

Under the Commissions of Inquiry Act 1908
In the matter of Royal Commission of Inquiry into building failure
caused by Canterbury Earthquakes

Brief of Evidence of
David Edward Wallace in relation to
194 Gloucester Street

Dated: February 2012

Date of Hearing: 15 February 2012

Lane Neave
LAWYERS

137 Victoria Street
PO Box 13149
Christchurch
Solicitor Acting: Karen Welsford
Email: karen.welsford@laneneave.co.nz
Phone: (03) 379 3720
Fax: (03) 379 8370

I, **David Edward Wallace**, of Christchurch, Managing Director, state:

Introduction

1. I am the managing director of Devonia Realty Limited. Devonia Realty manages the property at 194 Gloucester Street on behalf of the owner, HPT9 Trustees Limited. It has done so since the property was purchased in September 2008 and has continued to manage the property and act on behalf of the owner in respect of the property following the earthquakes. I acted as the owner's agent when the building was purchased.
2. The owner of the building at 194 Gloucester Street has been asked to provide evidence to the Royal Commission. I am providing evidence on behalf of HPT9 Trustees Limited, as the sole director of that company, In Shik Hong, resides in Sydney and has asked me to give evidence on his behalf.
3. Devonia Realty lost its physical file for this building as a result of the 22 February 2011 earthquake and so in preparing my evidence I have only have only been able to access to documents which Devonia Realty had stored electronically.
4. At the outset I would like to say that the loss of life on 22 February, in the roadway outside the building, is deeply regretted. I would like to extend my sincere sympathy and condolences and also those of the building owner and staff of Devonia Realty to the families of the deceased.

194 Gloucester Street prior to 4 September 2010

5. HPT9 Trustees Limited purchased the building at 194 Gloucester Street in September 2008. The property was purchased as a fully leased investment. It was considered to be a fine and attractive heritage building (it was a Group 3 listed heritage building) that had been comprehensively refurbished and re-fitted some 4-5 years prior to 2008.
6. Neither the vendor nor the vendor's agents, Harcourts, provided any written advice or information which confirmed whether any earthquake strengthening work had been carried out as a part of the refurbishment or otherwise. We were not advised whether the refurbishment work had involved a change of use of the building.

7. However, although I cannot now be sure I do have a recollection of Harcourts' agent advising that some earthquake strengthening work had been carried out as a part of the refurbishment. I note that the valuation report obtained in August 2003 records that the valuer understood that the building complied with current Building Act requirements and that the comprehensive refurbishment had included earthquake strengthening. Relevant extracts of the report are attached [**Attachment "A"**].
8. When the building was purchased there was nothing in any of the advice we received from our solicitors, or information provided by any other party, which alerted us to any potential issues with any of the work which had been carried out by previous owners. Devonia Realty understood that all the necessary building consents had been obtained and all Council requirements had been complied with. There was nothing which alerted us that there was any earthquake strengthening work which was required or had not been carried out.
9. At the time of purchase in 2008, the ground floor was leased to Winnie Bagoes pizza restaurant business, and the two upper floors leased to four individual tenants for use as offices.
10. Aside from the works carried out as a result of the earthquake damage there have been no structural alterations carried out to the building since HPT9 Trustees Limited purchased it. Right up until the earthquake on 4 September 2010, following which all tenants vacated the building, Winnie Bagoes operated its restaurant from the ground floor and the second two floors of the building continued to be leased as office space.
11. From the time the building was purchased until after the earthquakes I was not aware of whether or not the building was classified as earthquake prone prior to 4 September 2010, or whether previous owners of the building complied with Council strengthening requirements. As far as I am aware HPT9 Trustees Limited was not notified or advised of any earthquake strengthening requirements that needed to be met prior to the earthquake on 4 September 2010.
12. It was only in late 2010 when the building owner's engineers sought to establish whether the building was earthquake prone in terms of the Council's 2010 policy that questions were asked about whether earthquake

strengthening works had been carried out by a previous owner and indeed whether any such works were actually required by the Council when the building was refurbished and re-fitted in 2003. In October 2010 the engineers engaged on behalf of the owner, Beca, advised they were very doubtful that any earthquake strengthening had been involved during the 2003 refurbishment other than any structural input associated with widening several openings.

