

BUILDING SURVEY		Date	Report No.	File																								
NAME & ADDRESS	Name of Building Street		No.	9/2																								
OWNERSHIP	Owned <u>Leasehold</u> <u>Leased</u>		Area	2555 sq. ft.																								
PLANS	Occupancy		8 hr / 24 hr	5 day / 7 day																								
USED AS	Office, Workroom, Factory, Commercial, Storage, Other																											
STRUCTURE	No. of Storeys <u>Part II</u> Mass <u>Basement</u> Building Dimensions: Width <u>35'</u> Length <u>73'</u> Height Foundation Type: Strip Footing <u>_____</u> Ratt <u>_____</u> Column pads <u>_____</u> Piles <u>_____</u> Caissons <u>_____</u> Ground Conditions: Rock <u>_____</u> Gravel <u>_____</u> Sand <u>_____</u> Silt <u>_____</u> Clay <u>_____</u> Fill <u>_____</u> Frame: Steel <u>_____</u> R.C. <u>_____</u> Partial <u>_____</u> Exterior Panels: Brick <u>_____</u> Wood <u>_____</u> Other <u>_____</u> Exterior Wall Veneers: Brick <u>_____</u> Stone <u>_____</u> Other <u>_____</u> Remarks <u>_____</u> Condition <u>_____</u> Bearing Wall: Brick <u>_____</u> Stone <u>_____</u> Other <u>_____</u> Masonry wall bands <u>_____</u> Floor: R.C. <u>_____</u> Wood <u>_____</u> Other <u>_____</u> Eff. Diaph. <u>_____</u> Non-eff. <u>_____</u> Roof: Pitched <u>_____</u> Flat <u>_____</u> Other <u>_____</u> Roof Framed <u>_____</u> Wood <u>_____</u> Steel <u>_____</u> Concrete <u>_____</u> Rigid Frame <u>_____</u> Simply Supp. Truss <u>_____</u> Kneebreed Truss <u>_____</u> Other <u>_____</u> Roof Diaphragm: Concrete <u>_____</u> Steel <u>_____</u> Wood <u>_____</u> Other <u>_____</u> Effective <u>_____</u> Non-effective <u>_____</u> Roof Coverings: Concrete Slab <u>_____</u> Asphalt <u>_____</u> Galv. iron <u>_____</u> Corr. Asbestos <u>_____</u> Tiles <u>_____</u> Other <u>_____</u> Chimneys: Brick <u>_____</u> Other <u>_____</u> <table border="1"> <thead> <tr> <th>Where</th> <th>Material</th> <th>Height</th> <th>Width</th> <th>Thickness</th> <th>Remarks, Condition</th> </tr> </thead> <tbody> <tr> <td><u>N/A</u></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> Parapets <u>_____</u> Gables <u>_____</u> Heavy Ornaments <u>_____</u> Lifts: Number <u>_____</u> Open <u>_____</u> Enclosed <u>_____</u> Stairs: Number <u>_____</u> Type <u>_____</u> Wood <u>_____</u> Steel <u>_____</u> R.C. <u>_____</u> Partitions: Brick <u>_____</u> Breeze <u>_____</u> Conc. Block <u>_____</u> Wood <u>_____</u> Other <u>_____</u> Condition <u>_____</u> Ceilings: Lath <u>_____</u> Wood <u>_____</u> Fib. plaster <u>_____</u> Other <u>_____</u> Condition <u>_____</u>				Where	Material	Height	Width	Thickness	Remarks, Condition	<u>N/A</u>																	
Where	Material	Height	Width	Thickness	Remarks, Condition																							
<u>N/A</u>																												
NON STRUCTURAL																												
DAMAGE	Cracked Walls <u>_____</u> Joints <u>_____</u> Displacement <u>_____</u> Settlement <u>_____</u> Remarks <u>_____</u>																											
ADDED BANDS TIES OR OTHER REINF.	Description <u>_____</u>																											
STRUCTURAL CONDITION OF BUILDING	Overall: <u>_____</u> <u>Peer</u> <u>_____</u> <u>Fair</u> <u>_____</u> <u>Good</u> Hazards <u>_____</u>																											
Numerical Rating	Maintenance <u>2</u> Street Wall <u>1</u> External Walls <u>1</u> Internal Frames <u>2</u> Foundations <u>1</u>	Storeys <u>1</u> Public Access <u>2</u> Time Occupied <u>0</u> Persons Occupied <u>2</u> Date Built <u>1878</u>	Classification <u>B</u>																									
	Total <u>12</u>																											

This bldg is constructed between  
is attached to adjoining  
boundary walls.

1st Floor Division  
3rd Floor & E. Goods  
Manufactures

Ground floor The Coffee Shoppe  
The Leather Shop

Note opening this west  
wall into adjoining bldg  
(check if over 2 titles)  
(1 title)

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 <sup>2</sup>	Gravels etc. Bearing $> \frac{1}{2}$ T/ft <sup>2</sup> ✓	Rock
Number of Storeys	More than 4	2 to 4 ✓	1
Public Assessability	Central City ✓	Suburban Commercial /Industrial	Residential
Time Building Occupier	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 &amp; 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.

3 from D/Hford 700





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

Corporation of the  
*City of Christchurch*  
 New Zealand

E1/2

City Engineers 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 Gough, Gough & Hamer Ltd,  
 P.O. Box 634,  
CHRISTCHURCH.

31 OCT 73 14993

Dear Sir,

BUILDING : 87-89 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 87-89 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



Bu/40/23/128

# Hereford Holdings Ltd.

## Directors:

T O Gough,  
H. D. Gough, B.E. (Civil), M.N.Z.I.E.  
A.B.E. Gough, M.A. (Hons.) (Cant.), M.A. (Courtauld)  
A. T. Gough, B.Sc. (Hons.)

Registered Office 84 Hereford Street,  
P. O. Box 341,  
Christchurch.

ACKNOWLEDGEMENT	INT'L	DATE
MR G. Chapman	✓ HB	13/9
MR K. Marks	✓ HB	2/11
MR Faulkner	✓ HB	2/11
MR B. Rowe	✓ HB	13/9
MR Williams	✓ HB	5/11
RETURNS TO MR Bryden (Info)	✓ HB	6/11
MR Black	✓ HB	12/11

September, 1979.

1 SEP 79 12064

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

Dear Sir,

Re: YOUR LETTER DATED 7/8/79 NO. BU/5/2  
AND ALSO YOUR LETTER DATED 16/8/79  
NO. BU/3.

As you are aware Hereford Holdings Ltd. owns a number of adjacent titles which front 84-88 Hereford Street, 128-134 Oxford Terrace and 87-89a Cashel Street. None of these buildings are new with some needing re-development in the near future and others are of a more substantial nature and we would envisage that they are to remain for quite some years to come. Our general overall plans for the re-development of these properties is as detailed below.

We, in broad terms, intend to re-develop these properties to provide a new retail shopping arcade between Cashel Street and Hereford Street with an arcade link up the center of the block linking into the middle of the Shades arcade. This re-development is planned to be done in a number of stages bearing in mind our ability to finance this major re-development and the general business climate and abilities to absorb such a large increase in central city retail space.

Our original plans were to proceed with stage one of this re-development beginning in 1980. However we believe that in view of the quiet business climate prevailing this would be most unwise at present. We therefore have decided to shelve stage one till 1982 in the hope that business confidence will improve by that time.

There are only two buildings which we intend to retain for any considerable time and all other buildings owned by Hereford Holdings Ltd. in this block are to be demolished. The two buildings which will remain for a reasonable space of time are the buildings along the Oxford Terrace frontage at 128-134 Oxford Terrace. We see the buildings fronting Hereford Street being 84-88 Hereford Street (including the Wentworth building) coming under stage one of our re-development programme.

✓ Note 88 Hereford St is listed as a  
historic building in  
Revised Scheme.  
Will remain standing before demolition 6/11

/over

HB  
6/11



E CITY ENGINEER

....2

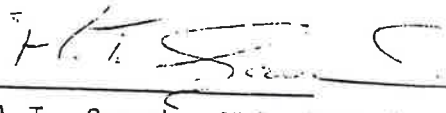
Therefore our leasing policy is that we are not giving leases for a period exceeding three years for the properties at 84-88 Hereford Street, and 87-89a Cashel Street which we consider are the worst buildings in these titles. We do however wish to rent or lease these premises out for the short term but we are keen not to expend any major capital expense on the Hereford Street and Cashel Street properties because of their relatively short expected life.

We are currently wishing to lease the vacant shop premises at 84 Hereford Street to Mr. G. McMillan who wishes to open a take-away sandwich type shop. He plans to meet all necessary health department regulations for this type of business, but to have all his shop fixtures and fittings built in a modular fashion so that they can easily be shifted to another location when the building is to be demolished. We are offering him only a three year lease with no right of renewal.

It is very important for us and Mr. McMillan to know if he will be allowed a license for a food premises at 84 Hereford Street as his present premises are to be demolished within a month. I am happy to be phoned at 495-199 for any further information which you might require.

Our plans as detailed above are confidential at the moment and we ask you to treat them as such.

Yours sincerely,

  
A.T. Gough  
for HEREFORD HOLDINGS LTD.



# CITY OF CHRISTCHURCH

CITY ENGINEER'S DEPARTMENT  
P.O. BOX 237 CHRISTCHURCH NEW ZEALAND E2/1

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

31 October 1979

The Directors,  
Hereford Holdings Ltd,  
P.O. Box 641,  
CHRISTCHURCH.

Dear Sirs and Madam,

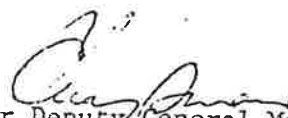
Thank you for your letter of 11 September 1979 confirming that most of the buildings on your properties will be redeveloped rather than be secured to comply with the Municipal Corporations Act. On the attached plan are shown those buildings (Group A) which you intend retaining and which will be secured. It is assumed that as tenants require building permits for alterations to the buildings the securing of the buildings will be undertaken.

Our interpretation of your letter is that for the rest of the buildings (Group B) all leases will be terminated by not later than 31 December 1981. The age, state and general condition is such that the building permits will not be issued and any changes of use must be such that building permits are not required.

Could you please confirm that we have interpreted your letter correctly.

... Attached to this letter are copies of the egress requirements for each of the buildings owned by Hereford Holdings Ltd. For Group B buildings the work associated with the egress requirements will be the only alteration work permitted in each building. As the safety of the occupants could be affected should an emergency occur your immediate attention to these requirements therefore would be appreciated.

Yours faithfully,


  
for Deputy General Manager  
& City Engineer

Encl.

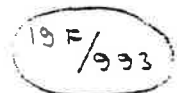
12034



# Hereford Holdings Properties

 Group A Buildings

 Group B Buildings

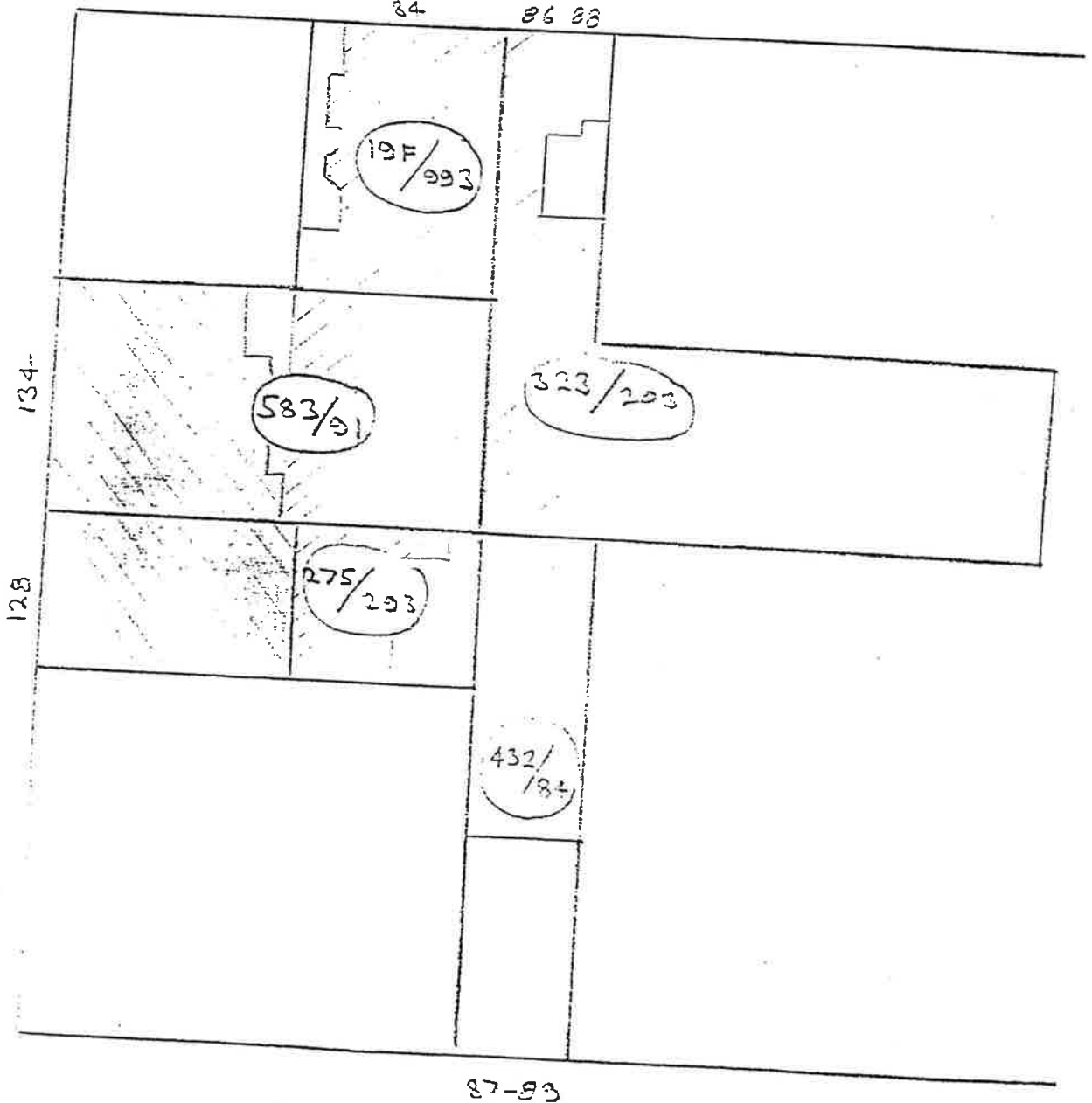
 Certificate of Title.



Hereford St

84 86 88

Oxford Tce.



Cashel St.

# Hereford Holdings Ltd.

Directors:  
 T. O. Gough,  
 H. D. Gough, B.E. (Civil), M.N.Z.I.E.  
 A. B. E. McKinnon, M.A. (Hons.) (Cant.), M.A. (Courtauld)  
 A. T. Gough, B.Sc. (Hons.)

Registered Office: 84 Hereford Street,  
 P.O. Box 1330,  
 Christchurch.

City Engineer's Department  
 Christchurch City Council  
 P.O. Box 237  
 Christchurch

16th June, 1981

18.5 21 8

Attention: Mr. B. Bluck

Dear Sir,

Re: Our Properties at 84 - 88 Hereford Street  
128-134 Oxford Terrace and 87-89a Cashel Street.

I write to confirm our discussions which are briefly described below. I am travelling overseas between 17/6/81 to 9/8/81 principally to investigate and report back to our shareholders the best way we can develop the above properties.

However, in the meantime, I wish to report as follows:

## Stage I

Upgrade and strengthen the Oxford Terrace frontage buildings. This is currently well in hand as you are aware. We have permits for some of this work and are in the process of doing this work.

## Stage II

We have stripped the internal partitions out of the Wentworth Buildings and plan to let the main building on a month to month basis for permanent car parking for the surrounding offices. The passage at 86 Hereford Street is being let for 18 months only to Mr. H. Bowley of Blooms for a temporary shop while his other premises are being rebuilt. We expect this to be operating from late June, 1981.

During 1983 we expect to be finalizing drawings and letting contracts for the strengthening of the Wentworth main building for an arcade system which would also include all necessary sprinkler systems.

## Stage III,

Hereford Street buildings owned by us. We expect to complete our drawings in 1983 and demolish and start rebuilding on these sites during 1983.

