

Christchurch Eq RAPID Assessment Form - LEVEL 2

Inspector Initials
Territorial Authority

Porirui Oute
Christchurch City

Date
Time

12/10/2010
10:40

Final Posting
(e.g. UNSAFE)

Building Name

The 123 Mort

Short Name

Address

91A Cashel St.

GPS Co-ordinates

S°

E°

Contact Name

Contact Phone

Storeys at and above ground level

3

Below ground level

Total gross floor area (m²)

Year built

No of residential Units

Type of Construction

Timber frame

Steel frame

Tilt-up concrete

Concrete frame

RC frame with masonry infill

Concrete shear wall

Unreinforced masonry

Reinforced masonry

Confined masonry

Other:

Primary Occupancy

Dwelling

Commercial/ Offices

Other residential

Industrial

Public assembly

Government

School

Heritage Listed

Religious

Other

Photo Taken

Yes

No

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

Overall Hazards / Damage

Minor/None

Moderate

Severe

Comments

Collapse, partial collapse, off foundation

Building or storey leaning

Wall or other structural damage

Overhead falling hazard

Ground movement, settlement, slips

Neighbouring building hazard

Electrical, gas, sewerage, water, hazmats

Chimney removed according to occupant.

Record any existing placard on this building:

Existing Placard Type
(e.g. UNSAFE)

Green

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

INSPECTED

GREEN

G1

G2

RESTRICTED USE

YELLOW

Y1

Y2

UNSAFE

RED

R1

R2

R3

Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

Barricades are needed (state location):

Detailed engineering evaluation recommended

Structural

Geotechnical

Other:

Other recommendations:

Estimated Overall Building Damage (Exclude Contents)

None

0-1 %

31-60 %

2-10 %

61-99 %

11-30 %

100 %

Inspection ID: _____ (Office Use Only)

Sign here on completion

Date & Time
ID

12/10/2010 10:40

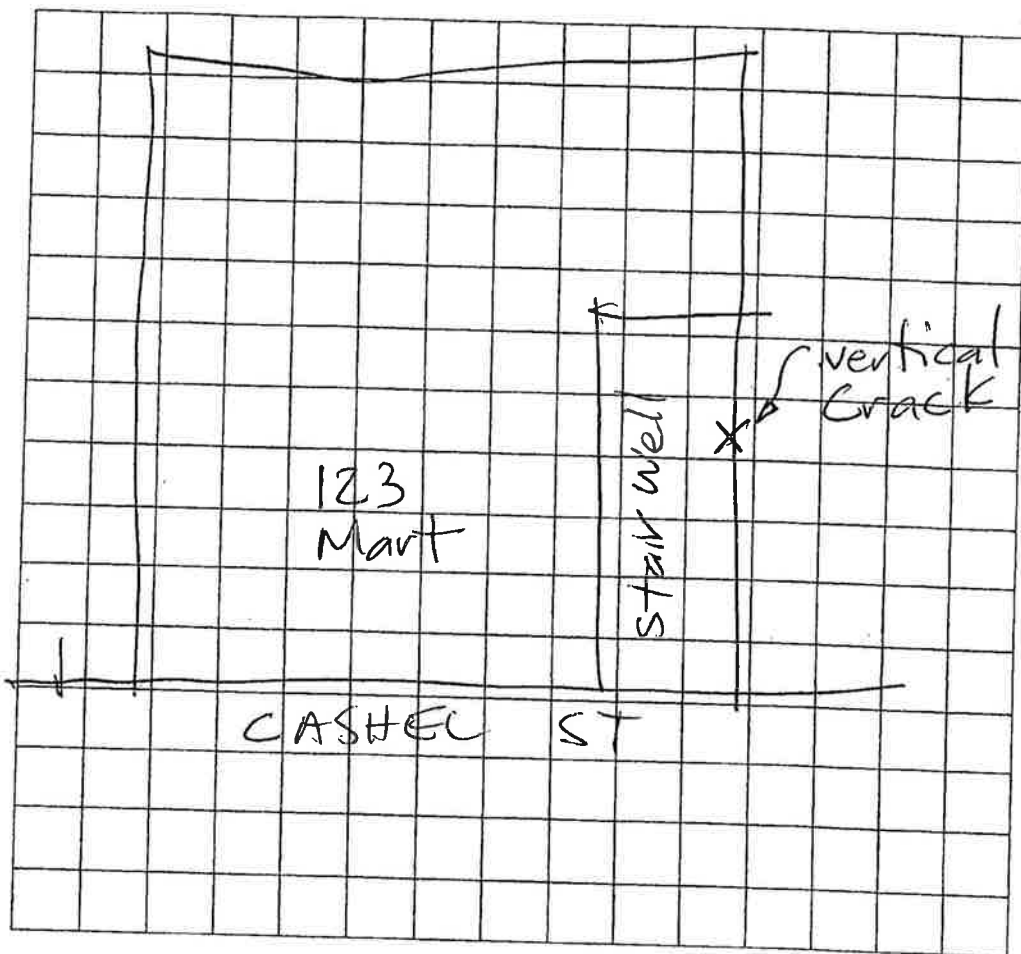
Structural Hazards/ Damage	Minor/None	Moderate	Severe	Comments
*Foundations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roofs, floors (vertical load)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Columns, pilasters, corbels	<input type="checkbox"/>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

General Comment *vertical crack the full height of external wall in staircase*

Usability Category

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

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



Recommendations for Repair and Reconstruction or Demolition (Optional)

check by engineer - hairline crack in structural wall







External Only

Christchurch Eq RAPID Assessment Form - LEVEL 2

Inspector Initials
Territorial Authority

MLC
Christchurch City

Date
Time

14/10/10
9:40am

Final Posting
(e.g. UNSAFE)

Building Name
Short Name
Address

The 123 Mart
91A Cashel St

Type of Construction

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

GPS Co-ordinates

S° E°

Contact Name

Contact Phone

Storeys at and above ground level

3

Below ground level

Total gross floor area (m²)

Year built

No of residential Units

Primary Occupancy

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

Photo Taken

Yes

No

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

Overall Hazards / Damage

Minor/None

Moderate

Severe

Comments

Collapse, partial collapse, off foundation

Building or storey leaning

Wall or other structural damage

Overhead falling hazard

Ground movement, settlement, slips

Neighbouring building hazard

Electrical, gas, sewerage, water, hazmats

Cracks (vertical) in west & east walls
Other minor crazing/cracking (could be dated)
Chimney removed (earlier hazard)

Record any existing placard on this building:

Existing Placard Type
(e.g. UNSAFE)

Inspected

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

INSPECTED

GREEN

G1

G2

RESTRICTED USE

YELLOW

Y1

Y2

UNSAFE

RED

R1

R2

R3

Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

Barricades are needed (state location):

Detailed engineering evaluation recommended

Structural

Geotechnical

Other:

Other recommendations:

Estimated Overall Building Damage (Exclude Contents)

None

0-1 %

31-60 %

2-10 %

61-99 %

11-30 %

100 %

Inspection ID: _____ (Office Use Only)

Sign here on completion

Martin Curdwell

Date & Time

14/10/10 at 9:40am

ID

Martin Curdwell, Opus

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

General Comment Request was to inspect vertical crack in stairwell east side ^{well}, but not accessible (previous level).
 Noted, vertical crack in west wall similar location to inferred east wall.
 Other cracks in street frontage at joint between walls and horizontal members.
 Brickwork exposed beneath plaster (a lot of work to find these exposures, so examine photos carefully). How building ~~from~~ works structurally not clearly understood and requires further study.

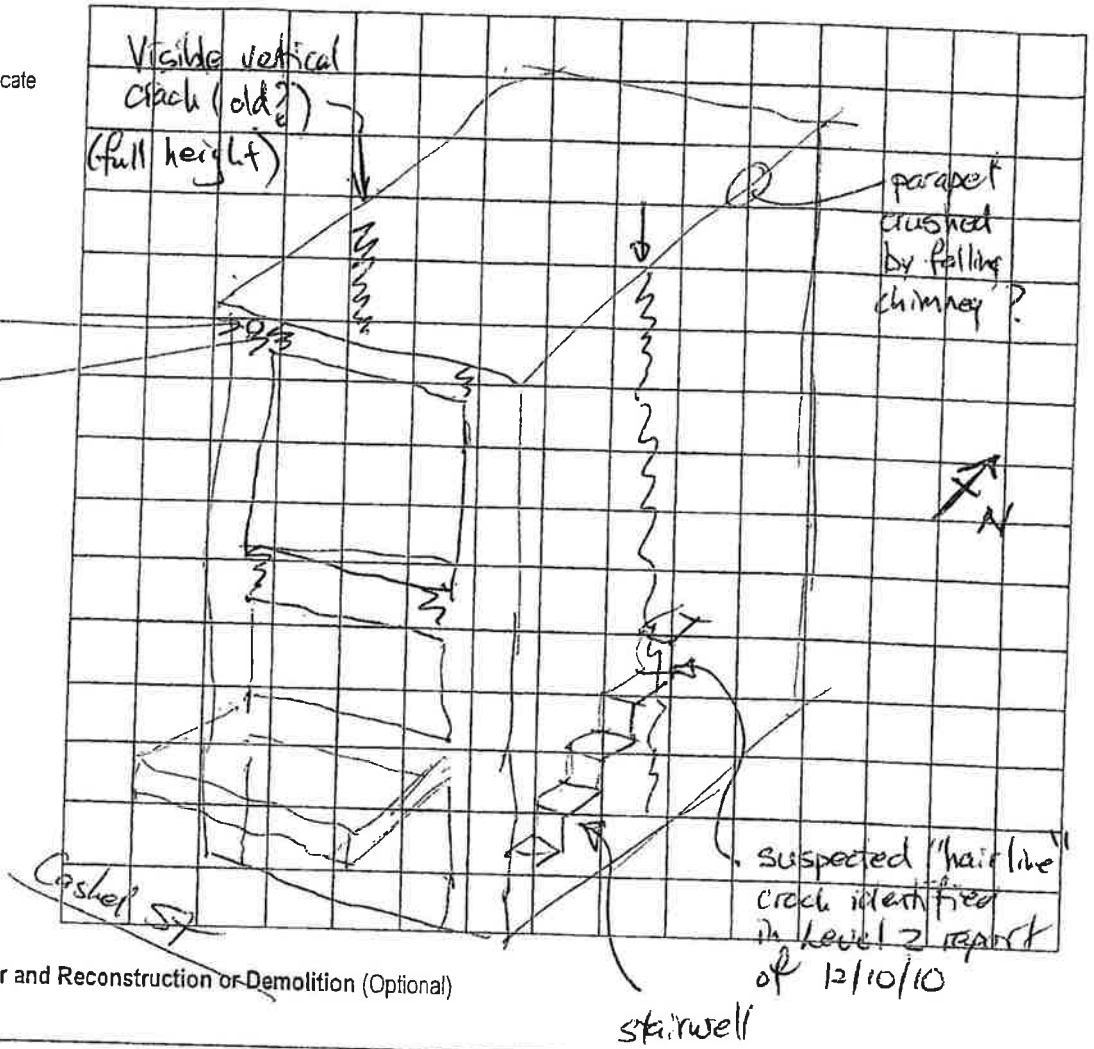
Usability Category

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

Sketch (optional)

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

exposed face brick (see photo) cracks (see photo)



Recommendations for Repair and Reconstruction or Demolition (Optional)

Called to inspect "hairline" crack in stairwell, but could not gain access.
 Phone contact for access given as Tracy Brough Ph 355 9566
 Suspect mechanism for this crack same as crack observed on opposing side of bldg.

Request - CPENG engineers report to requirements of BETT Advisory of 12/06/10 as attached.

CHRISTCHURCH CITY COUNCIL ENFORCEMENT TEAM NOTICES COVERSHEET	Christchurch City Council
--	-------------------------------------

Address :	91A Cashel St		
Date :	14/10/10	Time:	9:30am

Building Evaluation Transition Team - Actions

Level 1 <u>(2)</u> Assessment Sheet completed (attached)	Yes / No
--	----------

Photos taken and attached:	Yes / No
----------------------------	----------

Previous Existing Placard – RED YELLOW GREEN UNKNOWN

New Status (please circle – RED YELLOW GREEN)

Further Action required: (Instruction for Administration) Request CP Eng engineers report to requirements of BETT Advisory of 12 Oct 10 as attached to level 2 report of 14/10/10.	Yes / No Yes / No
---	--------------------------------------

No further Action required – Information entered by Data Hub - File

Notice Required to be completed by Operation NOTICE staff	Yes / No
---	----------

●t: Fully outline what the danger is and / or work required:

- Vertical cracks observed in external walls east and west.
- Cracks observed at joints between side walls and horizontal members on Cashel Street frontage.
- Concern is that if mechanism of seismic restraint is not well understood, there may be repercussions during subsequent aftershocks. ~~An engineer~~ that are not apparent at this stage.