4 September 2010 earthquake

13. Immediately following the earthquakes on 4 September 2010 and 26 December 2010, and also following numerous strong aftershocks between those dates, Devonia Realty engaged consulting engineers, Beca, to report on the damage to the building.
14. On behalf of the owner, Devonia Realty accepted and followed all of Beca's recommendations and proactively sought the Council's approval for the recommended work to be carried out as quickly as possible and in accordance with Council requirements, including those of the Council Heritage Team.
15. The building was badly damaged in the earthquake on 4 September 2010. In particular the parapet of the rear wall had collapsed through the roof of the canopy of the restaurant courtyard area.
16. On 5 September 2010 Devonia Realty, on behalf of HPT9 Trustees Limited, engaged Beca to inspect the building and ascertain and report on the damage that occurred, what was required, including costings for the necessary work.
17. Devonia also notified a claim to HPT9 Trustees Limited's insurers. The building was insured with a replacement value sum insured and two year's loss of rents cover. Devonia Realty staff attended several inspections of the building from September to November 2010 with the loss adjuster from Mclarens Young.
18. All tenants vacated immediately. Although in the following days and weeks, the tenants entered the building to recover most of their possessions none of them ever returned to occupy the building.

19. Staff from Devonian were present when Beca completed its rapid level 2 assessment of the building on 6 September 2010. Either on that date or at a subsequent meeting on site Beca advised that they were concerned about significant cracking and movement in the structure, particularly at the rear wall, several other walls upstairs, and also the west wall including that part of the building which lies over the alley access to the restaurant. Beca also advised that the building had been appropriately yellow stickered.
20. Due to concerns of possible electrical problems, power to the building was isolated in the street by Orion. But we were subsequently able to reconnect the circuits that covered the fire panel.
21. Devonian engaged Surge Building Limited to remove unsafe brickwork from the south parapet wall to avoid the risk of further material falling into the courtyard and to remove debris from the courtyard area.
22. To prevent any unauthorised access to the property, the main front door and side/rear gates were secured with a substantial chain and padlock. These precautions to prevent entry to the building were still in place on 22 February 2011.
23. At this stage, in the first few weeks after the September earthquake, our expectation was the building would be able to be repaired and saved. However, Beca advised Devonian Realty that it was not clear how the west wall could be shored up or strengthened. We did not know how long permanent repairs might take, how the repairs and any earthquake strengthening the authorities might require could be designed or accomplished. It was a complex situation, made more complicated by the heritage status of the building.
24. Devonian approached the Council's Heritage Team and Devonian staff attended a meeting with the Council on 14 October 2010 to advise the Council of BECA's initial advice regarding the extent of the damage and the future of the building. The Council advised us of the rules and regulations relating to the repair of the building given its heritage status.
25. Devonian also advised the tenants that it was reasonably clear that the repairs would take at least several months and so it would be a long time before the building could be reoccupied.

26. Beca's detailed report and advice on the damage took longer to provide than we had expected. I understood that the delay was partly due to the Council's archives being out of action due to the earthquake and also the inability to access detailed drawings for the building, particularly those relating to the refurbishment of the building in around 2003.
27. A notice under section 124 of the Building Act was affixed to the door of the building at some point during October 2010.
28. On 16 November 2010 Devonia sent an email to the Council in response to the section 124 notice [BUI.GLO194.0007A.1].
29. On 14 December 2010 Devonia Realty received Beca's preliminary structural engineering evaluation [BUI.GLO194.0008C.1]. Devonia Realty provided a copy to the insurance assessor and I hand delivered a copy to the Council.