Cont'd...../2



- 2 -

Stage IV

Cashel Street buildings owned by us. These are Scheduled to be demolished last of this group of our properties and at this stage, depending upon finance, we expect to be demolishing and rebuilding in 1986. Certainly when we are at Stage II and III we will be able to be more precise as to the timing of Stage IV.

Yours sincerely,

*A.T. Gough*  
 A.T. Gough - Secretary  
 Hereford Holdings Limited

A/B SENT		INTL	DATE
B. B. B. B.		16	17/6
Rebels		11	25/6
Gaulthier		11	29/6
Colquhoun		11	7/7
Warrington		11	20/6
RETURN TO		11	7/7

## SEISMIC RISK BUILDINGS - SURVEY

## GENERAL

Date Inspected: 6/12/1990 File No: \_\_\_\_\_  
 Address of Building: 87-89 Cachel Street  
 Legal Description of Site: Lots 1/3 DP 8065 PT Lot 2 DP 3243 PT  
 Name of Owner: Harford Holdings Ltd  
 Address of Owner: PO Box 1330  
 Principal Tenants: Natural Wear leather Something special gift world  
 Occupancy: (please tick) 8 hours ☒ 24 hours ☒ 5 days ☐ 5 1/2 7 days ☒ for flat  
 Use (eg. Office, Workroom, Factory, Commercial, Storage, Other): Flat

## STRUCTURE

Date of Construction: 1878  
 Building Dimensions: Width: \_\_\_\_\_ Length: \_\_\_\_\_ Height: \_\_\_\_\_  
 Number of Storeys: 2  
 Mezzanine ☐  
 Basement ☐  
 Floor:  
 RC ☐  
 Wood ☒  
 Eff Diaph ☐  
 Non Eff ☒  
 Roof:  
 Pitched ☒  
 Flat ☐  
 Foundation Type:  
 Strip Footing: ☐  
 Raft ☐  
 Piles ☐  
 Roof Coverings:  
 Concrete ☐  
 Asphalt ☐  
 Galv Iron ☒  
 Corr Asbestos ☐  
 Tiles ☐  
 Chimneys:  
 Brick ☐  
 Other ☐  
 Structural System:  
 Frame ☐  
 Shear Wall ☐  
 LBM B&C ☐  
 Number of Stairs: 1  
 Type:  
 Wood ☒  
 Steel ☐  
 RC ☐  
 Roof, Diaphragm:  
 Effective ☐  
 Non Effective ☒  
 Building:  
 Original Form ☐  
 Minor Alterations ☒  
 Substantial Alterations ☐  
 Ground Conditions:  
 Rock ☐  
 Gravel ☒  
 Sand ☐  
 Clay ☐  
 Fill ☐  
 Number of Lifts:  
 Open ☐  
 Enclosed ☐  
 Bearing Walls: Built between 2 adjacent brick walls  
 Street Walls: Glass Wall Bands: Yes ☒ No ☐  
 Parapets: None Column Continuity: Yes/No  
 Verandahs: Timber sheeting, reasonable condition  
 Appendages: None  
 Wheelchair Access: Poor

## NON STRUCTURAL

Partitions: Wood  
 Ceilings: Wood with exposed beams

## DAMAGE

Cracked Walls ☐ Lateral Displacement ☐ Settlement ☐

Remarks: \_\_\_\_\_

## STRUCTURAL

Poor ☒ Fair ☐ Good ☐

Hazards: \_\_\_\_\_

GENERAL Building is very rundown and in a state of disrepair externally

## NUMERICAL RATING

Maintenance	<u>2</u>
Storeys	<u>1</u>
Appendages	<u>0</u>
Public Access	<u>2</u>
Wall Continuity	<u>1</u>
Time Occupied	<u>2</u>
Internal Walls	<u>2</u>
Persons Occupied	<u>0</u>
Foundations	<u>1</u>
Date Built	<u>2</u>
Total	<u>13</u>

class 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 <sup>2</sup>	Gravels etc. Bearing $> \frac{1}{2}$ T/ft <sup>2</sup> ✓	Rock
Number of Storeys	More than 4	2 to 4 ✓	1
Public Assessability	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 &amp; 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.



IntraRFS

## Previous Results

[New Search](#) | [Event Information](#) | [Information Out Of Date!](#)

## RFS Main Data

<b>RFS Group</b>	CDB	<b>RFS Number</b>	75001549	<b>Receiving Officer</b>	Civil Defence Rescue
<b>RFS Type</b>	EVA - Evaluation			<b>Handling Officer</b>	Earthquake Recovery Dangerous Building Programme
<b>RFS Sub-Type</b>				<b>Authorising Officer</b>	Gary Lennan
<b>Date Received</b>	06/10/2010			<b>Function Field</b>	
<b>RFS Status</b>				<b>External Reference</b>	4:8
<b>RFS Details</b>	Building evaluation:				

## Address Details

<b>Location</b>	89 A CASHEL ST
<b>Suburb</b>	CITY
<b>Location Description</b>	87-89A Cashel Street
<b>Land Parcel(s)</b>	LOT 3 DP 8065 PT LOT 2 DP 3243 LOT 1 DP 2197 LOT 1 DP 8065 LOT 2 DP 8065
<b>Prupi</b>	810896
<b>Ward</b>	Property located in Hagley-Ferrymead Ward
<b>Location of Property Information</b>	Property File off-site. Phone 941 8999 to request file (ex Civic)

## First Contact Person Details

<b>Name</b>	
<b>Person ID Number</b>	
<b>Phone (Hm)</b>	
<b>Phone (Mb)</b>	
<b>Phone(Wk)</b>	
<b>Mailing Address for this RFS</b>	

## RFS Event Details

Event Code	Stage No	Action Code	Event Status	Actual Officer	Planned Officer	Event Date/Time
ERR			C - Completed	Civil Defence Emergency Engineers HQ		27/04/2011-11:00
<b>Event Details:</b> Incorrectly created as a duplicate. Refer to CDB 75012136. Events & extra information copied.						
BAR			E	Earthquake Recovery Dangerous Building Programme		27/12/2010-
<b>Event Details:</b> Originally entered as CSR91224548 ex TRIM ref 10/539063 as at 19/01/2011 0900C opied from spreadsheet lline: 22 Final Result: Engineering Report reviewed and accepted Enforcement Officer: BASSON						
BID			E	Earthquake Recovery Dangerous Building Programme		27/12/2010-
<b>Event Details:</b> Uploaded from BSE spreadsheet. TRIM reference 10/714027						
BIR			E			06/10/2010-08:13
<b>Event Details:</b> SB Notice for repair as chimney has been removed						

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IMPORTANT - Analysis details last updated 14/02/2006

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## Previous Results

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## RFS Main Data

<b>RFS Group</b>	CSR	<b>RFS Number</b>	91224548	<b>Receiving Officer</b>	Civil Defence Rescue
<b>RFS Type</b>	CDE - Civil Defence Emergency			<b>Handling Officer</b>	Civil Defence Rescue
<b>RFS Sub-Type</b>	COLLAP - Dangerous or Collapsed Building			<b>Authorising Officer</b>	Murray SINCLAIR
<b>Date Received</b>	27/12/2010			<b>Function Field</b>	CDE - Civil Defence Emergency
<b>RFS Status</b>	F - Complete			<b>External Reference</b>	
<b>RFS Details</b>	John Mitchell CPEng for OPUS. Accepted report from A Boyce of OPUS. Remove 124 notice from 3 addresses - 89A, 91, 95 Cashel Mall (123 Mart and either side). Remove Cordon. Minor to Severe - need to remove or inspect parapet of building adjacent - 123 Mart. 27-12-2010 THIS BUILDING HAS BEEN ASSESSED AND DECLARED UNSAFE - NOTICE TO BE SERVED				

## Address Details

<b>Location</b>	89 A CASHEL ST
<b>Suburb</b>	CITY
<b>Location Description</b>	89a - 95 Cashel Mall
<b>Land Parcel(s)</b>	LOT 3 DP 8065 PT LOT 2 DP 3243 LOT 1 DP 2197 LOT 1 DP 8065 LOT 2 DP 8065
<b>Prupi</b>	810896
<b>Ward</b>	Property located in Hagley-Ferrymead Ward
<b>Location of Property Information</b>	Property File off-site. Phone 941 8999 to request file (ex Civic)

## First Contact Person Details

<b>Name</b>	
<b>Person ID Number</b>	
<b>Phone (Hm)</b>	
<b>Phone (Mb)</b>	
<b>Phone(Wk)</b>	
<b>Mailing Address for this RFS</b>	

## RFS Event Details

Event Code	Stage No	Action Code	Event Status	Actual Officer	Planned Officer	Event Date/Time
BID			C - Completed	Mark HAINES		12/01/2011-15:01
<b>Event Details:</b> John Mitchell CPEng for OPUS. Accepted report from A Boyce of OPUS. Remove 124 notice from 3 addresses - 89A, 91, 95 Cashel Mall (123 Mart and either side). Remove Cordon. Minor to Severe - need to remove or inspect parapet of building adjacent - 123 Mart. 27-12-2010 THIS BUILDING HAS BEEN ASSESSED AND DECLARED UNSAFE - NOTICE TO BE SERVED						

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Version: 1.0.0.4 Release: 11 Sep 2008

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28 December 2010

Hereford Holdings Limited  
PO Box 1330  
Christchurch 8140

Dear Sir/Madam

**Notice not to use or occupy a building  
89 – 89A 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***

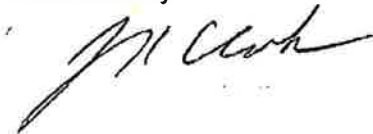
We recommend that you contact the Christchurch City Council Building Recovery Office (details below) if the particulars on the notices need clarification.

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

Yours faithfully



**James Clark**  
Team Leader Enforcement  
Inspections and Enforcement Unit

# Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials  
Territorial Authority

JSS  
Christchurch City

Date of Inspection  
Time

26.02.11  
15:43

Exterior Only  
Exterior and Interior



Building Name

3 WISE MEN

Short Name

810895 → 896

Address

87-89 CASHEL ST  
CN. CN. CBD

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

2

Below ground level

0

Total gross floor area (m²)

—

Year built

1960's

Primary Occupancy

- ☐ Dwelling  
☐ Other residential  
☐ Public assembly  
☐ School  
☐ Religious

- ☒ Commercial/ Offices  
☐ Industrial  
☐ Government  
☐ Heritage Listed  
☐ Other

No of residential Units

0

Photo Taken

(Yes) No

Investigate the building for the conditions listed below:

Overall Hazards / Damage

Minor/None

Moderate

Severe

Comments

Collapse, partial collapse, off foundation

☐

☐

☒

50% collapsed.

Building or storey leaning

☐

☐

☒

Wall or other structural damage

☐

☐

☒

Overhead falling hazard

☐

☐

☒

Ground movement, settlement, slips

☒

☐

☐

Neighbouring building hazard

☐

☐

☒

Other

☐

☐

☐

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

INSPECTED

GREEN



RESTRICTED USE

YELLOW



UNSAFE

RED



Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

☒ Barricades are needed (state location):

force up to frame lines

☐ Level 2 or detailed engineering evaluation recommended

☐ Structural

☐ Geotechnical

☐ Other:

☒ Other recommendations:

Demolish ASAP.

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

26.02.11 15:48  
C. PENT 35414

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

15012136 / 15012146



28 March 2011

Anna Hodgson  
General Manager  
Hereford Holdings  
PO Box 1330  
Christchurch 8140



6-Quake.01

Dear Anna,

### **87- 89 Cashel Street – Earthquake Damage Assessment**

Opus International Consultants performed an external visual inspection of the building at 87-89 Cashel Street, on 27 March 2011, to assess damage resulting from the 22 February 2011 earthquake.

The building is a 2 storey unreinforced masonry and timber building with a lightweight roof and flooring. No internal access was attempted due to the extent of damage sustained by the building and the potential risk from the buildings to either side. 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 loss of the building frontage and side adjacent to 91 Cashel St; refer photographs following. It is evident that this damage has been caused by the partial collapse of 91 Cashel St. The roof support has also been removed along most of the front of the building.

At present, 91 Cashel Street presents an overhead falling hazard to your building.



Photos 87-89 Cashel St, 28/03/11 – Showing loss of building

front and damage to adjacent buildings

## 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. However, given the loss of frontage, we consider this is unnecessary as the building condition can be clearly seen.

We consider that the damage to the building has compromised both the roof and floor supports as well as any lateral load resistance in the transverse direction. There is also significant risk to the building due to the condition of 91 Cashel St and the uncertain nature of the condition of 85 Cashel St especially under any further shaking.

It is our conclusion that, given the extent of visible damage, repair would not be a commercially viable option.

## 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. This work should be carried out in conjunction with works on the adjacent buildings to minimise risk to workers involved in the demolition.

Prior to any reconstruction works a condition survey should be carried out on the neighbouring buildings to ensure sufficient capacity is provided to avoid any impact from the performance of these buildings.

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

Yours sincerely,

A handwritten signature in blue ink, consisting of stylized initials 'AB' followed by a long horizontal line.

Andrew Brown  
Senior Civil/Structural Engineer  
CPEng 1006712











HAZARDOUS APPENDAGE SURVEY.

Address: 91 Cashel St  
 Legal Desc.: Lot 7 DP 9036 PT TS 856 858  
 Owner: West Mall Properties Ltd of PO Box 2810 CHCH  
 Date: 3/2/92 Date Building Built: RC  
 BU/40/

Parapet: RC  
 Chimney: Brick, tall, see photo  
 Cornice: RC

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

Photo Reference: P4/11.

Comments: Although not an EPB, its chimneys are, nevertheless, hazardous appendages.

4/11 Two hazardous Chimneys.





## CHRISTCHURCH CITY COUNCIL

22 August 1995

The Secretary  
Westmall Properties Ltd  
PO Box 2810  
CHRISTCHURCH

Att: Mr T Gough

Dear Mr Gough

**BUILDING WITHOUT A CONSENT: 91 CASHEL STREET**

It has been draw to my attention that building works were being undertaken on the above premises on Friday 18 August 1995.

The inspection revealed that upper floors are being used for residential purposes and no change of use from Commercial use to residential use has ever been authorised by this Council for this building.

The change of use can only be approved as a result of a building consent application. A the change has taken place without a building consent having been uplifted an offence in terms of the Building Act has occurred.

Fines for such offences are now of the order of \$200,000.

You are hereby advised that I will be recommending to the Council that the matter be referred to the Office Solicitor with a view to taking immediate action to close an unsafe building if I have not received, within seven days of the date of this letter, details of how the building is to be seismically strengthened and what improvements are to be implemented with regard to fire safety.

Prosecution would only be deferred if the fire improvement were to be implemented immediately and the strengthening within three months.

Could you please give this matter your immediate consideration.

Yours faithfully

B C Bluck  
MANAGER BUILDING CONTROL  
TECHNICAL SUPPORT  
BCB:TGE



CONTACT

Bryan Bluck

FILE 91 CASHEL ST

CIVIC OFFICES • 1ST FLOOR ANNEX • 163-173 TUAM STREET • P O BOX 237 •  
CHRISTCHURCH 1, NEW ZEALAND • TELEPHONE 371-1675 • FAX (03) 371-1920

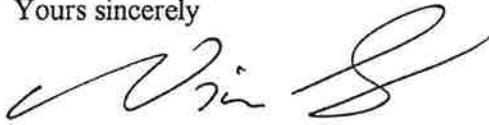




I look forward to your acceptance of the above at which time I will immediately arrange for the alarm installation to be effected.

Thank you for your assistance and consideration.

Yours sincerely

A handwritten signature in black ink, appearing to read 'MS A J Stacey', with a stylized flourish at the end.

