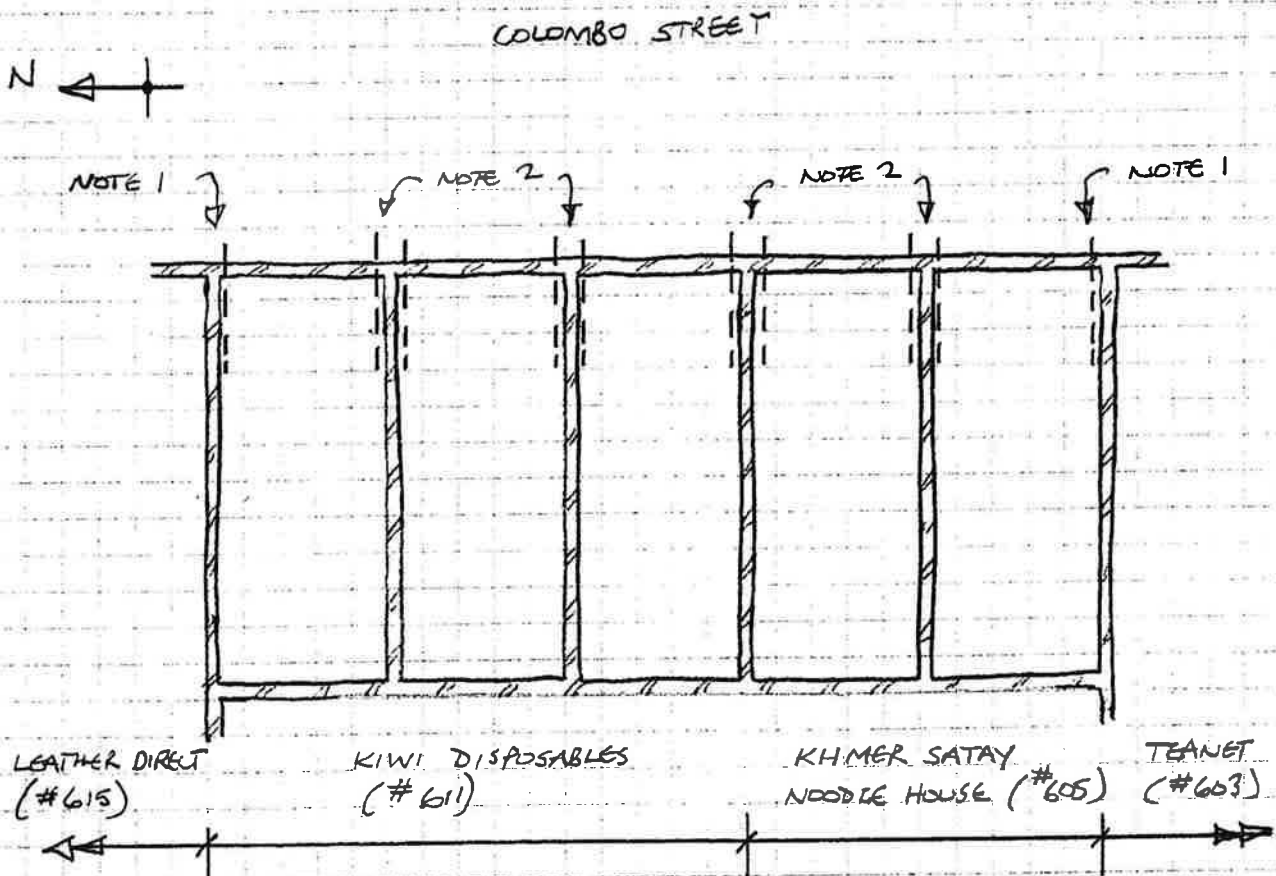
Sketch Title: PLAN OF TIE-BACK LOCATIONS

Sketch No: 3841/SK 01

Job Name: 605-611 COLOMBO STREET

Date: 22/11/10

Job No.: 3841



PLAN (1:200 approx)

### NOTES:

1. At end walls, install single Type A tie-backs at roof level, and single Type B tie-backs between roof and first floor level as determined on site.
2. At internal walls, install pairs of Type B tie-backs just below roof level, and between roof and first floor level as determined on site.
3. All components and fixings exposed to the weather must be hot dip galvanised.
4. Where tie-backs penetrate the roof they must be flashed and sealed to prevent moisture ingress.



# Buchanan & Fletcher Ltd

CONSULTING STRUCTURAL ENGINEERS

## sketch

Bradley Nuttall Building 79 Cambridge Terrace  
PO Box 4571 Christchurch 8140 New Zealand  
Phone (03) 366-0304 Fax (03) 377-4308  
Email admin@bandf.co.nz

