

UNDER THE

**THE COMMISSIONS OF INQUIRY ACT
1908**

IN THE MATTER OF

**THE CANTERBURY EARTHQUAKES
ROYAL COMMISSION**

STATEMENT OF EVIDENCE OF TRACY OWEN GOUGH

**YOUNG HUNTER
BARRISTERS & SOLICITORS
CHRISTCHURCH
Solicitor:
Counsel Acting: H Evans**

Phone: (03) 379 3880
Fax: (03) 379 3632
PO Box 929
DX WP 21513

Introduction

1. My full name is Tracy Owen Gough. I am a company director and I reside in Christchurch.
2. I am a retired property investor. I am 67 years old. My property investments are managed by Thompson Wentworth on my behalf, with the exception of one small flat.
3. I am a director of a number of companies. One of the companies I am a director of is West Mall Properties Limited (West Mall). West Mall was incorporated on 20 June 1985. The other director of this company is Graeme Norman Davey. Mr Davey is my accountant and he is a director of Walker Davey Limited, accountants based at Christchurch.

Access to Records

4. My office was in 90 Hereford Street (Gough House). I have had only very limited access to the building and in that time I have been able to collect my computer and that is about it.
5. The majority of my paper records that I have been able to produce with this statement are photocopies of documents that I fortuitously had at home. All of the original documents are in my office at 90 Hereford Street. Thompson Wentworth also have a lot of my records and I understand they have had great difficulty in accessing their files too.

History of the Building

6. I believe that 91 Cashel Street was originally built in approximately the 1880's. It was built from brick and Oamaru stone and concrete.
7. I understand that the building may have been a Methodist Church at one stage and was probably one of the earlier churches in the city. It had a placard to that effect that had been placed there by the Historic Places Trust.
8. A façade added in the 1970's had covered up virtually all of the original Oamaru stone and the brick work on the street frontage. This obscured the original features of the building. The building was not a listed heritage building.
9. I originally purchased 90 Hereford Street in 1983. I then subsequently purchased the car park that was behind 90 Hereford Street. I was eager to purchase 91 Cashel Street because it then gave me ownership of that entire

strip of the block from Hereford Street to Cashel Street. My thinking was that I could build some sort of arcade in the future.

10. The bars on the Oxford Terrace Strip (as it is known) are owned by my brother Antony Gough and my sister Avenal McKinnon through their company Hereford Holdings Limited (HHL).
11. The buildings owned by HHL include 87-89A Cashel Street and 93-95 Cashel Street which are located on either side of the property owned at 91 Cashel Street.

91 Cashel Street, Christchurch

12. West Mall owns the building at 91 Cashel Street and has owned that building since the incorporation of the company in 1985.
13. I have a colour photograph of the building that was taken after the February earthquake in 2011. The building was three storeys high. The first storey ends at the light blue painted part below a sealed column. The second storey ended at the top of the brick parapet which is shown in the picture. The third storey has pancaked down and that was masonry similar to the second storey.
14. I believe that each floor of the building was approximately 350m² in size.

Property Manager

15. West Mall employed a property manager, Thompson Wentworth. The person I dealt with at Thompson Wentworth was Mr Andre Thompson, a commercial property manager.
16. Thompson Wentworth had a management contract with West Mall. This management contract was terminated on 31 August 2011 at my request.
17. The reason for that was because the building was untenable and had been substantially destroyed by the earthquakes.
18. The tenants that were in the building were as follows:
 - (a) The ground floor was the 123 Mart Limited and a Westpac Bank cash machine (Westpac (NZ) Investments Limited).
 - (b) The first and second floor was occupied by Kurt Langer of CANC. He was a freelance photographer.
19. Thompson Wentworth will have the details of the length of those tenancies.

Reporting by Thompson Wentworth

20. Attached to this statement is a letter dated 5 October 2011 from Thompson Wentworth. This is a typical statement from them showing the details of the tenancies and financial information.
21. If there were any maintenance issues involved with the building, then I had those attended to by Thompson Wentworth. As the property managers, they would draw any maintenance issues to my attention and I would authorise the repairs if required.

Knowledge of the Current Earthquake Prone, Dangerous and Insanitary Buildings Policy 2010

22. I was unaware of this policy. If the Council had ordered that West Mall undertake remedial work, then I would have arranged for it to have been completed.

September Earthquake 2010

23. I think I made a physical inspection of the building outside after the September earthquake. The tenants remained in the building after the September earthquake and they remained there until Boxing Day.
24. Via my brother Antony Gough I engaged the engineers Powell Fenwick. I recall speaking to Ian Garrett of Powell Fenwick in relation to the earthquake damage after the earthquake on 4 September. Mr Garrett wrote to me by letter dated 15 September 2010 (copy of that letter attached). Mr Garrett indicated that the building was "not in immediate danger of structural collapse".
25. He noted that the chimneys above the upper floors should be removed.
26. My brother Antony Gough who owns the buildings on either side (89 and 93 Cashel Street) had a building crew who removed fallen bricks from his properties. The removal of the chimneys and repairs on 91 Cashel Street were carried out as recorded by the 1 October 2010 report from Powell Fenwick.
27. I also received another report from Harrison Grierson Consultants Limited from Andrew Thompson who is a team manager in structural engineering. Their view was that the ground floor was structurally sound and safe to occupy and they confirmed that the status of the building was green.

28. In relation to the two upper levels, they were confirmed as a yellow status with limited access until the debris was removed. This was subsequently attended to.

Boxing Day Earthquake and Repair Work

29. I recall that I initially rang Thompson Wentworth to see if they could arrange for an inspection and any professional advice that I needed to receive, after the Boxing Day earthquake. I spoke to Andre Thompson and he was out of Christchurch and was not able to help me at that time.
30. I therefore telephoned Anna Hodgson, who is my brother Antony's property manager, and with her assistance, I contacted Opus and arranged for an inspection by Andrew Brown. As Anna was working over the Christmas period, she was onsite and helped facilitate the repair work. I understand that she recommended the builders Southbuild Limited that my brother's company used and that they undertook the repairs on the property. The repairs were undertaken in accordance with the engineering advice received.
31. I was also out of Christchurch at the time and I recall I spent some time on the phone making a number of telephone calls to assist with the securing of the premises and various other related matters.
32. On 31 December I received an email from Andrew Brown of Opus. Mr Brown who is a senior civil/structural engineer at Opus confirmed that the corners of the parapet were loose at the rear of the building and there was unsecured brick. However, half a metre of the parapet had been removed in each direction and the corners of the building were made safe.
33. At the front of the building he referred to a concrete lintel beam which had been displaced slightly. He also referred to this being a falling hazard and the Council had therefore classified all three buildings (by this I took to mean my brother's buildings on either side as well) as being red zoned or red placarded as Mr Brown termed it.
34. Mr Brown confirmed to me that he had designed a temporary securing system to restrain the front parapet by tying it to the side parapets with a reinforcing bar.
35. Significantly, he confirmed that the temporary securing had been installed on 31 December 2010 and as a result of that and the certification provided by Opus, the Council had removed the red categorisation of the building.

36. He also confirmed that the securing, whilst a short term measure, would be adequate for almost six months.
37. After the Boxing Day earthquakes, and repairs had been completed, I was confident that the building was safe on the basis of the engineering advice that I had received. The tenants were allowed back into the premises after the repairs were finished.

The Earthquake of 22 February 2011

38. The February earthquake caused massive damage to the building at 91 Cashel Street. Opus took some photographs and they show the extent of the devastation. At the time, Opus advised me that the building should not be entered and was unsafe.
39. The report from Opus dated 24 March 2011 (attached to this statement) confirmed that the building had sustained severe damage. The roof had collapsed and the walls on the third floor had also been entirely lost.
40. The third storey walls had fallen both inwards and outward from the building. Their conclusion was that the remaining structure was unstable and unsafe to approach for any internal inspection without significant removal of part of the building.
41. They concluded that the building was "unstable, unsafe to approach or enter, presents a public safety risk and is not economic to repair". They recommended that the building should be demolished.
42. The building has now been demolished.
43. At all times I relied upon and acted upon the professional engineering advice that I received.

Dated: 17 January 2011



Tracy Owen Gough
Director of West Mall Properties Limited





THOMPSON WENTWORTH

P.O Box 22 626, Christchurch 8142
P: [03] 377 1565, F: [03] 377 1568

5 October 2011

West Mall Properties
17 Wairarapa Tce
Merivale
CHRISTCHURCH 8014

File Ref: M238/CAS

Dear Tracy

RE: WEST MALL PROPERTIES – CASHEL STREET, CHRISTCHURCH

Please find enclosed your monthly property report for September 2011.

The settlement of \$2,780.09 has been made into your nominated account on 3 October 2011.

Should you have any questions please contact the writer.