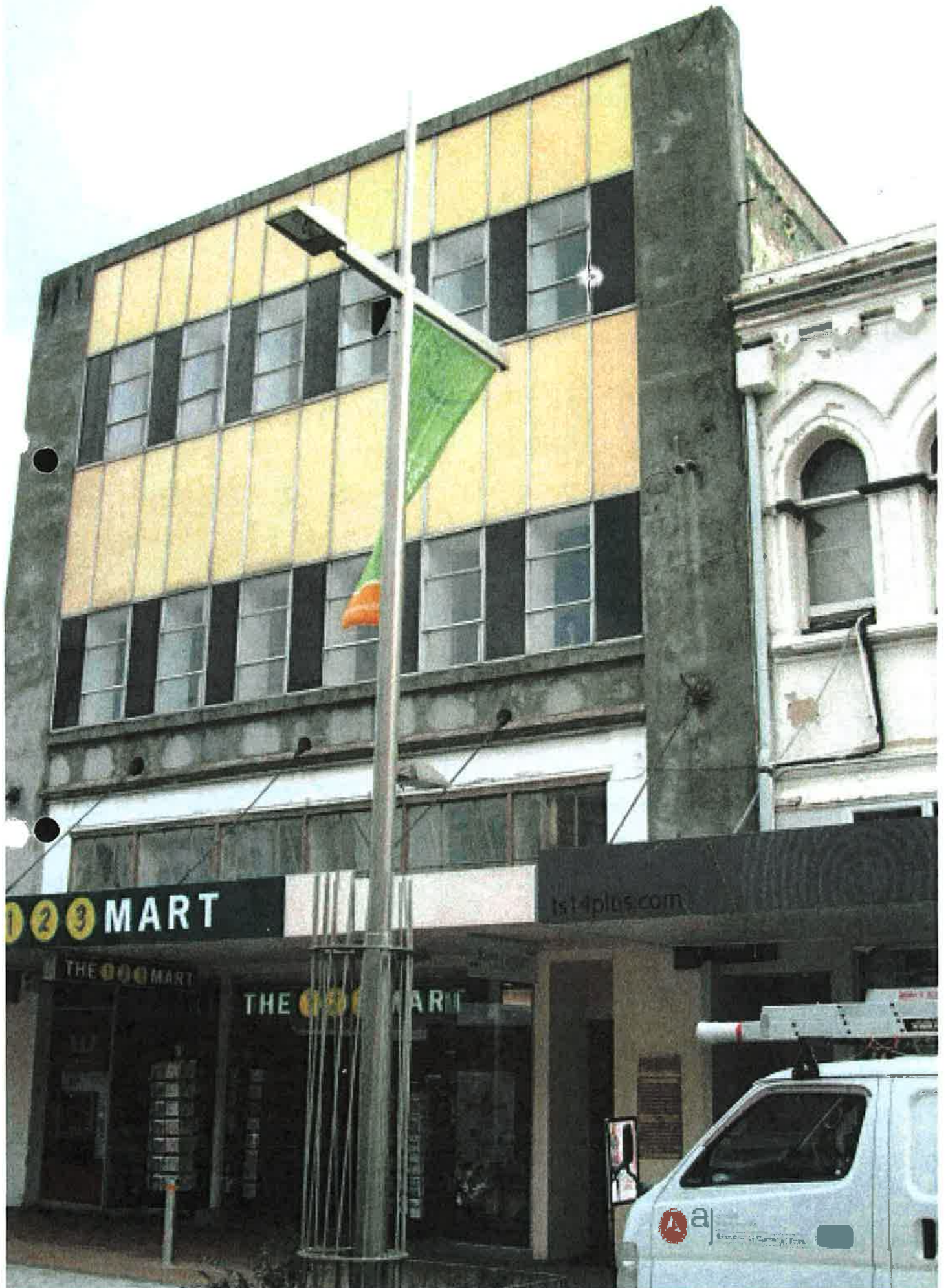
PRUP 110 793
 All 34

Completed by (print name): Martin Crundwell, Opus

C3-PG126

PROCESSED

Scanned
 8/27/10



123 MART

1st4plus.com

THE 123 MART

THE 123 MART

aj
L'Espresso



DEVàL





THE 1 2 3 MART

THE 1 2 3 MART





THE 1 2 3 MART



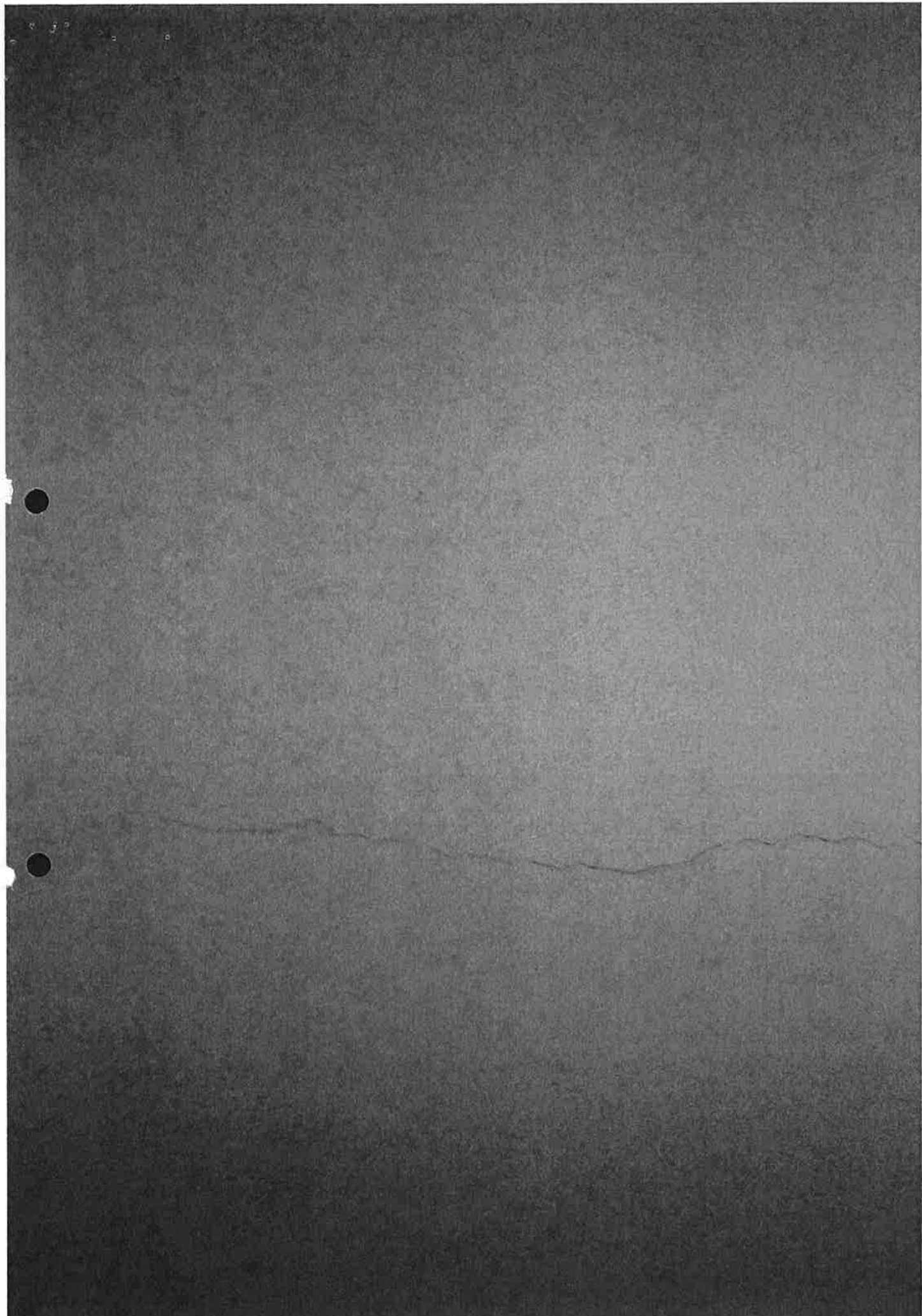




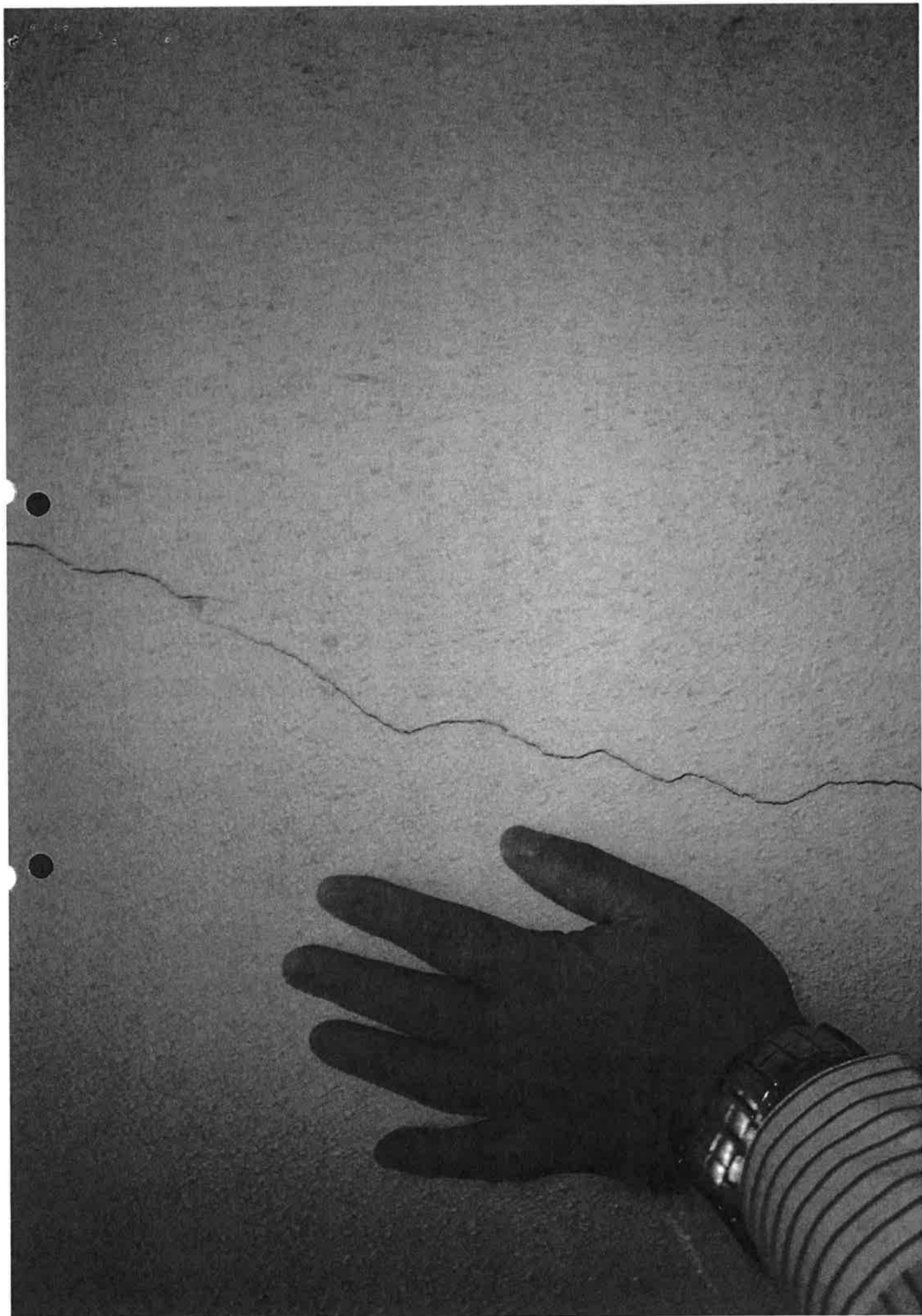














CSR #91224430

MISSION #2

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials G.P.N Date of Inspection 26 Dec 10 Exterior Only
 Territorial Authority Christchurch City Time 1500 Exterior and Interior

Building Name 123 Mart
 Short Name _____
 Address 91 Cashel St.
 GPS Co-ordinates S° _____ E° _____
 Contact Name _____
 Contact Phone _____
 Storeys at and above ground level 3 Below ground level N/A
 Total gross floor area (m²) _____ Year built _____
 No of residential Units Nil
 Photo Taken Yes No

Type of Construction

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

Primary Occupancy

Dwelling Commercial/ Offices
 Other residential Industrial
 Public assembly Government
 School Heritage Listed
 Religious Other Retail Gd Flr.

Investigate the building for the conditions listed below:

Overall Hazards / Damage	Minor/None	Moderate	Severe	Comments
Collapse, partial collapse, off foundation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Building or storey leaning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wall or other structural damage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. <u>loose Bricks either End Horiz. cracking</u> (5th Floor)
Overhead falling hazard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. <u>As above & Glass</u>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	3. <u>Glass windows Broken.</u>

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	<input type="checkbox"/>		
0-1 %	<input checked="" type="checkbox"/>	31-60 %	<input type="checkbox"/>
2-10 %	<input type="checkbox"/>	61-99 %	<input type="checkbox"/>
11-30 %	<input type="checkbox"/>	100 %	<input type="checkbox"/>

Sign here on completion

Date & Time _____
 ID _____

Inspection ID _____ (Office Use Only)

27 December 2010

West Mall Properties Limited
 PO Box 22626
 High Street
 Christchurch 8142

Dear Sir/Madam

Notices under the Building Act 2004 not to use or occupy your building and to repair your building
91A Cashel 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.

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

Yours faithfully



James Clark
Team Leader Enforcement
Inspections and Enforcement Unit

Encl

 <p>CHRISTCHURCH CITY COUNCIL - YOUR PEOPLE - YOUR CITY</p>	<p>CHRISTCHURCH CITY COUNCIL</p> <p>NOTICE</p> <p>UNDER SECTION 124(1)(c), BUILDING ACT 2004 (as modified by the Canterbury Earthquake (Building Act) Order 2010)</p>	
---	--	--

TO	
<p>West Mall Properties Limited PO Box 22626 High Street Christchurch 8142</p>	


THE BUILDING	
<p>Street Address: 91A Cashel Street</p> <p>Legal Description: Pt Sec 856 Town Christchurch, Pt Sec 858 Town Christchurch</p>	

PARTICULARS	
<p>In accordance with s121(1)(a) or (c) of the Building Act 2004, this building is dangerous as a result of an earthquake which occurred at the property on Saturday 4th September 2010, or as a result of aftershocks following that earthquake.</p> <ol style="list-style-type: none"> 1. The building has been damaged, and there are structural defects to the building. 2. Councils records show that there are loose bricks at either end, horizontal cracking and glass windows broken. 	

TO REDUCE OR REMOVE THE DANGER YOU MUST:	
<p>A. Comply with any notice attached to the building prohibiting the use or occupation of the building, or restricting entry to the building.</p> <p>B. Keep persons away from the danger/risk in the building.</p> <p>C. Carry out work on the building to remove the danger .</p> <p>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.</p> <p>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.</p> <p>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.</p>	

<p>Work required by this notice must be carried out by 31 JANUARY 2011. If you believe you are unable to carry out the work by that date please contact the Council's Building Recovery Office who will work with you on a solution that may include agreeing on a new timeframe.</p> <p>If the work is NOT carried out before 31 January 2011, or such other date agreed by the Council in writing, the Council may carry out the work required and you will be liable for the costs of the work unless you apply within 5 days of the work being carried out to a District Court for relief from this obligation.</p>	
---	--

Signed for & on behalf of the Christchurch City Council:



Name: James Clark

Position: Team Leader Enforcement

Date of issue: 27 December 2010

Statement by Chartered Professional Engineer in respect of the building at:

(Building Address) 91 Cashel Street

(Business Name if applicable)

I, Alistair Baze (name), am a Chartered Professional Engineer (No. 209360) with relevant experience in the structural design of buildings for earthquake actions.

I have been engaged to provide advice to the owner on the interim securing / strengthening of the above building following the earthquake of 4 September 2010.

I am aware of all the measures taken to secure or strengthen the building (the work) which were carried out by (Name and contact address of contractor).

SBL Southbuild, PO Box 27-158 Shirley, ChCN 8640

I have inspected the work on completion and am satisfied on reasonable grounds that:

a. *Structural integrity and performance.* Where the structural integrity and/or structural performance of the building (or part of the building) was materially affected by the Darfield earthquake or any aftershocks to date, interim securing measures have been taken to restore the structural integrity and performance of the building to at least the condition that existed prior to the earthquake of ~~4~~ 26/12/2010 ~~September 2010~~.

b. *Potentially dangerous features.* Potentially dangerous features on the building such as unreinforced masonry chimneys, parapets and walls have been removed or secured so that their integrity and level of structural performance is consistent with that generally achieved in other parts of the building, and so reduces the danger to people's safety and of damage to other property.

c. *Threat from nearby buildings.* (Delete one if not applicable) (89A & 95 Cashel St.)
Protective measures installed on the subject building are sufficient in nature and extent to protect its occupants in the event of collapse of potentially dangerous features on *adjacent or nearby buildings*.

I have identified *all* potentially dangerous features such as unreinforced masonry chimneys, parapets and walls *on all adjacent or nearby buildings* that have potentially dangerous features which threaten the subject building or its occupants.

Buildings which I have identified in the above category are:

- i. 89A Cashel Street
- ii. 91 Cashel Street
- iii. 95 Cashel Street

I have advised the owner of the subject building that approval for resumption of occupancy and use will be subject to Council approval to remove the red or yellow safety notices from the buildings listed above.

Signed [Signature] Chartered Professional Engineer

Date 31/12/2010

(91 Cashel St.)

Securing work to parapet completed on 31/12/2010.



CHRISTCHURCH
CITY COUNCIL - YOUR PEOPLE - YOUR CITY

CHRISTCHURCH CITY COUNCIL
BOXING DAY EARTHQUAKE - FILE CLOSURE (GREEN)

Address: 89A - 95 Cashel Mall.

CSR Number: 91224548.

Building Evaluations Transition Team – Actions	Completed	Date
Level 1 Assessment Sheet completed (attached)	<input checked="" type="checkbox"/> Yes / No	
Level 2 Assessment Sheet completed (attached)	Yes / No	
1. Structural report received , reviewed & accepted Name; John Mitchell CPEng for opus. (print)	<input checked="" type="checkbox"/> Yes / No	
Comments: (Use reverse or add attachment) Accepted report from A. Bayce of opus. Remove 124 notice ✓ from 3 addresses: 89A, 91, 95 Cashel mall (123 Mart and either side). Remove cards notify owners.		
1.1 Property owner / agent advised via Email / Writing – copy attached to file and saved Trim		
2. Final Structural report received , reviewed & accepted Name; (print)	Yes / No	
Comments: (Use reverse or add attachment)		
2.2 Property owner / agent advised via Email / Writing – copy attached to file and saved Trim		
Final Action:		
Barricades removed	Yes / No	
Notices removed	Yes / No	
Data Entry - Updated	Completed	Date
CSR Records Updated	Yes / No	
XL Spreadsheet Updated	Yes / No	
Completed By : (Print Name)		

PROCESSED

Anna (big
owner)
has been
notified.

Andrew Brown

From: Andrew Brown [andrew.brown@opus.co.nz]
Sent: Friday, 31 December 2010 17:24
To: TGP@caverock.net.nz
Cc: Bob Andrews; a.hodgson@herefordholdings.co.nz; Alistair Boyce
Subject: Re: Your Ref: -, Insured: T Gough, Our Ref: 423444 REA,
Attachments: IMG_3996.JPG; IMG_4002.JPG; IMG_4003.JPG; IMG_4005.JPG; IMG_4001.JPG

Hi Tracy,

I have not had an opportunity over the past couple of days to put together a report covering the damage to parapets of your building at 91 Cashel Street. In lieu of a report I have attached a selection of the photographs showing the damage to the parapets, and a brief description of the short-term solution below.

At the rear of the building, both corners of the parapet were loose, and the unsecured brick posed a falling hazard to the area below. An, approximately, 0.5m length of the parapet has been removed in each direction at these two corners to make the building safe.

At the front of the building the concrete lintel beam above the windows has displaced slightly towards the street, and was no longer secured to the return walls. This presented a falling hazard to Cashel Mall, and the shops below and either side of 91 Cashel Street, which resulted in all three buildings being "red" carded by Council. I have designed a temporary securing system to restrain this front parapet from falling by tying this parapet back to the side parapets with a reinforcing bar (Reidbar) that has been drilled and anchored through the front parapet and slightly tensioned. This securing is short-term measure only (i.e. less than six months).

This temporary securing has been installed today, certified by Opus, and the Council has now removed the "red" placards and barriers from the three affected buildings.

I will be on leave until 10 January, so if you require any further assistance, please contact Alistair Boyce (03 363 5520) in my absence. Otherwise, feel free to contact me later in January if you require a detailed inspection of the building and further engineering advice regarding a long-term solution.

Regards,

Andrew



Andrew Brown
 Senior Civil/Structural Engineer
 Opus International Consultants Ltd
Andrew.brown@opus.co.nz
 Tel +64 3 363 5526, Mobile +64 27 237 1163
<http://www.opus.co.nz>

20 Moorhouse Avenue, PO Box 1482, Christchurch, New Zealand

Good afternoon Andrew

As discussed, we act for Mr Tracy Gough and his insurer, NZI, in respect of earthquake damage to a building at 91 Cashel Street, Christchurch.

We understand you have been engaged to inspect the property with a view to identifying the extent of damage and to provide an interim solution to enable the building to be re-occupied by tenants. It would be helpful if you could forward copies of all reports, etc. to us to enable us to assist our client with his claim.

Thank you for your assistance.

Regards


Bob Andrews
Chartered Loss Adjuster

Cunningham Lindsey

DDI: +64 7 839 3050 | fax: +64 7 838 2688 | mob: +64 21 967 829

postal: PO Box 4308, Hamilton 3247

email: bandrews@cl-nz.com | web: www.cunninghamlindsey.com

 Please consider the environment before printing this e-mail

GAB Robins International has amalgamated with the Cunningham Lindsey Group to create the world's largest loss adjusting group.

We are trading under the Cunningham Lindsey banner. Please ask us if you would like to know anything more about this change.

Along with this change of name our email addresses have changed. Please update your contact details.

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials
Territorial Authority

RFU
Christchurch City

Date of Inspection
Time

26/1/11
1:45pm

Exterior Only
Exterior and Interior

Building Name 123 MART.

Short Name _____

Address 91 Cashel St.

GPS Co-ordinates S° _____ E° _____

Contact Name _____

Contact Phone _____

Storeys at and above ground level 3 Below ground level _____

Total gross floor area (m²) _____ Year built _____

No of residential Units _____

Photo Taken

Yes

No

Type of Construction

- | | |
|--|--|
| <input type="checkbox"/> Timber frame | <input type="checkbox"/> Concrete shear wall |
| <input type="checkbox"/> Steel frame | <input type="checkbox"/> Unreinforced masonry |
| <input type="checkbox"/> Tilt-up concrete | <input checked="" type="checkbox"/> Reinforced masonry |
| <input type="checkbox"/> Concrete frame | <input type="checkbox"/> Confined masonry |
| <input checked="" type="checkbox"/> RC frame with masonry infill | <input type="checkbox"/> Other: |

Primary Occupancy

- | | |
|--|---|
| <input type="checkbox"/> Dwelling | <input checked="" type="checkbox"/> Commercial/ Offices |
| <input type="checkbox"/> Other residential | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> Public assembly | <input type="checkbox"/> Government |
| <input type="checkbox"/> School | <input type="checkbox"/> Heritage Listed |
| <input type="checkbox"/> Religious | <input type="checkbox"/> Other |

Investigate the building for the conditions listed below:

Overall Hazards / Damage	Minor/None	Moderate	Severe	Comments
Collapse, partial collapse, off foundation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><u>OK. Chimney removed.</u></p>
Building or storey leaning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wall or other structural damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Overhead falling hazard	<input 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 | <input checked="" type="checkbox"/> | | |
| 0-1 % | <input type="checkbox"/> | 31-60 % | <input type="checkbox"/> |
| 2-10 % | <input type="checkbox"/> | 61-99 % | <input type="checkbox"/> |
| 11-30 % | <input type="checkbox"/> | 100 % | <input type="checkbox"/> |

R. Charles

Sign here on completion

R. Charles

Date & Time 26/1/11.

ID _____

Inspection ID _____ (Office Use Only)



ENGINEERS RE INSPECTION OF DAMAGED BUILDINGS
 Resulting from Christchurch EARTH QUAKES

Address 91 Cashel Street (The 123 MART)
Inspection Engineers Name Alan Nixon
Mobile Phone Number _____
Date 07 / 02 / 2011

Comments

Structural Hazards / Damage	Minor / None	Mod	Severe	
Foundations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	} NIL
Ground Movement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roofs, floors (vertical load)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Columns, plasters, corbels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Diaphragms, horizontal bracing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pre-cast connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Beam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Neighbouring Property Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Non- structural Hazards / Damage				
Parapets, ornamentation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	} Chimney damage — now removed down to roof level — OK
Cladding, glazing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ceilings, light fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Interior walls, partitions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Elevators	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stairs / Exits	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities (eg, gas, electricity, water)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

General Comments
OK for GREEN

Usability Category

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

Protection fencing required Yes / No
Details _____

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

91 Cashel Street
1 Type of Damage

Tick Boxes

Note

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

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

2 Characteristics of Damage

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

3 Consequences of Damage

- | | | |
|-----|--|------------------------------------|
| 3.1 | Protection measures (cordons & barriers) in place around the building post earthquake is impeding public right of ways and / or traffic flows. | <i>No</i> <input type="checkbox"/> |
| 3.2 | Debris from the property are impeding public right of ways and / or traffic flows. | <i>No</i> <input type="checkbox"/> |
| 3.3 | Condition of building is posing a risk to other buildings | <i>No</i> <input type="checkbox"/> |

DATE OF WORK TO BE COMPLETED BY / / 2011

Minimum 5 working days from date of this inspection

Maximum of 60days

CCCDamage Particulars

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials JSS Date of Inspection 26.02.11 Exterior Only
 Territorial Authority Christchurch City Time 15:50 Exterior and Interior

Building Name The 123 Mart
 Short Name 716 793
 Address 91A CASHEL ST. CH. CH. CBD
 GPS Co-ordinates S° _____ E° _____
 Contact Name _____
 Contact Phone _____
 Storeys at and above ground level 2 Below ground level 0
 Total gross floor area (m²) _____ Year built 1930's
 No of residential Units 0
 Photo Taken Yes No

Type of Construction

<input type="checkbox"/> Timber frame	<input type="checkbox"/> Concrete shear wall
<input type="checkbox"/> Steel frame	<input checked="" type="checkbox"/> Unreinforced masonry
<input type="checkbox"/> Tilt-up concrete	<input type="checkbox"/> Reinforced masonry
<input type="checkbox"/> Concrete frame	<input type="checkbox"/> Confined masonry
<input type="checkbox"/> RC frame with masonry infill	<input type="checkbox"/> Other:

Primary Occupancy

<input type="checkbox"/> Dwelling	<input checked="" type="checkbox"/> Commercial/ Offices
<input type="checkbox"/> Other residential	<input type="checkbox"/> Industrial
<input type="checkbox"/> Public assembly	<input type="checkbox"/> Government
<input type="checkbox"/> School	<input type="checkbox"/> Heritage Listed
<input type="checkbox"/> Religious	<input type="checkbox"/> Other

Investigate the building for the conditions listed below:

Overall Hazards / Damage	Minor/None	Moderate	Severe	Comments
Collapse, partial collapse, off foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Parapets, canopy, collapsed</u>
Building or storey leaning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Wall or other structural damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Major cracks to masonry</u>
Overhead falling hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Ground movement, settlement, slips	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Neighbouring building hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Both neighbouring bldgs collapsing or near collapse</u>
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): fence to other side of st.
- Level 2 or detailed engineering evaluation recommended
 - Structural
 - Geotechnical
- Other recommendations: Demolish
- Other:

Estimated Overall Building Damage (Exclude Contents)

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

Sign here on completion

[Signature]

Date & Time 26.02.11 15:53
 ID 09016 135414

Inspection ID _____ (Office Use Only)

75012125











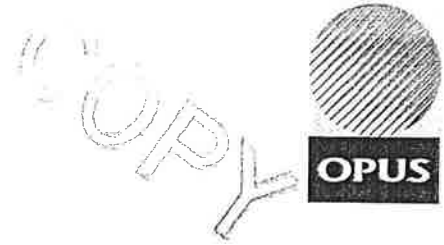




24 March 2011

Tracy Gough

By Email



6-Quake.01

Dear Tracy,

91 Cashel Street – Earthquake Damage Assessment

Opus International Consultants performed an external visual inspection of the building at 91 Cashel Street, on 16 March 2011, to assess damage resulting from the 22 February 2011 earthquake.

The building is a 3 storey unreinforced concrete and masonry building with lightweight roof on timber trusses. No internal access was attempted due to the extent of damage sustained by the building, therefore the construction of the internal floors is unknown. The building is not listed on either the Christchurch City Plan List of Protected Buildings or the New Zealand Historic Places Trust Register of Historic Places.