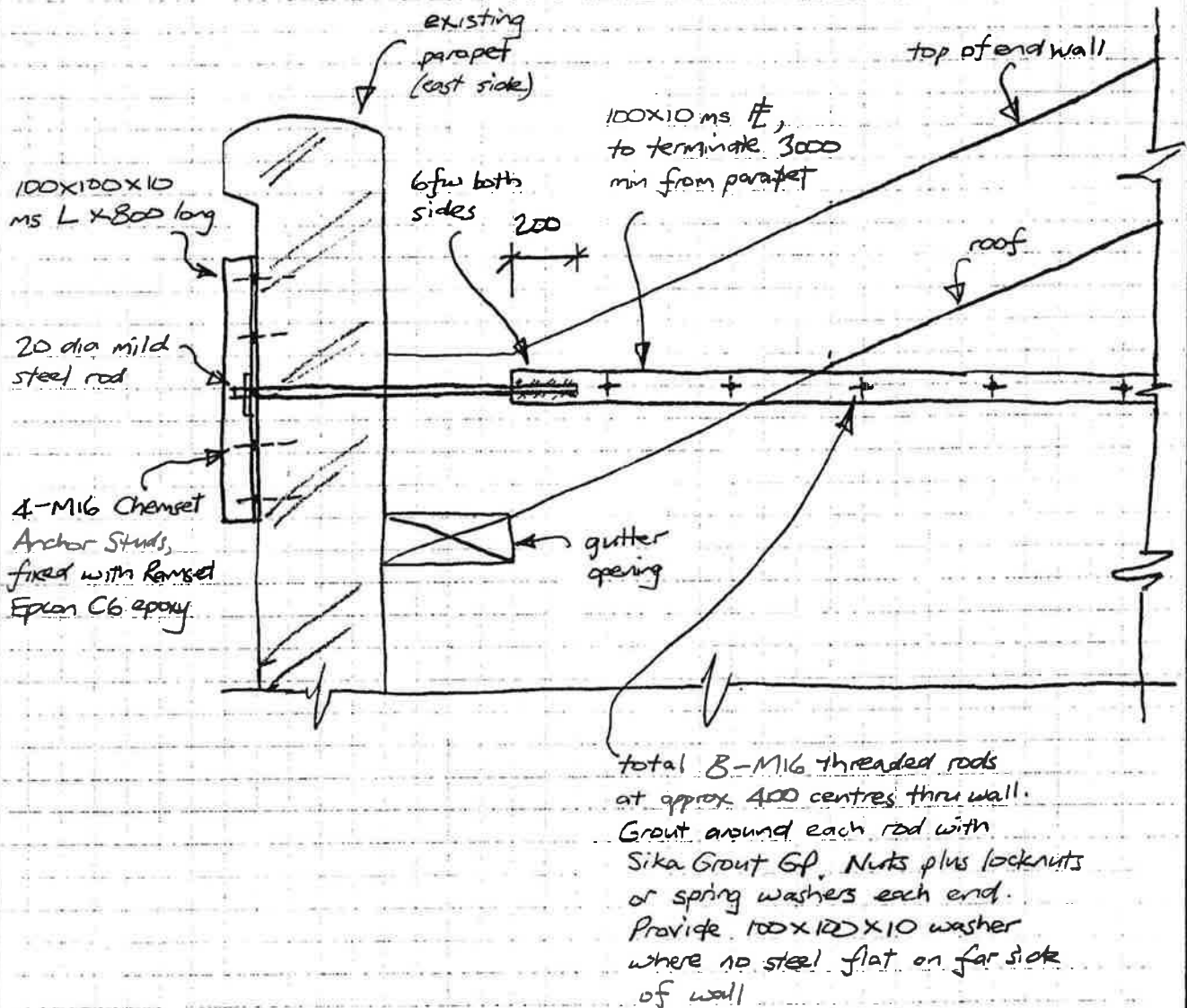
Sketch Title: TYPE A TIE-BACK

Sketch No: 3841/SK 02

Job Name: 605-611 COLUMBO STREET

Date: 22/11/10

Job No.: 3841



TYPE A TIE-BACK (1:20 approx)

# Buchanan & Fletcher Ltd

CONSULTING STRUCTURAL ENGINEERS

## sketch

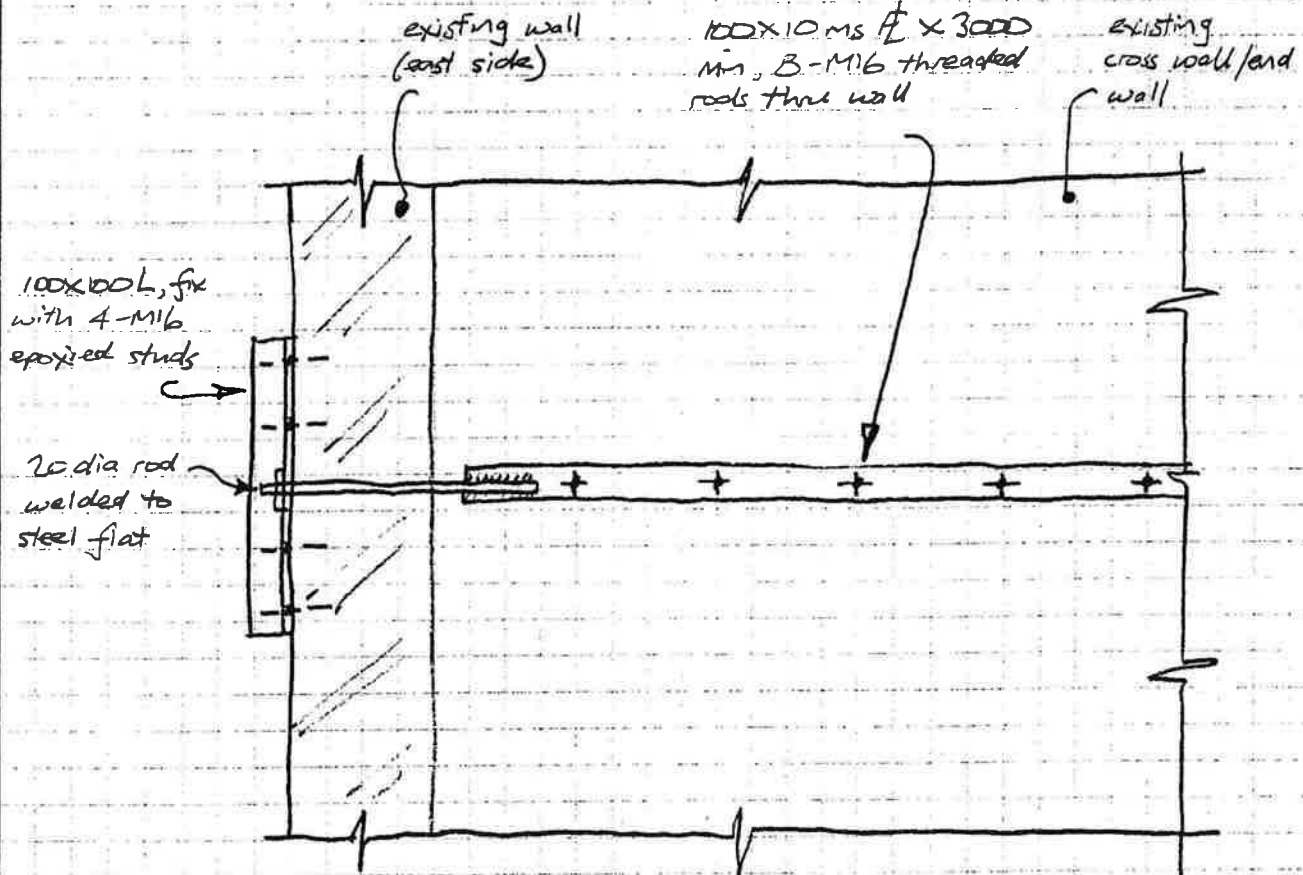
Bradley Nuttall Building 79 Cambridge Terrace  
PO Box 4571 Christchurch 8140 New Zealand  
Phone (03) 366-0304 Fax (03) 377-4308  
Email admin@bandf.co.nz

