



Canterbury Earthquakes Royal Commission

Komihana a te Karauna hei Tiro tiro i ngā Whare i Horo i ngā Rūwhenua o Waitaha

30 August 2011

Mr M Yan
133 Memorial Avenue
CHRISTCHURCH

Dear Sir

7 Riccarton Road, Christchurch

The Royal Commission of Inquiry into Building Failure Caused by the Canterbury Earthquakes is currently inquiring into the failure of a number of buildings in Christchurch, including the building that was located at 7 Riccarton Road (the Building).

We understand that you were the owner of the Building. Would you please provide the following information by **9 September 2011**:

1. Please provide details of any contact you had with the tenant of the Building, Mr Morris North, following the 4 September 2010 earthquake.
2. Please provide details of any information you received about the rapid assessments carried out by the Christchurch City Council on 7, 9 and 11 September 2010 and 19 October 2010.
3. Aurecon Engineering were instructed to carry out an assessment of the Building:
 - (a) Did you instruct Aurecon?
 - (b) If yes, when? If no, who did?
 - (c) What action did you take (if any) in relation to that assessment?
4. Did you have any discussions with Mr Elliott of Aurecon in relation to the Building? If so, please provide details of those discussions.
5. The Council records show that on 26 October 2010 you telephoned the Council and advised:

"Building was yellow stickered after the earthquake – tenants have a structural engineer and sent report to Council in September and I have emailed report through approximately 2 weeks ago which has not had any response".

15 Barry Hogan Place, Addington, Christchurch
PO Box 14053, Christchurch Mail Centre 8544

- (a) Why did you email the report to the Council?
 - (b) Please provide details of any discussions you had with the tenant in relation to that report.
 - (c) Please provide details of any other contact you had with the Council in relation to the Building.
6. Did you arrange for any inspection of the Building following the aftershock on 26 December 2010?
- (a) If so, please provide details.
 - (b) If not, why not?

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

Yours faithfully



Mark Zarifeh
Counsel Assisting
Canterbury Earthquakes Royal Commission

29 SEP 2011

September 20 2011

Canterbury Earthquake Royal Commission
 PO Box 14053
 Christchurch Mail Centre 8544

Attention: Mark Zarifeh

Dear Mark,

Re: **7 Riccarton Road, Christchurch**

I am writing to answer the questions in your letter dated 30 August 2011 regarding 7 Riccarton Road, Christchurch. Please find below my answers below.

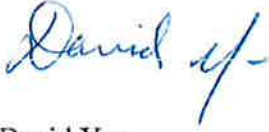
	Question 1
	<p>I had contact with Morris North several times since the September 4th earthquake,</p> <p>My first contact with Morris North was about a week to 10 days after the September 4th 2010 earthquake. Since the building was yellow stickered and the building was locked, I telephoned Morris to arrange for access to 7 Riccarton Road for the purpose of viewing the building for damage resulting from the September 4th earthquake.</p> <p>During this meeting, Morris informed me:</p> <ul style="list-style-type: none"> • that he had already instructed Aurecon Engineering, an engineer that he knew from his church, to perform an inspection on the building for the purpose of getting the yellow sticker changed to a green sticker. • that Aurecon Engineering's report findings was the building was ok • that he had already submitted the report to the Christchurch City Council to get the yellow sticker changed to a green sticker • his desire to continue his bookshop business on the premises and wanting to get the building green stickered as quickly as possible • the possibility of continuing to operate the bookshop in the sheds at the back of the building if he could not have access to the front shop • he pointed out cracks on the exterior of the brick walls that he thought did not exist before the September 4th earthquake. <p>My second contact with Morris was around the September 17th 2010, I telephoned Morris to ask him for a copy of the Aurecon Engineering's report. He brought the report to my home and requested that it was returned. He gave me the report, a cover letter from Aurecon Engineering and an email of dialog between himself and Phillip Hector from the Council. I scanned the report, cover letter and email and returned the original to him later the same day.</p> <p>On October 1st 2010, I believe it was during a chance meeting at a supermarket; Morris told me that he was not having any success with getting the yellow sticker changed to a green sticker. He asked me, as landlord, to go to the Council to get the yellow sticker changed to a green sticker. He told me his last contact with the</p>