Boxing Day earthquake

30. Further damage occurred to the building in the earthquake on 26 December 2010 and following an inspection by Civil Defence the building was issued with a red sticker.
31. Devonia immediately engaged Beca by telephone to carry out an urgent inspection of the building and met with engineers several times between 26 December 2010 and 30 December 2010.
32. By 27 December 2010 a barrier fence had been erected in front of the building and a section 124 Building Act notice was attached to the fence. Devonia had no involvement or input into the barrier fence being erected.
33. Beca advised us that make safe works were required before it would be safe to enter the building to carry out a more detailed internal inspection for a proper damage assessment and to avoid further material falling from the upper front and west walls.
34. Devonia Realty requested an urgent meeting with the relevant heritage and building recovery officers at the Council and I attended a meeting at the Council on 30 December 2010. At that meeting, and in subsequent email correspondence, we provided the Council with photographs of the more

- recent damage, and sought the Council's involvement and approval to the urgent make safe works which had been recommended by Beca.
35. In an email on 30 December 2010 the Council provided details of the requirements for make safe works and more permanent alteration works or demolition of the building. **[Attachment "B"]**
 36. On 5 January 2011 Devonia Realty provided the Council by email photographs of the building taken after the Boxing Day earthquake, and notes prepared by Beca detailing the urgent work required and sought approval from the Council to proceed with the work. **[BUI.GLO194.0012.46]**.
 37. On 6 January 2011 Devonia Realty advised the Council by email that Beca had carried out closer inspection of the upper parts of the building with a crane and concluded that the entire west wall was precarious and needed to be taken down immediately to make the building safe and also to enable an internal inspection to investigate further damage. The email attached Beca's notes detailing amendments to the proposed make safe works and Devonia Realty advised that they would commence the work immediately to reduce the danger of falling masonry to the building to the west. **[BUI.GLO194.0012.46]**
 38. Devonia sent a further email to the Council later that same day reiterating the urgency of the work in terms of danger to persons or property and advising that the building contractor was starting on site that week. **[Attachment "C"]**
 39. The make safe work was approved by the Council by email on 6 January 2011, subject to a retrospective application being made for resource consent in due course. **[BUI.GLO194.0012.49]**
 40. Devonia Realty engaged Surge Building Limited, to be briefed by Beca and then to carry out the required make safe work under Beca's supervision. On 11 February 2011 Devonia received confirmation that the making safe work had been completed. **[Attachment "D"]**.
 41. Beca was subsequently instructed to inspect the work that had been carried out by Surge Building Limited.

42. On 14 February 2011 I received an email from Beca which was also copied to the Council, attaching Beca's letter of the same date following its inspection of the building following the completion of the make safe works. **[BUI.GLO194.0012.60 and 61]**.
43. Throughout Devonia Realty had kept the insurer's loss adjuster updated with progress and there was never any problem obtaining approval from the building owner's insurers for any of the work required. The loss adjuster agreed with Devonia Realty that the Council's approval was required before any physical work was carried out to the building.

Barrier Fencing

44. Neither the building owner nor Devonia had any involvement or input into the installation or subsequent removal of the temporary barrier fencing in Gloucester Street.
45. I have seen a copy of the email from Sharon Weir dated 15 February 2011 **[BUI GLO 194. 0007D.1]**. I do not know what Sharon Weir is referring to. Although I do not know I suspect that she may have mistakenly referred to the building owner where she had intended to refer to the owner of a business that was a tenant of 192 Gloucester Street.
46. Devonia also manages the building at 192 Gloucester Street for the same owner, HPT9 Trustees Limited. However, neither I, nor as far as I am aware, anyone at Devonia, or HPT9 Trustees Limited made any request to the Council, had any contact with Chris Kerr, nor made any threat or approach to the media in respect of the barrier fencing outside either building.
47. There was no reason for the building owner to seek to have the barrier fences removed as both 194 Gloucester Street and the west portion of 182 Gloucester Street were unoccupied and, given the indicated complexity of any repairs to 194 Gloucester Street, and, indeed determining whether repairs would be feasible, they were unlikely to be able to occupied for some time.
48. The building at 192 Gloucester Street was issued with a red sticker following the Boxing Day earthquake. I understand that was due to the

danger posed by the buildings on either side, 194 Gloucester Street to the east and the building which the Iconic Bar occupied to the west.