Sketch Title: TYPE B TIE-BACK

Sketch No: 3841/SK03

Job Name: 605-611 COLDM80 STREET

Date: 22/11/10 Job No.: 3841



TYPE B TIE-BACK (1:20 approx)

Details as for Type A Tie-Back on SK02  
except where shown otherwise

**From:** [Mike Fletcher](#)  
**To:** ["russell@bushnell.co.nz"](mailto:russell@bushnell.co.nz)  
**Subject:** 3841 605 - 611 Colombo Street  
**Date:** Wednesday, 1 December 2010 11:59:00 a.m.

---

Hi Russell

Here are our reports regarding this building, and our sketches for tie backs to restrain the east wall.

Will meet you on site at 2pm tomorrow (Thursday).

Regards,

Mike Fletcher, Director

**Buchanan & Fletcher Ltd**

79 Cambridge Terrace  
PO Box 4571 CHRISTCHURCH 8140  
Ph (03) 366 0304 Fax (03) 377 4308

605 COLONBO ST

3841

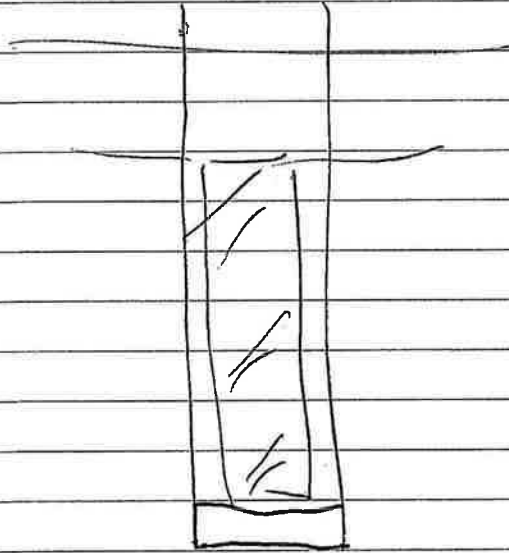
2/12/10

M

J

On site with Russell Keast of Bushnells, to bring  
him so he can give feedback etc

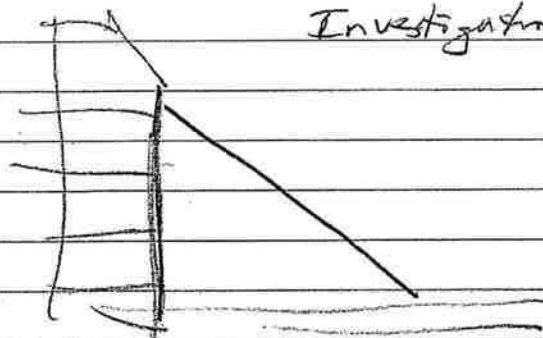
(3 photos taken)



Line 5 ~ 500 col. is all quartz left of wall

250 E up back of pier

Diag brace to presumed steel beam



Investigation reqd.

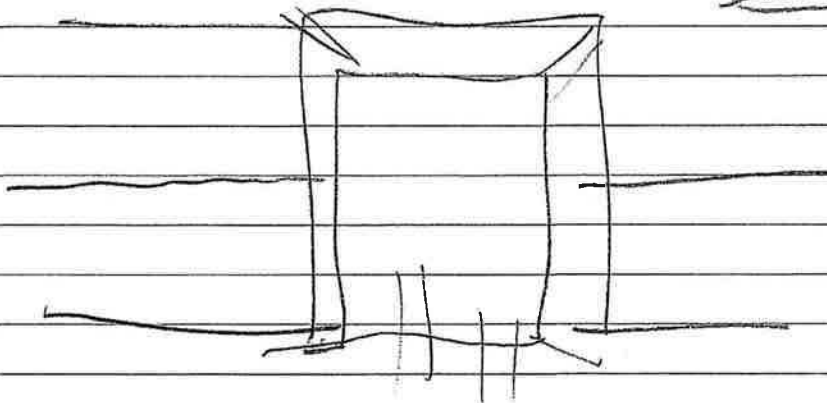


Line 4 <sup>5-7m</sup> - need ~~6m~~ long tiebacks B to get  
behind door way & cracks.  
else  
1/2 to do @ scotch bar

Line 3 need ~5m long tie backs

Decide to use <sup>part of</sup> adapted  
type A @ top of int walls  
(3 off) & special @ line 5.