	<p>Council was a person named Emily, and that her email address was buildingrecoveryoffice@ccc.govt.nz. We agreed that I email the Aurecon report to the buildingrecoveryoffice@ccc.govt.nz mailbox addressed to Emily as an initial step with the expectation that she would respond back to me. I emailed the Aurecon report to the buildingrecoveryoffice@ccc.govt.nz mailbox. I never receive any reply to this email.</p>
	Question 2
	<p>Apart from the yellow sticker posted on the front of 7 Riccarton Road, I had never received any other information from the Council resulting from the rapid assessments on the said dates and was not aware when the Council performed their assessments or how many assessments had been performed.</p>
	Question 3
a	<p>The instruction to Aurecon Engineering to carry out inspection on the building was not given by me or any of the other landlords.</p>
b	<p>As stated in answer to question 1, Morris North informed me that he had instructed Aurecon Engineering to perform the inspection.</p>
c	<p>On first hearing from Morris that he had instructed Aurecon Engineering to perform inspection and he telling me that he had started working with the Council to get the yellow sticker changed to a green, I did nothing and left Morris to continue his pursuit on the matter with the Council.</p> <p>During a chance meeting with Morris North on October 1, Morris asked me if I would go to the Council to get the yellow sticker changed to a green because he was not having any success. He told me that his last person of contact at the Council was someone named Emily (no last name), and that her contact email was buildingrecoveryoffice@ccc.govt.nz. He did not give me any details of how far he had gotten, nor, what challenges and obstacles he had encountered. I agreed to continue his efforts to get the yellow sticker changed to a green. We agreed that I would emailed the scan of Aurecon Engineering's report that I had scanned on September 17th 2010 to use as a reference to start the conversation with the Council. I sent the report and covering letter from Aurecon Engineering to buildingrecoveryoffice@ccc.govt.nz mailbox. I never received any response to this email.</p> <p>In late October, after the State Of Emergency was lifted in the CBD, I heard from business owners in the CBD that they were able get the yellow sticker on their shop changed to green by taking an engineer's report to the Council. On October 26th 2010, having not received any reply to my email of October 1st 2010, I went in person to the Council offices to enquire on the status of my October 1st email. The person on the front desk gave me the reference number CSR 91195110 (for the 7 Riccarton Road address), and the name of the person looking over the file (I do not remember his name). She told me to telephone him later because she could not find him at his desk. Later that day, I telephoned the Council to talk with the contact person given to me by the front desk. Someone else answered the telephone (I don't</p>

	<p>remember his name either). I explained to him that I was enquiring about the email I sent on October 1st. He told me that I needed get an L2 report from Aurecon Engineering and to send this report the email address cdrescue@ccc.govt.nz and that the Council would contact Aurecon Engineering from there.</p> <p>After the call, I opened the report that I scanned on September 17th 2010, I noticed the report was headed Christchurch Eq RAPID Assessment Form – LEVEL 2. Believing that L2 meant the LEVEL 2 on the report heading, I emailed this report to the cdrescue@ccc.govt.nz mailbox. A few days after sending this email October 26th 2010, I received a telephone call from the Council to inform me that the sticker at 7 Riccarton Road has been changed to green.</p>
	Question 4
	I have never talked with or had any other form of contact with Mr Elliott or anyone else from Aurecon Engineering.
	Question 5
a	I believe my answers to question 1 & 3 answers this question.
b	<p>Morris and I never talked about the details report or of the correspondence he had with the Council and Aurecon Engineering, other than what is already stated in my answer to question 3. After talking with him at the supermarket on October 1st 2010, I assumed he had given up pursuing with the Council on the matter. Discussion points I had with Morris were:</p> <ul style="list-style-type: none"> • being informed during our first meeting, that he had instructed Aurecon Engineering to perform inspection and he had submitted the report to the Council • he giving me a copy of the report on September 17th, and updating me of his progress with the Council by showing me an email of discussion with Phillip Hector. • he telling me that he was getting nowhere with the Council, on October 1st, and asking me to go with the Council to help get the matter resolved • and one maybe two updates from me telling him I still had not received any response to my email of October 1st to the Council
c	<p>As already stated in my answer to question 3, I had contact with the Council on only five occasions in relation to the building at 7 Riccarton Road. Namely:</p> <ul style="list-style-type: none"> • my email to buildingrecoveryoffice@ccc.govt.nz on October 1st 2010 • my visit to the Council office on the morning of October 26th 2010 • my telephone call to the Council on the afternoon of October 26th 2010 • my email to cdrescue@ccc.govt.nz on the afternoon of October 26th 2010 • a telephone call from the Council around the end of October 2010 to inform me the building had been green stickered
	Question 6
	After the December 26 th 2010 aftershock, I instructed Robert Ling of Ling's Design