Yours faithfully

THOMPSON WENTWORTH LIMITED


Andre Thompson
COMMERCIAL PROPERTY MANAGER

B.Com (VPM)

CC Walker Davey
Chartered Accountants
PO Box 25007
Victoria St
CHRISTCHURCH 8144

CC: Pamela Downes
West Mall Properties
PO Box 2810
Christchurch Mail Centre
CHRISTCHURCH 8140

Attention: Graeme Davey



THOMPSON WENTWORTH

PROPERTY MANAGEMENT REPORT

Westmall Properties Limited

September 2011

A Member of the Telco Group of Companies



THOMPSON WENTWORTH

MONTHLY PROPERTY REPORT**West Mall Properties**

September 2011

91 Cashel Street

Management

Our management contract terminated 31 August 2011 as requested.

Please advise the Christchurch City Council, your Insurance Broker and any other possible creditors of your new contact details.

This report shall be our last to you in relation to this property.

We attach your final Aged Debtors Report and Owners Trust Account Summary.

Income

No income this month.

Expenditure

Thompson Wentworth Ltd final management fee for August 2011 was paid 20 September 2011.

Please note that any Business Interruption payments you may receive from your Insurer may include our monthly management fee for the duration of the claim period. You may wish to advise your Insurer that we no longer manage this site.

No other expenditure this month.

Tenant Issues

Please note that as of to date we have not received a request from Westpac (NZ) Investments Ltd for a rental refund for the period post 22 February 2011 nor have we refunded any funds to Westpac (NZ) Investments Ltd.

We are more than happy to discuss with you should a request be made.

Maintenance

No matters to report.

****END OF REPORT****

Andre Thompson

COMMERCIAL PROPERTY MANAGER

5 October 2011

Thompson Wentworth Ltd
Aged Debtors Report 30-09-2011 by Property
 For Property 91 Cashel Street (CAS)

WIT.GOU.0002.11

Tenant	Contact	Phone	3 Months	2 Months	1 Month	Current	Balance	Credit Limit	Last Payment Date	Amount
91 Cashel Street (CAS)										
CAS001	CANC - Kurt Langer (L1&L2 1st & 2nd Floor)		0.00	0.00	0.00	0.00	0.00	21-04-2005		225.00
	Kurt Langer	377 3941								
CAS002	CANC - Sportsgirl NZ Limited (,)		0.00	0.00	0.00	0.00	0.00	29-07-2002		32.55
	Irene	365 0033								
CAS003	CANC - Sjoerd Hendrik Rypma (2nd Floor)		0.00	0.00	0.00	0.00	0.00	27-06-2000		111.97
	Sjoerd Hendrik Rypma									
CAS004	EXPIRED - Cassius Properties Ltd (,)		0.00	0.00	0.00	0.00	0.00	25-09-2000		884.27
	Patrick O'Reilly	04 473 6200								
CAS005	CANC - Bracken Brae Ltd (1 91 Cashel Mall)		0.00	0.00	0.00	0.00	0.00	13-02-2006		443.62
	Josephine Grant	377 1042								
CAS006	Kurt Langer (L1&L2, 1st & 2nd Floor)		0.00	0.00	0.00	0.00	0.00	18-02-2011		278.06
	Kurt Langer	377 3941								
CAS007	Canc - Arawata Assets Limited (PART, 91 Cashel)		0.00	0.00	0.00	0.00	0.00	28-08-2006		240.37
	Tim Boyer	(04) 496 7602								
CAS008	Eyesavers limited (1, 91 Cashel Mall)		0.00	0.00	0.00	0.00	0.00	31-07-2006		145.39
	John Davis	03 355 0442								
CAS009	CANC - Mountain Design Retail ltd (GRD, Ground)		0.00	0.00	0.00	0.00	0.00	20-11-2007		1,078.51
	Stephen Harris	0061731144300								
CAS010	Westpac (NZ) Investments Limited (,)		0.00	0.00	0.00	0.00	0.00	02-08-2011		1,054.17
	Allanah Devereux	09 336 9689								
CAS011	BRG Investments Limited (GRD, Ground)		0.00	0.00	0.00	0.00	0.00	22-07-2008		448.74
	Bruce Greenhaigh	3770787								
CAS012	Outdoor Holdings Limited (GRD, Ground)		0.00	0.00	0.00	0.00	0.00	02-04-2009		11,812.50
	Wayne Martin	03 389 9760								
CAS013	The 123 Mart Limited (1, 91 Cashel Mall)		0.00	0.00	0.00	0.00	0.00	08-02-2011		2,176.14
	Eric Chang	09 570 7200								
Total Balance			0.00	0.00	0.00	0.00	0.00			0.00
			0.00 %	0.00 %	0.00 %	0.00 %				0.00 %

Thompson Wentworth Ltd
Owner's Trust Account Summary
For the Period 01-09-2011 to 30-09-2011

WIT.GOU.0002.12

West Mall Properties Ltd
 c/- Tracy Gough
 7 Walraraapa Tce
 Merivale
 Christchurch 8014

Payee/Payer	Description	Date	Received	Payment	Totals
OWNERS TRUST ACCOUNT OPENING BALANCE:					2,822.26
1 Cashel Street					
THOMPSON WENTWORTH	Management Fees for 91 Cashel Street 20-09-2011 from 01-08-2011 to 31-08-2011.		0.00	42.17	
TOTALS			0.00	42.17	-42.17
OWNERS TRUST ACCOUNT CLOSING BALANCE:					2,780.09



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 4th 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, Arundel 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 Cough Properties (Po Box 2810 Clive)
 Address 1 91 Cashel St
 Address 2 _____
 ADDRESS 3 _____

Subsequent to the earthquake that occurred on the morning of Saturday 4th 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

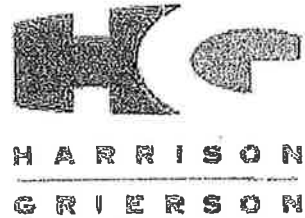
It is important to note that information is based on a visual inspection only. It is possible that there is unobserved damage that may become evident over the next few weeks. If this is the case, please note the areas you have observed and be in touch with our office to discuss them if required.

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.



To the Landowner or Tenant

Structural Integrity Assessment

HG Ref: 2150-130210-01

The structural integrity of the building at 91 Cashel Street was assessed by our Engineers on 8 September 2010, and subsequently on 10 and 13 September 2010.

We have identified the following structural issues with these buildings:

- Inspections could only be undertaken on the building exterior, and the interior of \$1, \$2 and \$3 Mart.
- Ground floor tenancy (\$1, \$2 or \$3) has no structural defects found and has been changed to Green, upper levels to remain as Yellow.
- Chimney on exterior eastern side (rear) has fallen over and needs to be removed. No risk once loose bricks are removed.

We conclude that the ground floor retail is structurally sound and safe to occupy, and the status has been assessed as Green. Upper levels to remain as Yellow, limited access until debris are removed.

We note that our assessment is based on a visual inspection of accessible areas only. No liability is accepted for damage or injury incurred after our inspection.

Yours sincerely

Harrison Grierson Consultants Limited

Andrew Thompson

Team Manager - Structural Engineering

N:\2150\130210_01 91 Cashel Street\500 Del\510 Reports\R001v1-CH130210-01-ajt-kld.doc



CELEBRATING EXCELLENCE SINCE 1885

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 E christchurch@harrisingrierson.com
 W www.harrisingrierson.com
 ISO9001 Quality Assured

Tracy Gough Properties

From: Andrew Brown <andrew.brown@opus.co.nz>
Sent: Friday, 31 December 2010 5:24 p.m.
To: TGP@caverock.net.nz
Cc: Bob Andrews; a.hodgson@herefordholdings.co.nz; Alistair Boyce
Subject: Re: Your Ref: -, Insured: T Gough, Our Ref: 423444 REA,
Attachments: IMG_3996.JPG; IMG_4002.JPG; IMG_4003.JPG; IMG_4005.JPG; IMG_4001.JPG

Hi Tracy,

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

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

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

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

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

Regards,

Andrew

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

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

*Copies sent to
 Anthony
 Arnold
 Andre*

24 March 2011

Tracy Gough

By Email



6-Quake.01

Dear Tracy,

91 Cashel Street – Earthquake Damage Assessment

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

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

Observations

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

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

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

Conclusions

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

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

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

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

Recommendations

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

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

Yours sincerely,

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

Andrew Brown
Senior Civil/Structural Engineer
CPEng 1006712



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



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



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



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

From: <tgp@caverock.net.nz>
Subject: **Fwd: FW: 91 Cashel Street engineering report**
Date: 26 March 2011 12:44:50 PM NZDT
To: <tracygough@gmail.com>
3 Attachments, 941 KB

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

Subject: FW: 91 Cashel Street engineering report
Date: Fri, 25 Mar 2011 18:28:11 +1300
From: "Andrew Brown" <andrew.brown@opus.co.nz>
To: <TGP@caverock.net.nz>

From: Andrew Brown [mailto:andrew.brown@opus.co.nz]
Sent: Friday, 25 March 2011 5:49 p.m.
To: 'tgp@caverock.co.nz'
Cc: 'bandrews@cl-nz.com'
Subject: 91 Cashel Street engineering report

Hi Tracy,

Attached is our report on 91 Cashel Street. The building is extensively damaged, and we have recommended demolition of the building.