Line 2



10m lay steps to pass doorway  
180 L frame around doorway

Line 1 ~~11/12~~ or 10 SEP<sup>^</sup>

- Go for 1 type A + 1 type B



3841 foto01 20101202.JPG



3841 foto02 20101202.JPG



3841 foto03 20101202.JPG



**From:** [Mike Fletcher](#)  
**To:** ["peter.macleod@xtra.co.nz"](mailto:peter.macleod@xtra.co.nz)  
**Subject:** 3841 605 - 611 Colombo Street  
**Date:** Monday, 17 January 2011 3:51:00 p.m.

---

Hi Peter

Confirming verbal advice given during our visit to site earlier this afternoon:

- Separation between the east (Colombo Street) wall and cross walls has definitely worsened since our last inspection, on 2 December.
- At the south end, where the separation is biggest, there is now a gap of 50 – 60mm.
- The separation gets worse as you move from north to south along the building, but there are now signs of separation at every cross wall.
- The securing work we designed earlier could still be carried out, but more and/or longer steel straps might now be required. The extent of mortaring and re-pointing of brickwork required will definitely have increased.
- We confirm that the Khmer Noodle House should not be occupied unless the securing work is carried out. It is currently ok to occupy the Kiwi Disposables tenancy, but this should be monitored daily. If there is any significant increase in cracks or gaps, contact this office immediately.
- It is now becoming urgent that a decision is made to either secure or demolish the building.

Regards,

Mike Fletcher, Director

**Buchanan & Fletcher Ltd**

79 Cambridge Terrace  
PO Box 4571 CHRISTCHURCH 8140  
Ph (03) 366 0304 Fax (03) 377 4308

605+611 COLUMBO STREET

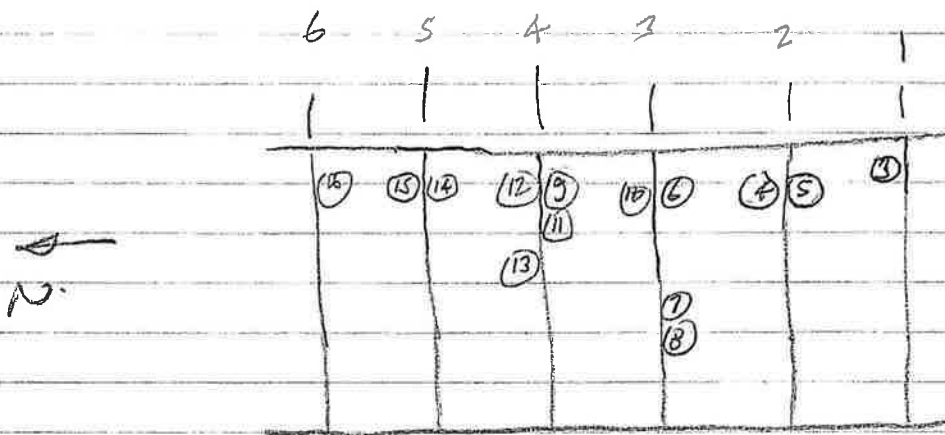
3841

17/01/11

M

On site with: Robin Chen (owner)  
 Peter McLeod (Mainland Claims)  
 Matthew Bushnell.  
 MRF.

Photos (16) taken & filed to server. Photos generally run from south to north.



Generally cracking has worsened

- gap at line 1 was 20-30 mm now ~ 50. Gap above roof line also wider - 60+ mm
- generally existing cracks have widened, and some new cracks have appeared where cross walls meet east wall.

Repairs \$200K.

Insured for \$800K.

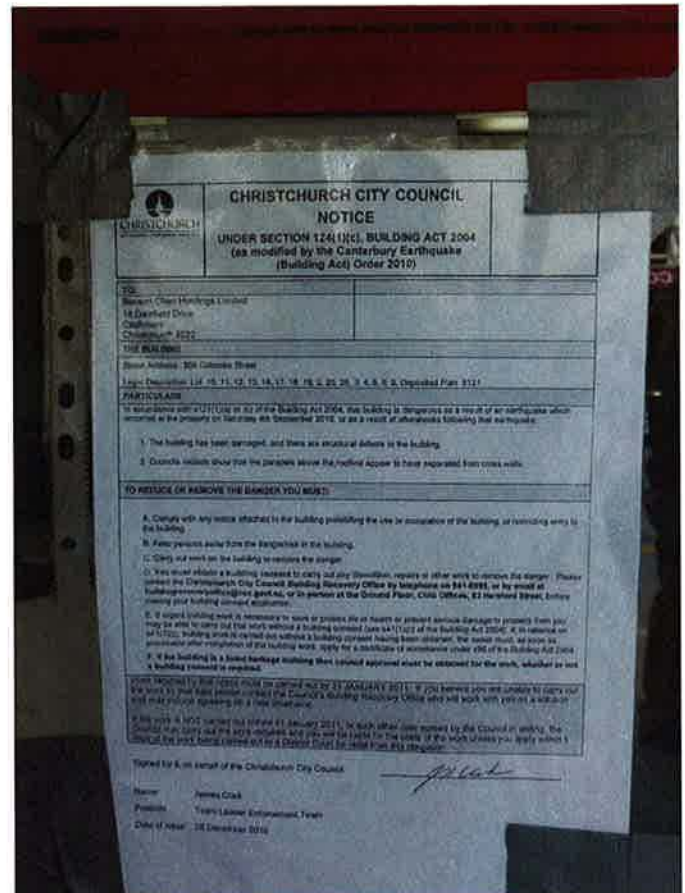
Demo cost ~ \$100K + cost of restraining party wall.