MS A J STACEY  
ADMINISTRATION MANAGER

# Christchurch Eq. RAPID Assessment Form - LEVEL 1

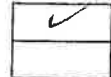
Inspector Initials

AHB  
Christchurch City

Date of Inspection

6/9/10  
857

Exterior Only  
Exterior and Interior



Building Name

THE 123 MART

Short Name

Address

91 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

0

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

Year built

No of residential Units

0

Primary Occupancy

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

Photo Taken

Yes

No

Investigate the building for the conditions listed below:

Overall Hazards / Damage

Minor/None

Moderate

Severe

Comments

Collapse, partial collapse, off foundation



Building or storey leaning



Wall or other structural damage



Overhead falling hazard



Ground movement, settlement, slips



Neighbouring building hazard



Other



Fuller chimney

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

INSPECTED  
GREEN



RESTRICTED USE  
YELLOW



UNSAFE  
RED



Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended☐ Barricades are needed (state location):☐ Level 2 or detailed engineering evaluation recommended☐ Structural☐ Geotechnical☐ Other:☐ Other recommendations:

Estimated Overall Building Damage (Exclude Contents)

None



0-1 %



31-60 %



2-10 %



61-99 %



11-30 %



100 %



Sign here on completion

Date & Time  
ID

Inspection ID AHB 634 (Office Use Only)

716793  
Lot 7 DP 9036  
Pt Sec 856 TOWN CHCH  
Pt Sec 858 TOWN CHCH





**POWELL FENWICK**  
CONSULTANTS LIMITED

Your quality engineering partner.

IG:KEF

15 September 2010

Tracy Gough Properties Ltd  
P O Box 2810  
Address 2  
**CHRISTCHURCH 8140**

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

**Our Ref: 100931/S/1**

Dear Sir / Madam,

**RE: EARTHQUAKE DAMAGE TO BUILDING AT 91 CASHEL STREET,  
CHRISTCHURCH**

Subsequent to the earthquake that occurred on the morning of Saturday 4<sup>th</sup> September 2010 a walk through inspection of the building at 91 Cashel Street, Christchurch was undertaken on 10 September 2010 by Ian Garrett on behalf of Powell Fenwick Consultants Ltd.

Preliminary indications are that this building is not in immediate danger of structural collapse.

The following specific items have been noted as requiring urgent attention to ensure the ongoing stability of the building:

- 3 storey concrete building. Brick chimneys above upper floor ceiling should be removed and roofing made good.

Other damage that was noted in the building consists of:

- None.

It is important to note that information is based on a visual walk through inspection only. It is possible that there is unobserved damage that may require remedial work to ensure the ongoing integrity of the structure. We recommend that a more detailed structural inspection and evaluation is conducted in due course to confirm the ongoing structural suitability of the building.

Please call our office on 366 1777 if you require further information or assistance.

Yours faithfully,

**POWELL FENWICK CONSULTANTS LIMITED**

  
**IAN GARRETT**

**100931/S/1**

**Inspection Summary**

Date: 10/09/10

Site address: 91 Cashel Street, Christchurch

Owner details: Tracey Gough Properties

Description of building:

Advice given on site:

Follow up action recommended:

100931


**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) 379-1626: fax
civil	engineering@pfc.co.nz: email
fire	www.pfc.co.nz: website

# Earthquake Inspection Report

Date 10 Sept 2010 Time \_\_\_\_\_

Owner Name Tracy Gough Properties (Po Box 2810 Clch)

Address 1 91 Cashel St

Address 2 \_\_\_\_\_

ADDRESS 3 \_\_\_\_\_

Subsequent to the earthquake that occurred on the morning of Saturday 4<sup>th</sup> September 2010 a walk through inspection was conducted by Powell Fenwick Consultants Ltd.

- ☒ Preliminary indications are that this building is not in immediate danger of structural collapse and is safe to occupy.
- ☐ Preliminary indications are that this building has significant damage and should not be occupied. Restricted access only for essential work. Further assessment required
- ☐ Preliminary investigations are that this building has some areas of structural instability and people should not enter or occupy until further investigation and recommendations are undertaken.

## Specific Notes:

3 storey concrete building. Brick chimneys above upper floor ceiling should be removed and roofing made good.

It is important to note that information is based on a visual inspection only. It is possible that there is unobserved damage that may become evident over the next few weeks. If this is the case, please note the areas you have observed and be in touch with our office to discuss them if required.

Please call our office on 366 1777 immediately if you notice further damage or if you require further information or assistance.

**POWELL FENWICK CONSULTANTS LIMITED**

Signed: \_\_\_\_\_

On Behalf of Powell Fenwick Consultants Ltd.





**POWELL FENWICK**  
CONSULTANTS LIMITED

Your quality engineering partner.

DB:KAS

1 October 2010

Hereford Holdings Ltd  
P O Box 1330  
Christchurch Mail Centre  
**CHRISTCHURCH 8140**

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

**ATTENTION: ANTONY GOUGH**

**Our Ref: 100931/S/1**  
**Reinspection**

Dear Antony,

**RE: EARTHQUAKE DAMAGE TO BUILDING AT 91 CASHEL STREET**

Powell Fenwick Consultants Ltd has been engaged by Antony Gough to inspect the above property.

Subsequent to the earthquake that occurred on the morning of Saturday 4<sup>th</sup> September 2010 a walk through inspection of the building was undertaken on 10 September 2010 by Ian Garrett on behalf of Powell Fenwick Consultants Ltd.

A second walk through inspection was conducted on 29 September 2010 by Duncan Bruce on behalf of Powell Fenwick Consultants Ltd.

The inspection covered visually available aspects of the building internally and externally. No coverings were removed, no drawings reviewed or any detailed engineering conducted. Non-structural utilities such as electrical, water, and other services, and weather tightness were not specifically inspected, but may be commented on where they impact the building structure. We note that this report is specifically for the purpose of assessing earthquake damage to date and further inspection may be required in the event of significant aftershocks or other events that could affect the structural integrity of the building.

**PROPERTY INFORMATION**

Specific information relating to the property/construction is summarised in the attached earthquake damage inspection summary.

**EARTHQUAKE DAMAGE**

Preliminary indications are that this building is not in immediate danger of structural collapse.

The attached earthquake damage inspection summary notes items that have been damaged by the earthquake. The following specific items have been noted as

requiring attention in the near future but are not considered to affect the short term structural integrity of the building:

- Significant cracks are evident at the parapet to the rear of the building adjacent to the overflows and rainwater heads.
- Cracks to be further investigated from roof level to determine the extent of damage.
- Repair any damaged flashings around rainwater heads.

Structural items that require immediate attention to prevent ongoing damage to the building are:

- Further investigation of parapet at rear of building.
- Inspect internal box gutter condition when investigating parapets.

Any works undertaken need to be notified at the Christchurch City Council Building Recovery Office prior to commencing.

## **GROUND MOVEMENT AND LIQUEFACTION**

There were no obvious indications of ground movement fissuring and/or liquefaction on the site. Any comments on ground movement, fissures or liquefaction associated with the earthquake are based upon our visual inspection only.

## **ADDITIONAL INFORMATION**

It is important to note that this information is based on a visual walk through inspection only. It is possible that there is unobserved damage that may become evident in the future. If this is the case, please note the areas you have observed and contact our office to discuss them if required.

Further ground movement or aftershocks could result in further earthquake damage to the buildings over the next few weeks. We recommend that the building is monitored regularly to review its integrity and if required we can carry out a more detailed structural inspection and evaluation.

This inspection and report is carried out under the standard conditions of contract as per the standard ACENZ "Short Form Agreement for Consultant Engagement". These conditions are attached to this document.

Please call our office on 366 1777 if you require further information or assistance.

Yours faithfully,

**POWELL FENWICK CONSULTANTS LIMITED**



**DUNCAN BRUCE**

Encl. Earthquake damage inspection summary

**Our Ref: 100931/S/1**  
**Reinspection**

### **EARTHQUAKE DAMAGE INSPECTION SUMMARY**

The following is a summary of our inspection. It is intended to be read with our covering report. Findings are focused on structural condition only.

#### **1. CONSTRUCTION AND DAMAGE DETAILS**

ITEM	DESCRIPTION	CONDITION / COMMENT
<b>EXTERIOR</b>		
Roof	Coloursteel	Not inspected.
Walls	Brick	Party walls between adjacent buildings. No sign of any significant damage. Brick parapet at rear shows signs of cracking (significant).
Foundations	Timber floor with piles Concrete perimeter foundation	Floors appear to be level. No signs of settlement.
Chimney	Brick Lightweight None	Not inspected, previously demolished.
Outbuildings	None Garage Carport Shed	N/A
<b>INTERIOR</b>		
Ceilings	Gib Board Lath & plaster	Both. Minor damage at joints only.
Walls	Gib Board Lath & plaster	Both. Minor damage at joints only.
Floors	Timber	See previously issued letter.
Windows	Timber frame	No significant damage.
Doors	Timber frame	No sticking observed.
Hot Water Cylinder		Not inspected.
Roof space		Not inspected. No damage visible from exterior inspection.
<b>SITE</b>		
Paths	Concrete Asphalt Tile Brick	N/A
Patio	Concrete Timber	N/A
Driveway	Concrete Asphalt Tile Brick	N/A
Ground Fissures		Nothing observed.



ITEM	DESCRIPTION	CONDITION / COMMENT
Ground Movement		None observed.
Liquefaction		None observed.

## 2. OVERALL STRUCTURAL CONDITION

ISSUES	DESCRIPTION
Collapse or Partial Collapse	Brick parapet to rear wall shows some significant cracks. Further investigation required. Possible demolish or support of structural timber framing to roof.
Off Foundation	N/A
Ground Movement or Settlement	N/A

## 3. RECOMMENDATIONS

The following is a brief summary of further investigations / possible remedial. This is not an exhaustive list and only relates to items covered in this inspection. You may also require further specialist contractor input.

### Remedial

- Re-plastering of gib walls where cracks are evident at sheet joints.
- Further inspection of parapets required where significant cracks were observed inside the roof space to view the mortar joints and condition of the roof framing members.

# Christchurch Eq RAPID Assessment Form - LEVEL 2

Inspector Initials  
Territorial Authority

*Porirua*  
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  
(m<sup>2</sup>)

Year  
built

No of residential Units

Type of Construction

☐ Timber frame

☐ Steel frame

☐ Tilt-up concrete

☒ Concrete frame

☐ RC frame with masonry infill

☐ Concrete shear wall

☐ Unreinforced masonry

☐ Reinforced masonry

☐ Confined masonry

☐ Other:

Primary Occupancy

☐ Dwelling

☐ Other residential

☐ Public assembly

☐ School

☐ Religious

☒ Commercial/ Offices

☐ Industrial

☐ Government

☐ Heritage Listed

☐ Other

Photo Taken

☒ Yes

No

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

Overall Hazards / Damage

Minor/None

Moderate

Severe

Comments

Collapse, partial collapse, off foundation

☐

☐

☐

Building or storey leaning

☐

☐

☐

Wall or other structural damage

☐

☐

☐

Overhead falling hazard

☒

☐

☐

Ground movement, settlement, slips

☐

☐

☐

Neighbouring building hazard

☐

☐

☐

Electrical, gas, sewerage, water, hazmats

☐

☐

☐

*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*

Comments

**Structural Hazards/ Damage**

	Minor/None	Moderate	Severe
*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"/>
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

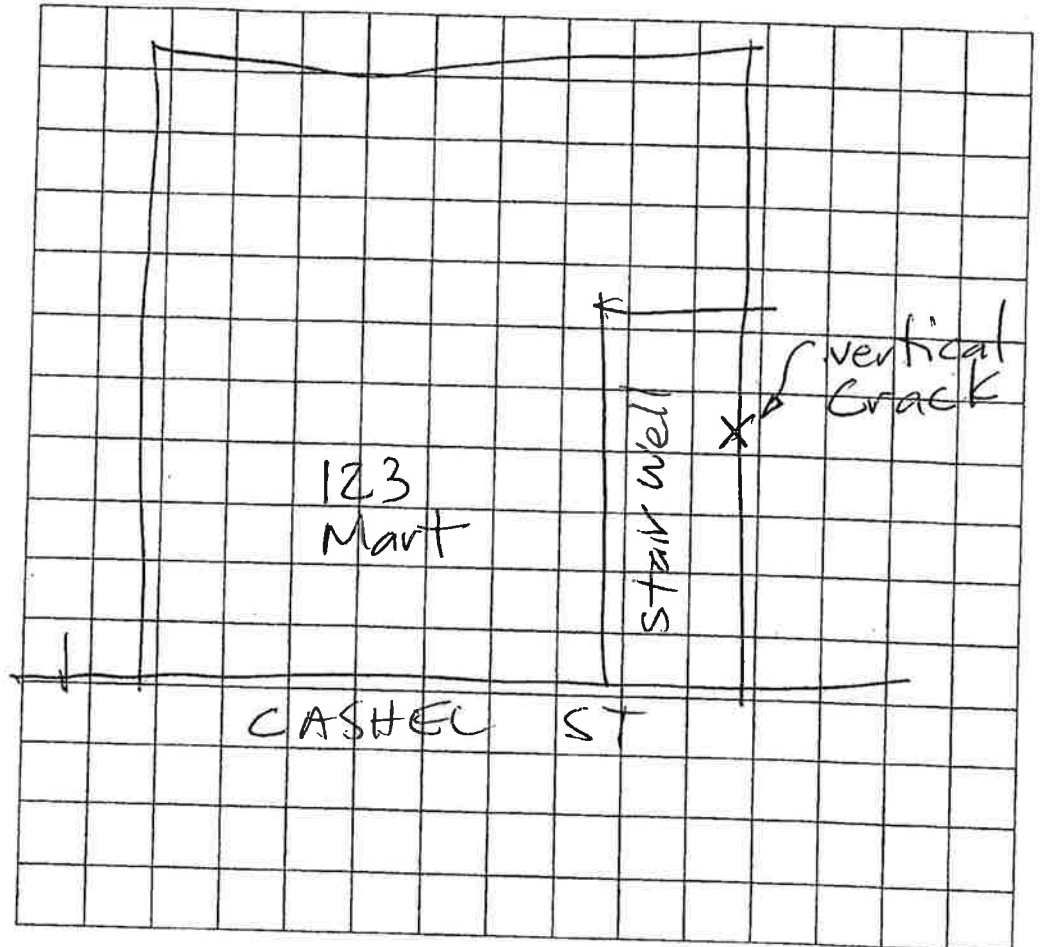
cracking in stairwell needs to be checked by CPEng

**Usability Category**

Damage Intensity	Posting	Usability Category	Remarks
Light damage	Inspected (Green)	G1. Occupiable, no immediate further investigation required	
<u>Low risk</u>		<del>G2. Occupiable, repairs required</del>	<i>Investigation required by engineers</i>
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.