I understand that Kurt Langer is eager to salvage his property from the second floor. The building is unsafe to approach in its current state. However, from our inspection this may be possible if the building is carefully deconstructed, so that access could be gained from a crane basket.

Please call if you wish to discuss any aspect of our report.

Regards,

Andrew

OpusAndrew Brown

Senior Civil/Structural Engineer

Opus International Consultants Ltd

andrew.brown@opus.co.nz

Tel +64 3 363 5526, Mobile +64 27 237 1163

<http://www.opus.co.nz>

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



Canterbury Earthquakes Royal Commission
Te Komihana Rūwhenua a te Karauna

13 October 2011

Andre Thompson
Thompson Wentworth Property Managers
Level 5 Fleet House
186 Hereford St
CHRISTCHURCH

By email: andre.thompson@twl.net.nz

Dear Sir

91 Cashel Street, Christchurch

I refer to the writer's telephone conversation with you on 12 October 2011.

As I explained, the Royal Commission is examining the failure of a number of buildings in the Christchurch CBD, including the building that was situated at 91 Cashel Street (the Building).

I understand that you are the property manager for the Building on behalf of the owner, West Mall Properties (Mr Tracy Gough) and that you have Mr Gough's authority to provide information to the Commission on his behalf.

I would appreciate it if you could provide the following information, if possible by **21 October 2011**:

Structural Integrity of the Building before 4 September 2010

1. Could you please outline any structural strengthening carried out on the Building prior to 4 September 2010, including, if possible, copies of any structural drawings, photographs, reports etc.
2. Are you aware of how the Christchurch City Council's earthquake prone policy was applied to the Building? If so, please provide details and an outline of any relevant correspondence you may have had with the Council in relation to this issue.
3. Are you aware of whether any structural strengthening carried out on the Building had any impact on the application of the Council's earthquake prone policy? If so, please provide details.

4. Was the Building classed as a heritage building? If so, did this have any effect on the application of the Council's earthquake prone policy from your perspective? Please explain.
5. Are you aware of the last inspection by the Council in terms of its earthquake prone policy? If so, when was that and what did it involve?

Events post 4 September 2010

6. Please outline what occurred in relation to any Council inspection/assessment from your perspective in the days and weeks that followed the 4 September 2010 earthquake.
7. Please provide copies of any engineering reports, including drawings and photographs which were obtained by the owner following that earthquake.
8. Were you aware of the Council's assessment process and the stickering of the Building? If so, please advise from your perspective what you understood the position to be and the effect of any such stickering.
9. Please advise details as above in relation to events following the 26 December 2010 earthquake.
10. I note from the Christchurch City Council file that a Building Act notice was served on the owner following the Boxing Day earthquake.
 - (a) I note that you are aware of this but would appreciate the details of your understanding of what was required as a result of that notice.
 - (b) Please advise what was carried out as a result of the notice ie. details of any assessment/report by Opus or any other engineers including photographs and drawings, if applicable.
 - (c) Please provide details of what remedial work was carried out and by whom.
 - (d) Following that work, my understanding is that the Building was cleared by the Council for re-occupation. Is that your understanding? What sign-off was provided for that to occur.
11. From your perspective what inspections/assessments, if any, were carried out following that until the 22 February 2011 earthquake? Please provide details.
12. Have you had any assessment/report carried out post the 22 February 2011 earthquake to determine the mechanism of failure or extent of damage? If so, please provide details, including drawings, photographs etc.
13. If you have any photographs of the Building before the 4 September 2010 earthquake and after the 4 September 2010 earthquake and the Boxing Day aftershock and the 22 February 2011 earthquake these would be appreciated.

14. Could you please provide me with the names and, if possible, up-to-date contacts for the tenants that were in the Building.

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

Your assistance in this matter is much appreciated.

Yours faithfully



Mark Zarifeh
Counsel Assisting
Canterbury Earthquakes Royal Commission



THOMPSON WENTWORTH

P.O Box 22 626, Christchurch 8142
P: [03] 377 1565, F: [03] 377 1568

14 October 2011

Canterbury Earthquakes Royal Commission
PO Box 14053
CHRISTCHURCH MAIL CENTRE 8544

By Email: Mary-Ann.Hutton@royalcommission.govt.nz
Attention: Mark Zarifeh

Dear Sir,

RE: WEST MALL PROPERTIES (MR. TRACY GOUGH)
CANTERBURY EARTHQUAKES ROYAL COMMISSION
91 CASHEL STREET, CHRISTCHURCH

We refer your letter dated 13 October 2011 received by email 14 October 2011.

We confirm we acted as Property Managers for 91 Cashel Street up to 31 August 2011. Please note our authority is limited to basic financial and facilities management.

We refer Items 1-14 of your letter and address these as best we can, as follows:

1. I understand through discussions with Mr. Tracy Gough that the building was more or less in its original historical condition before 4 September 2011 other than a rear single storey part of the building demolished for car parking approx. 2007. We are able to provide the attached plans and a copy of the original application for code of compliance lodged with the Christchurch City Council - Appendix 1.

Unfortunately I am not able to source any historical plans, photographs or reports as our archives are located within our former premises at 186 Hereford Street.

Please note our Landlord has advised that 186 Hereford Street has been served a demolition notice by the Canterbury Earthquake Recovery Authority. We are unsure at this point in time as to whether or not we will be able to recover our archives.

2. I am not aware that the Christchurch City Council had an earthquake prone policy;
3. I understand that there had been no historical strengthening completed and that the building was more or less in its original state as per Item 1;
4. I understand the subject was a non-heritage status building. Refer the CERA website screen dump attached as Appendix 2;

A Member of the Telco Group of Companies

5. I am not aware of any Christchurch City Council inspections relating to the earthquake prone policy you refer;
6. I have no records of Christchurch City Council inspections/assessments. However I am able to provide copies of two independent post quake inspections. Attached as Appendix 3;
7. Please refer Appendix 3;
8. I was not aware of the Christchurch City Council's assessment process for stickering buildings, and we have no records of what stickers if any were placed on the building by the Christchurch City Council. However, please refer Appendix 3;
9. Earthquake related management was managed by Mr. Tracy Gough's brothers' company, which own buildings either side of 91 Cashel Street. Please contact: Hereford Holdings Ltd, Telephone: 379-2259.
10. Note I was on annual leave at the time of the 26 December 2010 earthquake. Upon my return I was physically unable to sight the building due to a police cordon in place. Police were unable to provide advice, and the Christchurch City Council was closed for the Christmas period.
 - (a) I am advised that, sometime after 10 January 2011, some loose brick work required removal as they posed a fall hazard;
 - (b) Refer Appendix 4 - please note this is a photocopy and photographs are pixelated. You should contact the consulting engineer for original photograph files;
 - (c) Refer Appendix 4 - please contact Hereford Holdings Ltd with regards to contractor details;
 - (d) I understand from the Engineers correspondence (Appendix 4.) that the Christchurch City Council signed off 31 December 2010. I am not sure if the consulting engineer received a sign off by telephone or written notice.
11. Other than the Engineers sign off I am not aware of any additional inspections by the consulting engineer or the Christchurch City Council;
12. Refer Appendix 5;
13. Unfortunately we have no photographs of the building before or after the seismic events other than a copy of a Press clipping. Attached as Appendix 6;

Mr. Tracy Gough has advised us he has limited records and no photographs. I suspect the post quake consulting engineers or Christchurch City Council would have photographs and further information that I am unable to provide you as a part of their records and assessment process. Please don't hesitate to contact these parties.

14. Last known contact details for Tenants in the building:

Ground Floor: The123 Mart Limited
Attention: Eric Chang
Telephone: 09-570-7200
Auckland Headquarters

Levels 1 & 2: Kurt Langer
Telephone: 03-377-3941
Last known to have been relocating to Scotland with family.

I suggest that the Canterbury Earthquake Recovery Authority, Civil Defence and the Christchurch City Council may possess property archives for the subject and be able to provide you with historical plans, photographs and other records.

If you have any further queries or wish to discuss please don't hesitate to contact me.