Consultants Ltd to perform an inspection to assess for further damage to the building for the purpose of reporting to the insurance company.

Yours faithfully,



David Yan

**Canterbury Earthquakes Royal Commission****Komihana a te Karauna hei Tiro tiro i ngā Whare i Horo i ngā Rūwhenua o Waitaha**

30 September 2011

Mr D Yan
133 Memorial Avenue
CHRISTCHURCH*TF - Checked up 31/10/11
Z*

Dear Sir

7 Riccarton Road, Christchurch

Thank you for your letter of 20 September 2011.

Could you now please provide the following additional information, by return mail or email to mark.zarifeh@royalcommission.govt.nz:

1. Please provide copies of the report, covering letter from Aurecon Engineering and the email dialogue between Mr North and Phillip Hector from the Council to which you referred in answer to question 1.
2. In answer to question 6 you state that you instructed Robert Ling following the Boxing Day earthquake.
 - (a) Please provide details as to the verbal instructions you gave Mr Ling and a copy of any written instructions.
 - (b) Please advise details of any verbal advice you have received from Mr Ling in relation to the building and a copy of anything in writing you have received from him.

382 Colombo Street, Christchurch

Thank you for your letter of 20 September 2011.

Could you now please provide the following additional information, also by return mail or by email to the writer:

1. You referred to an assessment by Mr Ling about 10 days after the 4 September 2010 earthquake.
 - (a) Please provide details as to exactly what instructions were given by you to Mr Ling.
 - (b) Please provide a copy of any report/assessment given by Mr Ling.

- (c) If Mr Ling's report/assessment was verbal, please provide details of what you were told.
2. In relation to the assessment by Cunningham Lindsey in December 2010:
- (a) Please advise the name of the assessor.
 - (b) Please provide a copy of any report/assessment you received from that person.
 - (c) If that report/assessment was verbal, please give details of what you were told.
 - (d) Please advise details of any verbal or written assessment made by Mr Ling on that occasion.
3. In relation to the real estate evaluator from Ford Baker inspecting the building in January 2011:
- (a) Please provide a copy of any report received in relation to the building.
 - (b) If you received any verbal report please advise details of the same.
4. In relation to Mr Ling inspecting the building several times for the purpose of reporting to the insurance company:
- (a) Please provide a copy of any report/assessment you have received from Mr Ling.
 - (b) Please provide details of any verbal report/assessment you have received from Mr Ling.
5. Please provide details of your insurance cover with State Insurance including policy number and person with whom you have had contact with in relation to the building.

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

Yours faithfully


Mark Zarifeh
Counsel Assisting
Canterbury Earthquakes Royal Commission

November 13th 2011

Canterbury Earthquake Royal Commission
PO Box 14053
Christchurch Mail Centre 8544

Attention: Mark Zarifeh

Dear Mark,

Re: **7 Riccarton Road, Christchurch & 382 Colombo Street, Christchurch**

I am writing to answer the questions in your letter dated 30 September 2011 regarding 7 Riccarton Road, Christchurch & 382 Colombo Street, Christchurch. Please find below my answers below.