Recommendations for Repair and Reconstruction or Demolition (Optional)

check by engineer - hairline crack in structural wall















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"/>	
<b>Non-structural Hazards / Damage</b>				
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"/>	
<b>Geotechnical Hazards / Damage</b>				
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, 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

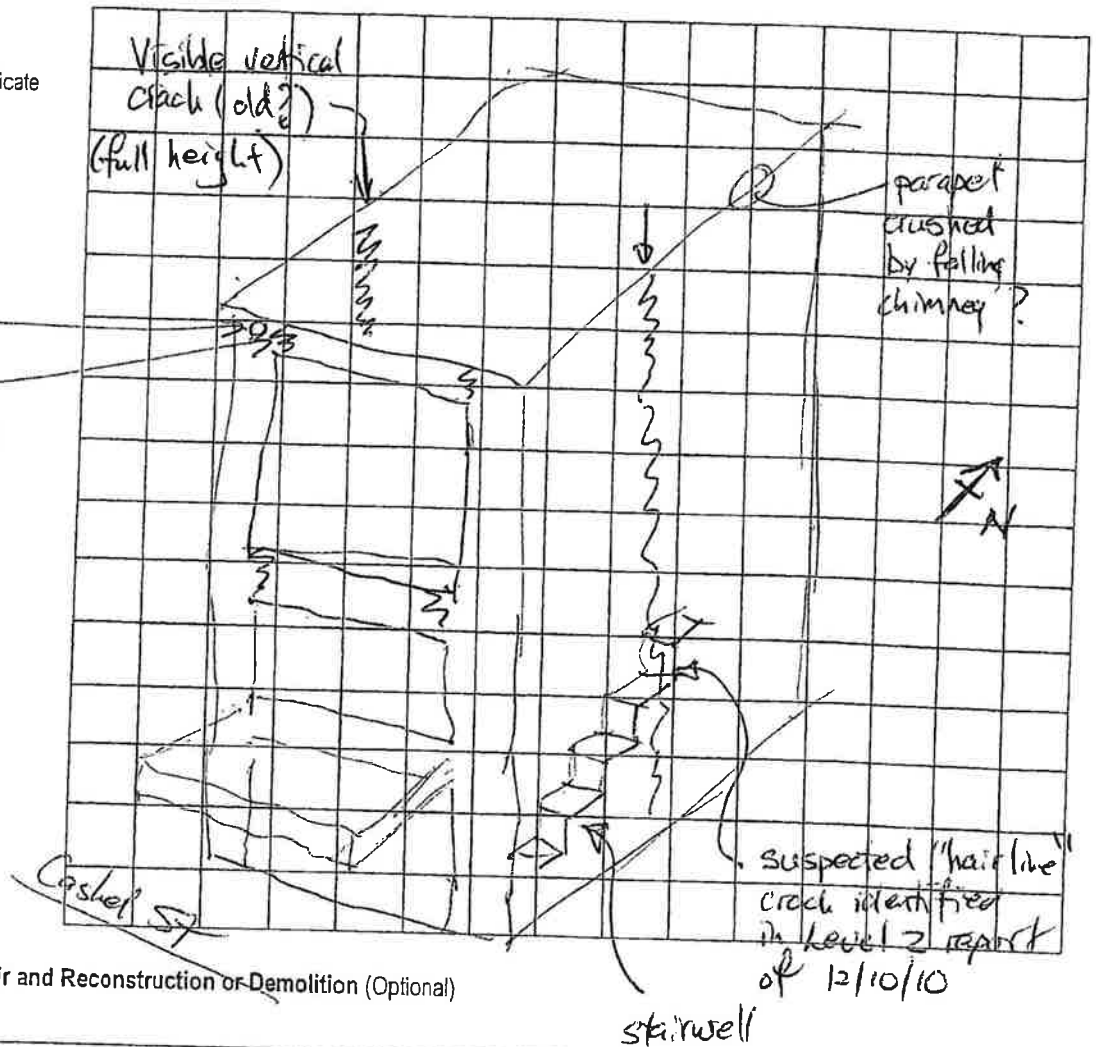
Damage Intensity	Posting	Usability Category	Remarks
Light damage	Inspected (Green)	G1. Occupiable, no immediate further investigation required	
Low risk		G2. Occupiable, repairs required	Eng. report to advise how to repair
Medium damage	Restricted Use (Yellow)	Y1. Short term entry	
Medium risk		Y2. No 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 Gough 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 COVERSHEETChristchurch  
City Council

Address :

91A Cashel St

Date :

14/10/10

Time:

9:30am

## Building Evaluation Transition Team - Actions

Level 1 (2) 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)

Yes / No

Request CPEng engineers report to requirements of  
BETT Advisory of 12 Oct 10 as attached to Level 2 report  
of 14/10/10.

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.

Completed by  
(print name):

Martin Crundwell, Opus

PROCESSED

Scanned  
8/27/10

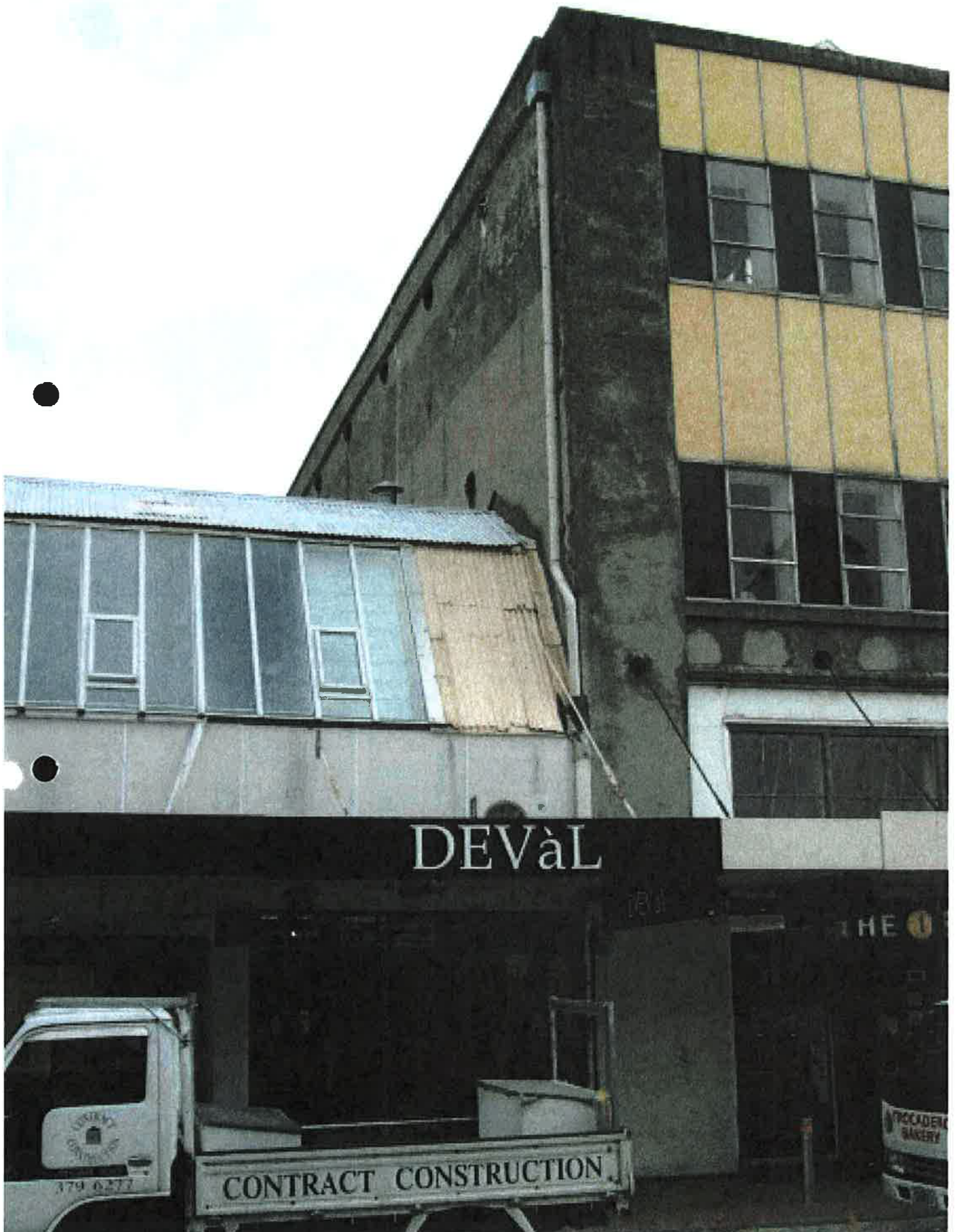
C3-PG126

 793  
 110  
 34  
 PROPI  
 ALL







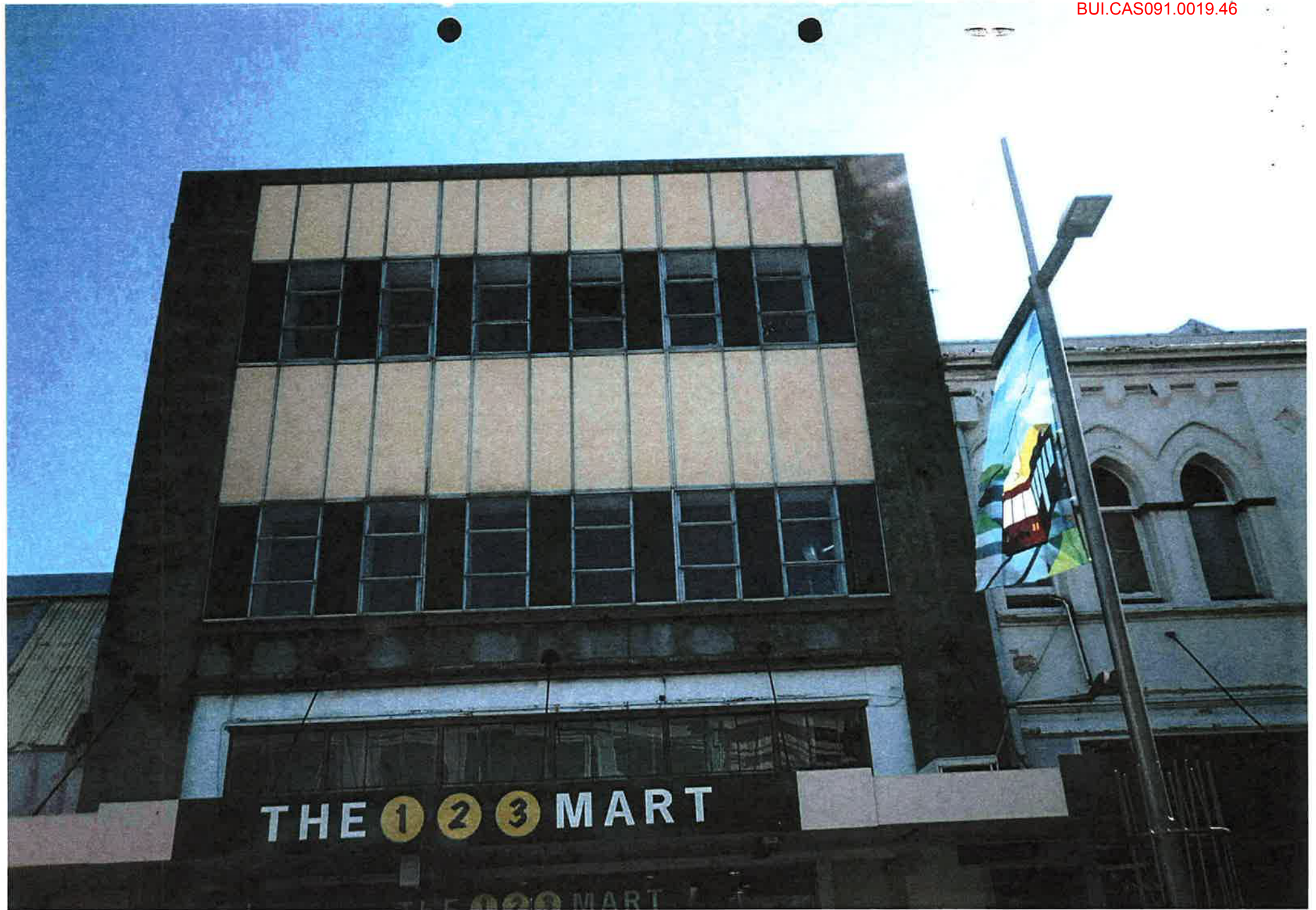
























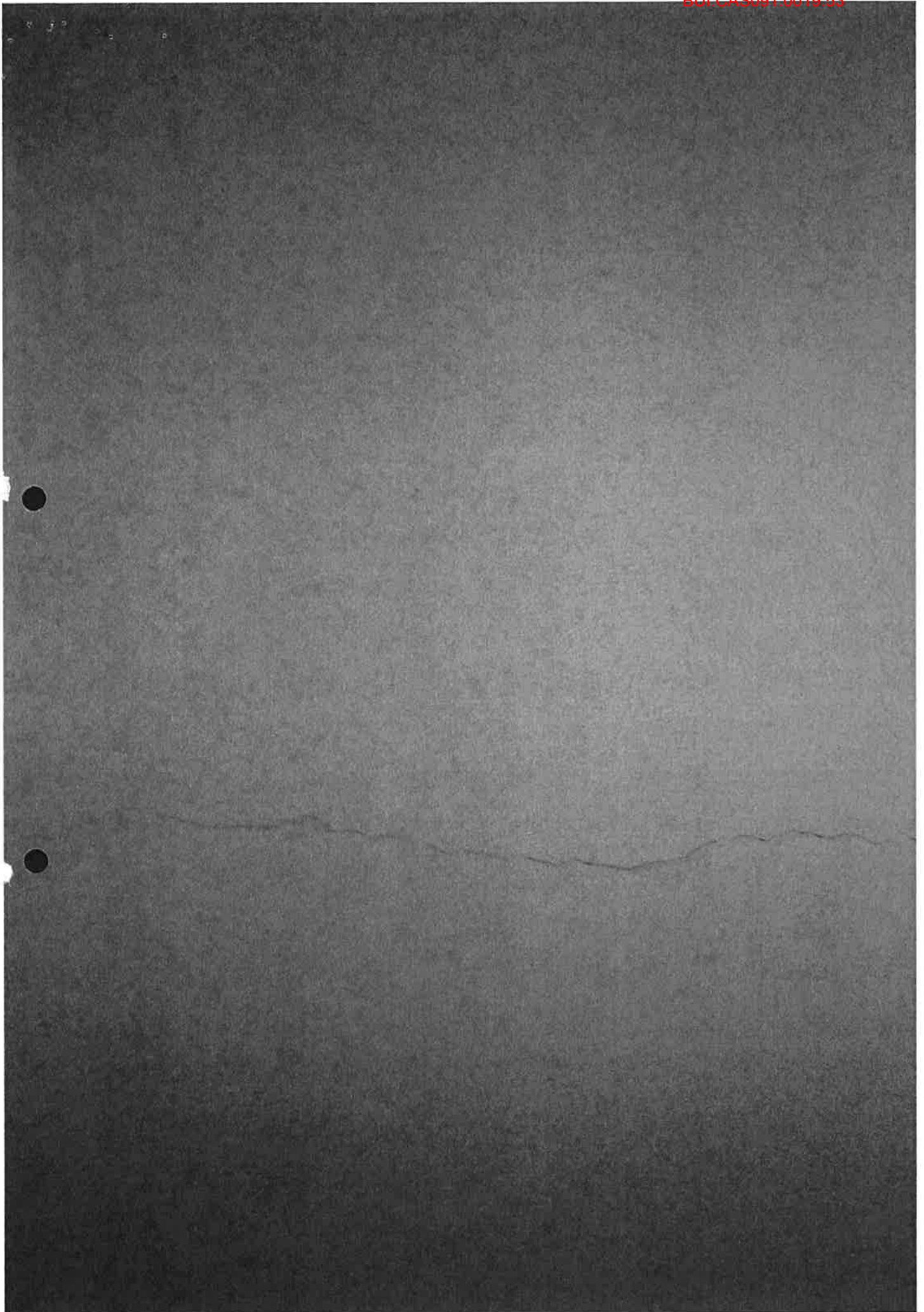






















CSR #91224430

Mission #2

BUI.CAS091.0019.57

## Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials

G.R.N

Date of Inspection

26 Dec 10

Territorial Authority

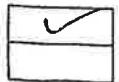
Christchurch City

Time

1500

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

N/A

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

Primary Occupancy

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

Investigate the building for the conditions listed below:

Overall Hazards / Damage

Minor/None

Moderate

Severe

Comments

Collapse, partial collapse, off foundation

☒☐☐

Building or storey leaning

☒☐☐

Wall or other structural damage

☐☒☐

Overhead falling hazard

☐☒☐

Ground movement, settlement, slips

☐☐☐

Neighbouring building hazard

☐☐☐

Other

☐☒☐

1. loose Bricks either End Horiz. cracking (5th Floor)

2. As above & Glass

3. Glass windows Broken.

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

INSPECTED

GREEN



RESTRICTED USE

YELLOW



UNSAFE

RED



Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended☐ Barricades are needed (state location):☐ Level 2 or detailed engineering evaluation recommended☐ Structural☐ Geotechnical☐ Other:☐ Other recommendations:

Estimated Overall Building Damage (Exclude Contents)

None



0-1 %



31-60 %



2-10 %



61-99 %



11-30 %



100 %



Sign here on completion

Date & Time  
ID

Inspection ID \_\_\_\_\_ (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.

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

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

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

We appreciate your understanding in this matter.

**CONTACT:**

CCC Building Recovery Office

Ground floor Civic Offices

53 Hereford Street

Tel: 03 941 8999

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


Yours faithfully

A handwritten signature in black ink, appearing to read 'JH Clark', is written over a faint, illegible printed name.