Yours faithfully,
THOMPSON WENTWORTH LIMITED



Andre Thompson
COMMERCIAL PROPERTY MANAGER
B.Com (VPM)

DDI: 03 363 4117
Mobile: 0274 817 928
Email: andre.thompson@twl.net.nz
Web: www.twl.net.nz

Cc. Mr. Tracy Gough

APPENDIX 1

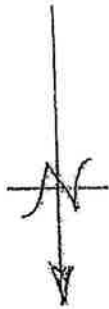
BUI.CAS91.0003A.2

AARON HAYMES
Building Consent Officer

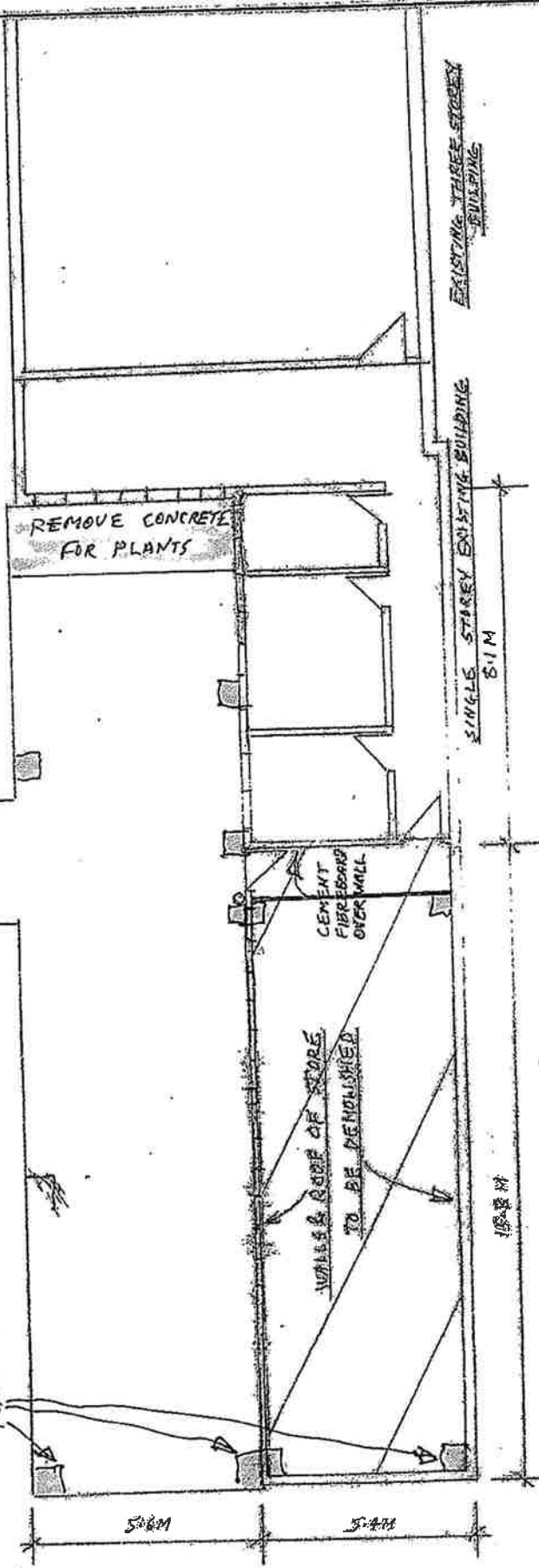
CHRISTCHURCH CITY COUNCIL
CONSENT DOCUMENT
07 AUG 2007

All building work shall comply with
the consented documents.

10079210



PLANT HOLES SECTION X SECTION



CHRISTCHURCH CITY COUNCIL
A full set of the Building Consent documents
must be held on the site for the use of the
Building Staff and the Council's Inspectors.

DRAWN BY	CHECKED	DATE	SCALE	SHEET
TRACY BOUGH	TRACY BOUGH	13.8.07	1:100	1
CHANGE NO. 1				DATE
				09/07/1

Tracy Bough 29/10/07

ALTERED FOR PLANTING HOLES
PART FLOOR PLAN GROUND FLOOR
91 CASHIEL ST.

DEMOLITION REAR STORE

CHRISTCHURCH CITY

HEREFORD STREET

STREET

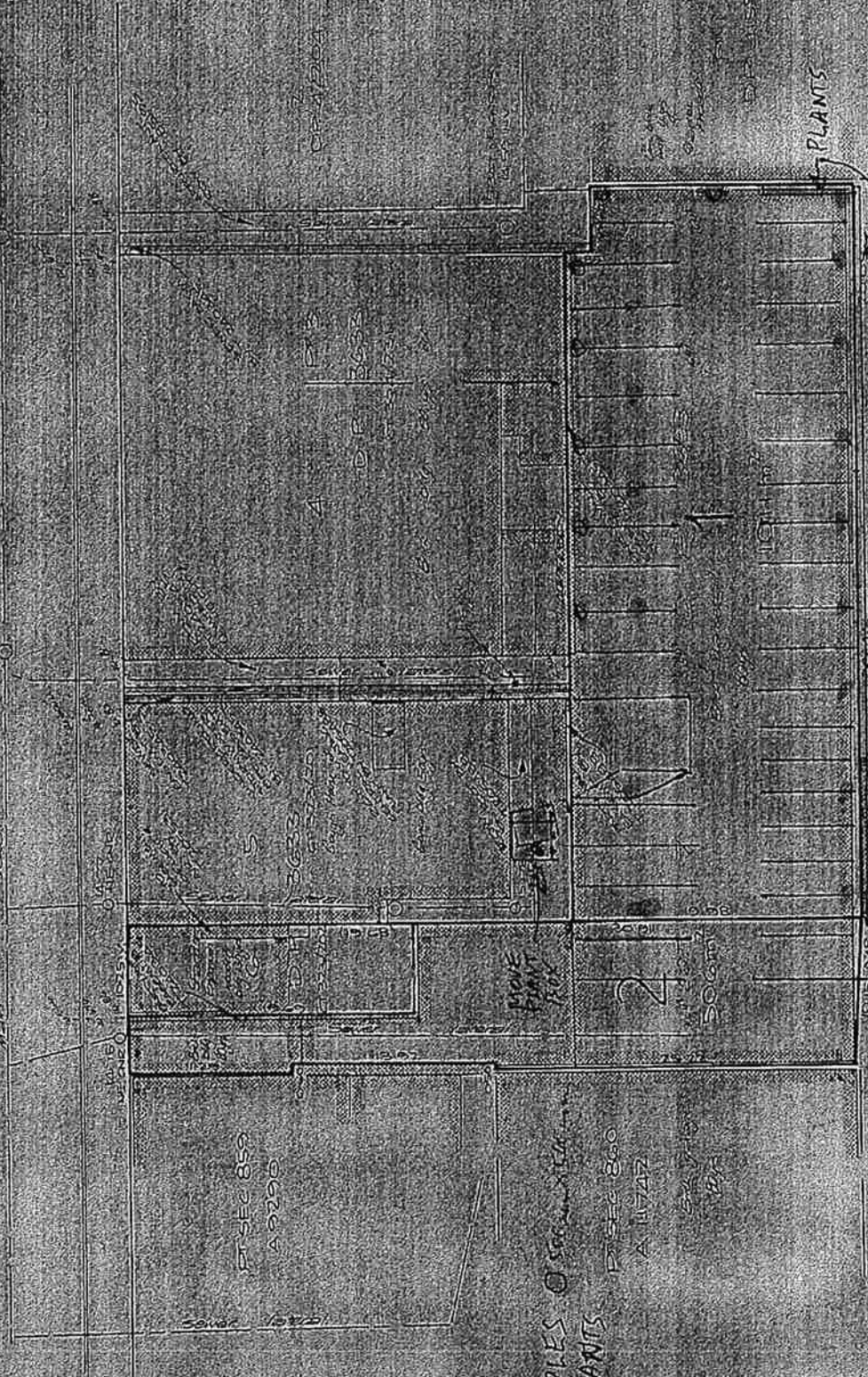
WATER MAIN

WATER MAIN

WATER MAIN

WATER MAIN

WATER MAIN



PT SEC 859
A 9296

DIG HOLES FOR PLANTS

PT SEC 860
A 11747

21

SOLAR

FIVE PLANT HOLES

3633

4

D.E. 3032

D.E. 3033

PT 2
DF 3743

D.P. 8036

DF 43037

PLANTS

22/11/07

Tracy Gough

PLANT HOLE PLAN
94 HEREFORD ST

Inspections & Enforcement Unit

Application for a Code Compliance Certificate

Building (Forms) Regulations 2004 – Form 6

1. Application

Building Consent project number ABA.....10079210..... issued by the Christchurch City Council.

Street address of building:.....91 CASHIEL ST, CHCH.....

Code Compliance Certificate to be posted to:.....P.O. BOX 2810 CHCH 8140.....

I request that you issue a Code Compliance Certificate for the building work described in this application.

- The work was completed in accordance with the approved building consent documents on:7 AUG 2007.. (date), or
- For building consents issued prior to 31 March 2005, the work was completed in compliance with the Building Code that applied at the time of issue (..... insert date of issue).
- The personnel who carried out the building work are listed in the attached statement.
- The specified systems as listed on the attached form are to be contained in the compliance schedule for the building. In the opinion of the personnel who installed them, they are capable of performing to the performance standards set out in the building consent.