49. New Regent Medical, which leased 192 Gloucester Street, never returned to the premises after 26 December 2010, except to retrieve equipment. Health Centre Pharmacy Limited sublet the west portion of 182 Gloucester Street from New Regent Medical. The pharmacy sought approval to reoccupy its portion of 192 Gloucester Street without consultation with Devonian Realty or, to my knowledge, Beca. I received an email on 13 January 2011 from Chris Barrow of Lewis and Barrow Limited regarding the pharmacy's application to the Council to occupy part of the building **[Attachment "E"]**.
50. A photograph taken by Devonian on 2 February 2011 shows that there was no longer a barrier in front of the west portion of 192 Gloucester Street that the pharmacy occupied, but that the barrier remained in front of the east portion of that building and 194 Gloucester Street **[Attachment "F"]**.
51. A photograph taken by Devonian on 16 February 2011 shows that by that date the entire barrier had been removed **[Attachment "G"]**.

22 February 2011 earthquake

52. Devonian Realty was preparing for the next phase of more detailed damage assessment and implementation of the repair or rebuild process when the earthquake struck on 22 February 2011. That earthquake resulted in the complete wrecking and total loss of the building and also the devastating loss of life.

DATED *14th* February 2012



David Edward Wallace

"A"

A Valuation Report prepared for
M^CCORMACK AND CO
LIMITED
Of
Winnie Bagoes House
194 Gloucester Street
Christchurch
21 August 2008

Winnie Bagoes House
194 Gloucester Street, Christchurch
21 August 2008

Valuation Summary

Property: Winnie Bagoes House
194 Gloucester Street
CHRISTCHURCH

Client & Addressee: Devonian Realty Limited McCormack and Co Limited
PO Box 13-057 PO Box 29-426
CHRISTCHURCH CHRISTCHURCH
Attention: Mr David Wallace Attention: Mr Paul McCormack



Purpose: Mortgage Security.

Interest Valued: Freehold.

Basis of Valuation: Market Value subject to existing tenancies and occupancy arrangements.

Registered Owner: Gloucester Street 194 Limited

Land Area: 422.0 sqm

Town Planning: Cental City (Frame 1) under the Partially Operative Christchurch City Plan. Further, the property is listed as a Group 3 Heritage Building.

Brief Description: Winnie Bagoes House provides a three level heritage protected building originally constructed in the circa early 1900's however subject to substantial refurbishment and earthquake strengthening in circa 2003. Accommodation offered comprises ground level restaurant and bar together with various character office suites to the upper two levels with single liftwell access. Whilst the building effectively has full site coverage and no carparking, a 35 year lease from the neighbouring building (The Civic) provides a rear courtyard and seven carparks. The property is positioned to the southern side of Gloucester Street being an eastern fringe CBD position accessible to usual city amenities.

Tenancy Profile: The property is presently occupied by four individual tenants including Chevac Holdings Limited (Winnie Bagoes), Select Education Pty Limited and Effectus Limited together with Stephen Collins over two office tenancies. Additionally the Registered Proprietor leases the rear yard and carparks from the neighbouring building for a term of 35 years from April 2003 at an estimated annual cost (including operating expenses) of \$21,847 plus GST, subsequently the net passing rental equates \$150,160 pa plus GST. The weighted remaining lease term is 3.9 years providing short-medium term lease security. Refer Section 4 for full lease details.

Lettable Area: 914.5 sqm

Critical Limitations: See Section 1.3 and Disclaimers, Limitations and Qualifications.

Valuation Approach: Capitalisation Approach & DCF Analysis.

Date of Valuation: 14 August 2008

Assessed Value: NZ \$1,700,000
(One Million Seven Hundred Thousand Dollars)
This valuation is prepared on a plus GST (if any) basis.