Observations

The building has sustained severe damage, most notably the complete loss of the third storey walls to the west, south and east elevations and subsequent loss of support to the roof. Refer Photos 1 and 2 following. The Cashel Street (south) glazed façade and canopy have also been destroyed. Significant damage is also visible to the spandrels on this facade due to overstress and pounding with the building to the east. Refer Photos 3 and 4 following.

The third storey walls have fallen both inwards and outward from the building. Sections of this wall visible on the ground are in the order of 500mm thick with brick masonry facing to unreinforced concrete infill. Outward falling portions have caused significant damage to the south elevation of the adjacent building to the west. Inward falling portions are still visible on top of the second floor, therefore this floor level has not collapsed however significant damage is likely given the weight of the walls (approx 900kg/m² compared to a design floor load of say 300kg/m²).

The third storey wall on the north elevation has failed above the window level. At least part of this wall has fallen outward with significant damage visible to the eastern side of the single storey extension at the rear of the building.

Conclusions

It is our conclusion that the remaining structure is unstable in its current condition and is unsafe to approach for an internal structural inspection without the complete removal of the roof and third storey walls either standing or collapsed and currently supported on the second floor. There is also a significant risk of further collapse of the third storey north

wall and second floor south wall into the public spaces of the rear car park and Cashel Street respectively.

We believe that the damage visible to the spandrels on the south elevation and the collapse of the building to the west has severely reduced the lateral load resisting system of the building in the east-west direction.


It is our conclusion, that given the extent of visible damage to the perimeter walls and roof, and the extent of likely damage to the second floor, that repair of the building is not commercially viable.

Recommendations

On the basis that the building is unstable, unsafe to approach or enter, presents a public safety risk and is not economic to repair, we recommend that this building should be demolished.

Please contact the undersigned should you wish to discuss any aspect of this report

Yours sincerely,

A handwritten signature in black ink, appearing to be 'AB', followed by a horizontal line extending to the right.

Andrew Brown
Senior Civil/Structural Engineer
CPEng 1006712



Photo 1: Southwest corner of building show loss of 3rd floor, façade glazing and canopy.



Photo 2: Northwest corner of building showing only remaining 3rd floor walls and roof.

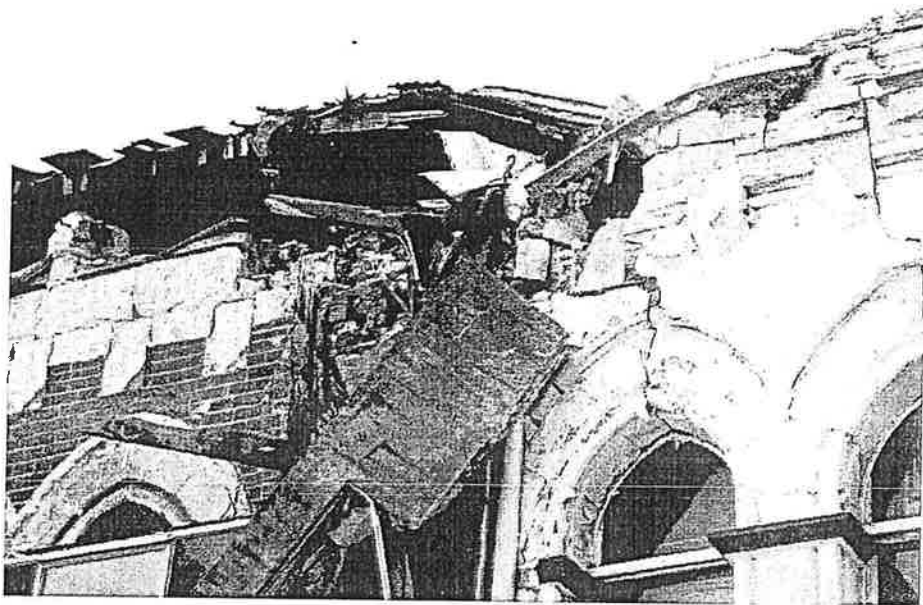
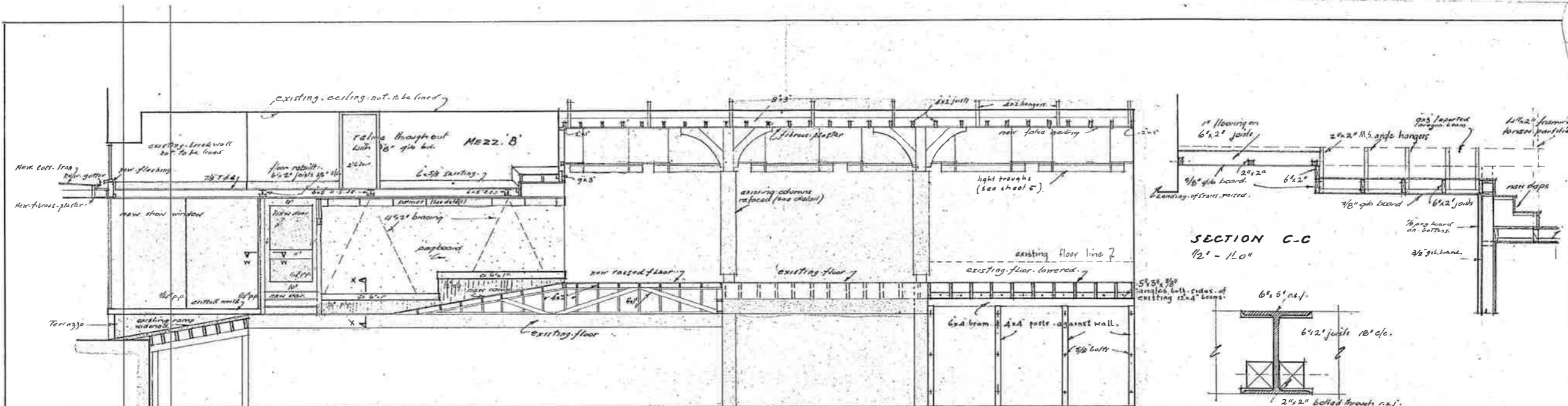


Photo 3: Pounding damage with adjacent building at 2nd floor



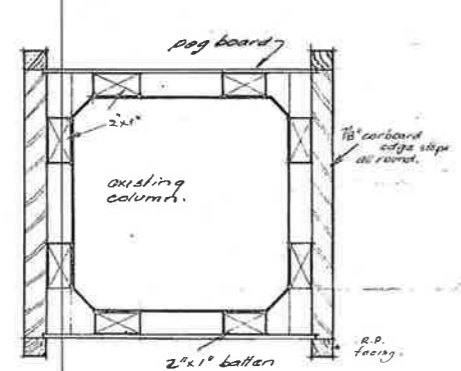
Photo 4: Damage to 1st floor and 2nd floor spandrels



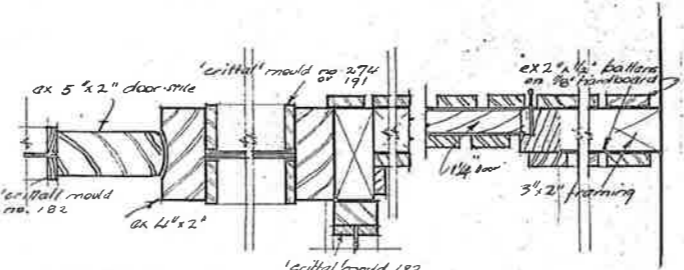
SECTION - A-A 1/4" = 1'-0"

SECTION C-C 1/2" = 1'-0"

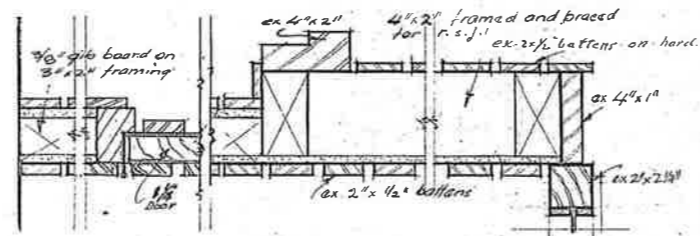
DETAIL AT R.S.J. 1/4" F.S.



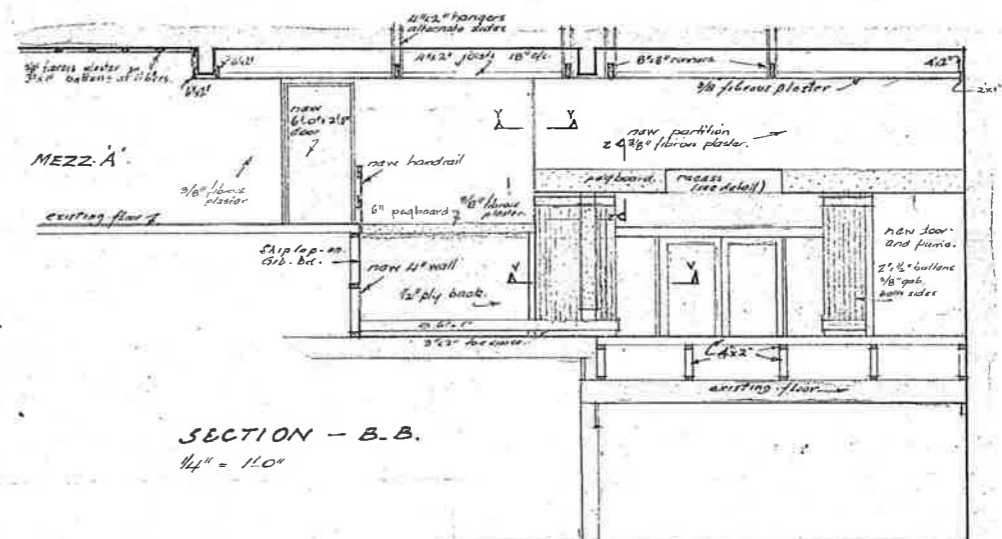
DETAIL AT COLUMN 1/4" F.S.



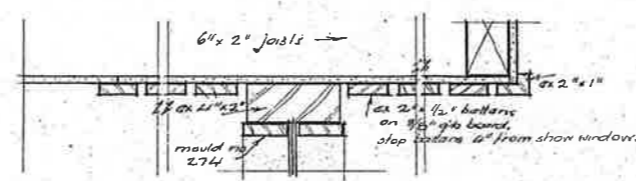
SECTION Y-Y 1/4" F.S.



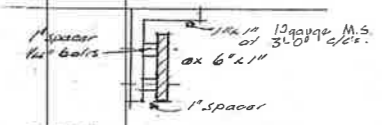
SECTION N-W 1/4" F.S.



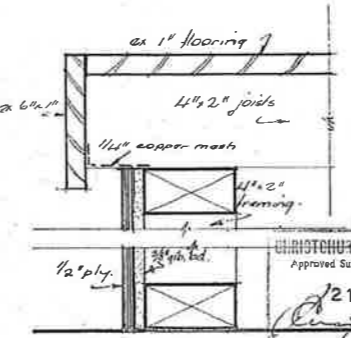
SECTION - B.B. 1/4" = 1'-0"



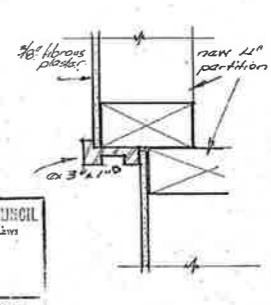
DETAIL CEILING OVER ENTRY 1/4" F.S.



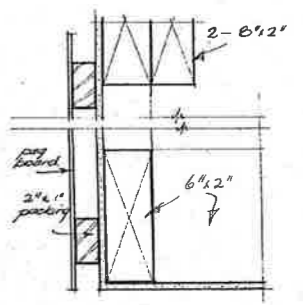
DETAIL OF PELMET FOR DISPLAY AREAS. 1/8" F.S.



SECTION X-X 1/4" F.S. (see section A-A)



SECTION Y-Y 1/4" F.S.



SECTION Z-Z 1/4" F.S.

CHRISTCHURCH CITY COUNCIL
Approved Subject to the D.L. 121 APR 1967

ALTERATIONS TO PREMISES CASHEL ST FOR JOHNSON AND COUZINS

SCALE: 1/4" = 1'-0" SHEET 2 OF 5 SHEETS
DATE: 10.1.61
FILE NO 317/1
GRIFFITHS & MOFFAT
REGD ARCHITECTS
17A VICTORIA ST



CITY OF CHRISTCHURCH

CITY ENGINEER'S DEPARTMENT
P.O. BOX 237 CHRISTCHURCH NEW ZEALAND E2/9

IN REPLY PLEASE QUOTE: BU/5/2
IF CALLING PLEASE ASK FOR: Mr. Chapman

25 March 1975

Messrs. Te Wharau Investments Ltd.,
C/- P.O. Box 308
CHRISTCHURCH.

26 MAR 75

4575

Dear Sirs,


It has been drawn to the attention of this department that a painter's scaffold has been erected on your building, 93-95c Cashel Street, Christchurch. While the scaffold is in place it may *be* an appropriate time to consider the structural stability of the building and its appendages.

An amendment to the Municipal Corporations Act in November, 1968, gave the Council the power to require buildings which would be a danger in a moderate earthquake to be strengthened.

The building under consideration was built in approximately 1910 and the parapets especially could be liable to be damaged in a moderate earthquake. Enclosed with this letter is an information sheet which gives a general outline of the requirements of the Act and the City Council's Building By-laws. As a large proportion of the cost of removing the parapet will be the cost of erecting a scaffold I would request that you give serious consideration to the removal of the parapet while the present scaffold is in place.

This letter is intended to draw your attention to the powers of the Act and is not a notice as required by Section 301A of the Act.

Yours faithfully,


for Deputy General Manager
& City Engineer

...ENCL.
BB

alb.



P. G. SCOULAR B.E. (HONS.)
 F.N.Z.I.E., F.I.C.E., F.A.S.C.M., F.N.Z.I.M.
 City Engineer

Corporation of the
 City of Christchurch

New Zealand

E1/2

City Engineer's Office

166 Gloucester Street

Christchurch, 1

30th October, 1973.

P.O. BOX 237
 CHRISTCHURCH
 TELEPHONE 71-679

Your Ref.....

Our Ref. BU/5/2

If calling please ask for

Mr. Chapman

Messrs Te Wharau Investments
 Limited,
 C/o P.O. Box 308,
CHRISTCHURCH.

Dear Sir,


BUILDING : 93-95C CASHEL STREET

The Christchurch City Council has been empowered by order in Council to administer Section 301A of the Municipal Corporations Act. In this regard, I have to advise that in my opinion your building at 93-95C Cashel Street would not comply with the provisions of this particular Section of the Act, which requires buildings to be of sufficient strength to resist a moderate earthquake.

As the area adjacent to the building is frequently subject to heavy pedestrian traffic, I would be obliged if you would advise me what your intentions are with regard to the future of the building.

Enclosed with this letter is an information sheet which gives a general outline of the requirements of the Act and the City Council's Building By-Laws. I would draw your attention to the fact that this letter is not a notice as required by the Act.

Yours faithfully,


 for Deputy General Manager
 & City Engineer

ENCL..
 GC

Please Address Correspondence on this matter to "The City Engineer" and quote reference number

TE WHARAU INVESTMENTS LTD

110-112 Bealey Avenue
Christchurch, 1

1 April 1975

The City Engineer,
Christchurch City Council,
P.O. Box 237,
CHRISTCHURCH.

Dear Sir,

Ref: BU/5/2

93.95 Cashel St. (Johnston & Co. building)

Subsequent to your letter of 30 October 1973 I referred the matter to Warren & Mahoney, Architects. They in turn, commissioned Holmes, Wood & Pool to advise us of the best way of handling the situation that you raised. On the 3 March of this year I received a report from Holmes, Wood & Pool, Ref: W1089/BJW, in which he states that he had inspected the building and discussed the matters with Mr B. Bluck of the City Engineer's Department. On the basis of this inspection and discussion he made recommendations to us which we have in the course of the painting and major renovation of the building carried out. These, with the very significant upgrading and improvement in the building will, I trust, meet with your approval.

Yours faithfully,



-7.APR75

5005



CHRISTCHURCH CITY COUNCIL

P.O. BOX 237 CHRISTCHURCH NEW ZEALAND

E3/3

IN REPLY PLEASE QUOTE:
IF CALLING PLEASE ASK FOR:

BU/40/89/95
Mr Priddy
Ext. 678

16 February 1983

Te Wharau Investments Limited,
C/o 110 Bealey Avenue,
CHRISTCHURCH.

Dear Sir,

BUILDING - 95 CASHEL STREET

Mr Lipscombe a tenant of your building at the above address has applied to the Council for a building permit to carry out building improvements. As I am of the opinion that such alterations will improve the value of the property and extend its economic life, you as the owner should be made aware of the provisions of Section 624 of the Local Government Act as they are relevant to this particular permit application.

The Christchurch City Council has been empowered by Order in Council to administer Section 624 of the Local Government Act 1980, which provides the power for older buildings such as yours - constructed of load-bearing masonry or unreinforced concrete, to be required by the Council to be secured against sudden collapse in a moderate earthquake. Enclosed with this letter is an information sheet which gives a general outline of the requirements of the Act and the City Council's Bylaws.

Because of the concern held by myself regarding the stability of your building in a moderate earthquake, you are advised that the building permit your tenant has applied for will not be issued until you as owner have supplied me with a report prepared by an independent registered Consulting Engineer, which examines the compliance of your building with Section 624 and recommends remedial works with an acceptable programme for their implementation.

Yours faithfully,

HS

for DEPUTY GENERAL MANAGER (WORKS)

Encl.

RM

TP ✓



CHRISTCHURCH CITY COUNCIL

P.O. BOX 237 CHRISTCHURCH NEW ZEALAND E3/9

IN REPLY PLEASE QUOTE: BU/40/89/95
IF CALLING PLEASE ASK FOR: Mr Priddy
Ext.678

25 February 1983

Mr P. Cotter,
Te Wharau Investments Ltd.,
110-112 Bealey Avenue,
CHRISTCHURCH.

Dear Sir,

BUILDING : 95 CASHEL STREET

Thank you for your letter dated 21 February 1983. At this stage we require a firm indication from you as to your future intentions regarding the building at 93-95 Cashel Street.

If it is your intention to retain the building then we require a projected programme of work prepared by a Consulting Engineer which would outline necessary strengthening work. This work should be completed by the end of 1987.

If, on the other hand, it is your intention to redevelop the site by the end of 1987 then that is an acceptable proposal.

The building permit (A325) for your tenant Mr Lipscombe will not be issued until we receive notice of your intentions.

I would remind you that there is still some additional egress information required before the permit can be issued.

Yours faithfully,

for DEPUTY GENERAL MANAGER (WORKS)

1606

TP

RM

c.c. Mr P. Lipscombe,
C/- Trocadero Cake Kitchen,
95 Cashel Street,
CHRISTCHURCH.

Holmes Wood Poole & Johnstone Ltd Consulting Civil & Structural Engineers

A E Q Building 61 Cambridge Terrace P O Box 701 Christchurch New Zealand

Telephone 63 366

Ref W4206/BJW

Date 15 March 1983

Mr B.C. Bluck,
Christchurch City Council,
P.O. Box 237,
CHRISTCHURCH

Dear Sir,

16.MAR83 002446

BUILDING, 95 CASHEL STREET

We are replying on behalf of Te Wharau Investments Ltd, to whom you wrote on 25th February 1983, your reference BU/40/89/95.

As we have discussed, the tenancies within the building terminate in August 1988. You have agreed that strengthening work should be completed on that basis by the end of 1988, instead of 1987 as in your letter, as this will clearly cause least disruption to the tenants.

At this stage, Te Wharau Investments are not clear as to whether they would redevelop the site, or do a full-scale strengthening of the existing building. In the meantime, therefore our programme would be as follows :

1. In conjunction with the upgrading of the first floor, to be occupied by the Trocadero Cake Kitchen, the south wall would be tied to the floor and to the roof, to prevent it from collapsing into the street; this would also involve further ties on the parapet itself, additional to the two corner ties which were fixed some years ago.
2. It is not likely that any further major renovation work will be done before August 1988, and so no further strengthening work is envisaged till that time. There are steel ties exposed on the east wall of the building at first floor level, although we are not sure whether there are any fixings at roof level. The west and north walls are concealed, and we do not know whether there are any ties between the floor and roof to those walls.

ACKNOWLEDGED	BY	DATE
MR	<i>Bluck</i>	16/3
MR	<i>Heckels</i>	22/3
MR	<i>Criddy</i>	23/3

CONTINUED /...