Signed: 
 Signature of: TRACY GOUGH
 (Print name)

Dated:8/11/10.....
 Owner / Agent on behalf of and with the consent of the owner
 (Delete one)

NOTES TO APPLICANTS:

- Final inspections can be booked by:
 - Phone: (03) 941-8888
 - Online: <http://www.ccc.govt.nz/homeliving/buildingplanning/buildinginspections/buildinginspectionbookingform.aspx>
- Applications can be lodged via the following methods:
 - Send or deliver to: Christchurch City Council For enquiries phone (03) 941 8999
 Building Inspections Office
 P O Box 73013
 Christchurch 8154
 - E-mail to: codecomplianceauditor@ccc.govt.nz
 - Fax to: 03) 941 5033
- The Code Compliance Certificate will be based on the approved building consent documents, so any variations to the original approved plans are required to be documented and approved prior to the work being carried out.
- A Code Compliance Certificate will not be issued until all the information required on this form relevant to the job is provided to the Council. This includes all Names, Certificates, Registration Numbers, Producer Statements, or any other required documents.
- A Code Compliance Certificate will be issued within 20 working days of application if all information is provided and is correct and that all building work complies with the building consent. This period may be suspended if further information is required.

2. The Owner

The Owner (as defined by the Building Act)

Full name(s): WEST MACI PROPERTIES LTD
Contact person: TRACY GOUGH
Address: No and Street Name: 17 WAIRARAPA TCE
Suburb: MERIVALE
City: CH CH Post Code: 8014
Postal: [] Same as above
Box/Street Name: BOX 2810
Suburb/Lobby: CHCH CENTRAL
City: CH CH Post Code: 8140
Phone numbers: Daytime: 3559566 Mobile: 021 872294
After hours: Fax:

Agent - First point of contact (must be authorised by the owner to make this application)

Full name(s): TRACY GOUGH
Contact person: TRACY GOUGH
Address: No and Street Name: 17 WAIRARAPA TCE
Suburb: MERIVALE
City: CHCH Post Code: 8014
Postal: [x] Same as above
Box/Street Name:
Suburb/Lobby:
City: Post Code:
Phone numbers: Daytime: 3559566 Mobile: 021 872294
After hours: Fax:
Email:
Relationship to owner:

3. Contacts

[Who was involved in this project? Provide all details where known or relevant.]

Designer:

Business/Name: TRACY GOUGH
PO Box/Street Name: 17 WAIRARAPA TCE
Suburb/Lobby: MERIVALE
City: CH CH Post Code: 8014
Phone: Day: 3559566 Mobile: 021 872294
A/H: Fax:
Email:
Reg No: Documents Attached?:

Registered Drainlayer:

Business/Name:
PO Box/Street Name:
Suburb/Lobby:
City: Post Code:
Phone: Day: Mobile:
A/H: Fax:
Email:
Reg No: Documents Attached?:

Builder:

Business/Name: SOUTHERN BUILDERS
C/O TRACY GOUGH
PO Box/Street Name: C/O P.O. BOX 2810
Suburb/Lobby: CHCH CENTRAL
City: CHCH Post Code:
Phone: Day: 3559566 Mobile:
A/H: Fax:
Email:
Reg No: Documents Attached?:

Registered Electrician:

Business/Name:
PO Box/Street Name:
Suburb/Lobby:
City: Post Code:
Phone: Day: Mobile:
A/H: Fax:
Email:
Reg No: Documents Attached?:

Craftsman Plumber:

Business/Name:
PO Box/Street Name:
Suburb/Lobby:
City: Post Code:
Phone: Day: Mobile:
A/H: Fax:
Email:
Reg No: Documents Attached?:

Craftsman Gasfitter:

Business/Name:
PO Box/Street Name:
Suburb/Lobby:
City: Post Code:
Phone: Day: Mobile:
A/H: Fax:
Email:
Reg No: Documents Attached?:

More overleaf...

Structural Engineer:
 Business/Name:

 PO Box/Street Name:

 Suburb/Lobby:
 City: Post Code:
 Phone: Day: Mobile:
 A/H: Fax:
 Email:
 Reg No: Documents Attached?:

Surveyor:
 Business/Name:

 PO Box/Street Name:

 Suburb/Lobby:
 City: Post Code:
 Phone: Day: Mobile:
 A/H: Fax:
 Email:
 Reg No: Documents Attached?:

Engineer:
 Business/Name: PETER BOND
of KIRWEE
 PO Box/Street Name: C/O P.O. BOX 2810

 Suburb/Lobby: CH. CH. CENTRAL
 City: Post Code:
 Phone: Day: 07 318 11 69 Mobile:
 A/H: Fax:
 Email:
 Reg No: Documents Attached?:

Add any additional people in this space.

For Council Use Only	
Notes:	
.....	
.....	
Reconciliation of Inspections	
Receiving Officer's Name:	Date Received:

APPENDIX 2

Demolitions | Canterbury Earthquake Recovery Authority - Windows Internet Explorer provided by Telco Asset Management

http://cera.govt.nz/demolitions

Sign In 1-day National Bank Mtservice GeoNet

Search Results

Address	Demolition Type	Heritage Status	Date	Details
Hannah's/Silver Moon	Partial Demolish	Heritage	30 Aug 2011	Details
Grand Chancellor	Demolish	Non-Heritage - Significant	30 Aug 2011	Details
Holiday Inn	Make Safe	Non-Heritage - Significant	30 Aug 2011	Details
Highlight House	Demolish	Heritage	30 Aug 2011	Details
Former PGG Building	Demolish	Heritage	30 Aug 2011	Details
Sush.O..Cashel Liquor Centre, Cashel Convenience	Demolish	Non-Heritage	30 Aug 2011	Details
Union House	Demolish	Non-Heritage - Significant	30 Aug 2011	Details
Christchurch Business Centre	Demolish	Non-Heritage - Significant	30 Aug 2011	Details
Avonmore House	Demolish	Non-Heritage - Significant	30 Aug 2011	Details
Presbyterian Offices and Sunday School	Demolish	Non-Heritage	30 Aug 2011	Details
The Complete Andler	Partial Demolish	Non-Heritage	30 Aug 2011	Details
339 Cashel Street	Partial Demolish	Non-Heritage	30 Aug 2011	Details
430 Cashel Street	Demolish	Non-Heritage	30 Aug 2011	Details
Acquisitions, Eden Allev, Harris Dental (112-112A Cashel Street)	Demolish	Non-Heritage	30 Aug 2011	Details
3 Wise Men	Demolish	Non-Heritage	30 Aug 2011	Details
The 123 Mart	Demolish	Non-Heritage	30 Aug 2011	Details

Demolish
Make Safe
Partial Demolish

Heritage
Heritage Significant
Non-Heritage
Non-Heritage Significant

91A Cashel Street (Ground Floor Tenant) Non-heritage status

Suggest 91 Cashel Street Non-heritage status as a whole

APPENDIX 3



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 4th 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.

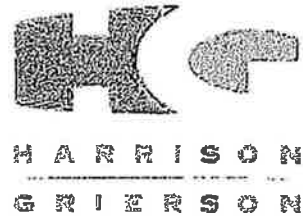
It is important to note that information is based on a visual walk through inspection only. It is possible that there is unobserved damage that may require remedial work to ensure the ongoing integrity of the structure. We recommend that a more detailed structural inspection and evaluation is conducted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

To the Landowner or Tenant



Structural Integrity Assessment

HG Ref: 2150-130210-01

The structural integrity of the building at 91 Cashel Street was assessed by our Engineers on 8 September 2010, and subsequently on 10 and 13 September 2010.

We have identified the following structural issues with these buildings:

- ♦ Inspections could only be undertaken on the building exterior, and the interior of \$1, \$2 and \$3 Mart.
- ♦ Ground floor tenancy (\$1, \$2 or \$3) has no structural defects found and has been changed to Green, upper levels to remain as Yellow.
- Chimney on exterior eastern side (rear) has fallen over and needs to be removed. No risk once loose bricks are removed.

We conclude that the ground floor retail is structurally sound and safe to occupy, and the status has been assessed as Green. Upper levels to remain as Yellow, limited access until debris are removed.

We note that our assessment is based on a visual inspection of accessible areas only. No liability is accepted for damage or injury incurred after our inspection.

Yours sincerely

Harrison Grierson Consultants Limited

A handwritten signature in black ink, appearing to read 'Andrew Thompson', written over a printed name.

Andrew Thompson

Team Manager - Structural Engineering

N:\2150\130210_01 91 Cashel Street\500 Del\510 Reports\R001v1-CH130210-01-ajt-kid.doc

A handwritten number '155' in black ink, located at the bottom center of the page.

CELEBRATING EXCELLENCE SINCE 1985

Harrison Grierson Consultants Limited
Level 1 3M Building
84 Peterborough Street Christchurch 8013
PO Box 4283 Christchurch 8140
P +64 3 962 9770 | F +64 3 962 9771
E christchurch@harrisingrierson.com
W www.harrisingrierson.com
ISO9001 Quality Assured

APPENDIX 4

Tracy Gough Properties

From: Andrew Brown <andrew.brown@opus.co.nz>
Sent: Friday, 31 December 2010 5:24 p.m.
To: TGP@caverock.net.nz
Cc: Bob Andrews; a.hodgson@herefordholdings.co.nz; Alistair Boyce
Subject: Re: Your Ref: -, Insured: T Gough, Our Ref: 423444 REA,
Attachments: IMG_3996.JPG; IMG_4002.JPG; IMG_4003.JPG; IMG_4005.JPG; IMG_4001.JPG

Hi Tracy,

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

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

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

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

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

Regards,

Andrew



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

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

*Copies sent to
 Anthony
 Alistair
 Andrew*

Good afternoon Andrew

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

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


Thank you for your assistance.