Matthew recommends demolition

We say if keeping, need to spend \$200K now to secure, then CR strengthen within 3 yrs @ 50-100% of new block cost.  
 MRF to email brief note to Mainland Claims today.



3841 foto01 20110117.JPG



3841 foto02 20110117.JPG



3841 foto03 20110117.JPG



3841 foto04 20110117.JPG





3841 foto05 20110117.JPG



3841 foto06 20110117.JPG



3841 foto07 20110117.JPG



3841 foto08 20110117.JPG





3841 foto09 20110117.JPG



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3841 foto12 20110117.JPG





3841 foto13 20110117.JPG



3841 foto14 20110117.JPG





3841 foto15 20110117.JPG



3841 foto16 20110117.JPG

**From:** Robin Cheng  
**To:** [mike@bandf.co.nz](mailto:mike@bandf.co.nz)  
**Subject:** 605 Colombo Street,  
**Date:** Tuesday, 18 January 2011 4:22:08 a.m.  
**Attachments:** [Slideshow.gif](#)  
[SaveImages.gif](#)  
[E1BF.jpg](#)  
[E1BF.jpg](#)

---

 [Play slideshow](#)  Want to save all these photos at once? [Learn how](#) Online pictures are available for 30 days

Dear Mr. Mike Fletcher,

Thank you for attend the meeting to re assess the subject building. Please find the enclosed letters dated Dec 28



from City Council for your reference. Please keep in touch.

Regards

Robin

[Get Windows Live Mail to create your own photo e-mails](#)

\_\_\_\_\_ NOD32 5804 (20110120) Information \_\_\_\_\_

This message was checked by NOD32 antivirus system.  
<http://www.eset.com>



28 December 2010

Benson Chen Holdings Limited  
14 Dalefield Drive  
Cashmere  
Christchurch 8022

Dear Sir/Madam

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

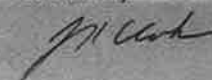
If you have not already done so, we recommend that you contact your insurers. You should also seek structural engineering advice from a qualified structural engineer on how to remove the danger.

We appreciate your understanding in this matter.

**CONTACT:**

CCC Building Recovery Office  
Ground floor Civic Offices  
53 Hereford Street  
Tel: 03 941 8999  
Email: [Buildingrecoveryoffice@ccc.govt.nz](mailto:Buildingrecoveryoffice@ccc.govt.nz)

Yours faithfully,



James Clark  
Team Leader Enforcement Team  
Inspections and Enforcement Unit

Encl





# CHRISTCHURCH CITY COUNCIL NOTICE

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

## TO:

Benson Chen Holdings Limited  
14 Dalefield Drive  
Cashmere  
Christchurch 8022

## THE BUILDING

Street Address: 605 Colombo Street

Legal Description: Lot 10, 11, 12, 13, 16, 17, 18, 19, 2, 20, 25, 3, 4, 5, 6, 9, Deposited Plan 8121

## PARTICULARS

In accordance with s121(1)(a) or (c) of the Building Act 2004, this building is **dangerous** as a result of an earthquake which occurred at the property on Saturday 4th September 2010, or as a result of aftershocks following that earthquake.

1. The building has been damaged, and there are structural defects to the building.
2. Councils records show that the parapets above the roofline appear to have separated from cross walls

## TO REDUCE OR REMOVE THE DANGER YOU MUST:

- A. Comply with any notice attached to the building prohibiting the use or occupation of the building, or restricting entry to the building.
- B. Keep persons away from the danger/risk in the building.
- C. Carry out work on the building to remove the danger.
- D. **You must obtain a building consent** to carry out any demolition, repairs or other work to remove the danger. Please contact the Christchurch City Council Building Recovery Office by **telephone on 941-8999**, or by email at **buildingrecoveryoffice@ccc.govt.nz**, or in person at the Ground Floor, Civic Offices, 53 Hereford Street, **before making your building consent application.**
- E. If urgent building work is necessary to save or protect life or health or prevent serious damage to property then you may be able to carry out that work without a building consent (see s41(1)(c) of the Building Act 2004). If, in reliance on s41(1)(c), building work is carried out without a building consent having been obtained, the owner must, as soon as practicable after completion of the building work, apply for a certificate of acceptance under s96 of the Building Act 2004.
- F. If the building is a **listed heritage building then council approval must be obtained for the work, whether or not a building consent is required.**

Work required by this notice must be carried out by 31 JANUARY 2011. If you believe you are unable to carry out the work by that date please contact the Council's Building Recovery Office who will work with you on a solution that may include agreeing on a new timeframe.

If the work is NOT carried out before 31 January 2011, or such other date agreed by the Council in writing, the Council may carry out the work required and you will be liable for the costs of the work unless you apply within 5 days of the work being carried out to a District Court for relief from this obligation.

Signed for & on behalf of the Christchurch City Council:

Name: James Clark

Position: Team Leader Enforcement Team

Date of issue: 28 December 2010



**From:** [Mainland Office](#)  
**To:** [robinchen@paradise.net.nz](mailto:robinchen@paradise.net.nz)  
**Cc:** [mike@bandf.co.nz](mailto:mike@bandf.co.nz)  
**Subject:** 605 Colombo Street, Benson Chen Holdings Limited id=adjustnz:p1247a863  
**Date:** Thursday, 13 January 2011 11:25:32 a.m.