Seems reasonable
[Signature]

FILE

TR 23/3 BU/40/89/95

Christchurch Directors
Christchurch Associates
Wellington Director

Brian J Wood BE (Hons) MNZIE MICE
Peter R Boardman BE (Hons) MNZIE
Peter G Johnstone Ph D BE (Hons) MNZIE

Russell A Poole BE (Hons) MS (Cait) MNZIE
Michael R Fletcher BE (Hons) DBA MNZIE
Wellington Office AA House 166 Willis Street

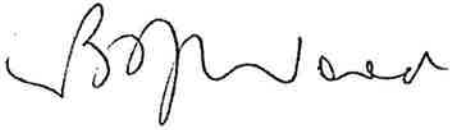
Sydney J Kennedy REA MNZID NZCE
PO Box 942 Telephone 850 024

- Page 2 -

3. After August 1988, should the building be retained, the rest of the walls would be integrated into the first floor and roof, a better check will be made of the capacity of the roof to act as a diaphragm, a steel frame would be placed in the ground floor portion of the south wall, and a closer check would be made of the north wall to ensure that it had enough bending and shear capacity in the east-west direction. This would bring the building to a moderate earthquake standard.

Would you please confirm that these proposals are satisfactory to you.

Yours faithfully,



B.J. Wood
HOLMES WOOD POOLE & JOHNSTONE LTD
Christchurch

Copy to : Te Wharau Investments Ltd

SEISMIC RISK BUILDINGS - SURVEY

GENERAL

Date Inspected: 6/12/1990 File No: _____
 Address of Building: 93-95 Cashel Street
 Legal Description of Site: Lots 1/6 DP 9036 subj to R/W
 Name of Owner: Te Wharara Investments Ltd
 Address of Owner: 110 Rody Ave
 Principal Tenants: McEwings Sport, Transero bakery, Edisons
 Occupancy: (please tick) 8 hours 24 hours
 Use (eg. Office, Workroom, Factory, Commercial, Storage, Other): Bakery on first floor 5 days 6 days 7 days

STRUCTURE

Date of Construction: 1885
 Building Dimensions: Width: 16.15m Length: 23.47m Height: 9.14m

Number of Storeys: <u>2</u>	Foundation Type:	Structural System:	Building:
Mezzanine <input type="checkbox"/>	Strip Footing: <input checked="" type="checkbox"/>	Frame <input type="checkbox"/>	Original Form <input type="checkbox"/>
Basement <input checked="" type="checkbox"/>	Raft <input type="checkbox"/>	Shear Wall <input type="checkbox"/>	Minor Alterations <input checked="" type="checkbox"/>
	Piles <input type="checkbox"/>	LBM B&C <input checked="" type="checkbox"/>	Substantial Alterations <input type="checkbox"/>
Floor:	Roof Coverings:	Number of Stairs: <u>10</u>	Ground Conditions:
FC <input type="checkbox"/>	Concrete <input type="checkbox"/>	Type:	Rock <input type="checkbox"/>
Wood <input type="checkbox"/>	Asphalt <input type="checkbox"/>	Wood <input checked="" type="checkbox"/>	Gravel <input checked="" type="checkbox"/>
Eff Diaph <input checked="" type="checkbox"/>	Galv Iron <input checked="" type="checkbox"/>	Steel <input checked="" type="checkbox"/>	Sand <input type="checkbox"/>
Non Eff <input type="checkbox"/>	Corr Asbestos <input type="checkbox"/>	FC <input checked="" type="checkbox"/>	Clay <input type="checkbox"/>
	Tiles <input type="checkbox"/>		Fill <input type="checkbox"/>
Roof:	Chimneys:	Roof, Diaphragm:	Number of Lifts:
Pitched <input checked="" type="checkbox"/>	Brick <input type="checkbox"/>	Effective <input type="checkbox"/>	Open <input type="checkbox"/>
Flat <input type="checkbox"/>	Other <input type="checkbox"/>	Non Effective <input type="checkbox"/>	Enclosed <input type="checkbox"/>

Bearing Walls: Brick Wall Bands: Yes/No
 Street Walls: Brick + glass Column Continuity: Yes/No _____
 Parapets: _____
 Verandahs: Timber
 Appendages: _____
 Wheelchair Access: Edison has steps, McEwings contains a number of different levels which have steps

NON STRUCTURAL

Partitions: Timber
 Ceilings: panels, timber, timber panelling with plaster

DAMAGE

Cracked Walls Lateral Displacement Settlement
 Remarks: Appears to be in good condition

STRUCTURAL

Poor Fair Good
 Hazards: _____

GENERAL Tie rods for first floor. Tidy Condition
 Also tie rods for floor between basement and the ground floor. Large number of internal steps in McEwings that connect the different areas in the shop.

NUMERICAL RATING

Maintenance	1
Storeys	1
Appendages	1
Public Access	2
Wall Continuity	2
Time Occupied	2
Internal Walls	1
Persons Occupied	2
Foundations	1
Date Built	2
Total	15

CLASS A/B

TABLE 1 BUILDING ASSESSMENT

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

TABLE 2 BUILDING CLASSIFICATION & REQUIRED ACTION

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

HAZARDOUS APPENDAGE SURVEY.

Address: 93-95 Cashel St.
 Legal Desc.: lots 1-6 DP 9036
 Owner: The Wharara Investments Ltd. 110 Berkeley Ave. Ckck
 Date: 3/28/92 Date Building Built: 1885
 BU/40/

Parapet: ~1.2-1.5 m on Mall and alley elev
 Chimney: -
 Cornice: Reasonably small (<450 mm) some weathering

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

Photo Reference: P4/12.

Comments: Hazards: the parapet seems likely to topple (in an earthquake) onto heavy pedestrian traffic below.

4/12. Parapet on Alley and Mall Elevations.





Faked
CHRISTCHURCH CITY COUNCIL

still comment ?

2 Feb. 07

John McGrail
Dalman Architecture
P.O. Box 717
CHRISTCHURCH

Dear Sir
APPLICATION FOR BUILDING CONSENT
PROJECT NO. 10073437
SITE ADDRESS - 93 CASHEL ST.
ALTERATIONS TO RETAIL / COMMERCIAL BUILDING

Processing of your application has shown the need for further information as detailed below:

*How MA
as Value
< 25%
value*

1. From C.C.C. records this building is Earthquake Prone in terms of the Building Act 2004. Do the structural alterations bring its capacity up to 33% current code requirements ?
 2. Has consideration been given to strengthening to 67% to allow for future change of use(s) ?
 3. A Structural Design Features Report setting out how the provisions of New Zealand Standard 4203:1992 are met. In particular the lateral force coefficient and its derivation used in the design.
 4. How are the loads transferred to the concrete portal frame - there appears to be insufficient dowelling.
 5. Does the concrete portal frame comply with the seismic provisions of NZS 3101 - ties through beam-column joint, potential hinges etc.
 6. Are the T12140 Trubolts sufficient to transfer lateral loads to steel portal frame ?
 7. The Hartnell Coolheat documents refer to 90 Cashel St. ?
 8. Details of the sensor referred to in M 2.
 9. What HVAC options have been adopted ?
 10. Calculations or a Producer Statement (in the NZIA/ACENZ type format) from an appropriately qualified person, providing verification that HVAC design complies with the New Zealand Building Code.
- The above matters result from partial processing of your project. Other officers may have queries relating to the balance of the work.

See M

MA

Please ensure that all amended and/or new documents are provided in duplicate, (or triplicate if planning matters are involved). Any changes/amendments made to the drawings should be highlighted with clouds or other means to allow easy identification of the changes.

An early response will assist in completion of consent processing with minimum delays.

Yours faithfully

Peter Harrow
BUILDING CONSENT CO-ORDINATOR
BUILDING CONTROL TEAM



11th April 2007

**Mr David Hutt
Team Leader
Building Consents
Christchurch City Council
PO Box 237
CHRISTCHURCH**

Dear David

Re: 10073437 – 93 Cashel Street, Christchurch

As you are aware from our previous telephone discussion we are currently considering alternative development options in answer to the Fire & Structural issues raised in RFI's on this application.

To allow us to research and document these reduced scope options we would like to request that work on the current application is temporary suspended pending revised documentation.

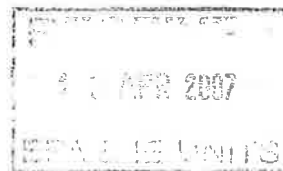
I would foresee this information would be supplied in approximately 2-3 weeks time. In the meantime a separate application for demolition consent will be lodged effectively as stage one of this development.

Thank you for your on going assistance on this project.

Yours faithfully
Dalman Architecture Limited

A handwritten signature in black ink, appearing to read "John McGrail", written over a horizontal line.

**John McGrail
Director / Architect**



cc- Chris Van Den Bosch – Christchurch City Council
Antony Gough – Hereford Holdings

AMENDED PLAN

28th April, 2008

Mr Phillip Hector
Environmental Policy and Approvals Unit
Christchurch City Council
P.O. Box 237



Dear Phillip

RE: Proposed amendment to consent 10073437, 93 Cashel Street Christchurch

Please find attached an application to amend the existing consent in the following areas.

1. Revised location of structural bracing frame.
As clouded on Architectural drawings A03 R04 and A05 R04 it is proposed to relocate the currently consented bracing frame back to a position 8.0m deeper into the building which allows the currently 'unsupported' stair landing to be strengthened and achieve greater structural performance.
Find attached revised engineering details to accommodate this change. We have consulted with the Heritage Team, Historic Places Trust and a Planner confirming this proposal fits within the intent of the original Resource Consent. See attached correspondence.
2. Adjustment of internal stair to Mezzanine space.
As clouded on Architectural drawings A03 R04 and A05 R04 it is proposed to redirect the consented stair introducing a corner landing.
This is proposed to accommodate the true layout of existing wall positions discovered during the demolition/strip out works.
All features would remain as an accessible stair.
3. Connection of surface water sump.
As indicated on Architectural drawings A03 R04 it is intended to connect a standard Type 1 surface water sump to provide drainage to the rear yard area.
4. Landing to existing ramp, egress stair bakery.
As clouded and detailed on Architectural drawings A03 R04 it is proposed to extend the stair to land on existing ramped concrete floor uncovered during demolition/ strip out.
This is proposed as a preferable solution to an alternative of non-consistent rises or isolated steps.

I trust you will find the information submitted in order while should you require any further detail please do not hesitate to contact me on 366 5445.

Yours faithfully
Dalman Architecture Ltd

John McGrall
Director

John McGrail

From: Dave Margetts [dmargetts@historic.org.nz]
Sent: Thursday, 10 April 2008 10:04 a.m.
To: Lopez, Marie
Cc: John McGrail
Subject: RE: 93 Cashel st - McEwings Bldg/Twentyman & Cousins bldg

**AMENDED
PLAN**

Marie,

Re; Twentyman and Cousins revised steel portal location

I have had discussions with John McGrail and sighted drawings showing the revised position further back into the building - based on this information, NZHPT would support the proposed change as it removes the portal from the front of the building and locates it where it has less visual impact and John has confirmed it will mean less or no removal of existing early built fabric.

Dave.

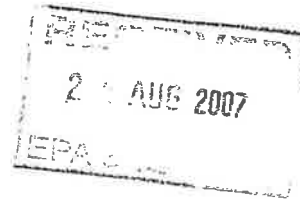
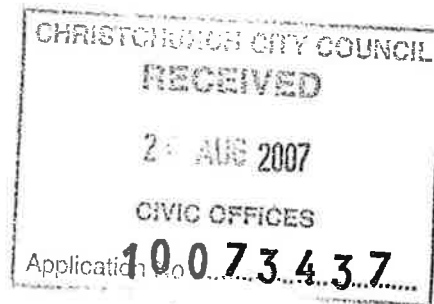
Dave Margetts
Heritage Advisor - Architecture & Conservation
NZ Historic Places Trust, Pouhere Taonga
Canterbury/West Coast
Gough House, 90 Hereford Street
P O Box 4403
Christchurch 8001
(03) 377 3996, 027 231 6753
dmargetts@historic.org.nz



24/04/2008

20th August 2007

Mr David Hutt
Team Leader
Building Consents
Christchurch City Council
PO Box 237
CHRISTCHURCH



Dear David

Re: 10073437 – 93 Cashel Street, Christchurch

As you may recall we asked some time back that the above Building Consent application be placed on hold while we considered alternative solutions to the Fire and Structural upgrade items raised on the project.

Please now find attached revised application documents which show a sufficiently reduced scope of work on this project and we now request that the consent processing is recommenced.

You will note work is now limited to the vacant tenancy and shop front of the main building adjoining the Cashel St and the necessary structural and fire up grades associated to this building.

The rear two buildings previous included in this application are now in the process of being demolished under a separate consent ABA 10076480.

A revised Resource Consent has been received (attached) for the revised scope of work as presented in these revised BC documents.

Attached are:

- Revised Architectural dwgs – BC issue Rev 01 dated 17/08/2007
- Revised Specification Rev 01 dated 17/08/2007
- Revised Structural Design Dwgs Issue 1 dated – 07/08/2007
- Revised Structural Design Specification Issue B dated – 06/08/2007
- Revised Structural Design Produced statement dated – 06/08/2007
- Revised Structural Design Dwgs Issue 1 dated – 07/08/2007
- Revised Fire Safety report and specification Issue C dated – August 2007
- Revised Ventilation Design Dwgs and report dated – 22 June 2007
- Copy of Resource Consent RMA 92008624

I trust you will find this application in order although please do not hesitate to contact me on 366-5445 should you require any further information



Yours faithfully
Dalman Architecture Limited

John McGrail
Director / Architect

cc- Chris Van Den Bosch – Christchurch City Council
Antony Gough – Hereford Holdings

PRODUCER STATEMENT - DESIGN



CLIENT COPY

POWELL FENWICK
CONSULTANTS LIMITED

ISSUE C

Your quality engineering partner.



consulting engineers	Unit 3, Amuri Park
heating + ventilation	Cnr Bealey Ave & Churchill St
mechanical	P.O.Box 25-108, Victoria St
structural	Christchurch 8144
hydraulic	New Zealand
electrical	(03) 366-1777: phone
acoustic	(03) 379-1626: fax
civil	engineering@pfc.co.nz: email
fire	www.pfc.co.nz: website

ISSUED BY: **POWELL FENWICK CONSULTANTS LIMITED**

051517/S/1

DESIGN ENGINEER: **Malcolm Thomas Freeman**

TO: **Hereford Holdings Ltd**

IN RESPECT OF: **Design check of existing timber joists and connections for lowered timber floor within front building. New steel bracing portal frame.**

AT: **93-95 Cashel Street, Christchurch.**

POWELL FENWICK CONSULTANTS LIMITED has been engaged by **Hereford Holdings Ltd** to provide **Structural Engineering Design** services in respect of the requirements of Clause **B1** of the Building Regulations 1992 for

All Part only as specified

of the building work. The design has been prepared in accordance with **B1/VM1** and **B1/VM4** of the approved documents issued by the Building Industry Authority and the work is described on **Powell Fenwick Consultants** drawings titled **McEwing Building 93-95 Cashel Street** and numbered **S1.1** to **S1.3** according to which the building is proposed to be constructed.

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

- (i) the verification of the following design assumptions:- **Allowable foundation bearing pressure to be 100kPa or an Ultimate Bearing pressure of 300kPa in accordance NZS 3604:1999.**
 - (ii) **Unless specifically noted, compliance of the drawings to Non Specific codes such as NZS 3604 and NZS 4229 have not been checked by this practice.**
 - (iii) **This certificate does not cover stability or suitability of the site.**
 - (iv) **This Producer Statement – Design is valid for 1 year only from the date of issue.**
- And (v) all proprietary products meeting the performance specification requirements, the drawings, according to which the building is proposed to be constructed comply with the relevant provisions of the building code.

M.T.FREEMAN
B.E.(Hons),M.I.P.E.N.Z(Structural), CPEng, IntPE(NZ)
ON BEHALF OF POWELL FENWICK CONSULTANTS LIMITED
P O BOX, 25 108, CHRISTCHURCH

Date **27 May 2008**
CPEng Member ID **166837**

Original To:- **Hereford Holdings Ltd**
c/o Dalman Architecture Ltd
P.O Box 717
Christchurch (3 copies)



z:\jobs 051501-051600\051517\051517 psd-struct issue c 27 may 2008.mtf.doc
the completed documents. 02/07/2/C/RBR

Our Ref. 051517/S/1

RE: SCHEDULE OF INSPECTIONS

Engineering inspections relating to compliance with the appropriate NZS Materials Standards and for verification of design assumptions are required as follows:-

	TIME	NO. OF INSPECTIONS
1	Concrete foundations	1 per pour
2	Prelining	1

We confirm that records of our inspections will be left on site.

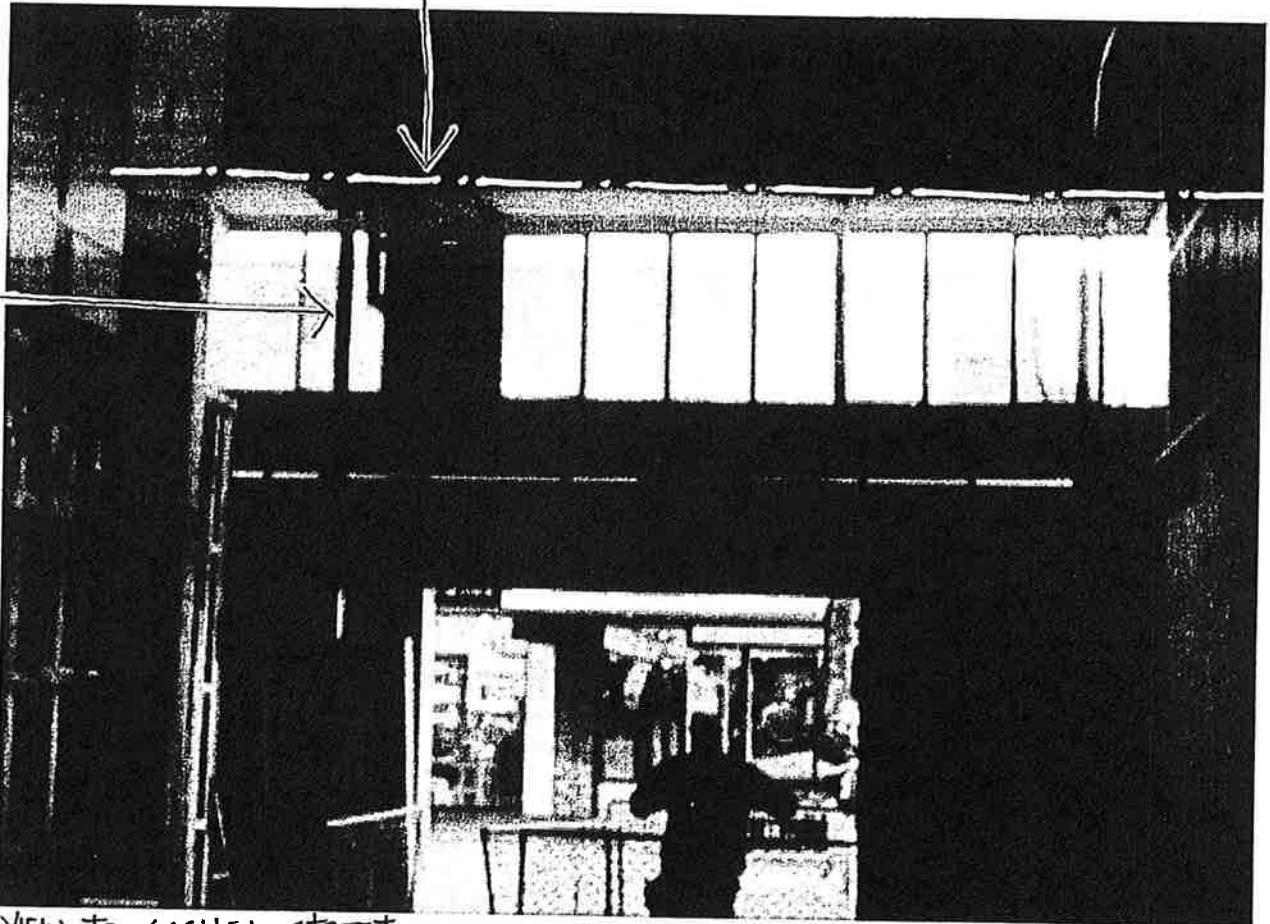
A Producer Statement, Construction Observation, could be issued once the above inspections have been completed.

It is the owners responsibility to notify the Engineer to enable the above inspections to be completed.