Regards

Bob Andrews
Chartered Loss Adjuster

Cunningham Lindsey

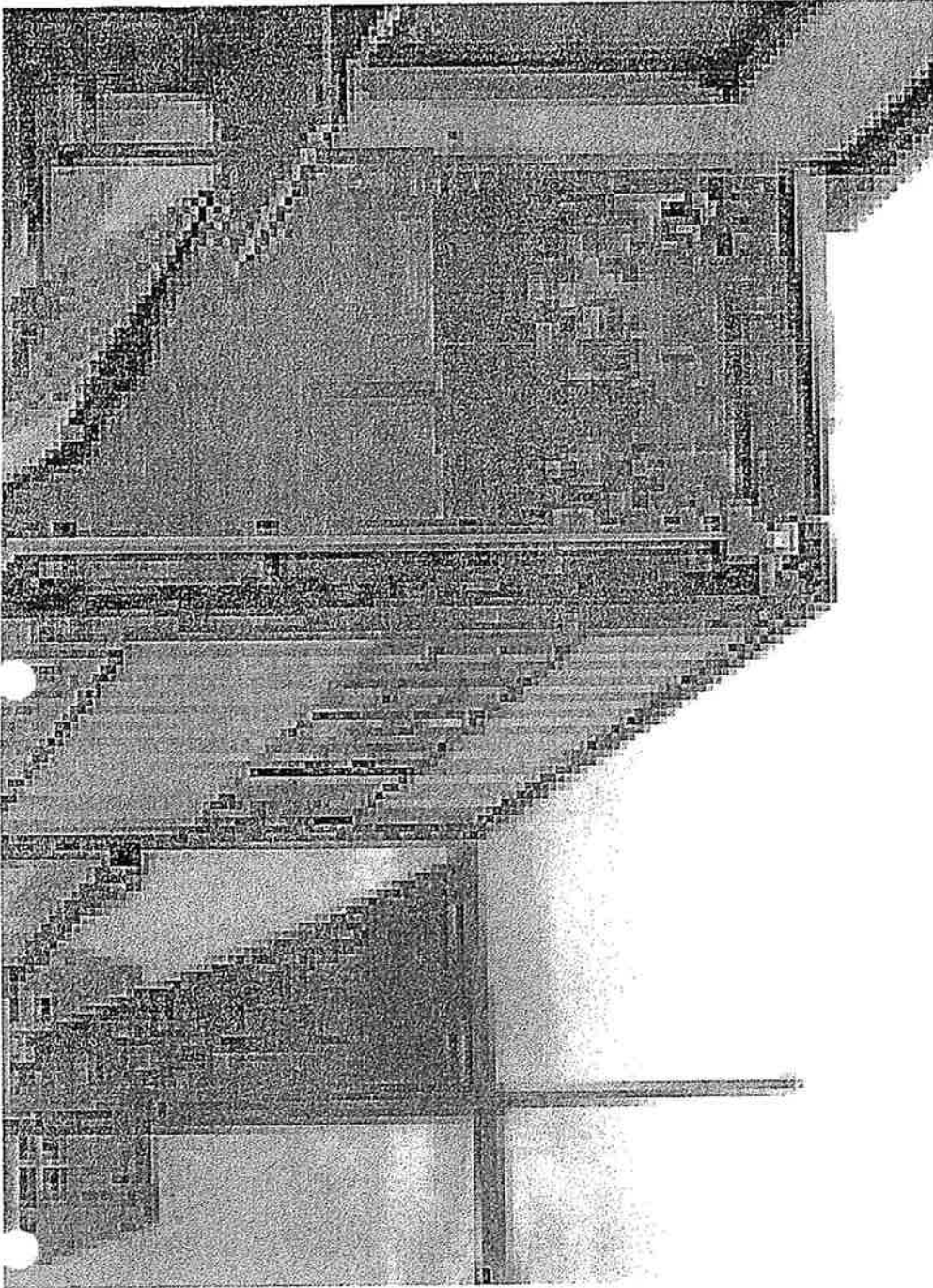
DDI: +64 7 839 3050 | fax: +64 7 838 2688 | mob: +64 21 967 829
postal: PO Box 4308, Hamilton 3247
email: bandrews@cl-nz.com | web: www.cunninghamlindsey.com

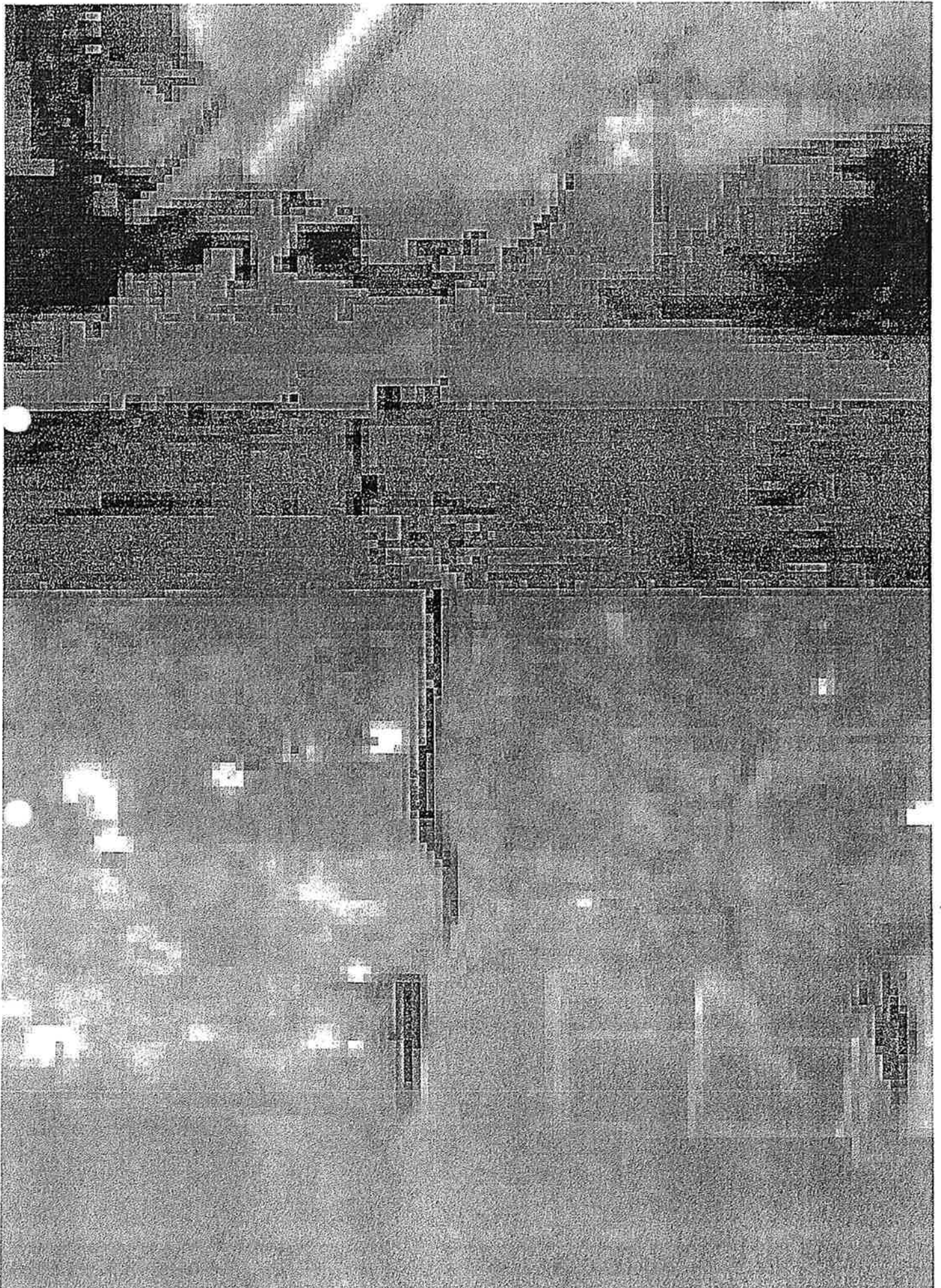
 *Please consider the environment before printing this e-mail*