James Clark  
Team Leader Enforcement  
Inspections and Enforcement Unit

Encl



 <b>CHRISTCHURCH</b> <small>CITY COUNCIL - YOUR PEOPLE - YOUR CITY</small>	<b>CHRISTCHURCH CITY COUNCIL</b> <b>NOTICE</b> <b>UNDER SECTION 124(1)(c), BUILDING ACT 2004</b> <b>(as modified by the Canterbury Earthquake</b> <b>(Building Act) Order 2010)</b>	
<b>TO</b>		
West Mall Properties Limited PO Box 22626 High Street Christchurch 8142		
<b>THE BUILDING</b>		
Street Address: 91A Cashel Street		
Legal Description: Pt Sec 856 Town Christchurch, Pt Sec 858 Town Christchurch		
<b>PARTICULARS</b>		
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.		
<ol style="list-style-type: none"> <li>1. The building has been damaged, and there are structural defects to the building.</li> <li>2. Councils records show that there are loose bricks at either end, horizontal cracking and glass windows broken.</li> </ol>		
<b>TO REDUCE OR REMOVE THE DANGER YOU MUST:</b>		
<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. <b>You must obtain a building consent</b> to carry out any demolition, repairs or other work to remove the danger. Please contact the <b>Christchurch City Council Building Recovery Office by telephone on 941-8999, or by email at <a href="mailto:buildingrecoveryoffice@ccc.govt.nz">buildingrecoveryoffice@ccc.govt.nz</a>, or in person at the Ground Floor, Civic Offices, 53 Hereford Street</b>, 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><b>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.</b></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.		
If the work is NOT carried out before 31 January 2011, or such other date agreed by the Council in writing, the Council may carry out the work required and you will be liable for the costs of the work unless you apply within 5 days of the work being carried out to a District Court for relief from this obligation.		

Signed for &amp; 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 M Baze Chartered Professional Engineer

Date 31/12/2010

(91 Cashel St.)

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





## 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)	<u>Yes</u> / No	
Level 2 Assessment Sheet completed ( attached)	Yes / No	
1. Structural report received , reviewed & accepted Name; John Mitchell CPEng for opus. (print)	<u>Yes</u> / 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](mailto: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](mailto:bandrews@cl-nz.com) | web: [www.cunninghamlindsey.com](http://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  
(m<sup>2</sup>)

Year  
built

No of residential Units

Type of Construction

☐ Timber frame

☐ Steel frame

☐ Tilt-up concrete

☐ Concrete frame

☒ RC frame with masonry infill

Primary Occupancy

☐ Dwelling

☐ Other residential

☐ Public assembly

☐ School

☐ Religious

☐ Concrete shear wall

☐ Unreinforced masonry

☒ Reinforced masonry

☐ Confined masonry

☐ Other:

☒ Commercial/ Offices

☐ Industrial

☐ Government

☐ Heritage Listed

☐ Other

Photo Taken

Yes

No

Investigate the building for the conditions listed below:

Overall Hazards / Damage

Minor/None

Moderate

Severe

Comments

Collapse, partial collapse, off foundation

☒

☐

☐

Building or storey leaning

☐

☐

☐

Wall or other structural damage

☐

☐

☐

Overhead falling hazard

☐

☐

☐

Ground movement, settlement, slips

☐

☐

☐

Neighbouring building hazard

☐

☐

☐

Other

☐

☐

☐

OK. Chimney  
Removed.

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

INSPECTED  
GREEN

☒

RESTRICTED USE  
YELLOW

☐

UNSAFE  
RED

☐

Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

☐ Barricades are needed (state location):

☐ Level 2 or detailed engineering evaluation recommended

☐ Structural

☐ Geotechnical

☐ Other:

☐ Other recommendations:

Estimated Overall Building Damage (Exclude Contents)

None

☒

0-1 %

☐

31-60 %

☐

2-10 %

☐

61-99 %

☐

11-30 %

☐

100 %

☐

R. F. U.  
Sign here on completion  
R. F. U.  
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

☐
☐
☐

Ground Movement

☐
☐
☐

Roofs, floors (vertical load)

☐
☐
☐

Columns, plasters, corbels

☐
☐
☐

Diaphragms, horizontal bracing

☐
☐
☐

Pre-cast connections

☐
☐
☐

Beam

☐
☐
☐

Neighbouring Property Hazards

☐
☐
☐
**Non- structural Hazards / Damage**

Parapets, ornamentation

☐
☒
☐

Cladding, glazing

☒
☐
☐

Ceilings, light fixtures

☐
☐
☐

Interior walls, partitions

☐
☐
☐

Elevators

☐
☐
☐

Stairs / Exits

☐
☐
☐

Utilities (eg, gas, electricity, water)

☐
☐
☐

Other

☐
☐
☐

General Comments

OK for Green

 Chimney damage — now  
 removed down to  
 roof level — OK

**Usability Category**

Usability Intensity	Posting	Usability Category	Comment
Light damage	Inspected (Green)	Ga Occupiable, no immediate further	<input type="checkbox"/>
Low risk		Gb investigation required	<input type="checkbox"/>
Demolished		Gc Occupiable, repairs required	<input type="checkbox"/>
Medium damage	Restricted Use (Yellow)	Ya Short term entry	<input type="checkbox"/>
Medium risk		Yb No entry until repaired or demolished or risk from adjacent premises or ground failure	<input type="checkbox"/>
Heavy damage	Unsafe (Red)	Ra Significant damage	<input type="checkbox"/>
High Risk		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:<br>or   | <input type="checkbox"/>            |
| 1.2 | Damage to parapets, and / or chimneys, and / or ornamental features that may<br>pose a risk to the public and / or adjacent property<br>or           | <input checked="" type="checkbox"/> |
| 1.3 | The building has been damaged resulting in potential ingress of water<br>(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<br>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<br>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.   | <input checked="" type="checkbox"/> |
| 2.6 | Loose or insecure debris (bricks, glass etc)  | <input type="checkbox"/>            |
| 2.7 | Cladding damaged or veneer dislodged<br>(Insanitary Building, refer Environmental Health)   | <input type="checkbox"/>            |
- Now removed down to roof level - OK*

**3 Consequences of Damage**

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

SSS  
Christchurch City

Date of Inspection  
Time

26.02.11  
15:50

Exterior Only  
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  
(m<sup>2</sup>)

Year  
built

1930's

No of residential Units

0

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

Investigate the building for the conditions listed below:

Overall Hazards / Damage

Minor/None

Moderate

Severe

Comments

Collapse, partial collapse, off foundation



Building or storey leaning



Wall or other structural damage



Overhead falling hazard



Ground movement, settlement, slips



Neighbouring building hazard



Other



Parapets, canopy, collapsed  
Major cracks to masonry  
Both neighbouring bldgs collapsing  
or near collapse

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

INSPECTED

GREEN



RESTRICTED USE

YELLOW



UNSAFE

RED



Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

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

☒ Other recommendations:

Demolish

☐ Other:

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

26.02.11 15:53  
09616 35414

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

75012125



























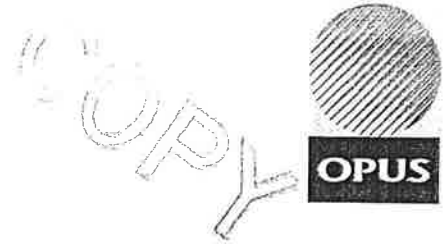




24 March 2011

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/m<sup>2</sup> compared to a design floor load of say 300kg/m<sup>2</sup>).

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.



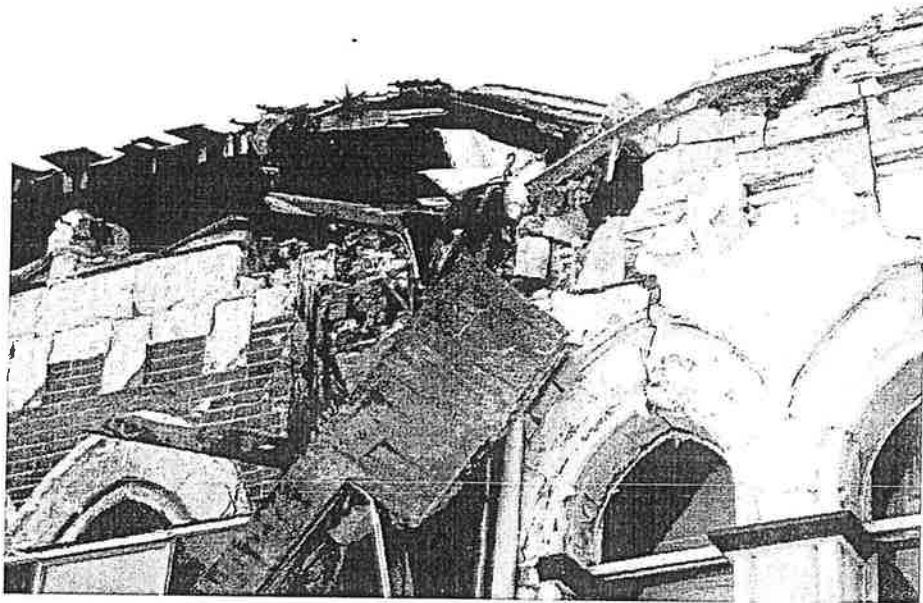
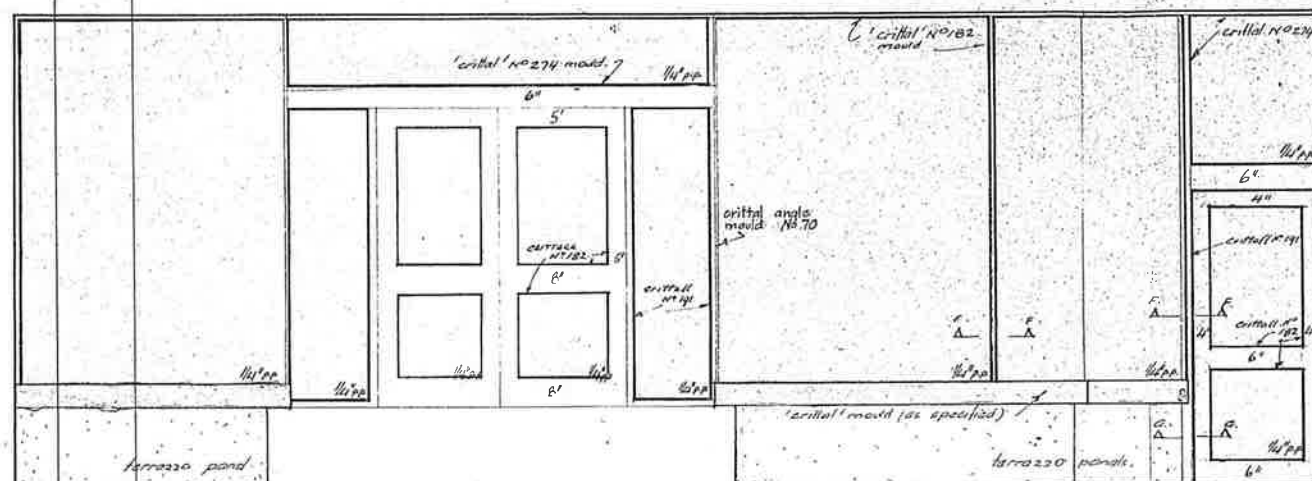


Photo 3: Pounding damage with adjacent building at 2nd floor

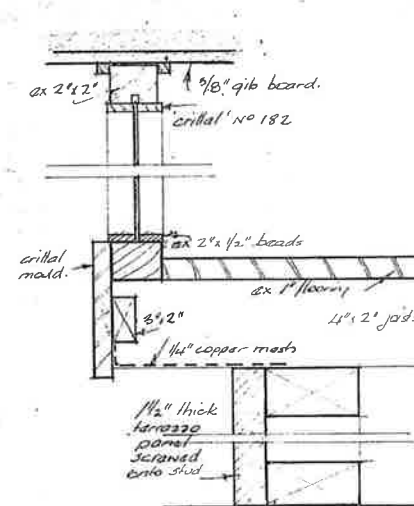


Photo 4: Damage to 1st floor and 2nd floor spandrels

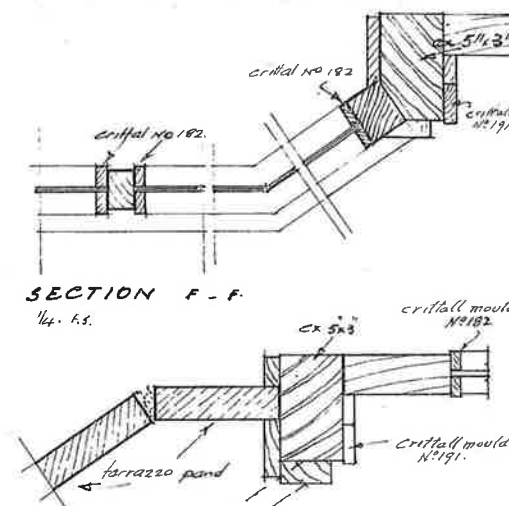




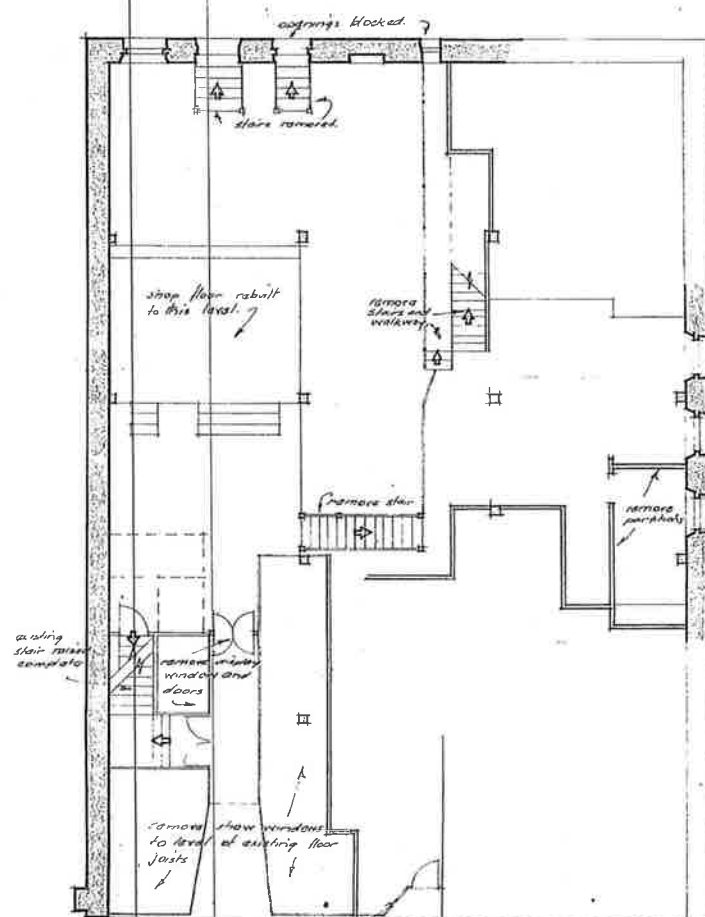
ELEVATION OF SHOP FRONT  
1/2" = 1'-0"



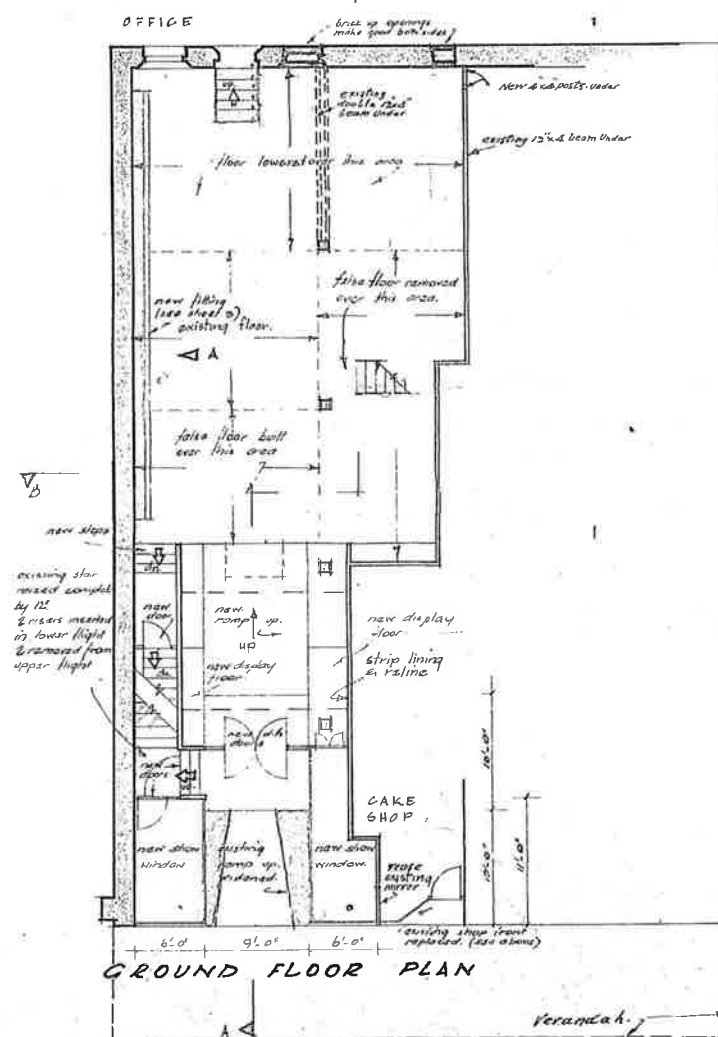
SECTION THROUGH  
SHOW WINDOW  
1/4\"