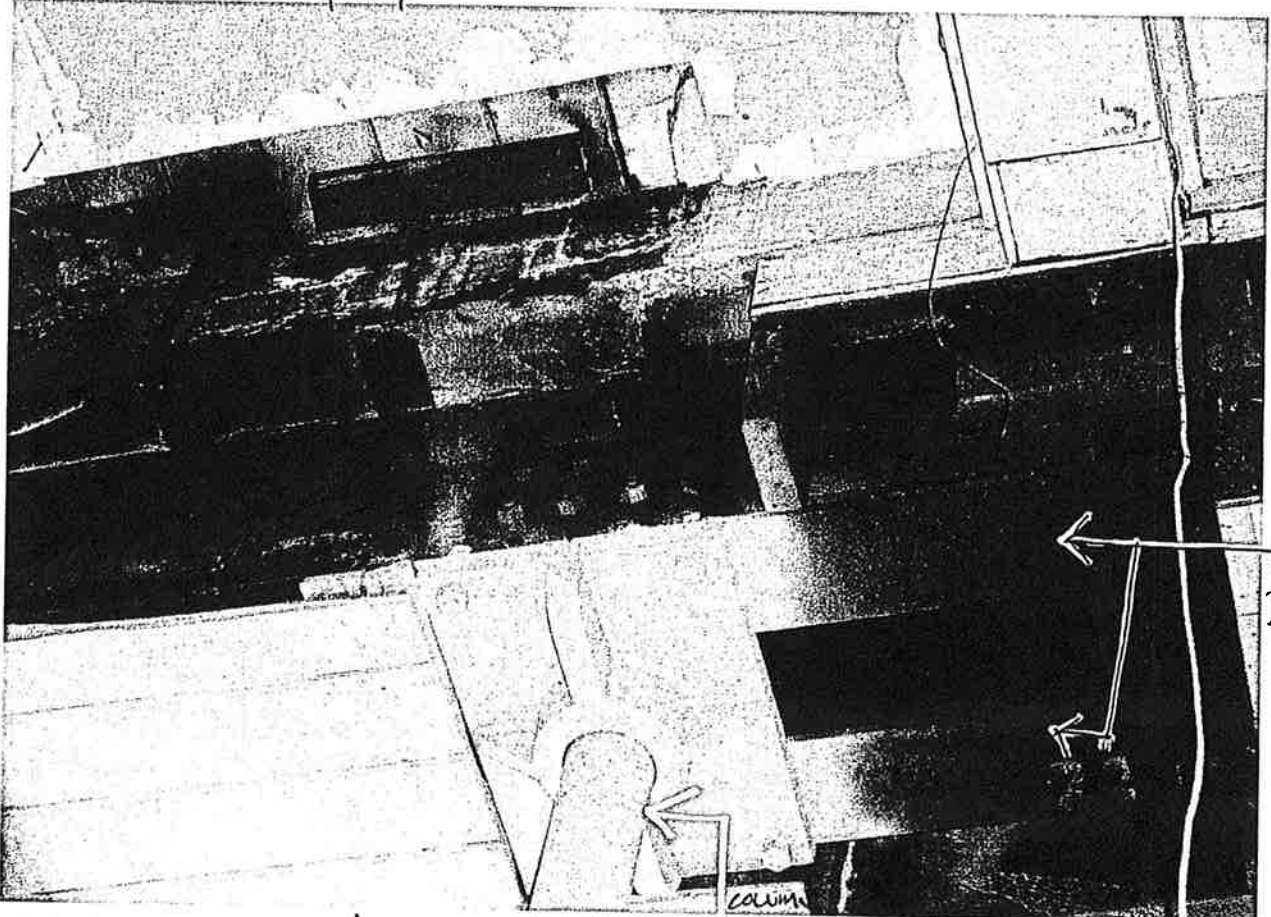
Malcolm Freeman
POWELL FENWICK CONSULTANTS LIMITED

EXISTING 2 x 400x120 RSJ BEAMS

EX COLUMN



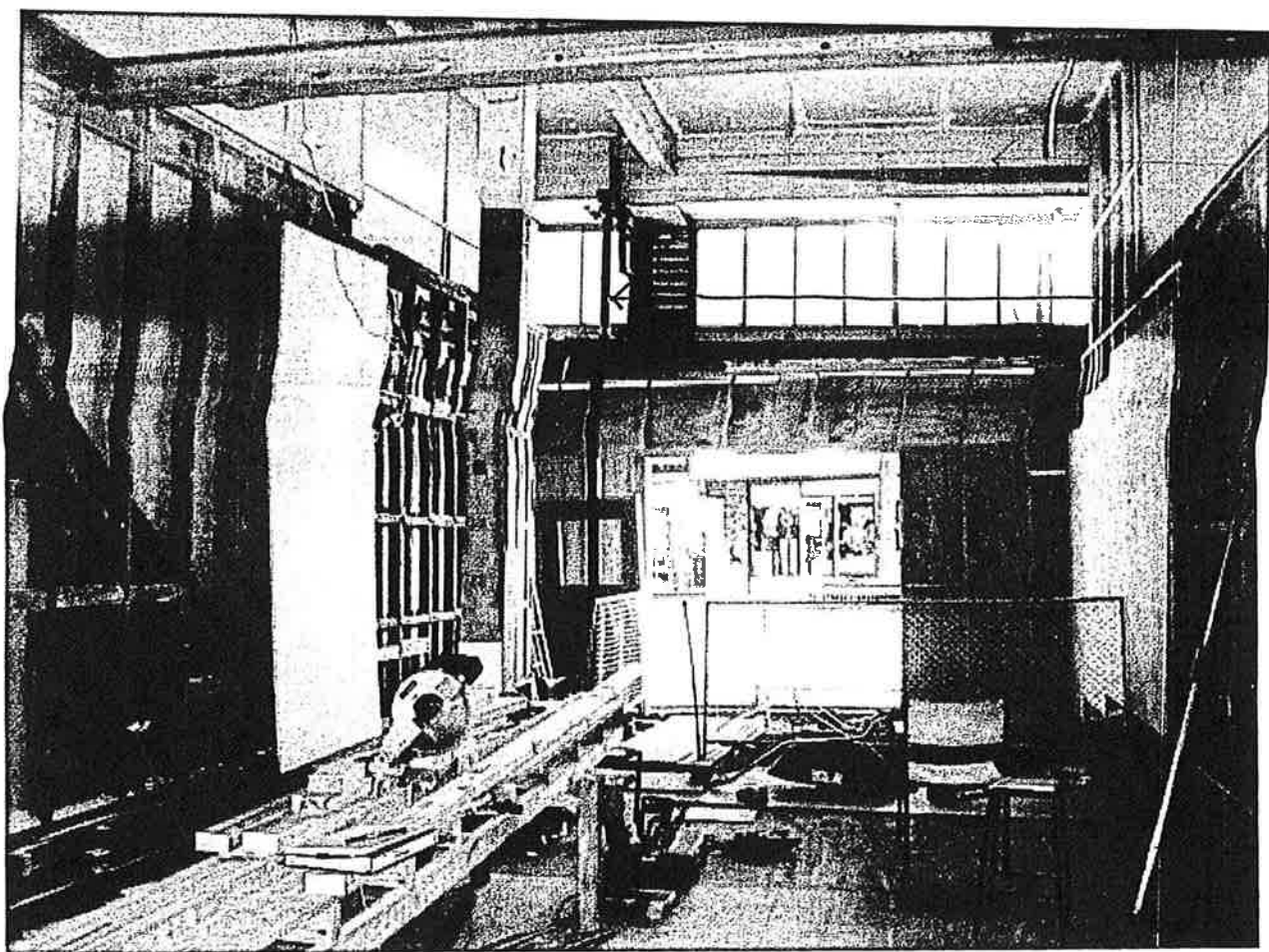
VIEW TO CASHEL STREET.



EXIST PAIR BEAMS

CLOSE UP - COLUMN / BEAM CONNECTION (EXISTING)

13 CASHEL ST - SITE PHOTOS - EXISTING SOUTH ELEVATION STRUCTURE.



EX
COLUMN

Hector, Philip

From: Hector, Philip
Sent: Saturday, 24 May 2008 3:17 pm
To: 'John McGrail'
Subject: ABA 10073437 - 93 Cashel Street Amended Plans

Hi John

After spending quite some time spotting the difference between the approved Consent Documents and the Amended Plans I have some items that need clarification. It would have been a lot easier for me and no doubt those on site if your draughtsman had removed the original clouds on the drawings and started afresh. The sheet numbering also has altered but the drawings are basically the same. A04/02 should be A03/02, A05/02 = A04/02, A06/02 = A05/02, A07/02 = A06/02 when checked against the drawings I approved earlier this year. Unfortunately for you this is the second set of Amended Plans from your office that I have worked on today. The other one (73 Roydvale Avenue) had no means of identifying the changes. Makes for hard work when time is of an essence and the client is paying for my time.

The queries for this Amendment are as below:

- 1) The amended structural frame is supported on an existing beam at the end of the frame. What supports this existing beam and where are these supports.
- 2) The new sump on the northern side of the carpark appears to connect into the existing sump. The new sump should connect to the drain direct as the existing drain would then be undersized to suit the catchment area as it is would be taking the whole car park.
- 3) On Amended Plans Sheet A05/02 (really A04/02) shows the doors to the goods lift deleted which differs to the Proposed First Floor Plan on Sheet A04/02 (really A03/02) where the only alteration is the new 30min fire door to the goods lift shaft for maintenance.
- 4) The Application for Amendment states that the work includes "South Elevation Venting". This the only difference, I can't spot can you elucidate please.

Regards

Philip Hector
Area Development Officer
Sockburn Service Centre
Christchurch City Council

Telephone: 9416513
Fax :9416539

PRODUCER STATEMENT - CONSTRUCTION REVIEW



POWELL FENWICK
CONSULTANTS LIMITED

Your quality engineering partner.

consulting engineers	Unit 3, Amuri Park
heating + ventilation	Cnr Bealey Ave & Churchill St
mechanical	P.O.Box 25-108, Victoria St
structural	Christchurch 8144
hydraulic	New Zealand
electrical	(03) 366-1777: phone
acoustic	(03) 379-1826: fax
civil	engineering@pfc.co.nz: email
fire	www.pfc.co.nz: website

051517/S/1

ISSUED BY: **POWELL FENWICK CONSULTANTS LIMITED**
TO: **Herford Holdings Ltd**
TO BE SUPPLIED TO: **Christchurch City Council**
IN RESPECT OF: **Inspections of concrete foundations and prelining.**
AT: **93-95 Cashel Street, CHRISTCHURCH**

POWELL FENWICK CONSULTANTS LIMITED has been engaged by **Herford Holdings Ltd** to provide the above services in respect of clause(s) **B1/VM1 and B1/VM4** of the Building Code for the building work described on the proposed building work covered by the Producer Statement Design, described on the drawings titled **McEwing Building 93 – 95 Cashel Street** and numbered **S1.1 to S1.3** together with the specification, and other documents set out in the schedule attached to this statement. We have not sighted the Building Consent and the conditions attached to them.

Authorised instructions have been issued during the course of the works.

On the basis of these review(s) and information supplied by the contractor during the course of the works
I BELIEVE ON REASONABLE GROUNDS THAT

All Part only (as per the scope noted on our Producer Statement Design)

of the building works, have been completed in accordance with the intent of our design.

I, **Malcolm Freeman** am: CPEng **166837**

I am a Member of IPENZ and hold the following qualifications **B.E., (Hons), MIPENZ (Structural), CPEng, IntPE (NZ).**

Powell Fenwick Consultants Ltd is a member of ACENZ

SIGNED BY  ON BEHALF OF Powell Fenwick Consultants Ltd

DATE: **4 August 2009**

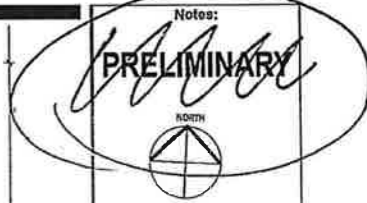
Original To:- **Hereford Holdings**
P O Box 1330
Christchurch Mail Centre
CHRISTCHURCH 8140 (3 copies)

Powell Fenwick Consultants Ltd in issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to Powell Fenwick Consultants Ltd only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000.*

z:\jobs 051501-051600\051517\051517 pscr struc Issue a 4 aug 2009 hec.doc
02/24/11C/DRJ

CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK



Conditions and / or advise notes are attached as part of the documents for this consent. You should read these documents to obtain information to assist with achieving compliance and / or compliance with other legislation that may apply.

AMENDED PLAN 10073437 COUNCIL COPY

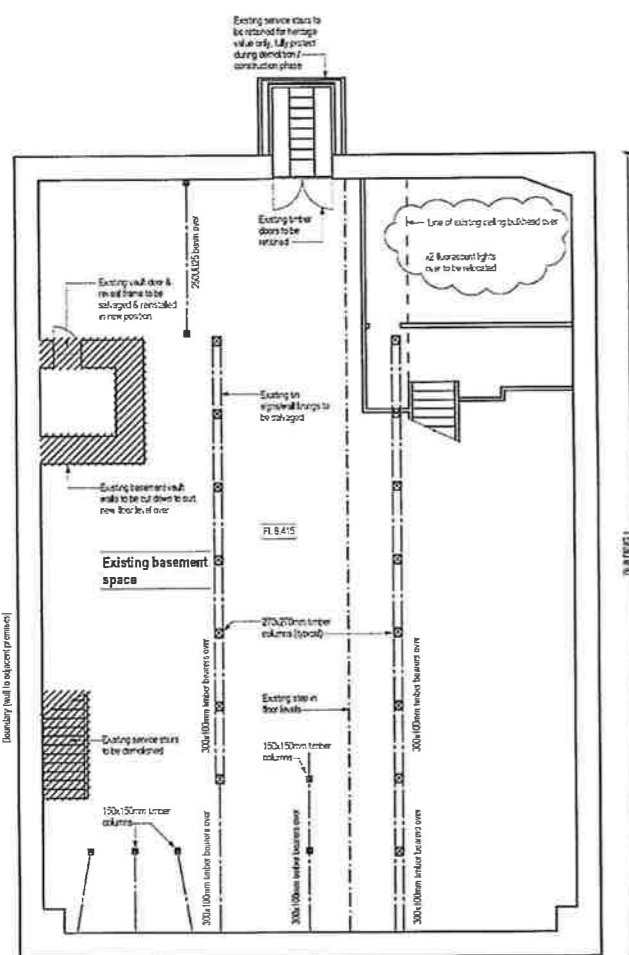
RECEIVED 25 JUN 2009 BUILDING CONSENTS

SAMANTHA OWLES Building Consent Officer CHRISTCHURCH CITY COUNCIL

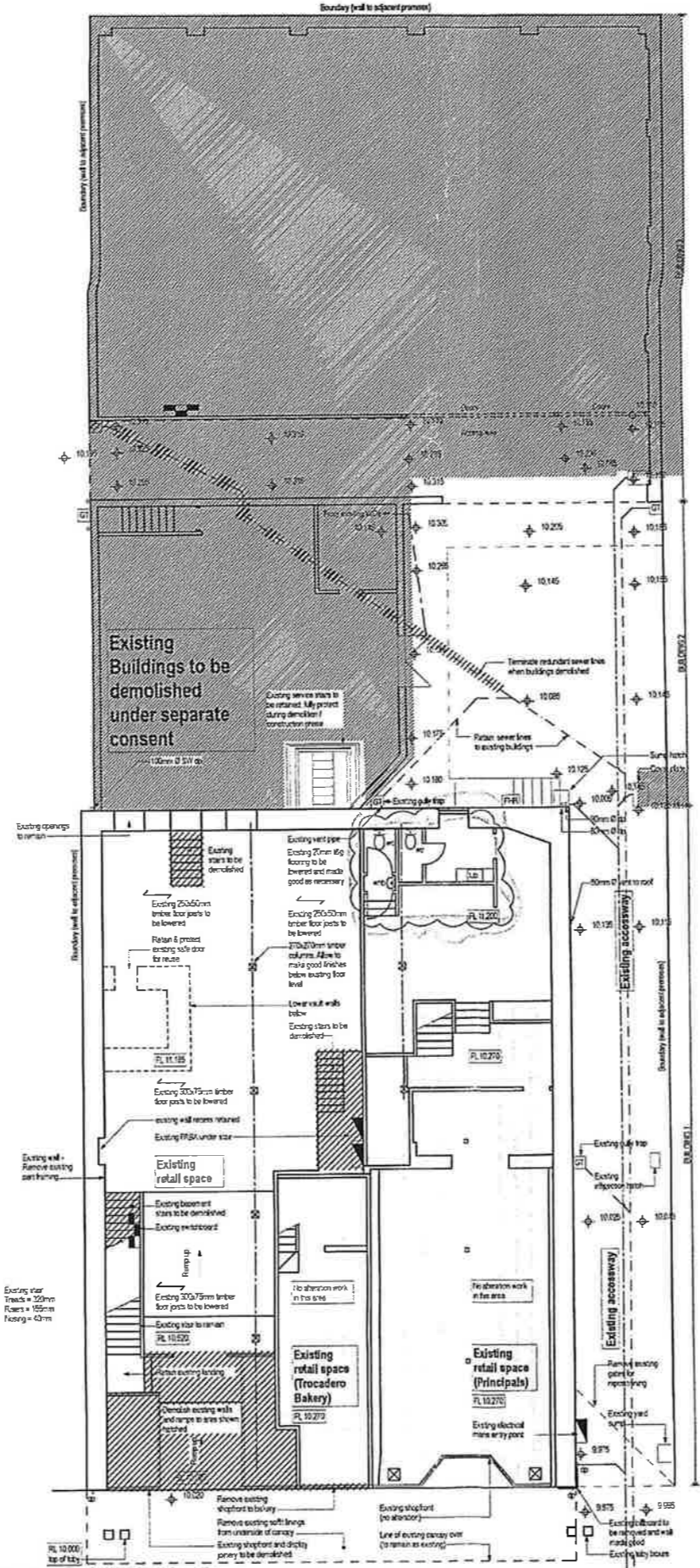
CONSENT RESUMÉ 10 JUL 2009

File Copy All building work shall comply with the consent

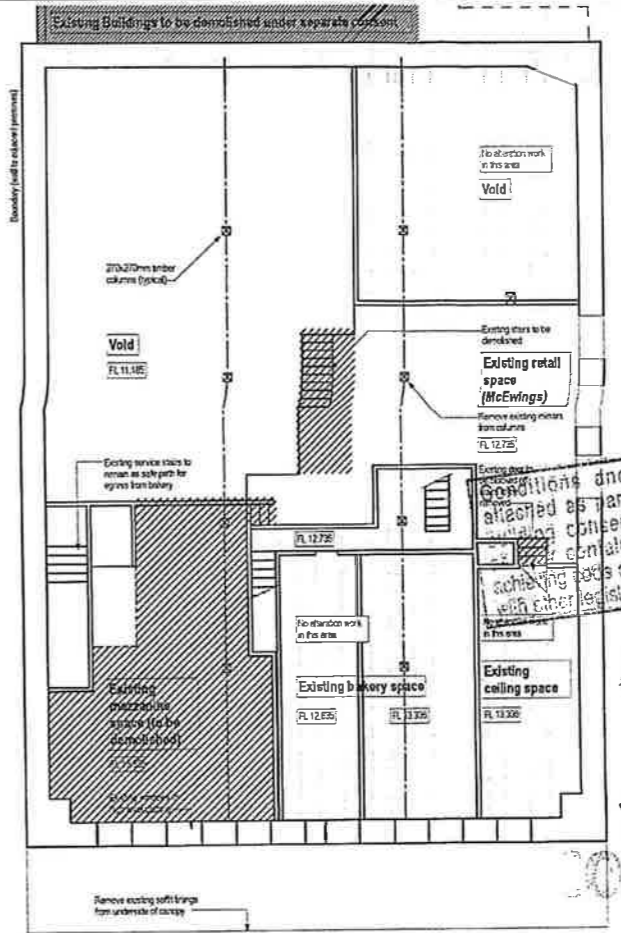
Project:	Demolition Project & civil plan
Location:	Cashel Street, Christchurch
Existing plans:	
Job No:	691 BC
Issue:	A02
Sheet No:	05
Rev:	