Disclaimers, Limitations & Qualifications *This valuation report is provided subject to the qualifications, limitations and disclaimers detailed throughout this report which are made in conjunction with those included within the Disclaimers, Limitations, & Qualifications section located within this report. Reliance on this report and extension of our liability is conditional upon the reader's acknowledgement and understanding of these statements. This valuation is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.*

Prepared By: CB Richard Ellis Ltd

Per: Marius Ogg, ANZIV, SPINZ
Registered Valuer
Director - Valuation & Advisory Services

Per: Scott Ansley, B.Com (VPM), MPINZ
Registered Valuer
Valuation & Advisory Services

VALUATION & ADVISORY SERVICES

2.5 Rating Valuation

The latest rating valuations for the subject property as at 1 August 2007 is as follows:

<i>Land Value</i>	<i>Improvements Value</i>	<i>Capital Value</i>
\$544,000	\$119,000	\$663,000

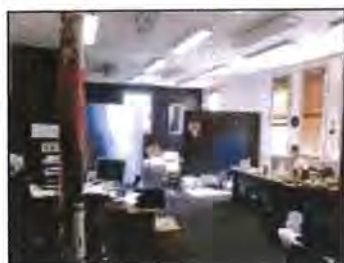
The above value is for rating purposes only and does not necessarily reflect current market value or sentiment.

2.6 Building Act 2004

The Building Act 2004 requires all buildings, which have certain systems installed relating to health, safety and fire, to be issued with a Compliance Schedule. The Compliance Schedule sets out the minimum requirements for servicing, maintenance, and inspections of these systems, and forms the basis of the Building Warrant of Fitness.

We confirm that Winnie Bagoes House has a current Building Warrant of Fitness that expires on 1 July 2009.

Refer to Premise 10



3 Property Description

3.1 Property Overview

Winnie Bagoes House provides a three level heritage protected building originally constructed in the circa early 1900's however which has been subject to substantial refurbishment and earthquake strengthening in circa 2003.

Overall the building presents well offering an appealing character street façade with accommodation offered being a functional mix of ground level restaurant and bar accommodation together with various character office suites to the upper two levels with single liftwell access.

Whilst the building effectively has a full site coverage and therefore no actual onsite carparking, a 35 year lease from the neighbouring building at 194 Manchester Street (The Civic) provides a rear courtyard associated with the restaurant together with 7 carparks.

3.2 Construction

General construction comprises concrete foundations and flooring to the ground floor, double brick exterior cladding, timber flooring to the first and second levels, timber window joinery and recently replaced longrun iron roofing.

We understand as part of the refurbishment and upgrading works in circa 2003 the property was earthquake strengthened and meets current Building Code requirements.

Internal finishes comprise a mix of carpet and polished timber flooring, painted plasterboard internal wall linings and ceilings with feature high stud stairwell and lobby areas to levels one and two.

3.3 Internal Layout

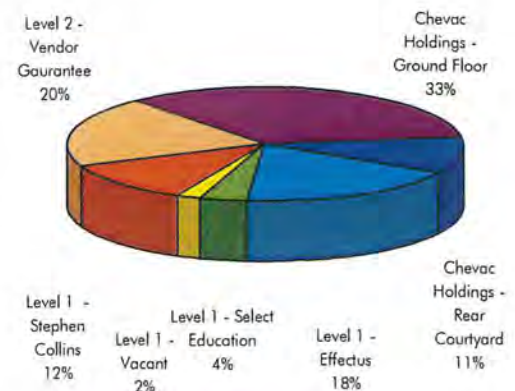
A formal entrance foyer is provided off Gloucester Street with a small ground floor lobby with stairwell access up and an adjacent liftwell.

The majority of the ground floor comprises a restaurant and bar currently trading as Winnie Bagoes. The tenancy's formal access is off a paved and covered lane along the western elevation with access also available adjacent to the ground floor lobby and southern elevation.

The Winnie Bagoes tenancy is essentially split into two components. Firstly, a small bar area to the street frontage together with rear restaurant, associated kitchen facilities and toilet amenities.

LETTABLE AREA ANALYSIS

Tenant Category	Lettable Area (sqm)	% of Total
Chevac Holdings - Ground Floor	306.8	33.55%
Chevac Holdings - Rear Courtyard	98.2	10.74%
Level 1 - Effectus	166.2	18.17%
Level 1 - Select Education	37.2	4.07%
Level 1 - Vacant	16.9	1.84%
Level 1 - Stephen Collins	106.9	11.69%
Level 2 - Stephen Collins	182.4	19.94%
Total	914.5	100.00%



3.5 Other Improvements



As previously mentioned, the property has full site coverage and subsequently there is no onsite carparking or yard areas.