---

Following the aftershock on Boxing Day 26 December 2010, we attended various buildings in Christchurch that sustained extensive damage in addition to the original damage. We called round to your building and found it all locked up and the Christchurch City Council in attendance. They were very busy and would not talk about the building. Subsequent to that we understand the building has been red stickered preventing access to the building including your tenants.

The implications of this are that the damage already inspected is probably worse than the original and a further inspection will be required. We have asked Buchanan & Fletcher structural engineers to contact the Christchurch City Council and obtain a permit to re-enter the building inspect the current state of the damage to determine how much further the cracks we are already aware of have opened up. As you are aware the building is leaning out over Colombo Street and is a danger.

Just prior to this we had obtained structural drawings and specifications for supporting the building and retaining the structure back to original at a cost of \$200,000. A copy of the quote from Bushnell Builders is **attached** for your information. That quotation was issued prior to the aftershock. We now have to re-evaluate the position.

China Taiping Insurance have asked me to forward further details of your tenants and the tenancy agreements for rent. Would you please copy these to us as soon as possible to our office at 22 Papanui Road, Christchurch. This office is just short of Bealey Avenue and opposite the liquor store.

The demolition is probably going to be an urgent issue now. What we would normally arrange is for two quotations to be obtained from two contractors to demolish your building. The costs of this are within your sum insured of \$800,000 so you need to be involved in the process of arranging the quotes. If you have a contact who can provide a competitive price to demolish the building then we would appreciate your obtaining a quotation to complete the demolition. Time and structural engineering advice may prove this is not required however we must be prepared for urgent action for demolition as the Christchurch City Council may demand this. As this is a cost to yourself we need to have you involved in the process of arranging the demolition quotes. Please confirm if you have any particular person you require a quote from. We can arrange this or you may wish to arrange the quote yourself. Please confirm.

I will contact you as soon as the structural engineer has completed his further inspection. Meantime I await your comments on the demolition quotes and the supply of tenancy agreements for the building.

Finally, we are arranging for Ford Baker to complete a valuation of this building and Ric Chapman will be in contact with you.

Kind regards.

**Peter MacLeod**

**Loss Adjuster**

**Email:** [claims@mainlandclaims.co.nz](mailto:claims@mainlandclaims.co.nz)

**Phone:** 021 222 4178

## **Mainland Claims Management Ltd**

# ***Bushnell Builders***

LIMITED  
REGD. MASTER BUILDERS

TELEPHONE: 3445 972  
FAX: 3445 976  
EMAIL: admin@bushnell.co.nz

198-200 SPRINGS RD  
PO BOX 13362  
CHRISTCHURCH 8141

December 13th, 2010

**CHINA TAIPING INSURANCE**  
**CL- ODL Group/ Mainland Claims Management**  
**PO Box 36 162**  
**Christchurch**  
**Attention Mr P Macleod**

Dear Sir,

Re: 605 - 611 Colombo Street, Reference Number.

We submit our Budget Estimate of \$200,000.00 excluding G.S.T for the above all as per site interpretation and Engineers Report and sketches No 3841/SK1-3.

**General Scope:**

1. Erect scaffold both external and internal
2. Drill holes through brickwork where required for structural steel
3. Install structural steel as per engineers design, 5m average length of tie backs has been allowed for. Base plates to the outside wall are to be shaped to fit over outer face moulds.
4. Install structural brace frame where 1<sup>st</sup> floor wall has been removed.
5. Install structural brace frame over door opening.
6. Adapt electrical mains board, Provisional Sum \$1,000.00
7. Form openings in ceilings and walls where required to allow for installation
8. Brick up door opening, 1 of.

Our Budget Estimate is based upon the following:

- A sum OF \$2,000.00 has been allowed for Building Consent fees.
- A sum of \$6,000.00 has been made for traffic management.
- No allowance has been made for design fees and tests.
- Free use of the Clients facilities, eg. Power, Water and Toilet.
- No allowance has been made for any fire upgrade.
- All shelving and tenant equipment is to be moved and reinstated by others.
- No allowance has been made for any making good or structural repairs to the ground floor.

- It is assumed uninterrupted access will be given through the lower ground tenancies.
- For the purpose of valuing variations our direct hourly rate is \$48.00 Contractors margin of 10% will be added to the adjustment of provisional sums, material and subcontract invoices.

Note: this is a budget estimate only.

Copy to  
Bensen Cheng Holdings  
ODL Group  
PO Box 8414  
Christchurch  
[robincheng@paradise.net.nz](mailto:robincheng@paradise.net.nz)

Yours faithfully,



M.J. BUSHNELL.



**From:** [Matthew Bushnell](#)  
**To:** ["Mike Fletcher"](#); ["Mainland Claims Management Ltd"](#)  
**Subject:** RE: 3841 Benson Chen Holdings, 605 Colombo Street id=adjustnz:p1247a863  
**Date:** Tuesday, 15 March 2011 7:30:20 a.m.

---

I am not sure if they are carting it away but will keep you advised

---

**From:** Mike Fletcher [mailto:mike@bandf.co.nz]  
**Sent:** Monday, 14 March 2011 10:15 p.m.  
**To:** 'Mainland Claims Management Ltd'  
**Cc:** matthew@bushnell.co.nz  
**Subject:** 3841 Benson Chen Holdings, 605 Colombo Street id=adjustnz:p1247a863

Hi Peter

I talked with Matthew this morning. It seems that this whole building has been demolished, from Mollet Street right through to St Asaph Street.