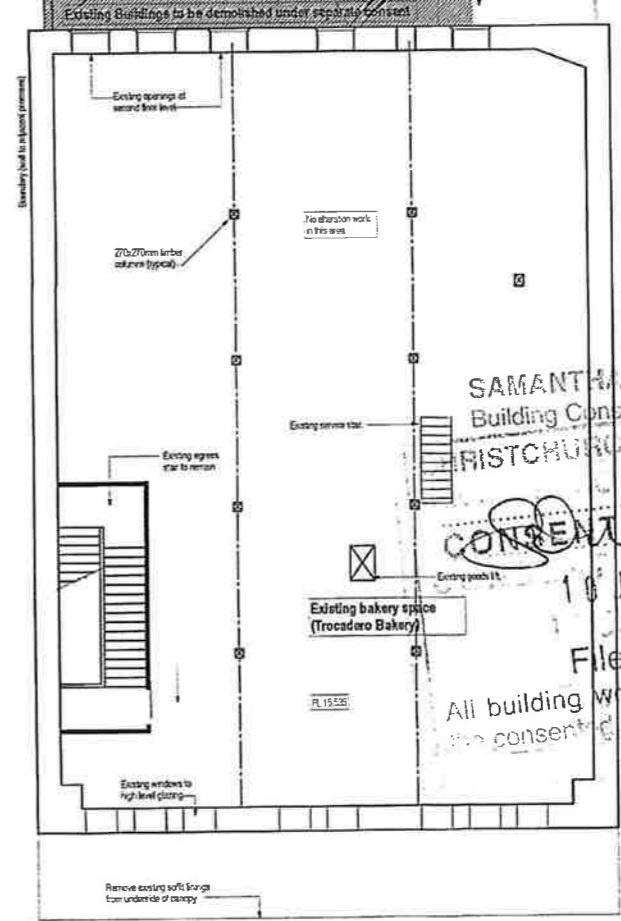
1 Existing Basement Plan A02 1/100



2 Existing Ground Floor & Site Plan A02 1/100



3 Existing Mezzanine Plan A02 1/100

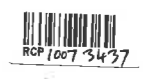
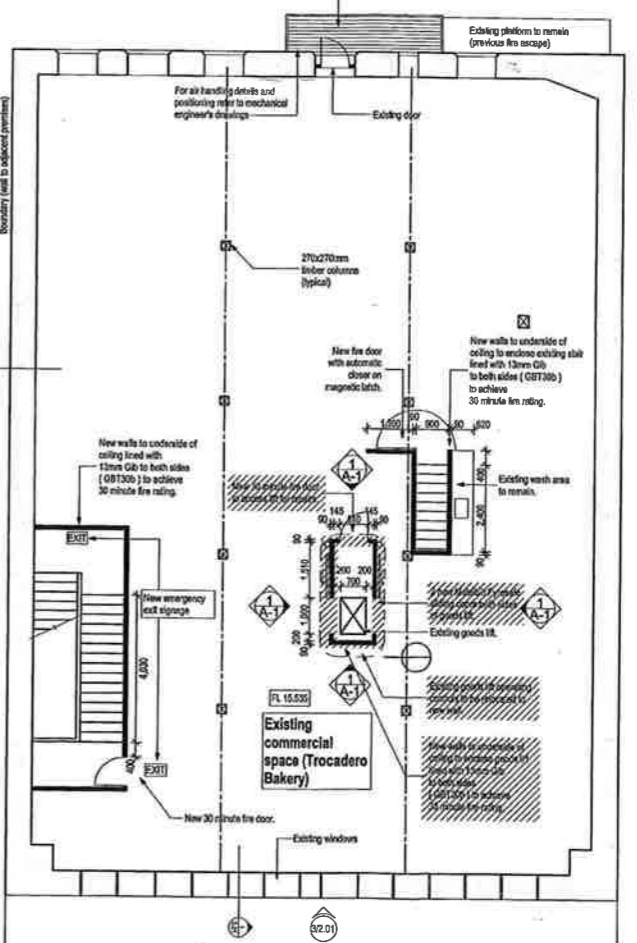
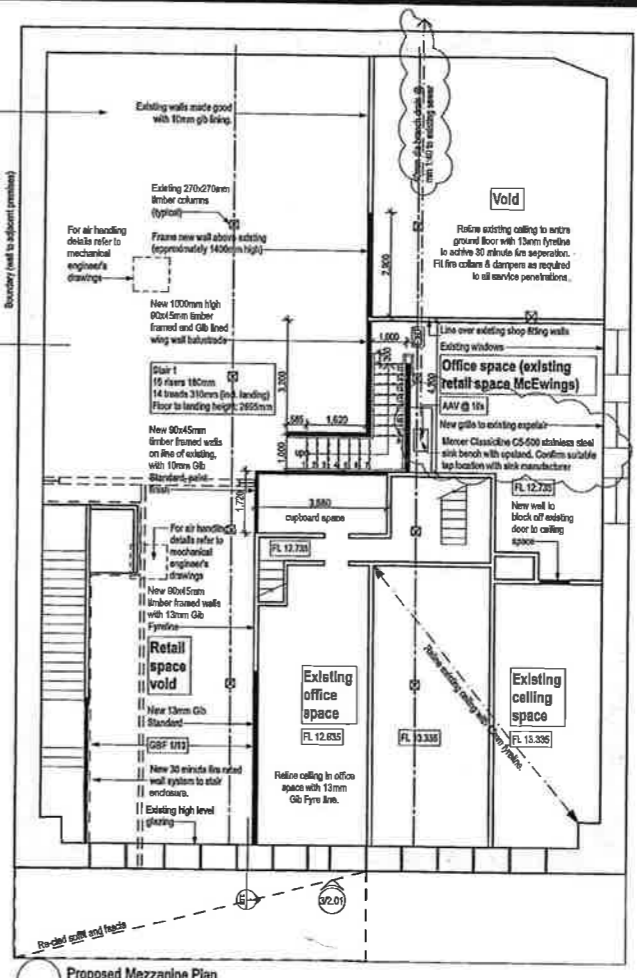
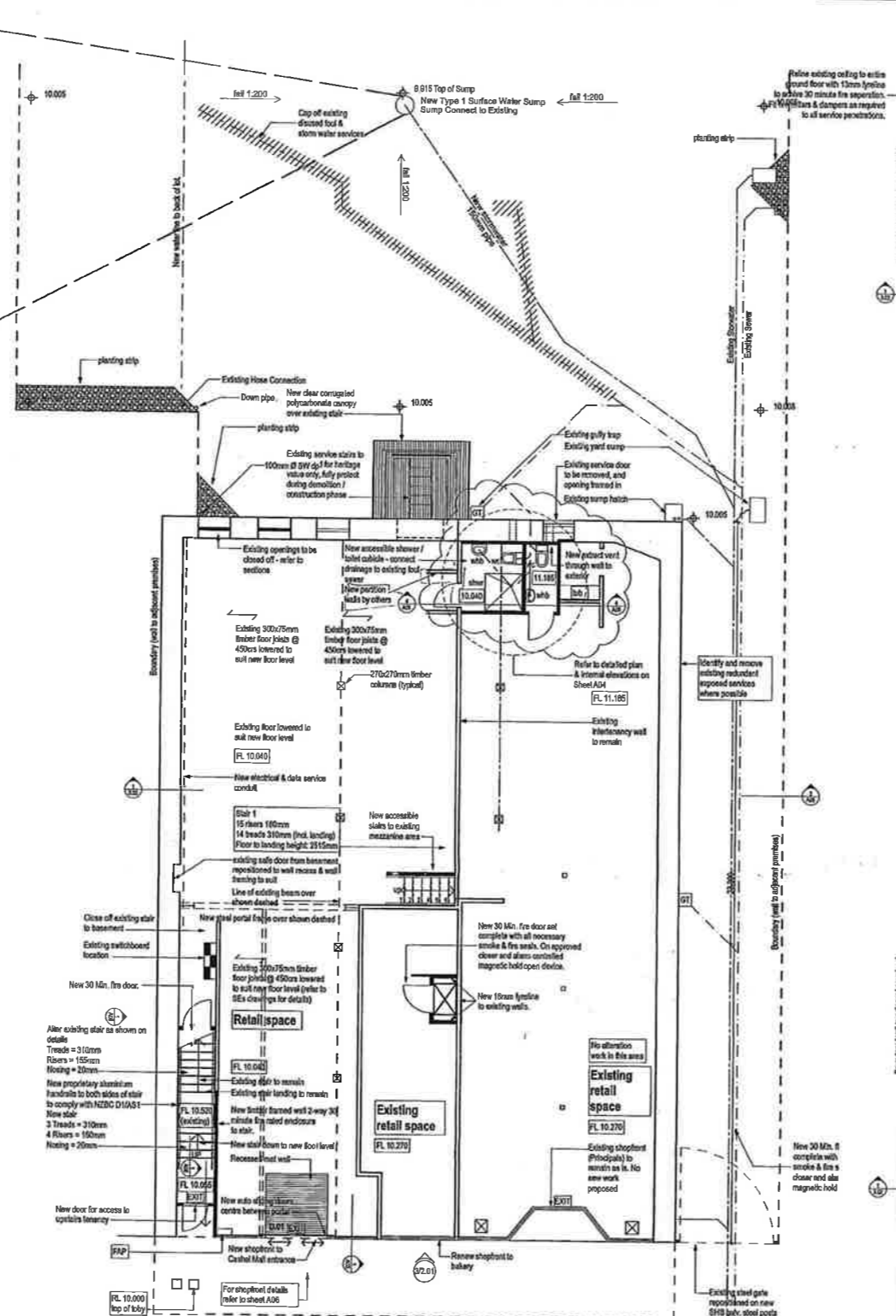
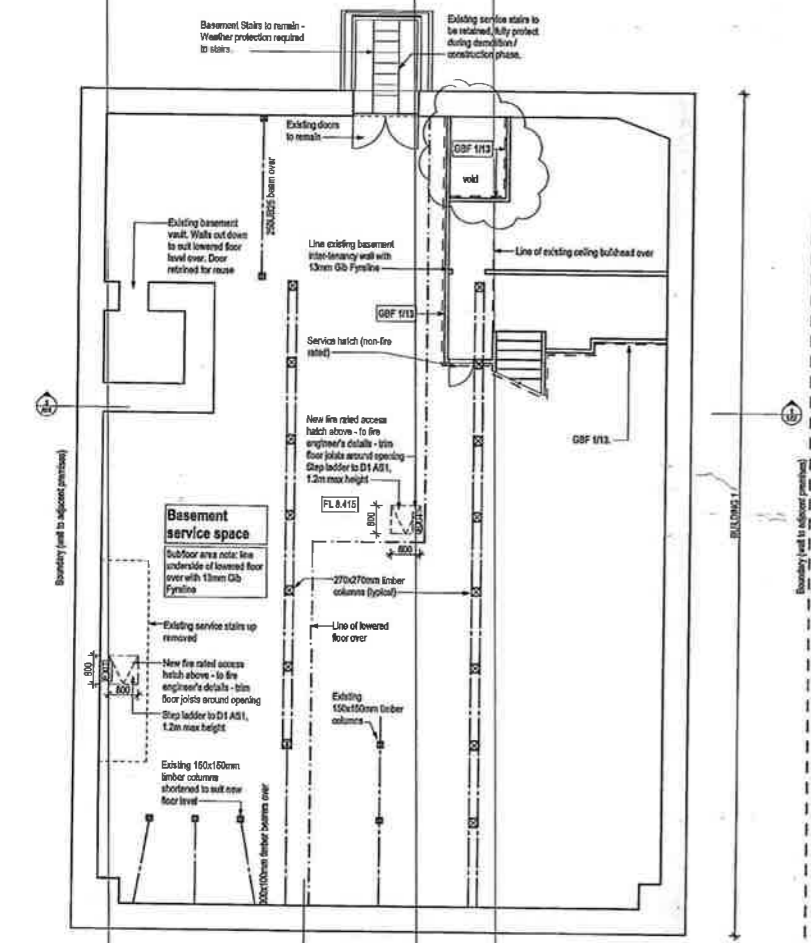
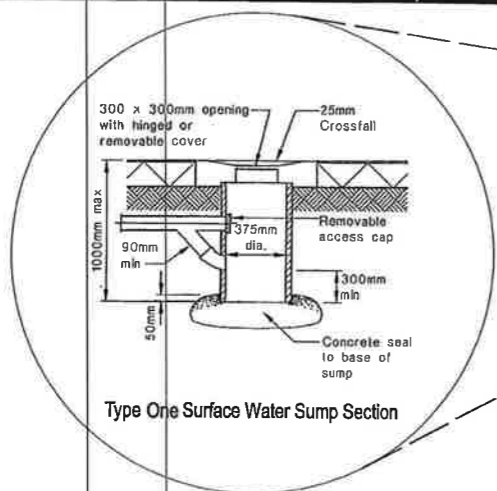


4 Existing First Floor Plan A02 1/100



220 Durham Street PO Box 717 Christchurch 8140 New Zealand Tel 03 366 5415 Fax 03 366 5413 www.dalman.co.nz

CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK



Notes:

EXIT Illuminated emergency exit light

BC Revision 01: Amendments to accessible bathroom to show sling sto

CHRISTCHURCH CITY COUNCIL
Sowles
CONSENT DOCUMENT
1 JUL 2009
File Copy
All building work shall comply with the Resource Management Act 1991
SAMANTHA OWLES
Building Consent Officer

RECEIVED
09 JUL 2009
1007 3437
EPA & E UNITS

**COUNCIL COPY
AMENDED
PLAN**

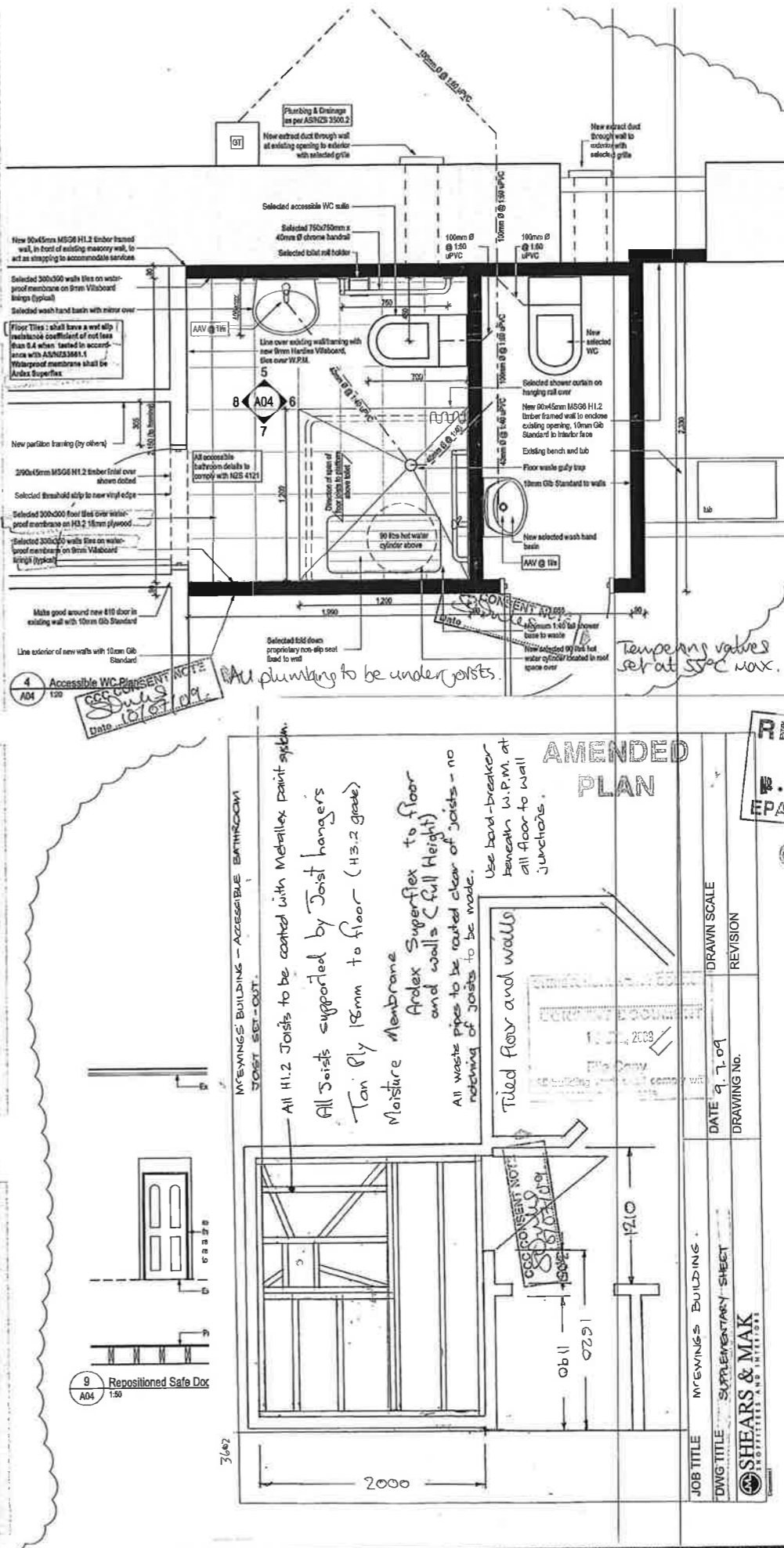
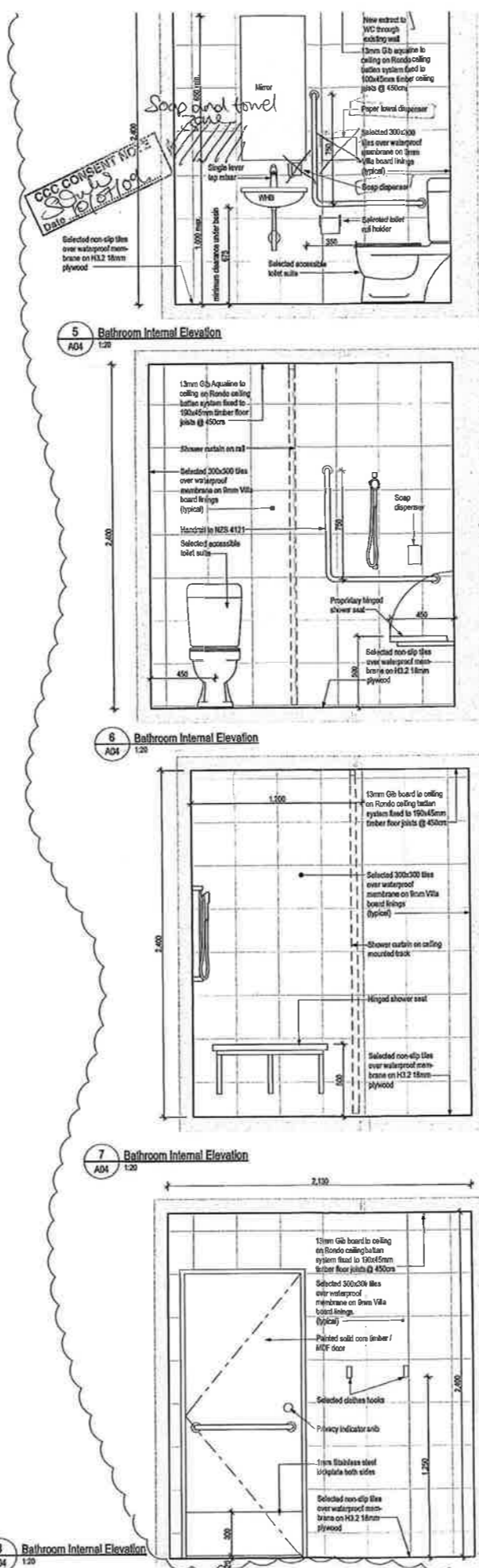
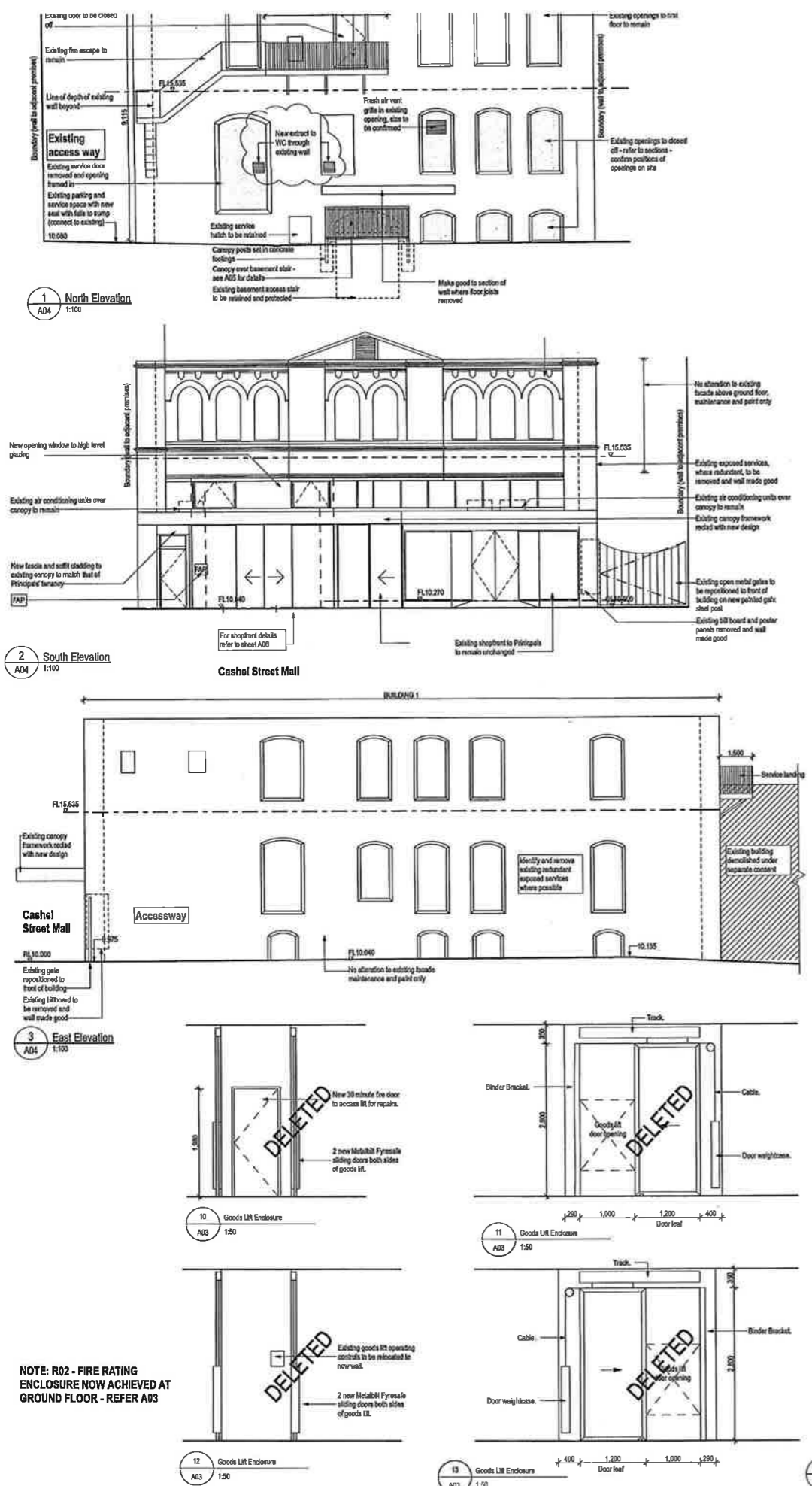
Revised Building Consent	08.07.2009
Revised Building Consent	11/09/2009
REVISION:	DATE:
Revised/Exported at 11:42 am, 06/07/2009	
ISSUE:	DATE:
1/01 Facility Elicit	
1/02 Concept Design	
1/03 P11	
1/04 Development Consent	
1/05 Civil Estimate	
1/06 Resource Consent	
1/07 Building Consent	11/09/2009
1/08 Civil Check	
1/09 Construction	13/02/2009
1/10 Final	

Project:
Demolition Project
& civil plan

Cashel Street, Christchurch

Proposed plans
attached as part of the documents for this building consent. You should read these as they contain information to assist with complying with the Resource Management Act 1991 and other legislation that may apply.

