

382 Colombo Street**Hearing: Thursday 16 February 2012, 9.30am****Summary**

382 Colombo St was a two–storied un-reinforced masonry building at the end of a row on the east side of Colombo St in Sydenham (the building).

Immediately adjacent to, and south of, the building was 380A/380 Colombo St which was a more modern single storey building constructed around 1972 and which housed The Tasty Tucker Bakery (next to 382) and a branch of the ANZ Bank.

Following the September earthquake, the building was yellow placarded on 7/9/10. The Rapid Assessment form noted minor damage to brick façade which could be damaged further in future aftershocks and collapse of a building to the north of 382.

It appears that attempts to contact the owner following the assessment were difficult

Then on 29 October 2010 a Building Act notice was served on the owner. That notice referred to “Significant damage to structural walls, party walls, fire walls and/or structural frame (cracking, bowing, failed connections, spalling)”. The source for those details is not clear from the Christchurch City Council records. That notice required make-safe work to be carried out by 15/11/10.

No work was done on the building by the owner.

The front veranda appears to have been propped up by the Council as part of a cordon review of that area of Colombo St.

In the February earthquake the south gable wall on the building collapsed onto the roof of 380 Colombo St and through the roof of The Tasty Tucker Bakery (380A and 380 Colombo St had been green placarded following the September earthquake).

Maureen Fletcher was having her lunch in the bakery with a Mr & Mrs Moon. Mr & Mrs Moon were able to exit the bakery, despite being injured. However Mrs Fletcher was not and her body was found under collapsed building rubble later that day by USAR.

A Beverly Edwards was also a customer in the Bakery at the time. As a result of injuries she received she was rendered a paraplegic.

Proposed Witnesses:

1. Peter Smith, Spencer Holmes Ltd, structural engineer
2. Christchurch City Council
3. Mark Ryburn, Opus Consultants Ltd, structural engineer
4. David Yan, owner's representative
5. Robert Ling, engineer on behalf of owner
6. Mr S Jarm, owner of 380 Colombo St (written statement only)
7. Peter Avnell, Cunningham Lindsey, Loss Adjuster
8. Neville Higgs, engineer (email only)
9. Cheryl Armour, working at Tasty Tucker Bakery.

Likely Issues:

1. Application of the Council's earthquake prone policy to the building.
2. Assessment of the building, in particular damage to the gable wall.
3. Inaction by owner in relation to make-safe work.
4. Whether there should have been communication of any potential danger to neighbouring properties by the Council or owners.