Presumably this work was carried out under the emergency regulations.

Regards,

Mike Fletcher, Director

**Buchanan & Fletcher Ltd**

79 Cambridge Terrace  
PO Box 4571 CHRISTCHURCH 8140  
Ph (03) 366 0304 Fax (03) 377 4308

---

**From:** Mainland Claims Management Ltd [mailto:cms@adjustnz.co.nz]  
**Sent:** Thursday, 10 March 2011 10:02 a.m.  
**To:** mike@bandf.co.nz  
**Subject:** Benson Chen Holdings, 605 Colombo Street id=adjustnz:p1247a863

Hi Mike

Thank you for your email 17 January 2011. We have subsequently discussed the matter with Matthew Bushnell of Bushnell Builders. Matthew is asking for a joint effort between yourself and himself in formulating a resource consent to have the demolition completed to this building in conjunction with other buildings that Matthew is arranging at the same time.

Matthew has explained that this is a heritage building, listed as No 4, and there are ways around the delays involved in heritage building demolition if you were to work together. He has his own formula and needs to talk to you about the matter.

On behalf of China Taiping Insurance would you please now proceed and arrange the necessary permits and consents to enable this building to be demolished without any undue delays. As you will appreciate the building is in dangerous condition and we need to move this fairly fast.

Many thanks.

Kind regards

**Peter MacLeod**  
Loss Adjuster

Email: [claims@mainlandclaims.co.nz](mailto:claims@mainlandclaims.co.nz)  
Phone: 021 222 4178

**Mainland Claims Management Ltd**

\_\_\_\_\_ NOD32 5894 (20110221) Information \_\_\_\_\_

This message was checked by NOD32 antivirus system.  
<http://www.eset.com>

**From:** [Matthew Bushnell](#)  
**To:** ["Mike Fletcher"](#); ["Mainland Claims Management Ltd"](#)  
**Subject:** RE: 3841 Benson Chen Holdings, 605 Colombo Street id=adjustnz:p1247a863  
**Date:** Monday, 21 March 2011 4:28:01 p.m.

---

The building has been demolished but has not been carted away . I am attempting to find out what is happening in this regard as it will now be more expensive to dispose of the rubbish than if the building was still standing  
 Regards Matthew Bushnell

---

**From:** Mike Fletcher [mailto:mike@bandf.co.nz]  
**Sent:** Monday, 14 March 2011 10:15 p.m.  
**To:** 'Mainland Claims Management Ltd'  
**Cc:** matthew@bushnell.co.nz  
**Subject:** 3841 Benson Chen Holdings, 605 Colombo Street id=adjustnz:p1247a863

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Presumably this work was carried out under the emergency regulations.

Regards,

Mike Fletcher, Director

### **Buchanan & Fletcher Ltd**

79 Cambridge Terrace  
 PO Box 4571 CHRISTCHURCH 8140  
 Ph (03) 366 0304 Fax (03) 377 4308

---

**From:** Mainland Claims Management Ltd [mailto:cms@adjustnz.co.nz]  
**Sent:** Thursday, 10 March 2011 10:02 a.m.  
**To:** mike@bandf.co.nz  
**Subject:** Benson Chen Holdings, 605 Colombo Street id=adjustnz:p1247a863

Hi Mike

Thank you for your email 17 January 2011. We have subsequently discussed the matter with Matthew Bushnell of Bushnell Builders. Matthew is asking for a joint effort between yourself and himself in formulating a resource consent to have the demolition completed to this building in conjunction with other buildings that Matthew is arranging at the same time.

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Many thanks.

Kind regards

**Peter MacLeod**

**Loss Adjuster**

**Email: [claims@mainlandclaims.co.nz](mailto:claims@mainlandclaims.co.nz)**

**Phone: 021 222 4178**

**Mainland Claims Management Ltd**



From: LMI Group Ltd

To: 3774308

22/10/2010 14:28

#258 P.001/001

3B41 D M

**Mainland Claims Management Ltd**

PO Box 36-162  
 Merivale  
 Christchurch 8146  
 New Zealand  
 Phone: +64-3-356-1098  
 Fax: +64-3-356-1097  
 Email: [claims@mainlandclaims.co.nz](mailto:claims@mainlandclaims.co.nz)

22 October 2010

Buchanan & Fletcher Ltd  
 Consulting Structural Engineers  
 CHRISTCHURCH 8140

*peter. MacLeod @ Xtra.co.nz***BY FAX: (03) 377 4308****URGENT****Attention: David Eaton**

*Send invoices  
 to China Taiping  
 Insurance for Mainland  
 Claims Management*

**RE: 605 COLOMBO STREET, CHRISTCHURCH – BENSON CHEN HOLDINGS LIMITED**

Dear David

Further to our telephone call, we confirm we have been appointed by China Taiping Insurance to report on the abovementioned building.

Upon our inspection of the building on Saturday, 16 October 2010, we found serious cracking to the upstairs area adjacent to the front parapet wall facing onto Colombo Street. Further back from that we found cracking to the columns all indicating tremendous movement at the front wall outwards. We are most concerned regarding the cracks and the condition of the building, given that there is a restaurant below serving the public, as well as a retail store to the left.

Would you please re-visit this property and advise if you believe there is anything further that can be done in the meantime to hold the front wall back, or is there any prospect for repair of this building and if so, please prepare a scope of works to enable the repairs to be quoted and commenced.

We have heard from other Engineers that un-reinforced brick cannot be repaired and accordingly your comments would be appreciated.