FILE: 001\BUEwings\revised 7-6-09.plt
DRAWN: JM
CHECKED: JM
SCALE: As shown @ A1



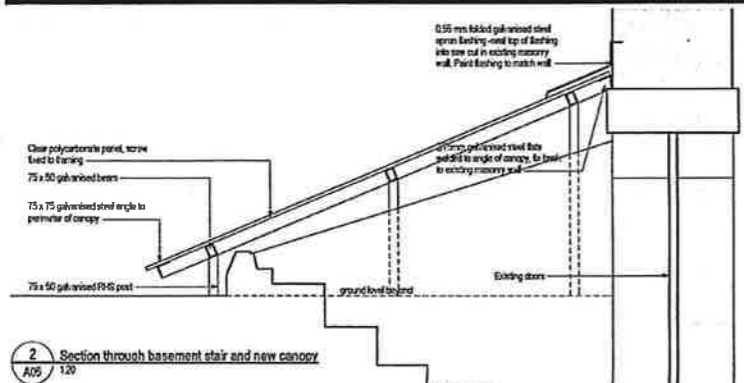
RECEIVED
 JUL 2009
 EPA & IE UNITS
 COUNCIL COPY
 AMENDED PLAN

44 Revised Building Consent	08/07/2009
45 - 46 - 47 - 48 - 49 - 50 - 51 - 52 - 53 - 54 - 55 - 56 - 57 - 58 - 59 - 60 - 61 - 62 - 63 - 64 - 65 - 66 - 67 - 68 - 69 - 70 - 71 - 72 - 73 - 74 - 75 - 76 - 77 - 78 - 79 - 80 - 81 - 82 - 83 - 84 - 85 - 86 - 87 - 88 - 89 - 90 - 91 - 92 - 93 - 94 - 95 - 96 - 97 - 98 - 99 - 100 - 101 - 102 - 103 - 104 - 105 - 106 - 107 - 108 - 109 - 110 - 111 - 112 - 113 - 114 - 115 - 116 - 117 - 118 - 119 - 120 - 121 - 122 - 123 - 124 - 125 - 126 - 127 - 128 - 129 - 130 - 131 - 132 - 133 - 134 - 135 - 136 - 137 - 138 - 139 - 140 - 141 - 142 - 143 - 144 - 145 - 146 - 147 - 148 - 149 - 150 - 151 - 152 - 153 - 154 - 155 - 156 - 157 - 158 - 159 - 160 - 161 - 162 - 163 - 164 - 165 - 166 - 167 - 168 - 169 - 170 - 171 - 172 - 173 - 174 - 175 - 176 - 177 - 178 - 179 - 180 - 181 - 182 - 183 - 184 - 185 - 186 - 187 - 188 - 189 - 190 - 191 - 192 - 193 - 194 - 195 - 196 - 197 - 198 - 199 - 200 - 201 - 202 - 203 - 204 - 205 - 206 - 207 - 208 - 209 - 210 - 211 - 212 - 213 - 214 - 215 - 216 - 217 - 218 - 219 - 220 - 221 - 222 - 223 - 224 - 225 - 226 - 227 - 228 - 229 - 230 - 231 - 232 - 233 - 234 - 235 - 236 - 237 - 238 - 239 - 240 - 241 - 242 - 243 - 244 - 245 - 246 - 247 - 248 - 249 - 250 - 251 - 252 - 253 - 254 - 255 - 256 - 257 - 258 - 259 - 260 - 261 - 262 - 263 - 264 - 265 - 266 - 267 - 268 - 269 - 270 - 271 - 272 - 273 - 274 - 275 - 276 - 277 - 278 - 279 - 280 - 281 - 282 - 283 - 284 - 285 - 286 - 287 - 288 - 289 - 290 - 291 - 292 - 293 - 294 - 295 - 296 - 297 - 298 - 299 - 300 - 301 - 302 - 303 - 304 - 305 - 306 - 307 - 308 - 309 - 310 - 311 - 312 - 313 - 314 - 315 - 316 - 317 - 318 - 319 - 320 - 321 - 322 - 323 - 324 - 325 - 326 - 327 - 328 - 329 - 330 - 331 - 332 - 333 - 334 - 335 - 336 - 337 - 338 - 339 - 340 - 341 - 342 - 343 - 344 - 345 - 346 - 347 - 348 - 349 - 350 - 351 - 352 - 353 - 354 - 355 - 356 - 357 - 358 - 359 - 360 - 361 - 362 - 363 - 364 - 365 - 366 - 367 - 368 - 369 - 370 - 371 - 372 - 373 - 374 - 375 - 376 - 377 - 378 - 379 - 380 - 381 - 382 - 383 - 384 - 385 - 386 - 387 - 388 - 389 - 390 - 391 - 392 - 393 - 394 - 395 - 396 - 397 - 398 - 399 - 400 - 401 - 402 - 403 - 404 - 405 - 406 - 407 - 408 - 409 - 410 - 411 - 412 - 413 - 414 - 415 - 416 - 417 - 418 - 419 - 420 - 421 - 422 - 423 - 424 - 425 - 426 - 427 - 428 - 429 - 430 - 431 - 432 - 433 - 434 - 435 - 436 - 437 - 438 - 439 - 440 - 441 - 442 - 443 - 444 - 445 - 446 - 447 - 448 - 449 - 450 - 451 - 452 - 453 - 454 - 455 - 456 - 457 - 458 - 459 - 460 - 461 - 462 - 463 - 464 - 465 - 466 - 467 - 468 - 469 - 470 - 471 - 472 - 473 - 474 - 475 - 476 - 477 - 478 - 479 - 480 - 481 - 482 - 483 - 484 - 485 - 486 - 487 - 488 - 489 - 490 - 491 - 492 - 493 - 494 - 495 - 496 - 497 - 498 - 499 - 500 - 501 - 502 - 503 - 504 - 505 - 506 - 507 - 508 - 509 - 510 - 511 - 512 - 513 - 514 - 515 - 516 - 517 - 518 - 519 - 520 - 521 - 522 - 523 - 524 - 525 - 526 - 527 - 528 - 529 - 530 - 531 - 532 - 533 - 534 - 535 - 536 - 537 - 538 - 539 - 540 - 541 - 542 - 543 - 544 - 545 - 546 - 547 - 548 - 549 - 550 - 551 - 552 - 553 - 554 - 555 - 556 - 557 - 558 - 559 - 560 - 561 - 562 - 563 - 564 - 565 - 566 - 567 - 568 - 569 - 570 - 571 - 572 - 573 - 574 - 575 - 576 - 577 - 578 - 579 - 580 - 581 - 582 - 583 - 584 - 585 - 586 - 587 - 588 - 589 - 590 - 591 - 592 - 593 - 594 - 595 - 596 - 597 - 598 - 599 - 600 - 601 - 602 - 603 - 604 - 605 - 606 - 607 - 608 - 609 - 610 - 611 - 612 - 613 - 614 - 615 - 616 - 617 - 618 - 619 - 620 - 621 - 622 - 623 - 624 - 625 - 626 - 627 - 628 - 629 - 630 - 631 - 632 - 633 - 634 - 635 - 636 - 637 - 638 - 639 - 640 - 641 - 642 - 643 - 644 - 645 - 646 - 647 - 648 - 649 - 650 - 651 - 652 - 653 - 654 - 655 - 656 - 657 - 658 - 659 - 660 - 661 - 662 - 663 - 664 - 665 - 666 - 667 - 668 - 669 - 670 - 671 - 672 - 673 - 674 - 675 - 676 - 677 - 678 - 679 - 680 - 681 - 682 - 683 - 684 - 685 - 686 - 687 - 688 - 689 - 690 - 691 - 692 - 693 - 694 - 695 - 696 - 697 - 698 - 699 - 700 - 701 - 702 - 703 - 704 - 705 - 706 - 707 - 708 - 709 - 710 - 711 - 712 - 713 - 714 - 715 - 716 - 717 - 718 - 719 - 720 - 721 - 722 - 723 - 724 - 725 - 726 - 727 - 728 - 729 - 730 - 731 - 732 - 733 - 734 - 735 - 736 - 737 - 738 - 739 - 740 - 741 - 742 - 743 - 744 - 745 - 746 - 747 - 748 - 749 - 750 - 751 - 752 - 753 - 754 - 755 - 756 - 757 - 758 - 759 - 760 - 761 - 762 - 763 - 764 - 765 - 766 - 767 - 768 - 769 - 770 - 771 - 772 - 773 - 774 - 775 - 776 - 777 - 778 - 779 - 780 - 781 - 782 - 783 - 784 - 785 - 786 - 787 - 788 - 789 - 790 - 791 - 792 - 793 - 794 - 795 - 796 - 797 - 798 - 799 - 800 - 801 - 802 - 803 - 804 - 805 - 806 - 807 - 808 - 809 - 810 - 811 - 812 - 813 - 814 - 815 - 816 - 817 - 818 - 819 - 820 - 821 - 822 - 823 - 824 - 825 - 826 - 827 - 828 - 829 - 830 - 831 - 832 - 833 - 834 - 835 - 836 - 837 - 838 - 839 - 840 - 841 - 842 - 843 - 844 - 845 - 846 - 847 - 848 - 849 - 850 - 851 - 852 - 853 - 854 - 855 - 856 - 857 - 858 - 859 - 860 - 861 - 862 - 863 - 864 - 865 - 866 - 867 - 868 - 869 - 870 - 871 - 872 - 873 - 874 - 875 - 876 - 877 - 878 - 879 - 880 - 881 - 882 - 883 - 884 - 885 - 886 - 887 - 888 - 889 - 890 - 891 - 892 - 893 - 894 - 895 - 896 - 897 - 898 - 899 - 900 - 901 - 902 - 903 - 904 - 905 - 906 - 907 - 908 - 909 - 910 - 911 - 912 - 913 - 914 - 915 - 916 - 917 - 918 - 919 - 920 - 921 - 922 - 923 - 924 - 925 - 926 - 927 - 928 - 929 - 930 - 931 - 932 - 933 - 934 - 935 - 936 - 937 - 938 - 939 - 940 - 941 - 942 - 943 - 944 - 945 - 946 - 947 - 948 - 949 - 950 - 951 - 952 - 953 - 954 - 955 - 956 - 957 - 958 - 959 - 960 - 961 - 962 - 963 - 964 - 965 - 966 - 967 - 968 - 969 - 970 - 971 - 972 - 973 - 974 - 975 - 976 - 977 - 978 - 979 - 980 - 981 - 982 - 983 - 984 - 985 - 986 - 987 - 988 - 989 - 990 - 991 - 992 - 993 - 994 - 995 - 996 - 997 - 998 - 999 - 1000 - 1001 - 1002 - 1003 - 1004 - 1005 - 1006 - 1007 - 1008 - 1009 - 1010 - 1011 - 1012 - 1013 - 1014 - 1015 - 1016 - 1017 - 1018 - 1019 - 1020 - 1021 - 1022 - 1023 - 1024 - 1025 - 1026 - 1027 - 1028 - 1029 - 1030 - 1031 - 1032 - 1033 - 1034 - 1035 - 1036 - 1037 - 1038 - 1039 - 1040 - 1041 - 1042 - 1043 - 1044 - 1045 - 1046 - 1047 - 1048 - 1049 - 1050 - 1051 - 1052 - 1053 - 1054 - 1055 - 1056 - 1057 - 1058 - 1059 - 1060 - 1061 - 1062 - 1063 - 1064 - 1065 - 1066 - 1067 - 1068 - 1069 - 1070 - 1071 - 1072 - 1073 - 1074 - 1075 - 1076 - 1077 - 1078 - 1079 - 1080 - 1081 - 1082 - 1083 - 1084 - 1085 - 1086 - 1087 - 1088 - 1089 - 1090 - 1091 - 1092 - 1093 - 1094 - 1095 - 1096 - 1097 - 1098 - 1099 - 1100 - 1101 - 1102 - 1103 - 1104 - 1105 - 1106 - 1107 - 1108 - 1109 - 1110 - 1111 - 1112 - 1113 - 1114 - 1115 - 1116 - 1117 - 1118 - 1119 - 1120 - 1121 - 1122 - 1123 - 1124 - 1125 - 1126 - 1127 - 1128 - 1129 - 1130 - 1131 - 1132 - 1133 - 1134 - 1135 - 1136 - 1137 - 1138 - 1139 - 1140 - 1141 - 1142 - 1143 - 1144 - 1145 - 1146 - 1147 - 1148 - 1149 - 1150 - 1151 - 1152 - 1153 - 1154 - 1155 - 1156 - 1157 - 1158 - 1159 - 1160 - 1161 - 1162 - 1163 - 1164 - 1165 - 1166 - 1167 - 1168 - 1169 - 1170 - 1171 - 1172 - 1173 - 1174 - 1175 - 1176 - 1177 - 1178 - 1179 - 1180 - 1181 - 1182 - 1183 - 1184 - 1185 - 1186 - 1187 - 1188 - 1189 - 1190 - 1191 - 1192 - 1193 - 1194 - 1195 - 1196 - 1197 - 1198 - 1199 - 1200 - 1201 - 1202 - 1203 - 1204 - 1205 - 1206 - 1207 - 1208 - 1209 - 1210 - 1211 - 1212 - 1213 - 1214 - 1215 - 1216 - 1217 - 1218 - 1219 - 1220 - 1221 - 1222 - 1223 - 1224 - 1225 - 1226 - 1227 - 1228 - 1229 - 1230 - 1231 - 1232 - 1233 - 1234 - 1235 - 1236 - 1237 - 1238 - 1239 - 1240 - 1241 - 1242 - 1243 - 1244 - 1245 - 1246 - 1247 - 1248 - 1249 - 1250 - 1251 - 1252 - 1253 - 1254 - 1255 - 1256 - 1257 - 1258 - 1259 - 1260 - 1261 - 1262 - 1263 - 1264 - 1265 - 1266 - 1267 - 1268 - 1269 - 1270 - 1271 - 1272 - 1273 - 1274 - 1275 - 1276 - 1277 - 1278 - 1279 - 1280 - 1281 - 1282 - 1283 - 1284 - 1285 - 1286 - 1287 - 1288 - 1289 - 1290 - 1291 - 1292 - 1293 - 1294 - 1295 - 1296 - 1297 - 1298 - 1299 - 1300 - 1301 - 1302 - 1303 - 1304 - 1305 - 1306 - 1307 - 1308 - 1309 - 1310 - 1311 - 1312 - 1313 - 1314 - 1315 - 1316 - 1317 - 1318 - 1319 - 1320 - 1321 - 1322 - 1323 - 1324 - 1325 - 1326 - 1327 - 1328 - 1329 - 1330 - 1331 - 1332 - 1333 - 1334 - 1335 - 1336 - 1337 - 1338 - 1339 - 1340 - 1341 - 1342 - 1343 - 1344 - 1345 - 1346 - 1347 - 1348 - 1349 - 1350 - 1351 - 1352 - 1353 - 1354 - 1355 - 1356 - 1357 - 1358 - 1359 - 1360 - 1361 - 1362 - 1363 - 1364 - 1365 - 1366 - 1367 - 1368 - 1369 - 1370 - 1371 - 1372 - 1373 - 1374 - 1375 - 1376 - 1377 - 1378 - 1379 - 1380 - 1381 - 1382 - 1383 - 1384 - 1385 - 1386 - 1387 - 1388 - 1389 - 1390 - 1391 - 1392 - 1393 - 1394 - 1395 - 1396 - 1397 - 1398 - 1399 - 1400 - 1401 - 1402 - 1403 - 1404 - 1405 - 1406 - 1407 - 1408 - 1409 - 1410 - 1411 - 1412 - 1413 - 1414 - 1415 - 1416 - 1417 - 1418 - 1419 - 1420 - 1421 - 1422 - 1423 - 1424 - 1425 - 1426 - 1427 - 1428 - 1429 - 1430 - 1431 - 1432 - 1433 - 1434 - 1435 - 1436 - 1437 - 1438 - 1439 - 1440 - 1441 - 1442 - 1443 - 1444 - 1445 - 1446 - 1447 - 1448 - 1449 - 1450 - 1451 - 1452 - 1453 - 1454 - 1455 - 1456 - 1457 - 1458 - 1459 - 1460 - 1461 - 1462 - 1463 - 1464 - 1465 - 1466 - 1467 - 1468 - 1469 - 1470 - 1471 - 1472 - 1473 - 1474 - 1475 - 1476 - 1477 - 1478 - 1479 - 1480 - 1481 - 1482 - 1483 - 1484 - 1485 - 1486 - 1487 - 1488 - 1489 - 1490 - 1491 - 1492 - 1493 - 1494 - 1495 - 1496 - 1497 - 1498 - 1499 - 1500 - 1501 - 1502 - 1503 - 1504 - 1505 - 1506 - 1507 - 1508 - 1509 - 1510 - 1511 - 1512 - 1513 - 1514 - 1515 - 1516 - 1517 - 1518 - 1519 - 1520 - 1521 - 1522 - 1523 - 1524 - 1525 - 1526 - 1527 - 1528 - 1529 - 1530 - 1531 - 1532 - 1533 - 1534 - 1535 - 1536 - 1537 - 1538 - 1539 - 1540 - 1541 - 1542 - 1543 - 1544 - 1545 - 1546 - 1547 - 1548 - 1549 - 1550 - 1551 - 1552 - 1553 - 1554 - 1555 - 1556 - 1557 - 1558 - 1559 - 1560 - 1561 - 1562 - 1563 - 1564 - 1565 - 1566 - 1567 - 1568 - 1569 - 1570 - 1571 - 1572 - 1573 - 1574 - 1575 - 1576 - 1577 - 1578 - 1579 - 1580 - 1581 - 1582 - 1583 - 1584 - 1585 - 1586 - 1587 - 1588 - 1589 - 1590 - 1591 - 1592 - 1593 - 1594 - 1595 - 1596 - 1597 - 1598 - 1599 - 1600 - 1601 - 1602 - 1603 - 1604 - 1605 - 1606 - 1607 - 1608 - 1609 - 1610 - 1611 - 1612 - 1613 - 1614 - 1615 - 1616 - 1617 - 1618 - 1619 - 1620 - 1621 - 1622 - 1623 - 1624 - 1625 - 1626 - 1627 - 1628 - 1629 - 1630 - 1631 - 1632 - 1633 - 1634 - 1635 - 1636 - 1637 - 1638 - 1639 - 1640 - 1641 - 1642 - 1643 - 1644 - 1645 - 1646 - 1647 - 1648 - 1649 - 1650 - 1651 - 1652 - 1653 - 1654 - 1655 - 1656 - 1657 - 1658 - 1659 - 1660 - 1661 - 1662 - 1663 - 1664 - 1665 - 1666 - 1667 - 1668 - 1669 - 1670 - 1671 - 1672 - 1673 - 1674 - 1675 - 1676 - 1677 - 1678 - 1679 - 1680 - 1681 - 1682 - 1683 - 1684 - 1685 - 1686 - 1687 - 1688 - 1689 - 1690 - 1691 - 1692 - 1693 - 1694 - 1695 - 1696 - 1697 - 1698 - 1699 - 1700 - 1701 - 1702 - 1703 - 1704 - 1705 - 1706 - 1707 - 1708 - 1709 - 1710 - 1711 - 1712 - 1713 - 1714 - 1715 - 1716 - 1717 - 1718 - 1719 - 1720 - 1721 - 1722 - 1723 - 1724 - 1725 - 1726 - 1727 - 1728 - 1729 - 1730 - 1731 - 1732 - 1733 - 1734 - 1735 - 1736 - 1737 - 1738 - 1739 - 1740 - 1741 - 1742 - 1743 - 1744 - 1745 - 1746 - 1747 - 1748 - 1749 - 1750 - 1751 - 1752 - 1753 - 1754 - 1755 - 1756 - 1757 - 1758 - 1759 - 1760 - 1761 - 1762 - 1763 - 1764 - 1765 - 1766 - 1767 - 1768 - 1769 - 1770 - 1771 - 1772 - 1773 - 1774 - 1775 - 1776 - 1777 - 1778 - 1779 - 1780 - 1781 - 1782 - 1783 - 1784 - 1785 - 1786 - 1787 - 1788 - 1789 - 1790 - 1791 - 1792 - 1793 - 1794 - 1795 - 1796 - 1797 - 1798 - 1799 - 1800 - 1801 - 1802 - 1803 - 1804 - 1805 - 1806 - 1807 - 1808 - 1809 - 1810 - 1811 - 1812 - 1813 - 1814 - 1815 - 1816 - 1817 - 1818 - 1819 - 1820 - 1821 - 1822 - 1823 - 1824 - 1825 - 1826 - 1827 - 1828 - 1829 - 1830 - 1831 - 1832 - 1833 - 1834 - 1835 - 1836 - 1837 - 1838 - 1839 - 1840 - 1841 - 1842 - 1843 - 1844 - 1845 - 1846 - 1847 - 1848 - 1849 - 1850 - 1851 - 1852 - 1853 - 1854 - 1855 - 1856 - 1857 - 1858 - 1859 - 1860 - 1861 - 1862 - 1863 - 1864 - 1865 - 1866 - 1867 - 1868 - 1869 - 1870 - 1871 - 1872 - 1873 - 1874 - 1875 - 1876 - 1877 - 1878 - 1879 - 1880 - 1881 - 1882 - 1883 - 1884 - 1885 - 1886 - 1887 - 1888 - 1889 - 1890 - 1891 - 1892 - 1893 - 1894 - 1895 - 1896 - 1897 - 1898 - 1899 - 1900 - 1901 - 1902 - 1903 - 1904 - 1905 - 1906 - 1907 - 1908 - 1909 - 1910 - 1911 - 1912 - 1913 - 1914 - 1915 - 1916 - 1917 - 1918 - 1919 - 1920 - 1921 - 1922 - 1923 - 1924 - 1925 - 1926 - 1927 - 1928 - 1929 - 1930 - 1931 - 1932 - 1933 - 1934 - 1935 - 1936 - 1937 - 1938 - 1939 - 1940 - 1941 - 1942 - 1943 - 1944 - 1945 - 1946 - 1947 - 1948 - 1949 - 1950 - 1951 - 1952 - 1953 - 1954 - 1955 - 1956 - 1957 - 1958 - 1959 - 1960 - 1961 - 1962 - 1963 - 1964 - 1965 - 1966 - 1967 - 1968 - 1969 - 1970 - 1971 - 1972 - 1973 - 1974 - 1975 - 1976 - 1977 - 1978 - 1979 - 1980 - 1981 - 1982 - 1983 - 1984 - 1985 - 1986 - 1987 - 1988 - 1989 - 1990 - 1991 - 1992 - 1993 - 1994 - 1995 - 1996 - 1997 - 1998 - 1999 - 2000 - 2001 - 2002 - 2003 - 2004 - 2005 - 2006 - 2007 - 2008 - 2009 - 2010 - 2011 - 2012 - 2013 - 2014 - 2015 - 2016 - 2017 - 2018 - 2019 - 2020 - 2021 - 2022 - 2023 - 2024 - 2025 - 2026 - 2027 - 2028 - 2029 - 2030 - 2031 - 2032 - 2033 - 2034 - 2035 - 2036 - 2037 - 2038 - 2039 - 2040 - 2041 - 2042 - 2043 - 2044 - 2045 - 2046 - 2047 - 2048 - 2049 - 2050 - 2051 - 2052 - 2053 - 2054 - 2055 - 2056 - 2057 - 2058 - 2059 - 2060 - 2061 - 2062 - 2063 - 2064 - 2065 - 2066 - 2067 - 2068 - 2069 - 2070 - 2071 - 2072 - 2073 - 2074 - 2075 - 2076 - 2077 - 2078 - 2079 - 2080 - 2081 - 2082 - 2083 - 2084 - 2085 - 2086 - 2087 - 2088 - 2089 - 2090 -	