Notwithstanding this, a long term lease from the neighbouring building, known as The Civic, to the southern elevation provides an area immediately to the south of the subject building which provides a courtyard and seven onsite carparks.

The tenant has enclosed this area with a fixed canopy. Whilst now not utilised as carparking, three carparks are included within the enclosed canopy leaving a balance of 4 open carparks as physical car spaces at present.

Refer to Premise 13

3.6 Condition and Repair

At the time of inspection, overall the improvements were presented in a sound condition relative to the building refurbishment in circa 2003.

This report does not purport to be a structural survey however nor have we tested any of the services or facilities and are therefore unable to state whether these are free from defect.

"B"

From: Higgins, John [John.Higgins@ccc.govt.nz]
Sent: Thursday, 30 December 2010 3:18 p.m.
To: david.wallace@devoniarealty.co.nz
Cc: Samir Govind; Ainsley McLeod; Haymes, Aaron
Subject: Heritage buildings and RMA requirements

David

Thank you for our meeting this morning about the following buildings:

- * 67-73 Manchester Street
- * 194 Gloucester Street
- * 207-209 Manchester Street
- * 198 Manchester Street

I can advise that all but 207-209 Manchester Street are listed heritage buildings in the City Plan. This means that no works can be undertaken without a resource consent.

All are situated in the CBD archaeological area and 194 Gloucester Street is also listed with the New Zealand Historic Places Trust.

For earthquake damaged buildings we have been allowing works insofar as they are required for making the building safe (for immediate danger to persons and property). The requirement to obtain a resource consent still remains but it can be applied for retrospectively.

The works required to make the building safe are to be the minimal required and the least damaging to the heritage fabric of the building.

The Council will require a plan and details of the proposed works.

Photo's of the damage will also be required. Approval is also required before any physical works are undertaken.

In terms of more permanent alterations works or demolition, this would be required to go through standard Resource Management Act processes.

Demolition is likely to be required to go through a publicly notified process and is unlikely to be straightforward. As I said at the meeting, an Order In Council is being progressed with Parliament to shorten the timeframes for notified applications relating to earthquake damaged heritage buildings. At this stage it is unknown whether it will succeed and the timing when it will be in place.

Once you are in a position to do so, we can discuss specific detail around emergency works and/or more permanent solutions for the building.

In the meantime, please do not hesitate to contact me if you have any questions. Aaron will be responding on the other matters you raised at the meeting.

Best regards

John Higgins
Resource Consents Manager

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" C "

david wallace

From: peter francis
Sent: Thursday, 6 January 2011 3:35 p.m.
To: Higgins, John
Cc: Billante, Vincie; Thomas, Steffan; Haymes, Aaron; Fitzpatrick, Karen; Wykes, Fiona; Samir Govind; ainsley.mcleod@beca.com; david wallace
Subject: RE: 194 Gloucester Street

Thank you for that John. As these make-safe works are both very urgent in terms of danger to persons and property and essential, whatever happens to the building going forward whether repaired, strengthened or rebuilt, our building contractor is starting on site this week.

Regards

Peter Francis FRICS MPINZ REINZ
Associate Director/Property Management
Devonia Realty Ltd
Level 5, 164 Hereford St, PO Box 13 057 Christchurch
Mob: 021 0292 5394 DDI: (03) 377 4435 Fax:(03) 377 7819 Email: peter.francis@devoniarealty.co.nz

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

From: Higgins, John [mailto:John.Higgins@ccc.govt.nz]
Sent: Thursday, 6 January 2011 1:32 p.m.
To: peter francis
Cc: Billante, Vincie; Thomas, Steffan; Haymes, Aaron; Fitzpatrick, Karen; Wykes, Fiona
Subject: 194 Gloucester Street
Importance: High

Peter

Thanks for your email. I have forwarded it to the relevant Council staff for their comment.