As there is some urgency in this matter, we would appreciate your urgent attention. If you are not able to attend promptly, please contact the writer urgently to advise, as we will have to engage another Engineer as we feel the building is in a serious condition. We do not wish to incur embarrassment by a lack of failure to act.

Please confirm by return you are able to attend to this matter and provide a report to us as soon as possible. *many thanks, Peter*

Yours faithfully  
**Mainland Claims Management Ltd**


**Peter MacLeod**

3B41

02/02/11.

Phone from Matthew Burnard

~ 6pm 2/02/11

605 Colombo + whole block:

Met CCC y/day

CAT 4 - retention "desirable."

Needs resource consent.

- Detailed report recommending demolition with photos
- Peer reviewed \*

4 separate reports reqd (or 1 report covering 4 blocks)

Endal Trans St - Architecturally unsustainable

- Structurally dubious

Party doing demolition has responsibility for remaining block

\* [ Grant Wilkinson  
John Hare  
Endal Lust ] Peer reviewed.

# WHILE YOU WERE OUT

MESSAGE FOR

3841

TIME

DATE

WHO CALLED

easily

COMPANY

Rosserdale

PHONE NUMBER



TELEPHONED



PLEASE PHONE



RETURNED YOUR CALL



WILL PHONE AGAIN



CALLED IN



URGENT

MESSAGE

Matthew 1:50 on

17/2/11

Proceed with all 3  
parts of Colombo St

• DJC has sample report

SIGNED

• Lots of photos  
• Consider alternatives

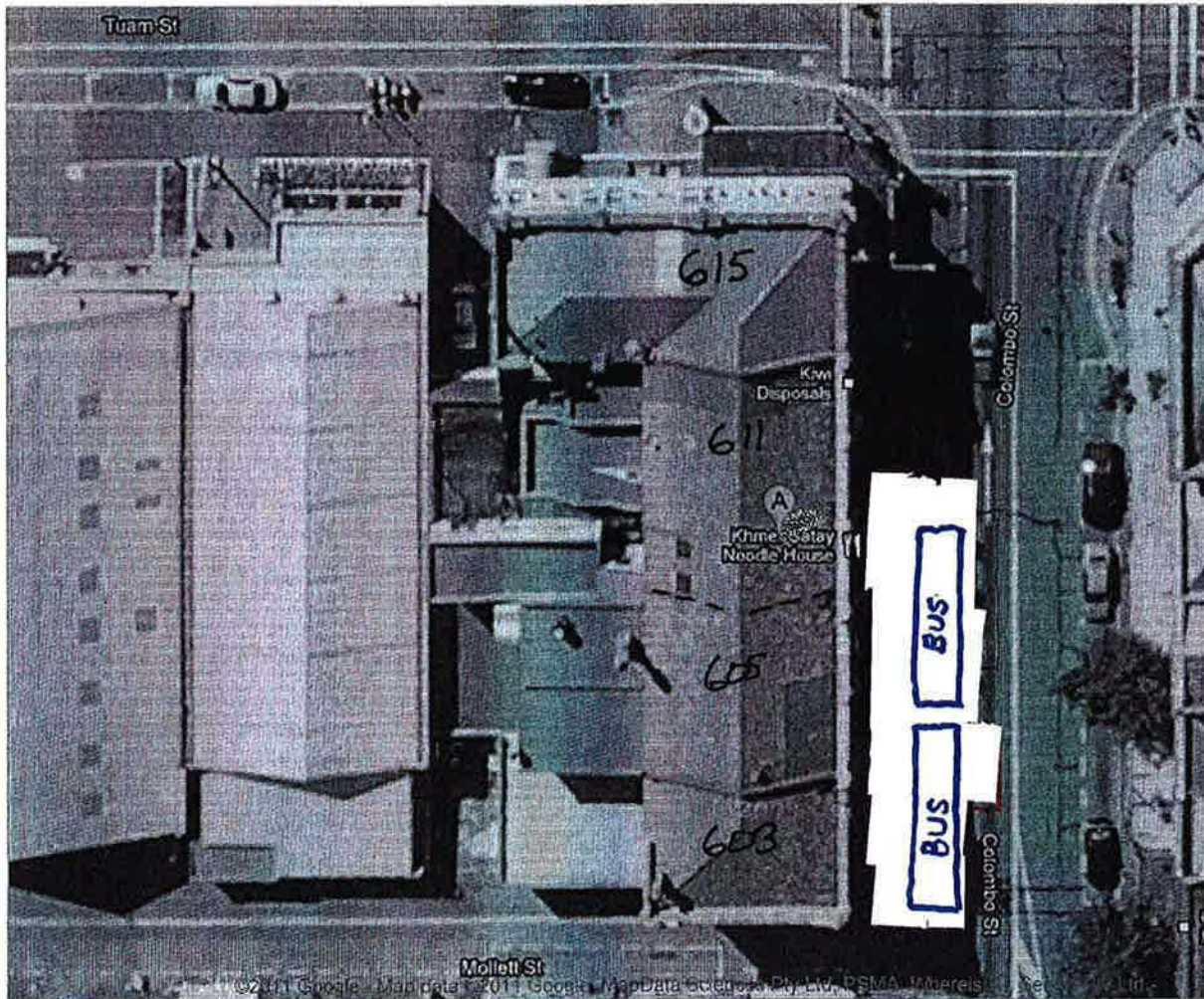
OfficeMax

Re-order Code: 1008935



Google

To see all the details that are visible on the screen, use the Print link next to the map.



Bus positions are guesses only.

SITE PLAN