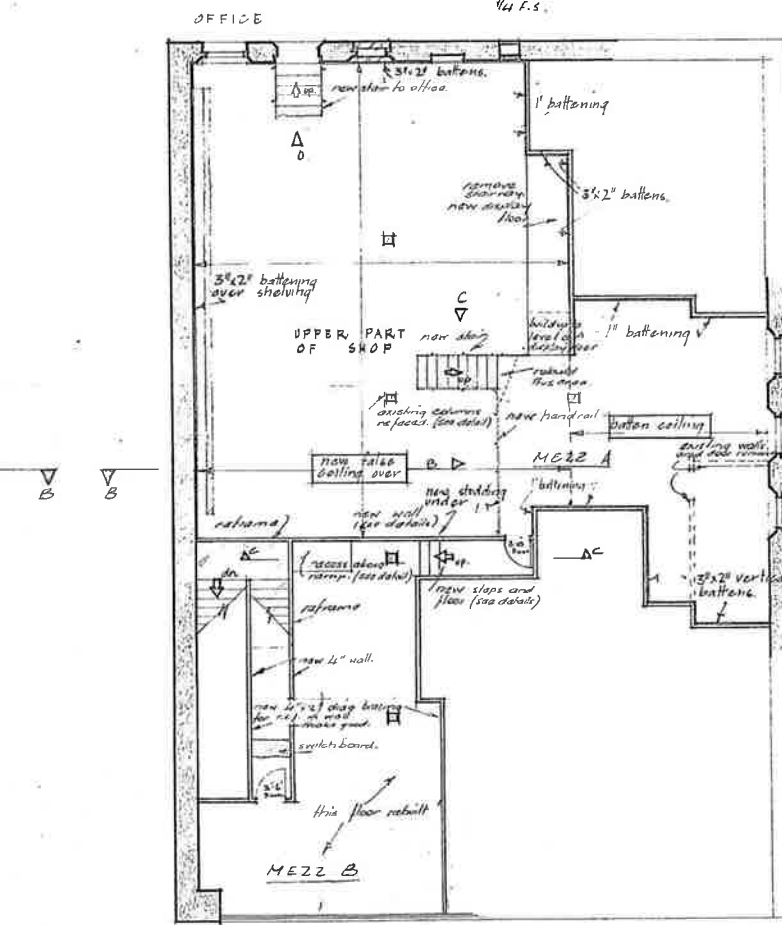
SECTION G-G  
1/4\"



EXISTING PLAN



GROUND FLOOR PLAN



MEZZANINE PLAN



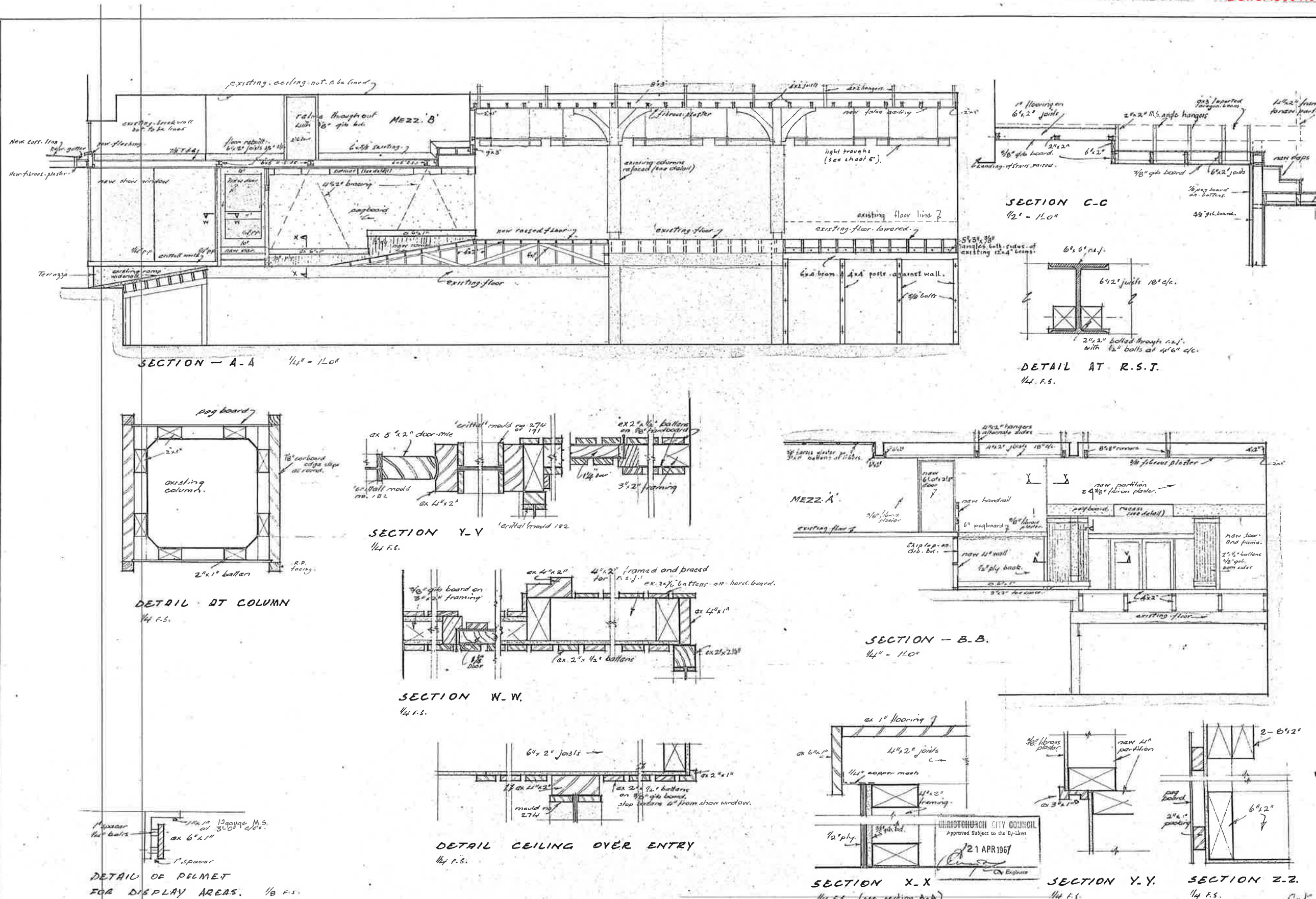
ALTERATIONS TO PREMISES CASHEL ST FOR JOHNSON AND COUZINS

SCALES: 1/8" = 1'-0" 1/4" = 1'-0" 1/2" = 1'-0"  
DATE: 10.1.67  
FILE NO: 317/1

SHEET  
1 OF  
5 SHEETS

GRIFFITHS & MOFFAT  
REGD ARCHITECTS  
72 VICTORIA ST





ALTERATIONS TO PREMISES CASHEL ST FOR JOHNSON AND COUZINS

SCALE: 1/4" = 1'-0" 1/8" = 1'-0" 1/16" = 1'-0"  
 DATE: 10.1.61  
 FILE NO: 317/1

SHEET 2 OF 5 SHEETS

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



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

Corporation of the  
*City of Christchurch*

New Zealand

E1/2

City Engineers 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,





# 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,

*HB*

for DEPUTY GENERAL MANAGER (WORKS)

Encl.

RM

TP ✓



110-112 Bealey Avenue  
Christchurch, 1

21 February 1983

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

Your Ref: BU/40/89/95

CHURCH  
MENT  
N ZEALAND

Attention: Mr Priddy

IN REPLY PLEASE QUOTE:  
IF CALLING PLEASE ASK FOR:

Dear Sir,

23.FEB83 001606

We are in receipt of your letter of 16 February 1983, regarding the proposed alterations at 93 Cashel Street by Mr P. Lipscombe of the Trocadero Cake Kitchen. This has occurred due to a change in tenancy and it was entirely fortuitous that this tenant took over this space. If this had not been the case, the space would have been largely unlettable, being undesirable first floor space and as a result the rental yield ~~forward~~ value of the building would have declined. The proposed alterations are merely an attempt to maintain its value and certainly not to extend its economic life.

The tenant has a lease for a further five years and is bearing the cost of the alterations himself on the basis of staying there for that period of time. The alterations could not therefore be regarded as substantial or permanent.

On the basis of what has been outlined above, we believe it appropriate for you to issue a permit to Mr Lipscombe.

Yours sincerely,

P.N. Cotter

*P.N. Cotter*

ACKNOWLEDGEMENT FORM A/B SENT				INT'L	DATE
MR	<i>Blunk</i>	<input checked="" type="checkbox"/>	R	<i>BB</i>	<i>24/2</i>
MR	<i>Priddy</i>	<input checked="" type="checkbox"/>	C	<i>TDP</i>	<i>24/2</i>
MR		<input type="checkbox"/>	T		
MR		<input type="checkbox"/>	G		
MR		<input type="checkbox"/>	R		
MR		<input type="checkbox"/>	C		
MR		<input type="checkbox"/>	T		
FILE				<i>TDP</i>	<i>24/2</i>
					<i>BU/40/89/95</i>

*With Mr Cotter confirm  
that he will return  
receiving or strengthen  
at the end of 1982*



# 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	DATE	BY	INITIALS	DATE
MR		Bluck	✓	16/3
MR		Heckles	✓	22/3
MR		Briddy	✓	23/3

CONTINUED /...

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

Michael R Fletcher BE (Hons) DBA MNZIE  
Wellington Office AA House 166 Willis Street PO Box 942 Telephone 850 024

Russell A Poole BE (Hons) MS (Calif) MNZIE

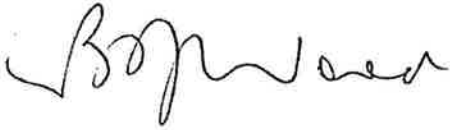
Sydney J Kennedy REA MNZID NZCE

- 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  
 Address of Building: 93-95 Cashel Street  
 File No: \_\_\_\_\_  
 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

## STRUCTURE

Date of Construction: 1885  
 Building Dimensions: Width: 16.154m Length: 23.470m Height: 9.144m  
 Number of Storeys: 2  
 Foundation Type: Strip Footing: ☒ Raft ☐ Piles ☐  
 Structural System: Frame ☐ Shear Wall ☐ LBM B&C ☒  
 Building: Original Form ☐ Minor Alterations ☒ Substantial Alterations ☐  
 Floor: FC ☐ Wood ☐ Eff Diaph ☒ Non Eff ☐  
 Roof Coverings: Concrete ☐ Asphalt ☐ Galv Iron ☒ Corr Asbestos ☐ Tiles ☐  
 Number of Stairs: 10  
 Type: Wood ☒ Steel ☒ FC ☒  
 Ground Conditions: Rock ☐ Gravel ☒ Sand ☐ Clay ☐ Fill ☐  
 Roof: Pitched ☒ Flat ☐  
 Chimneys: Brick ☐ Other ☐  
 Roof, Diaphragm: Effective ☐ Non Effective ☐  
 Number of Lifts: Open ☐ Enclosed ☐

Bearing Walls: Brick  
 Street Walls: Brick + glass  
 Wall Bands: Yes/No  
 Parapets: \_\_\_\_\_ Column Continuity: Yes/No  
 Verandahs: Timber  
 Appendages: \_\_\_\_\_  
 Wheelchair Access: Edisons 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 <sup>2</sup>	Gravels etc. Bearing $> \frac{1}{2}$ T/ft <sup>2</sup>	Rock
Number of Storeys	More than 4	2 to 4	1
Public Assessability	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 &amp; 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: Te Wharau 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.





*Faxed*  
**CHRISTCHURCH CITY COUNCIL**

2 Feb. 07

*still a ment ?*

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.

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*  
 Peter Harrow  
 BUILDING CONSENT CO-ORDINATOR  
 BUILDING CONTROL TEAM





11<sup>th</sup> 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.

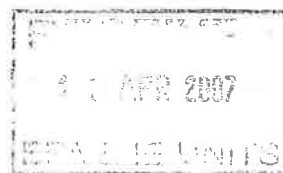
I would foresee this information would be supplied in approximately 2-3 weeks time. In the meantime a separate application for demolition consent will be lodged effectively as stage one of this development.

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

28<sup>th</sup> 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 is 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](mailto:dmargetts@historic.org.nz)

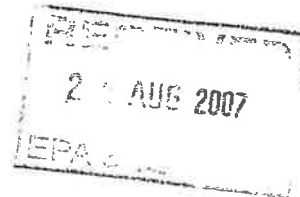
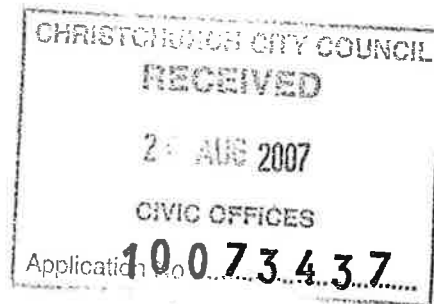


24/04/2008



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

A handwritten signature in black ink, appearing to read 'J McGrail', is positioned below the company name.

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**

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

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



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.

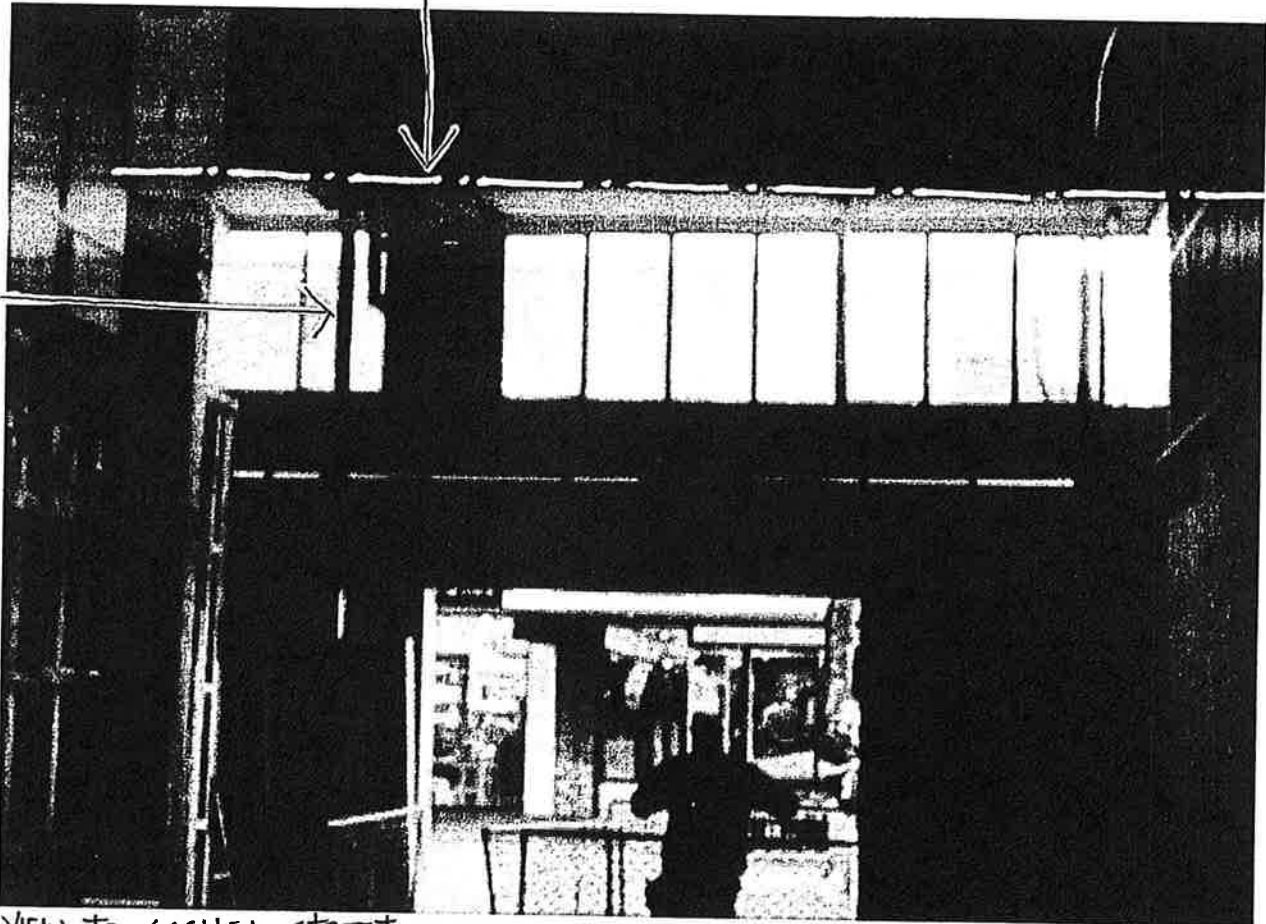
It is the owners responsibility to notify the Engineer to enable the above inspections to be completed.