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

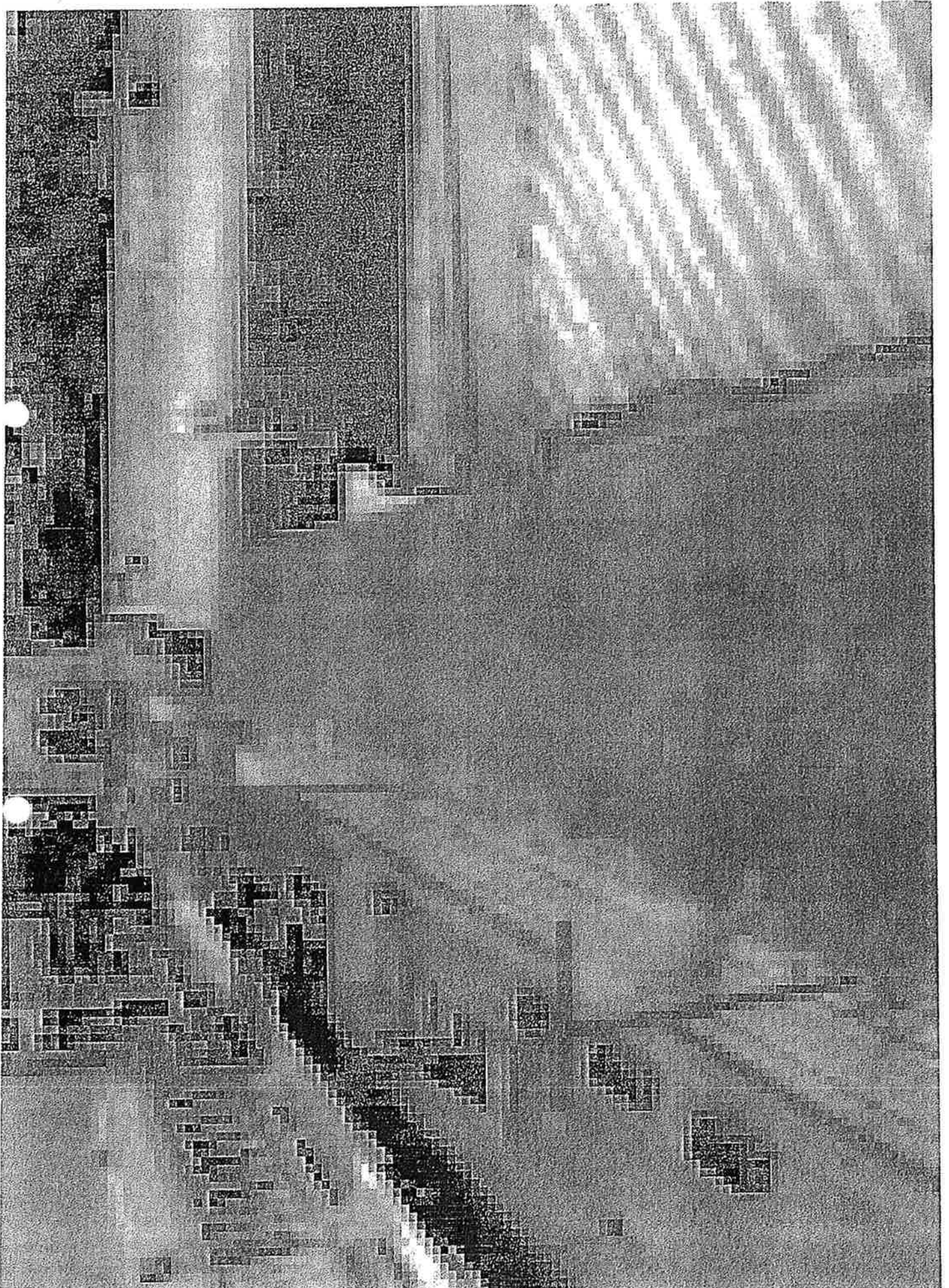
We are trading under the Cunningham Lindsey banner. Please ask us if you would like to know anything more about this change.

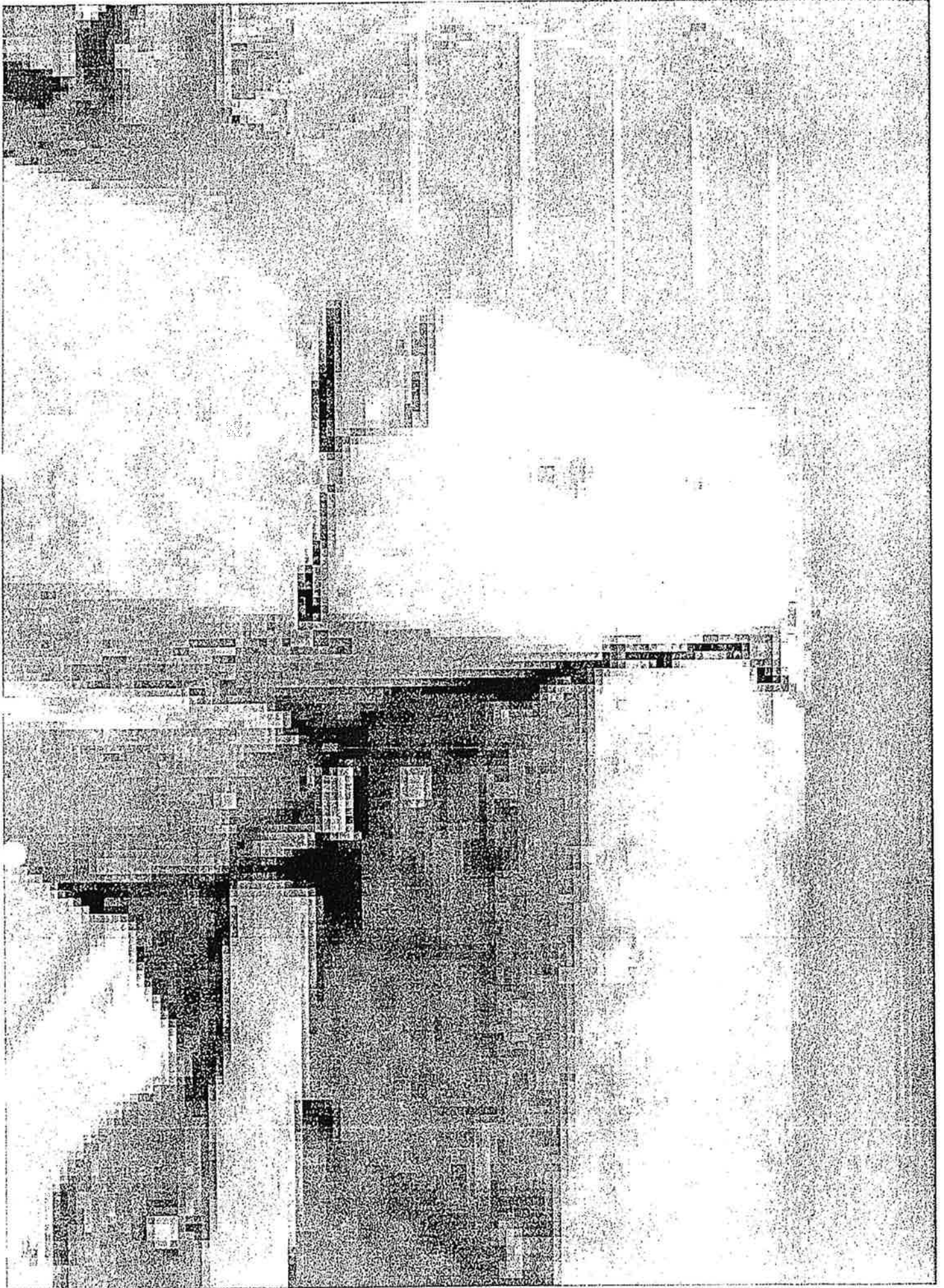
Along with this change of name our email addresses have changed. Please update your contact details.











APPENDIX 5

24 March 2011

Tracy Gough

By Email



6-Quake.01

Dear Tracy,

91 Cashel Street – Earthquake Damage Assessment

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

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

Observations

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

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

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

Conclusions

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

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

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

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

Recommendations

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

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

Yours sincerely,

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

Andrew Brown
Senior Civil/Structural Engineer
CPEng 1006712



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

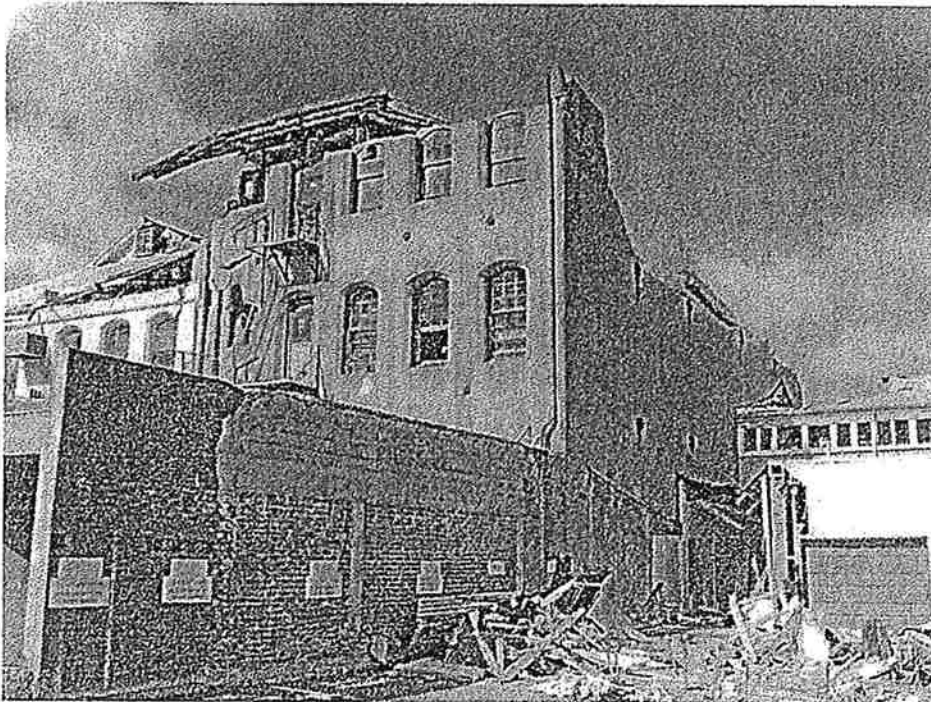


Photo 2: Northwest corner of building showing only remaining 3rd floor walls and roof.