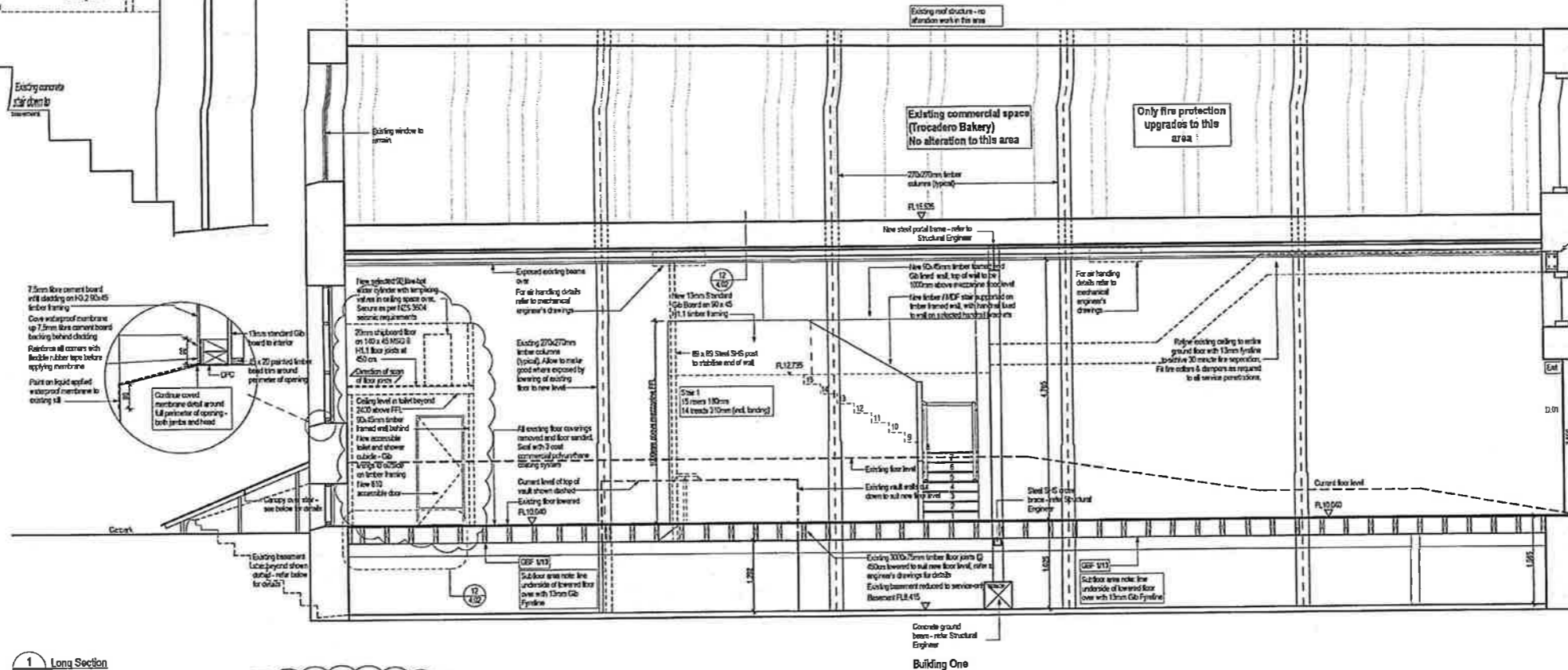
CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK

Notes:

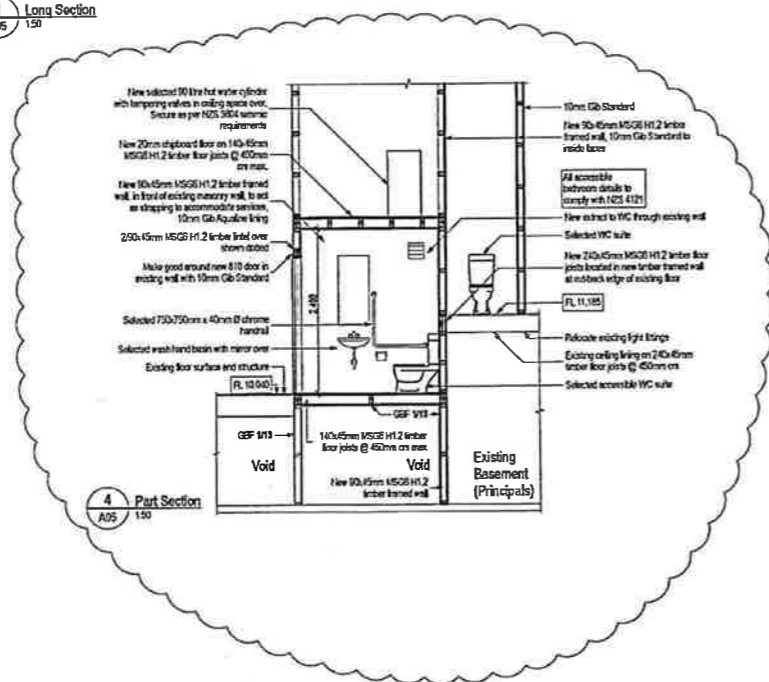
PRELIMINARY



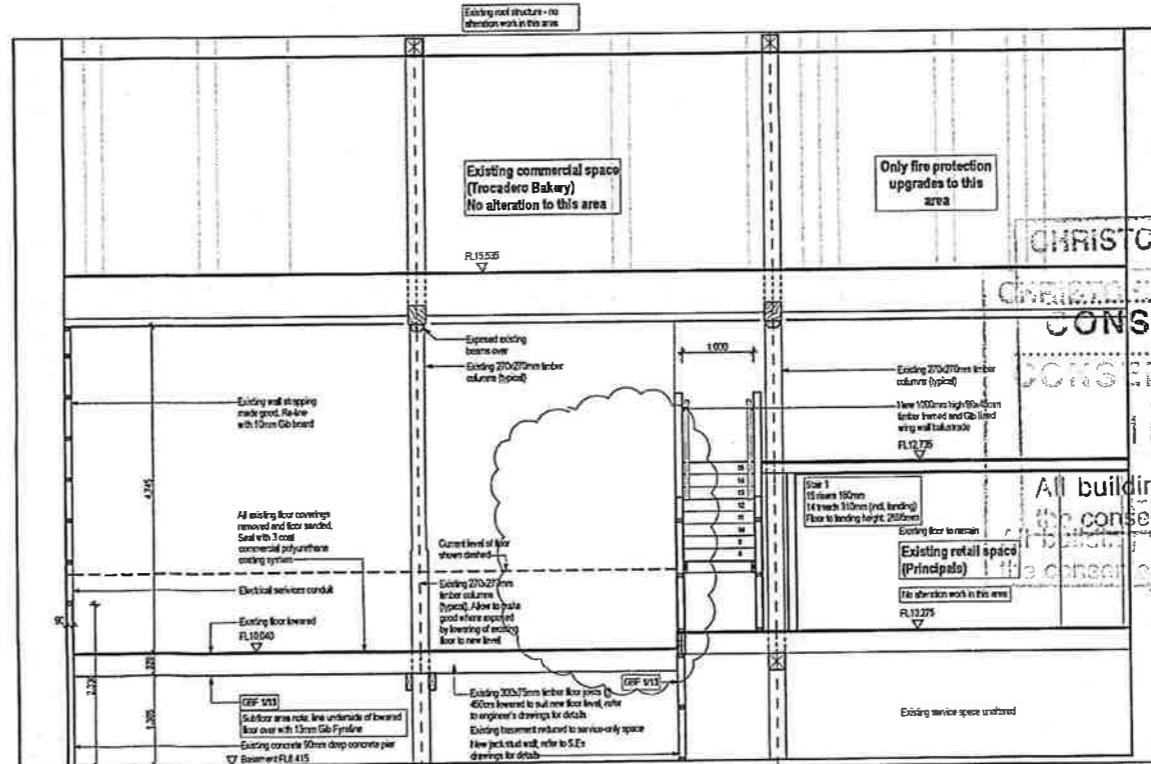
2 Section through basement stair and new canopy
A05 / 120



1 Long Section
A05 / 150



4 Part Section
A05 / 150



3 Cross Section
A05 / 150

AMENDED PLAN
10073437
COUNCIL COPY








RECEIVED
25 JUN 2009
BUILDING CONSENTS

CHRIST CHURCH CITY COUNCIL
CONSENT DOCUMENT
10 JUL 2009

File Copy
All building work shall comply with the consented documents.
The consented documents.

Project:	Demolition Project & civil plan
Location:	Cashel Street, Christchurch
Scale:	As shown @ A1
Job No:	691 BC
Issue:	A05
Sheet No:	05
Rev:	

dalman ARCHITECTS
329 Durham Street
PO Box 717
Christchurch 8140
New Zealand
Tel 03 366 5445
Fax 03 366 5443
www.dalman.co.nz

Add/Edit Event						
      						
Event Details						
Event Code	<input checked="" type="checkbox"/> NOT	File Note			Added	26/04/2011 16:09
Existing event being updated, no auto updates will be made.						
Event Status	<input checked="" type="checkbox"/> Error				<input type="checkbox"/>	Customer advised by email
Planned Date		Time		Planned Officer		
Actual Date	12/10/2010	Time	3:15 pm	Actual Officer		
Logged By	<input checked="" type="checkbox"/> EEN	Emergency Engineers HQ, Civil Defence			<input type="checkbox"/>	Warning
Details	GR - Building deemed safe, Beam/column cracks on various. Powell Fenwick initial report 12/10/10 Updated status from yellow to green. No further action- can be taken off list. Adjacent building repaired and danger removed					
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"/>	

CSA 91225031

Mission # 2 ?

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials
Territorial Authority

G. R. N
Christchurch City

Date of Inspection
Time

26 Dec
1515

Exterior Only
Exterior and Interior

Building Name
Short Name

Tropadero Bakery

Address

95 Cashel St.

GPS Co-ordinates

S° E°

Contact Name

Contact Phone

Storeys at and above ground level

3 Below ground level

Total gross floor area (m²)

Year built

No of residential Units

Nil

Photo Taken

Yes No

Type of Construction

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

Primary Occupancy

- Dwelling
- Other residential
- Public assembly
- School
- Religious
- Commercial/ Offices
- Industrial
- Government
- Heritage Listed
- Other *Retail*

Investigate the building for the conditions listed below:

Overall Hazards / Damage	Minor/None	Moderate	Severe	Comments
Collapse, partial collapse, off foundation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Building or storey leaning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wall or other structural damage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Cracking in front facade to be reviewed by Struct. Engr
Overhead falling hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ground movement, settlement, slips	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Neighbouring building hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other	<input checked="" 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:

subject to evaluation by Engr

Tick the boxes below only if further actions are recommended

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

Estimated Overall Building Damage (Exclude Contents)

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

Sign here on completion

Date & Time
ID

Inspection ID _____ (Office Use Only)

28 December 2010

Hereford Holdings Limited
 PO Box 1330
 Christchurch 8140

Dear Sir/Madam

**Notice not to use or occupy a building
 95 Cashel Street**

The earthquake that struck Christchurch and the subsequent aftershocks have damaged many buildings in the City, including neighbouring properties. 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.

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 in danger 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)

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

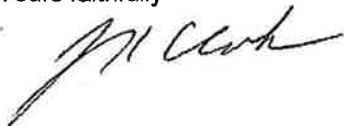
We recommend that you contact the Christchurch City Council Building Recovery Office (details below) if the particulars on the notices need clarification.

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

Yours faithfully



James Clark
 Team Leader Enforcement
 Inspections and Enforcement Unit

CSR # 91224547

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials AGB Date of Inspection _____
 Territorial Authority Christchurch City Time _____ Exterior Only _____
 Exterior and Interior _____

Building Name Trocedero
Short Name _____
Address 95 Cashel Mall
GPS Co-ordinates S° _____ E° _____
Contact Name _____
Contact Phone _____
Storeys at and above ground level 2 Below ground level _____
Total gross floor area (m²) _____ **Year built** _____
No of residential Units _____
Photo Taken Yes _____ No (X)

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

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

Investigate the building for the conditions listed below:

Overall Hazards / Damage	Minor/None	Moderate	Severe	Comments
Collapse, partial collapse, off foundation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Building or storey leaning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wall or other structural damage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Overhead falling hazard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>from 123 Mart next door.</u>
Ground movement, settlement, slips	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Neighbouring building hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other	<input checked="" 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): From parapet adjacent @ 123 Mart
- Level 2 or detailed engineering evaluation recommended
 - Structural
 - Geotechnical
 - Other: _____
- Other recommendations: _____

Estimated Overall Building Damage (Exclude Contents)

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

Sign here on completion
AGB
 Date & Time _____
 ID _____

CPENG 1006712

Inspection ID _____ (Office Use Only)

Statement by Chartered Professional Engineer in respect of the building at:

(Building Address) ⁹¹ ~~91~~ Cashel Street

(Business Name *if applicable*)

I, Alistair Boyce (name), am a Chartered Professional Engineer (No. 20940) with relevant experience in the structural design of buildings for earthquake actions.

I have been engaged to provide advice to the owner on the interim securing / strengthening of the above building following the earthquake of 4 September 2010.

I am aware of all the measures taken to secure or strengthen the building (the work) which were carried out by (Name and contact address of contractor).

SB Southbuild, PO Box 27-158 Shirley, ChCN 8640

I have inspected the work on completion and am satisfied on reasonable grounds that:

a. *Structural integrity and performance.* Where the structural integrity and/or structural performance of the building (or part of the building) was materially affected by the Darfield earthquake or any aftershocks to date, interim securing measures have been taken to restore the structural integrity and performance of the building to at least the condition that existed prior to the earthquake of ~~4~~ 26/12/2010 September 2010.

b. *Potentially dangerous features.* Potentially dangerous features on the building such as unreinforced masonry chimneys, parapets and walls have been removed or secured so that their integrity and level of structural performance is consistent with that generally achieved in other parts of the building, and so reduces the danger to people's safety and of damage to other property.

c. *Threat from nearby buildings.* (Delete one if not applicable) (89A & 95 Cashel St.)
Protective measures installed on the subject building are sufficient in nature and extent to protect its occupants in the event of collapse of potentially dangerous features on adjacent or nearby buildings.

I have identified *all* potentially dangerous features such as unreinforced masonry chimneys, parapets and walls *on all adjacent or nearby buildings* that have potentially dangerous features which threaten the subject building or its occupants.

Buildings which I have identified in the above category are:

- i. 89A Cashel Street
- ii. 91 Cashel Street
- iii. 95 Cashel Street

I have advised the owner of the subject building that approval for resumption of occupancy and use will be subject to Council approval to remove the red or yellow safety notices from the buildings listed above.

Signed M Boyce Chartered Professional Engineer

Date 31/12/2010

(91 Cashel St.)
Securing work to parapet completed on 31/12/2010.

CC group 4 / Q HPT

Discuss with owner Antony Gough

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials: JSS Date of Inspection: 26.02.11 Exterior Only: Exterior and Interior:
 Territorial Authority: Christchurch City Time: 15:58

Building Name: Trocadero & 'AS'
 Short Name: 810 897
 Address: 93 CASHEL ST
 GPS Co-ordinates: CH. CH. CBD
 Contact Name: -
 Contact Phone: -
 Storeys at and above ground level: 2 Below ground level: 1 1/2
 Total gross floor area (m²): - Year built: 1970's
 No of residential Units: 0 1870's
 Photo Taken: Yes No

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

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

Investigate the building for the conditions listed below:

Overall Hazards / Damage	Minor/None	Moderate	Severe	Comments
Collapse, partial collapse, off foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Internal collapse of upper level, roof & canopy - agree
Building or storey leaning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wall or other structural damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Major cracking to masonry - agree
Overhead falling hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Ground movement, settlement, slips	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bldg to west collapsing roof & parapet only
Neighbouring building hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

Has been strengthened but front facade has suffered damage as portal set well back. Fence to other side of st.

Further Action Recommended:

Tick the boxes below only if further actions are recommended

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

Other:

6 out of 10

DISCUSS WITH HERITAGE PLANNER!

would have taken 1/3 NBS

Estimated Overall Building Damage (Exclude Contents)

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

Sign here on completion
[Signature]
 Date & Time: 26.02.11 15:58
 ID: CHRCH 35414

Inspection ID _____ (Office Use Only)

75012112























 **TROCADERO
BAKERY**
Extensive range of top quality freshly baked products.

æ







TROCADERO BAKERY



TROCADERO BAKERY

Wilson Parking