<<194 Gloucester Street -1060553-0001.tr5>> <<194 Gloucester Street-1050615-0001.tr5>> <<194 Gloucester Street (Winnie Bagoes Building) - Immediate make safe works.tr5>> <<FW 194 Gloucester Street (Winnie Bagoes Building) - Immediate make safe works.tr5>>

I understand the works are urgent so we will endeavour to get a reply to you as soon as possible.

Kind regards

John Higgins
Resource Consents Manager

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Christchurch City Council

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D

david wallace

From: Hadyn Surgenor <hsurge@xtra.co.nz>
Sent: Friday, 11 February 2011 6:49 a.m.
To: peterfrancis@devoniarealty.co.nz; david wallace; Samir Govind

Hello All

Work done at 194 Gloucester Street has gone well, we will have all the making safe & securing of the 2nd floor West Wall completed today

Kind Regards
Hadyn

Surge Building LTD

Karen Welsford

From: david wallace [david.wallace@devoniarealty.co.nz]
Sent: Thursday, 13 January 2011 1:01 p.m.
To: peter francis
Subject: FW: TRIM: 192 Gloucester Street
 fyi

Kind Regards

David Wallace

Managing Director

Devonia Realty Ltd

Level 5, 164 Hereford St, PO Box 13 057 Christchurch

Mob: 021 689 360 DDI: (03) 377 4430 Fax: (03) 377 7819 Email: david.wallace@devoniarealty.co.nz

Devonia

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From: Chris Gordon [mailto:chrisg@lewisandbarrow.co.nz]
Sent: Thursday, 13 January 2011 11:44 a.m.
To: david wallace
Subject: FW: TRIM: 192 Gloucester Street

David

As requested by Phil Berry from The Pharmacy the below is the Councils response to our proposal for access to his portion of the building.

Chris Gordon

Chris Gordon
 Engineer

LEWIS & BARROW LTD

Consulting Civil and Structural Engineers

DDI: 03 372 4338

Ph: 03 366 4320

Fax: 03 365 7069

www.lewisandbarrow.co.nz

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From: Bronner, Laura [mailto:Laura.Bronner@ccc.govt.nz] **On Behalf Of** CDRescue
Sent: Thursday, 6 January 2011 3:36 p.m.
To: chrisg@lewisandbarrow.co.nz
Subject: RE: TRIM: 192 Gloucester Street

Hi Chris,

Thank you for emailing the report to the Council today 6/1/11. It has been reviewed by our engineer and

13/02/2012

he has stated that restricted access as described in the report is allowed, but the red placard and s124 repair notice are to remain attached to the closed portion of the building.

Sincerely yours,

Vincie Billante

Building Recovery Programme Team Leader
Regulation and Democracy Services

DDI +64 (03) 941 8758

Email vincie.billante@ccc.govt.nz

Web www.ccc.govt.nz

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



Please consider the environment before printing this e-mail.

From: Chris Gordon [mailto:chrisg@lewisandbarrow.co.nz]
Sent: Thursday, 6 January 2011 3:20 pm
To: CDRescue
Cc: philberry@xtra.co.nz; thepharmacy@xtra.co.nz
Subject: TRIM: 192 Gloucester Street

To whom it may concern

Attached is a site report, drawing and CPEng certificate for the building at the above site which has had a red sticker attached and fencing erected to the north side as a result of the 26 December 2010 aftershocks. There is no apparent damage to this building at 192 Gloucester Street however the building to the east of this site at 194 Gloucester Street has sustained further damage and there is a risk of damage to the east end of the 192 Gloucester Street building in the event of a collapse of the 194 Gloucester Street building.

The 192 Gloucester Street building houses two tenants. A medical practice to the east end and a pharmacy to the west end. It is proposed that the west end of the building (which is a separate structural building to the west end) remains a prohibited area and temporary walls be erected to prevent access to this area from the west tenancy. The west tenancy can then have the red sticker removed.

Please contact me if you have any queries.

Regards

Chris

Chris Gordon
Engineer

LEWIS & BARROW LTD
Consulting Civil and Structural Engineers
DDI: 03 372 4338
Ph: 03 366 4320
Mob 0274572990
Fax: 03 365 7069
www.lewisandbarrow.co.nz

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