**Malcolm Freeman**  
**POWELL FENWICK CONSULTANTS LIMITED**

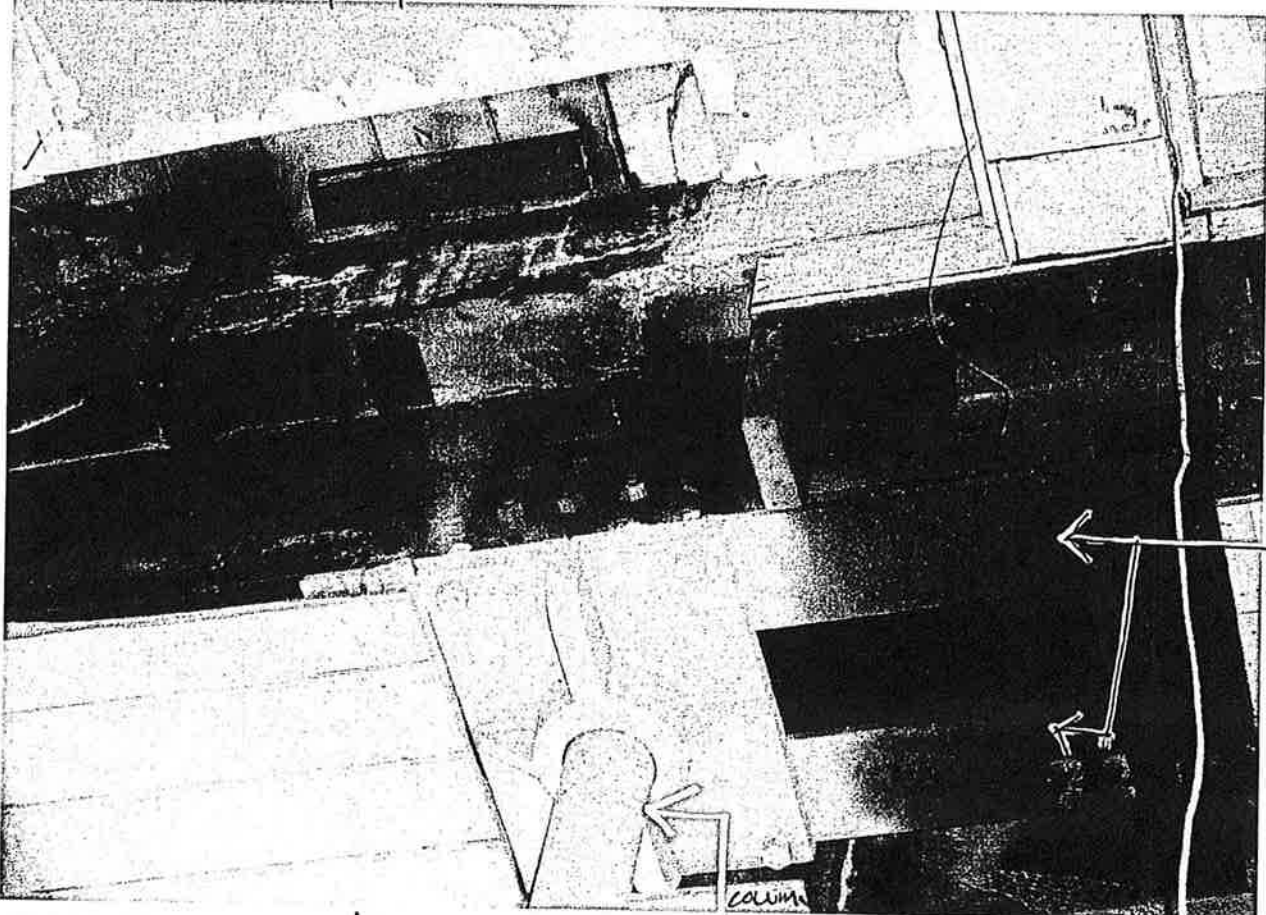


EXISTING 2 x 400x120 RSJ BEAMS

EX  
COLUMN



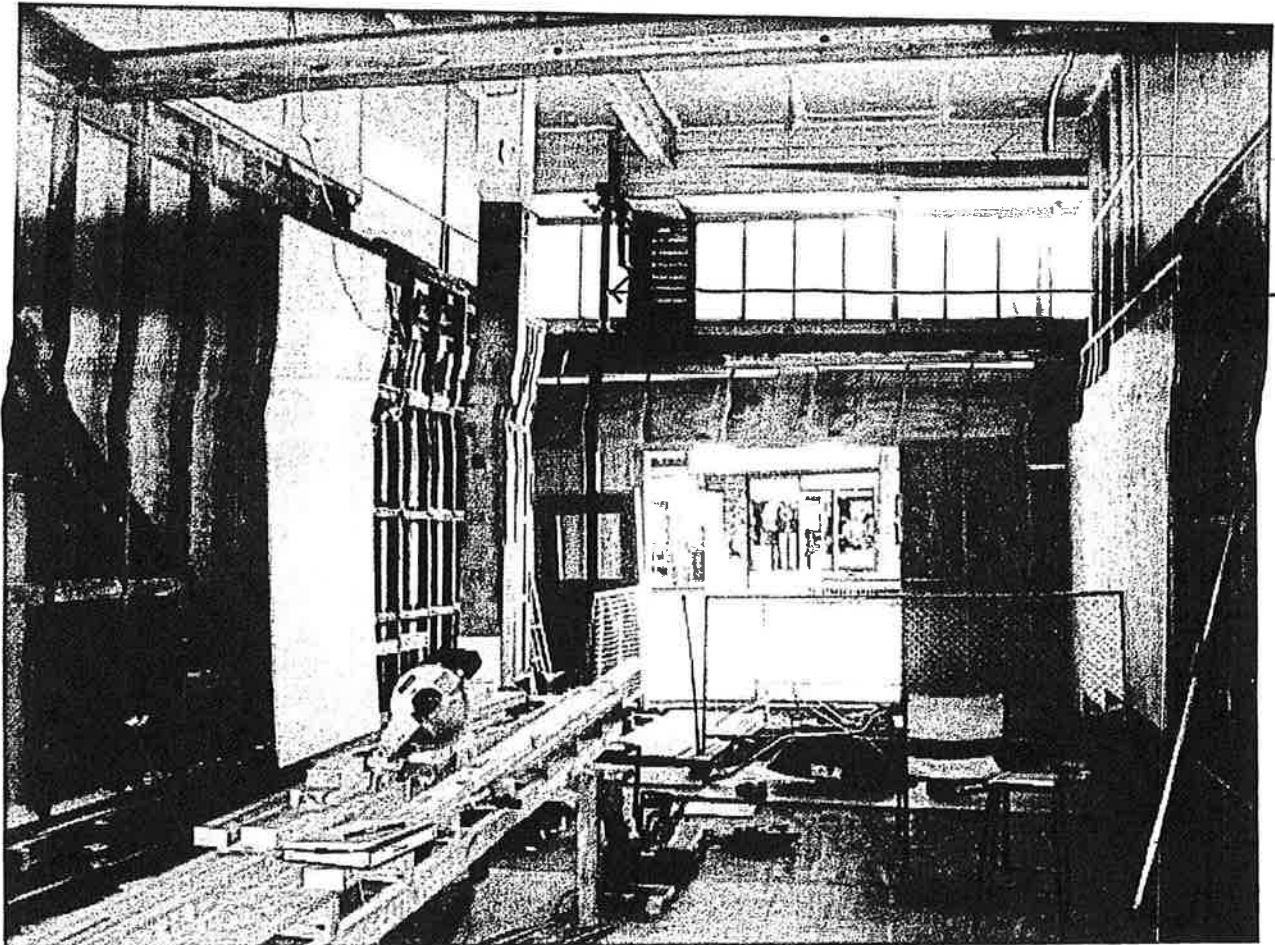
VIEW TO CASHEL STREET.



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:- **Herford 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\*.

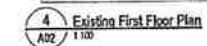
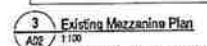
*Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to Powell Fenwick Consultants Ltd only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent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

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02/24/11C/DRJ

printed on 100% recycled paper

02/01/1D/KJS



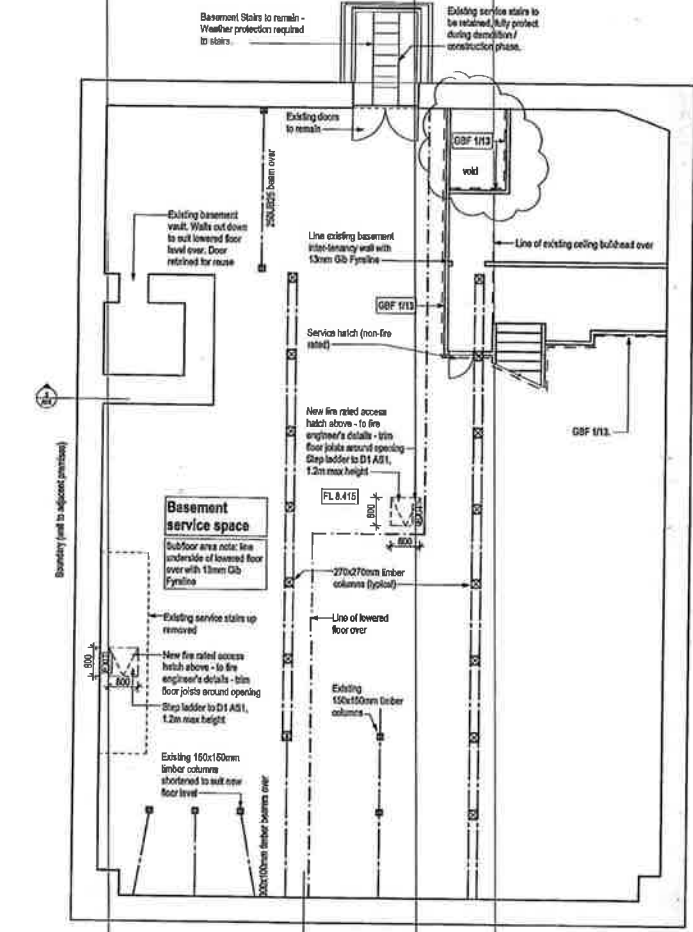
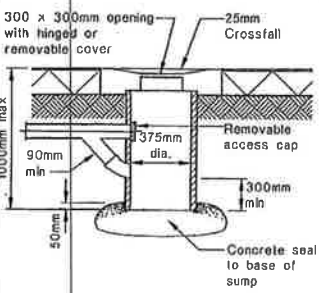


<b>Project:</b> Demolition Project & civil plan			
Cashell Street, Christchurch			
<b>Existing plans</b>			
FILE: 001 306 5415 rev02-1501.dwg			
DESIGNER: JIM			
DRAWN: BOB / J L TELUM			
CHECKED: JIM			
SCALE: As shown @ A1			
This document is copyright © of Dalman Architecture Limited			
dalman <small>ARCHITECTS</small>		320 Durham Street PO Box 717 Christchurch 8140 New Zealand Tel 03 336 5415 Fax 03 336 5443 <a href="http://www.dalman.co.nz">www.dalman.co.nz</a>	
Job No:	Issue:	Sheet No:	Rev:
691	BC	A02	05



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

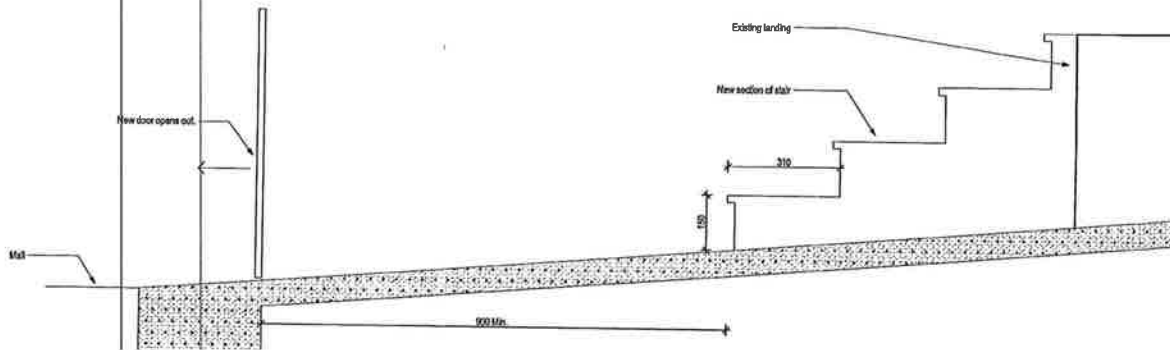
Type One Surface Water Sump Section



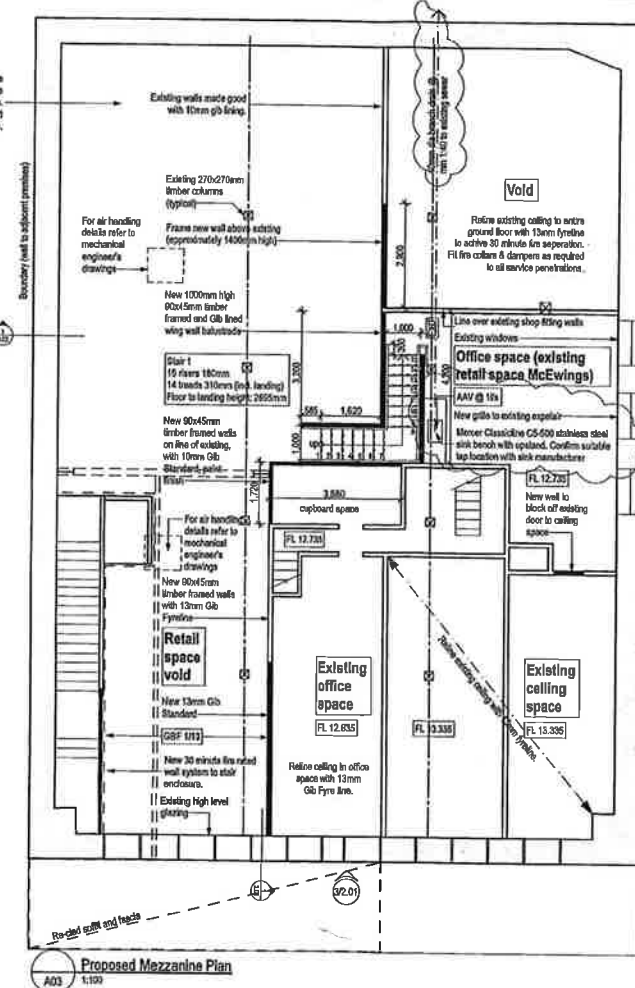
Proposed Basement Plan (service space only)