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



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

From: <tgp@caverock.net.nz>
Subject: **Fwd: FW: 91 Cashel Street engineering report**
Date: 26 March 2011 12:44:50 PM NZDT
To: <tracygough@gmail.com>
✉ 3 Attachments, 941 KB

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

Subject: FW: 91 Cashel Street engineering report
Date: Fri, 25 Mar 2011 18:28:11 +1300
From: "Andrew Brown" <andrew.brown@opus.co.nz>
To: <TGP@caverock.net.nz>

From: Andrew Brown [mailto:andrew.brown@opus.co.nz]
Sent: Friday, 25 March 2011 5:49 p.m.
To: 'tgp@caverock.co.nz'
Cc: 'bandrews@cl-nz.com'
Subject: 91 Cashel Street engineering report

Hi Tracy,

Attached is our report on 91 Cashel Street. The building is extensively damaged, and we have recommended demolition of the building.

I understand that Kurt Langer is eager to salvage his property from the second floor. The building is unsafe to approach in its current state. However, from our inspection this may be possible if the building is carefully deconstructed, so that access could be gained from a crane basket.

Please call if you wish to discuss any aspect of our report.

Regards,

Andrew

OpusAndrew Brown

Senior Civil/Structural Engineer

Opus International Consultants Ltd

andrew.brown@opus.co.nz

Tel +64 3 363 5526, Mobile +64 27 237 1163

<http://www.opus.co.nz>

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

APPENDIX 6

THE



PI

press.co.nz

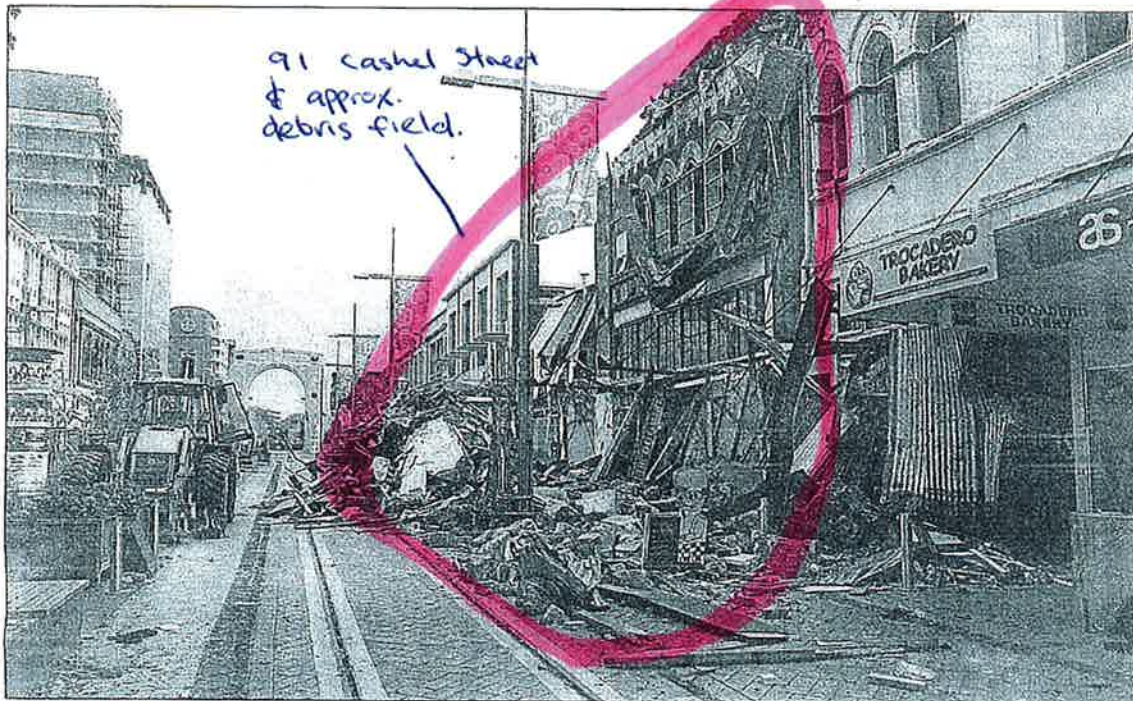
FRIDAY, APRIL 8, 2011

**GIRL POWER
ACTION HEROINES
PACK A 'PUNCH'**
GO LIFTOUT



**LIFESTYLE
PROPERTIES &
SMALL FARMS**
12 PAGE LIFTOUT

By Cup and Show Week, you'll be walking down here to the shops



City Mall: Some Christchurch shop owners aim to be running their businesses here by the end of October.

Photo: DON SCOTT

Acc kno Guy

Michelle Duff and Michael Forbes

The father of slain Manawatu farmer Scott Guy has revealed that he knows the 30-year-old man, arrested for his son's murder.

"It's been a tough day," Bryan Guy said last night. "We were very surprised when we heard the name. It was someone we knew."

Police broke the news to the family about 7pm that a Feilding man was being charged with murder, accused of gunning down Guy in the driveway of his rural property on July 8 last year.

The man is due to appear in the Palmerston North District Court this afternoon.

However, Guy said he was not sure how he felt about going to court and looking at the accused.

From the Feilding home of his daughter, Anna, he said the family were coming to terms with the news.

"Mixed emotions, that's for sure, they are very mixed."

"The family knew that police were questioning a man all day, and were told in the evening that a charge had been laid.

Scott's mother, Joanne, and sister Nikki were in Australia, while Bryan and Anna were together at home. "We're just taking a bit to get our heads around it," Guy said.

Scott Guy, a 31-year-old dairy farmer, had left his Aorangi Rd home in the early-morning darkness to go milking, and died from shotgun wounds in his driveway.

Giles Brown

A "retail bridgehead" could be established in central Christchurch in time for Cup and Show Week.

The Re:Start 29.10.11 project, the brainchild of the Central City Property Owners and Business Group, was announced by Mayor Bob Parker and Earthquake Recovery Minister Gerry Brownlee yesterday.

Parker said it aimed to bring business back to the area around the City Mall, from Oxford Tce to Colombo St, and establish a "retail bridgehead" on October 29.

"We have today the first really bright ray of sunshine for central-city businesses," Parker said.

Department store

Ballantynes would play a lead role by reopening that day, a week before Cup and Show Week.

Existing buildings and relocatable structures will house retailers, restaurants and cafes.

Ballantynes managing director Mary Devine was confident customers would return to the city.

It was an opportunity for the City Mall to become more of a focus for specialty retailers.

"Now's our time to look at if we can nurture a really unique cluster of businesses," she said.

Much of the City Mall east of Colombo St was relatively undamaged and could reopen once buildings like the Hotel Grand Chancellor were

demolished or stabilised, she said.

The 14 members of the Central City Property Owners and Business Group have buildings in the proposed Re:Start project area.

Chairman John Suckling said the area was not in the shadow of buildings that could collapse so could reopen sooner.

Suckling admitted it was uncertain how many businesses would want to take up the opportunity, or if they would survive until October.

"A lot have already decided to go to the suburbs, but this is the earliest opportunity we have got to reopen it," he said.

Max Bremner, the owner of seven city bars and a spokesman for Canterbury

Hospitality Inc, said some hospitality businesses would be interested, but a return to the area could not be rushed.

"The whole thing has to be done properly. We have only got one chance at this," he said.

Jason Dunn, co-owner of Kooky NZ Designer Fashion, on Cashel St, said he would "prefer a more permanent solution". By October, many businesses would either have moved to the suburbs or gone under, he said.

Parker said it would take up to nine months before there was any significant rebuilding in the rest of the city.

Re:Start 29.10.11 would have no bearing on the long-term plans for the central business district, he said.

RE-START 29.10.11

- **April 2011**
Detailed assessment of existing buildings completed by mid month.
- **May 2011**
Detailed repair and remediation design completed for individual buildings.
- **June 2011**
Investigation completed and design of relocatable expo-style structures finalised.
- **June 2011**
Demolition completed of buildings which cannot be repaired and sites cleared of rubble by end of month.
- **September 2011**
Installation of relocatable expo-style structures.
- **October 2011**
Building repair and remediation completed by October 27 for October 29 public opening.

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