7 Riccarton Road, Christchurch

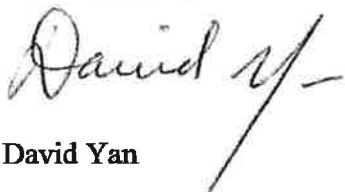
	<p>Question 1</p> <p>Please find included total 7 pages being:</p> <ul style="list-style-type: none"> • the Aurecon report(s) dd: Sept 9 2010 & Sept 7 2010 (4 pages) • cover letter from Aurecon Engineering dd: Sept 6 2010 (2 pages) • email of dialog between Morris North and Phillip Hector (1 page)
	<p>Question 2</p>
a	<p>I believe this inspection of the building was on January 5th 2011, after our failed meeting with Peter Avnell. I asked Robert Ling to drive over with me to the building at 7 Riccarton Road to see if the building had sustained any additional damage resulting from the Boxing Day earthquake that would need a new claim to be lodged with the insurance company.</p>
b	<p>There was no written report.</p> <p>We did not see any new damage on the building when compared to what he had seen during his earlier visits to the building.</p> <p>We continued to talk about working towards making improvements to the building. We had first talked of making improvements to the building, around the end of October 2010, following a meeting with Fritz Muller of Cummingham Lindsay, claims assessor for State Insurance. During that meeting, Fritz Muller had verbally refused our claim because of the run down state of the interior.</p> <p>After this meeting with Fritz Muller, Robert Ling and I talked bringing the heritage building up to current earthquake requirements and making improvements so that the upstairs of the shop area could be rented out separately. Robert Ling asked me to make detailed measurements for the current building so he could start working on the</p>

plans for the improvements. He also told me to clear all rubbish and remove the lathe and plaster lining from the walls and ceiling of the upstairs area above the shop. He said that this was basically manual work that I could do myself.

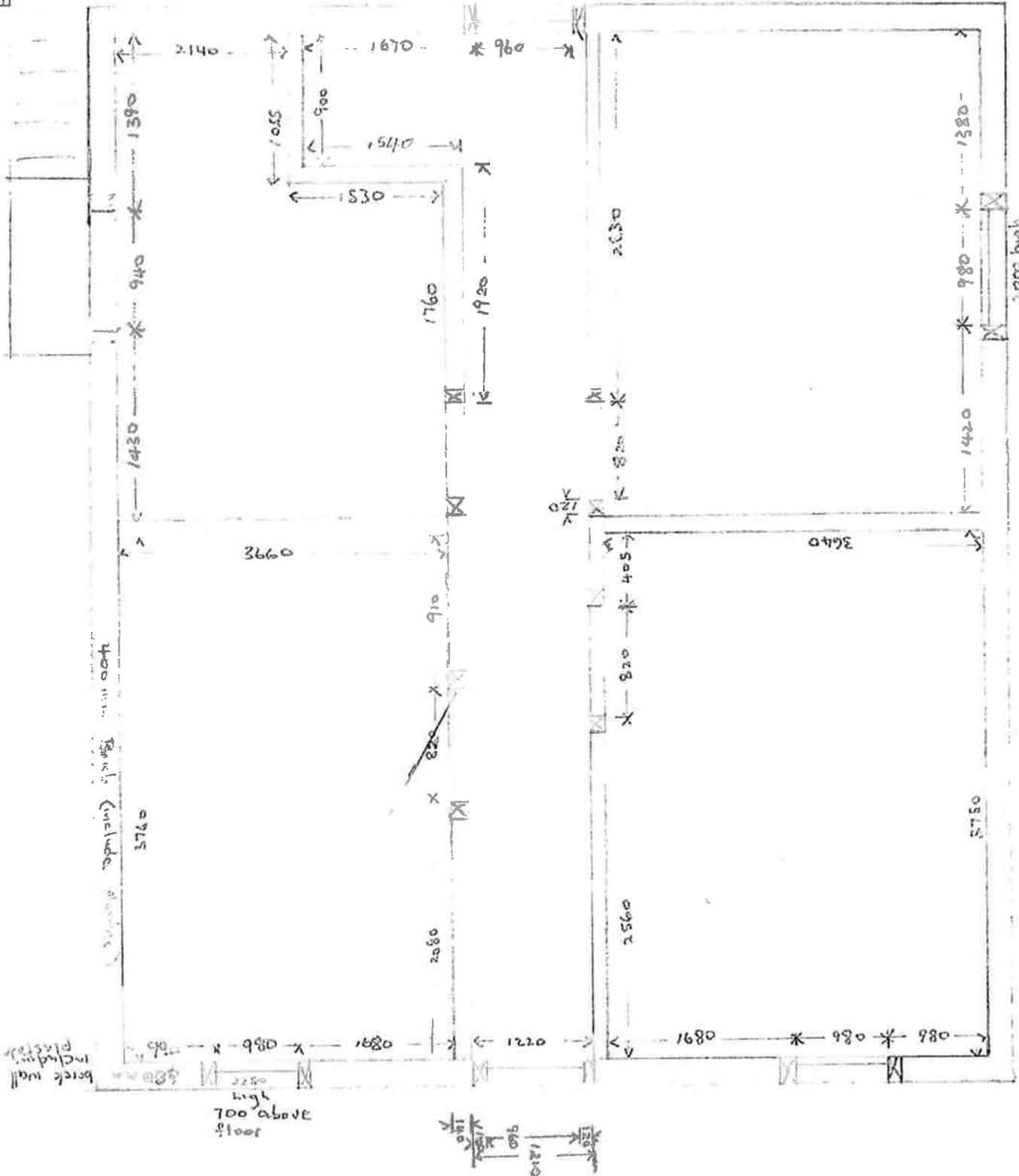
He followed up on my progress on measuring the current existing building because he needed these to start work on the plans for the building strengthening and improvements. I gave the hand drawn sketches that I had made earlier. I picked up the scaled drawings from his office sometime in February 2011 that were made from the sketches I had given him. I have included copy of my hand drawn sketches and the scaled drawings from Robert Ling for your reference (total 8 pages).