Proposed Ground Floor & Site Plan

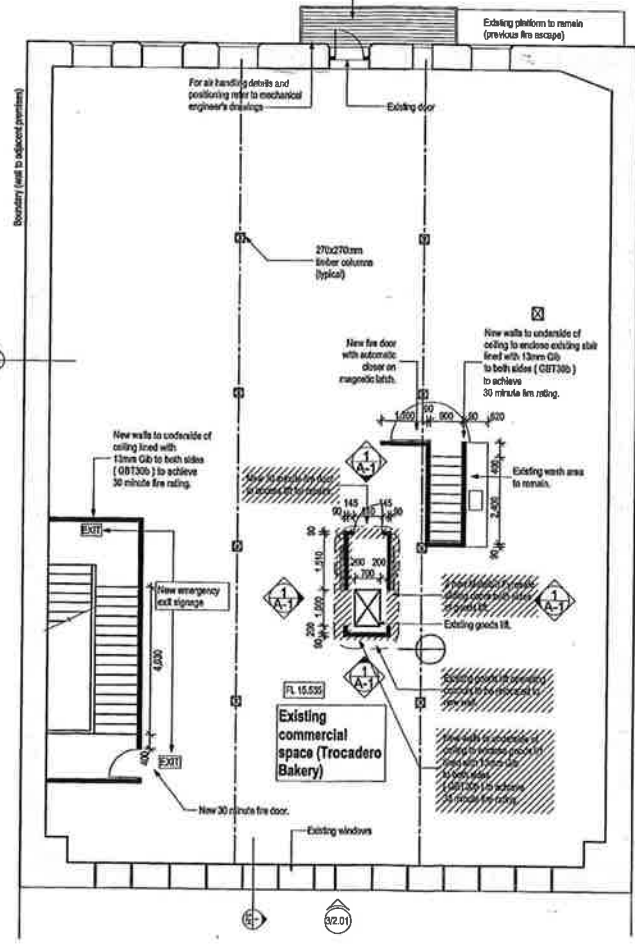
1:100



Cashel Street Mall entrance



Proposed Mezzanine Plan



Existing commercial space (Trocadero Bakery)

RCP 1007 3437

Notes:



Indicated emergency exit light

BC Revision 08:  
Amendments to accessible bathroom to show  
Bling site

CHRISTCHURCH CITY COUNCIL  
Soulas  
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	09.07.2009
Revised Building Consent	17/06/2009
REVISION:	DATE:
1.0	17/06/2009
2.0	17/06/2009
3.0	17/06/2009
4.0	17/06/2009
5.0	17/06/2009
6.0	17/06/2009
7.0	17/06/2009
8.0	17/06/2009
9.0	17/06/2009
10.0	17/06/2009
11.0	17/06/2009
12.0	17/06/2009
13.0	17/06/2009
14.0	17/06/2009
15.0	17/06/2009
16.0	17/06/2009
17.0	17/06/2009
18.0	17/06/2009
19.0	17/06/2009
20.0	17/06/2009

Project:  
Demolition Project  
& civil plan

Cashel Street, Christchurch

Proposed plans  
Conditions of consent  
As part of the documents for this  
building consent, you should read these  
plans. They contain information to assist  
you in complying with the Resource  
Management Act 1991 and/or compliance  
with other legislation that may apply.

FILED: 09/07/2009  
DRAWN: GW/JR/EL/THM  
CHECKED: JM  
SCALE: As shown @ A1  
This document is copyright © of Christchurch Architecture Limited

329 Durham Street  
PO Box 717  
Christchurch 8140  
New Zealand







Clear polycarbonate panel, some fixed to flashing

75 x 50 galvanized beam

75 x 75 galvanized steel angle to perimeter of canopy

75 x 50 galvanized steel post

0.55 mm thick galvanized steel upon flashing - rest top of flashing into new cut in existing masonry wall. Flash flashing to match wall

75 x 50 galvanized steel beam added to angle of canopy, to fasten to existing masonry wall

Existing doors

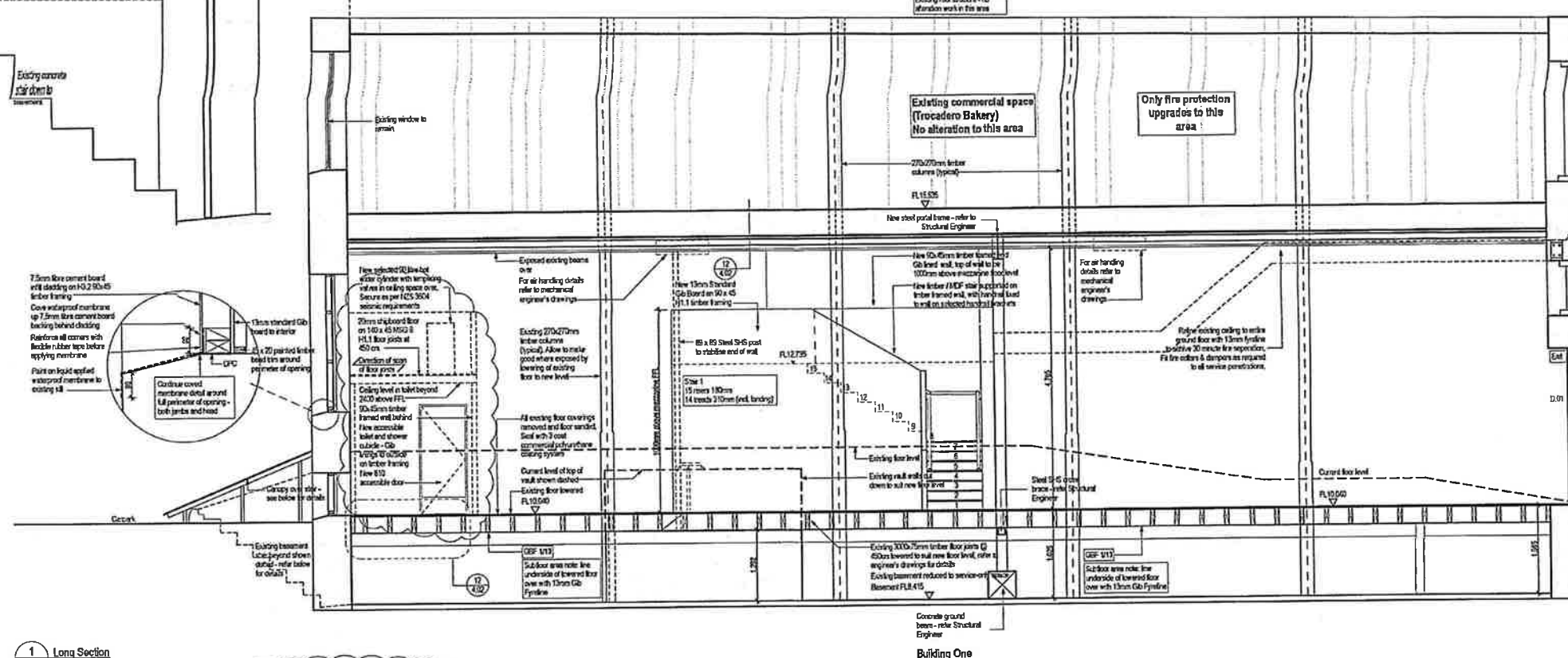
ground level to land

Existing concrete stair down to basement

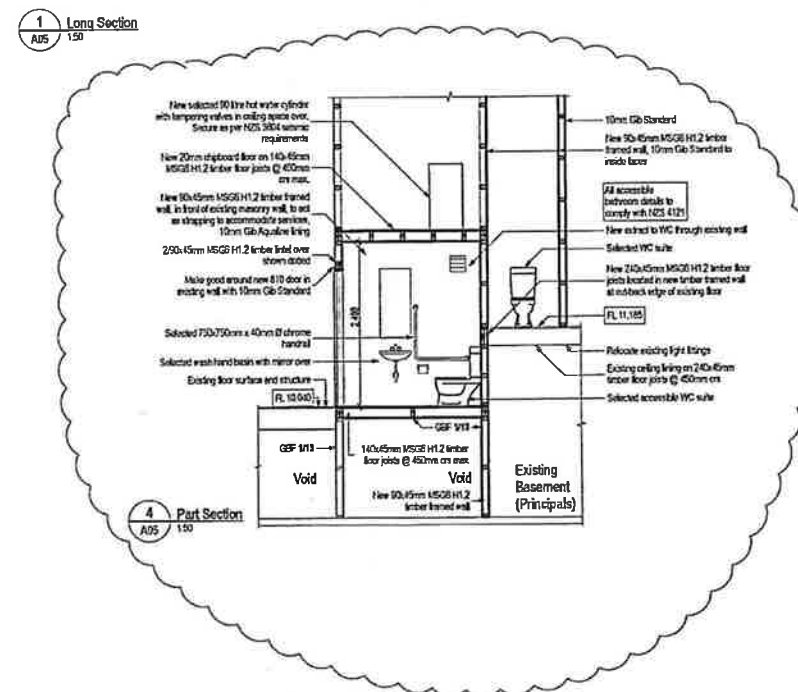
**2** Section through basement stair and new canopy

A05 1/20

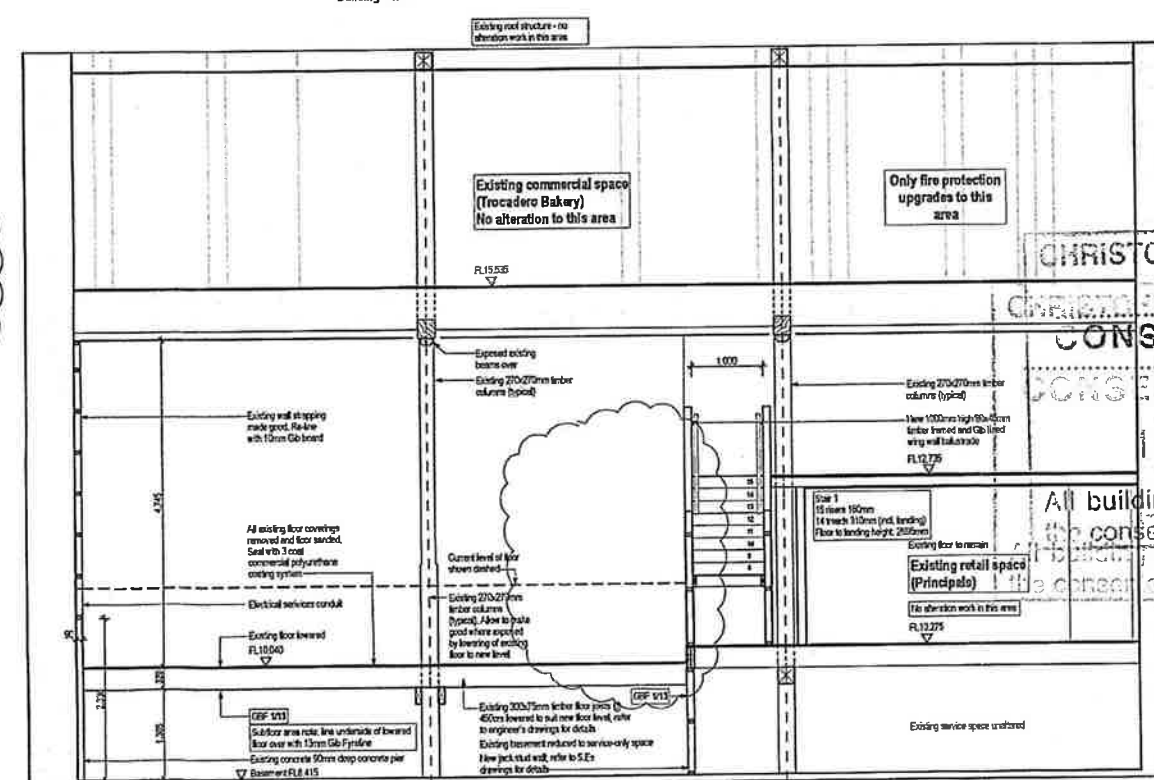
2 Section through basement stair and new canopy  
Ans 120



1 Long Section  
AD5 150



3	Cross Section
A05	150



New Channel from outside - to support JCI handle

AMENDED

PLAN

New window to support handle

New fence parallel to track of window

RECEIVED  
25 JUN 2009  
BUILDING CONSENTS

[illegible]

Project:  
Demolition Project  
& civil plan

Canter Street, Christchurch

Options

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	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
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SCALE:	As shown @ A1
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329 Durham

New Zealand  
Tel 03 355 5

\_\_\_\_\_

691 BC A05

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	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
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Add/Edit Event					
<div> <input checked="" type="checkbox"/> </div> <div> <input type="button" value="Send Message"/> <input type="button" value="Extra Data"/> <input type="button" value="Create Time Record"/> </div>					
<b>Event Details</b>					
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"/>

CSF 91225031

Mission #2?

BUI CAS091-0019.111

## Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials  
Territorial AuthorityG. R. N  
Christchurch CityDate of Inspection  
Time26 Dec  
1515Exterior Only  
Exterior and Interior

Building Name

Tropadero Bakery

Short Name

Address

95 Cashel St.

GPS Co-ordinates

S° E°

Contact Name

Contact Phone

Storeys at and above  
ground level

3

Below ground  
levelTotal 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

Primary Occupancy

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

Investigate the building for the conditions listed below:

Overall Hazards / Damage

Minor/None

Moderate

Severe

Comments

Collapse, partial collapse, off foundation

☒☐☐

Building or storey leaning

☒☐☐

Wall or other structural damage

☒☐☐

Overhead falling hazard

☒☐☐

Ground movement, settlement, slips

☒☐☐

Neighbouring building hazard

☒☐☐

Other

☒☐☐1. Cracking in front facade to be Reviewed  
by Struct. Engr

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 Eng.

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***

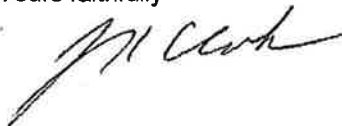
We recommend that you contact the Christchurch City Council Building Recovery Office (details below) if the particulars on the notices need clarification.

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](mailto: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  
Territorial AuthorityUGB  
Christchurch CityDate of Inspection  
Time
  

Exterior Only  
Exterior and Interior
  


Building Name

Trocadero.

Short Name

Address

95 Cashel Mall

GPS Co-ordinates

S°

E°

Contact Name

Contact Phone

Storeys at and above  
ground level

2

Below ground  
levelTotal gross floor area  
(m<sup>2</sup>)Year  
built

No of residential Units

Photo Taken

Yes

No

Type of Construction

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

Investigate the building for the conditions listed below:

Overall Hazards / Damage

Minor/None

Moderate

Severe

Comments

Collapse, partial collapse, off foundation

☒☐☐

Building or storey leaning

☒☐☐

Wall or other structural damage

☒☐☐

Overhead falling hazard

☐☒☒

Ground movement, settlement, slips

☒☐☐

Neighbouring building hazard

☒☐☐

Other

☒☐☐

from 123 Mart next door.

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:

From parapet @ 123 Mart adjacent

Estimated Overall Building Damage (Exclude Contents)

None

☐

0-1 %

☒

31-60 %

☐

2-10 %

☐

61-99 %

☐

11-30 %

☐

100 %

☐

Sign here on completion

UGB

Date & Time  
ID
  


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

CPENG 1006712.



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

(Building Address) 91 Cashel Street

(Business Name if applicable)

I, Alistair Roper (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).

SBH 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 Roper 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

BUI.CAS091.0019.115

# Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials  
Territorial Authority

JSS  
Christchurch City

Date of Inspection  
Time

26.02.11  
15:58

Exterior Only  
Exterior and Interior



Building Name

Trocadero & 'AS'

Short Name

810 897

Address

93 CASHA ST  
CH. CH. CBD

GPS Co-ordinates

S° E°

Contact Name

✓

Contact Phone

✓

Storeys at and above  
ground level

2

Below ground  
level

0 1/2

Total gross floor area  
(m²)

✓

Year  
built

1970's  
1870's

No of residential Units

0

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

Investigate the building for the conditions listed below:

Overall Hazards / Damage

Minor/None

Moderate

Severe

Comments

Collapse, partial collapse, off foundation

☐ ☐

☒

Building or storey leaning

☒ ☐

☐

Wall or other structural damage

☐ ☐

☒

Overhead falling hazard

☐ ☐

☒

Ground movement, settlement, slips

☒ ☐

☐

Neighbouring building hazard

☐ ☐

☒

Other

☐ ☐

☐

Internal collapse of upper level, roof & canopy -  
Major cracking to masonry  
Bldg to west collapsing roof & parapet only

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

INSPECTED

GREEN



RESTRICTED USE

YELLOW



UNSAFE

RED



Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

☒ Barricades are needed (state location):

☐ Level 2 or detailed engineering evaluation recommended

☐ Structural ☐ Geotechnical

☒ Other recommendations: Ramoish

☐ Other:

6 out of 10

DISCUSS WITH HERITAGE PLANNER!

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

26.02.11 15:58  
CASHA 35414

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

75012112























