He went further to tell me that I should clear all rubbish and remove the lathe and plaster lining from the walls and ceiling of the upstairs area above the shop. I spent about two to three weeks in the building doing the removal.

Yours faithfully,

A handwritten signature in cursive script that reads "David Yan". The signature is written in black ink and includes a long, sweeping horizontal stroke at the end.

David Yan



high 1420 above floor

high 2800 above floor

FIRST FLOOR

Riccarton Rd

400 x 100 beam
bonded into
brick parapet

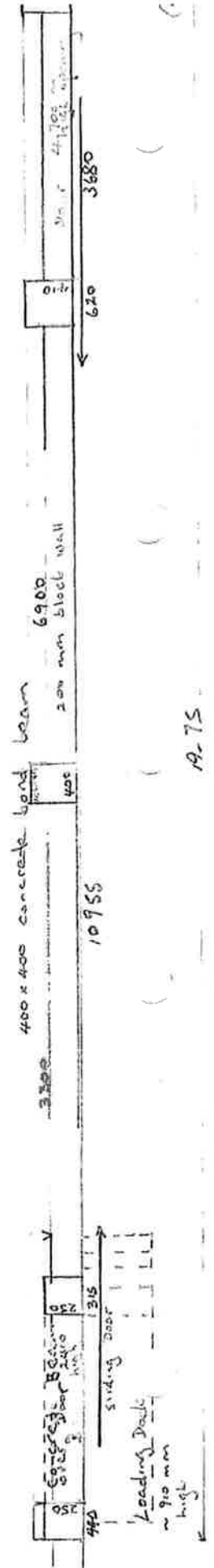


480

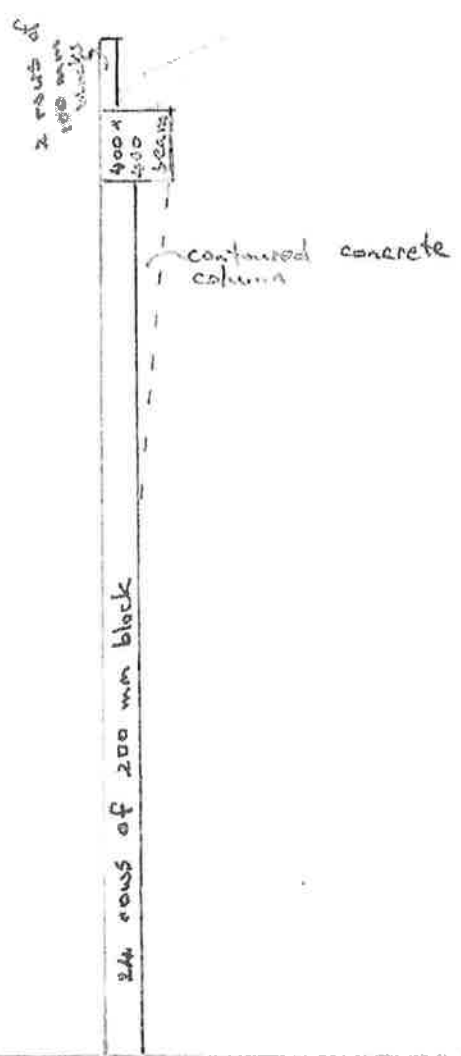
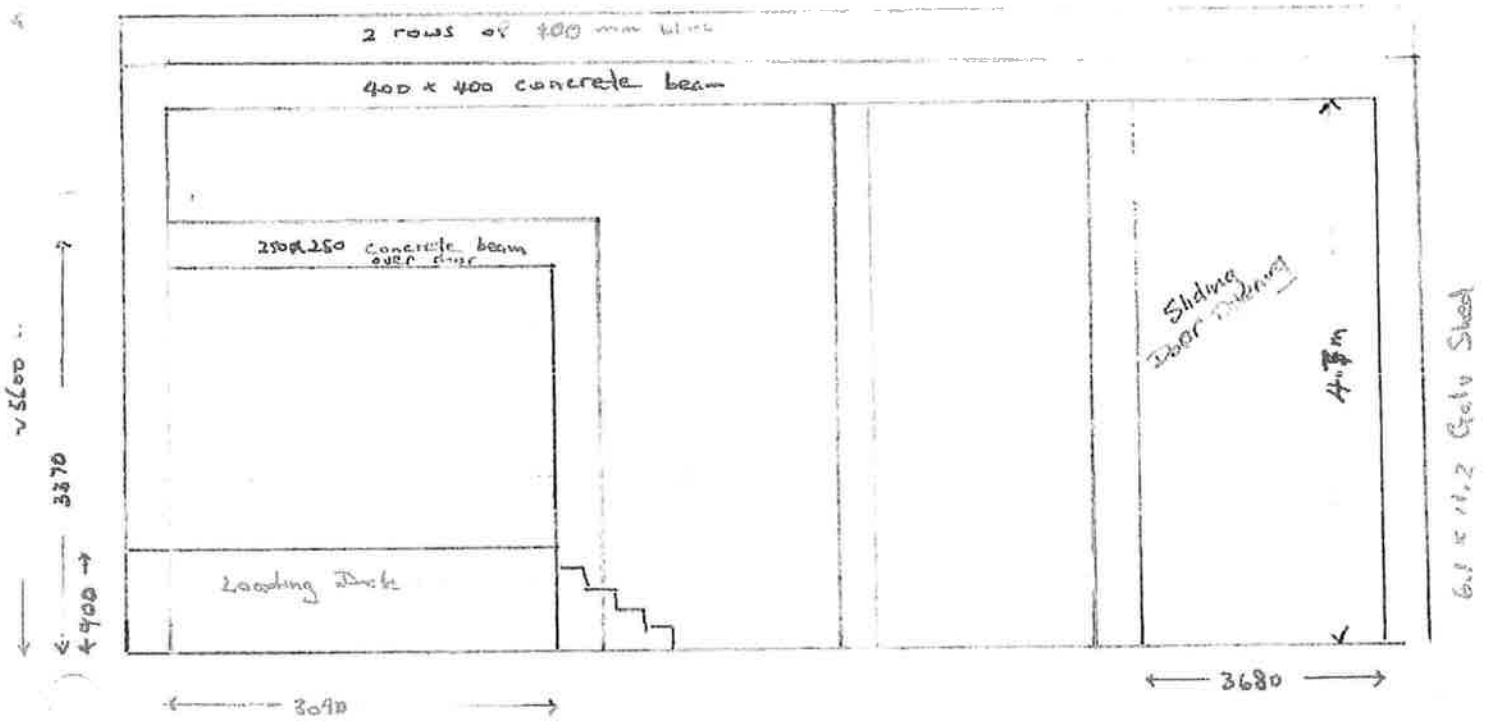
480

10.84

Brick Building



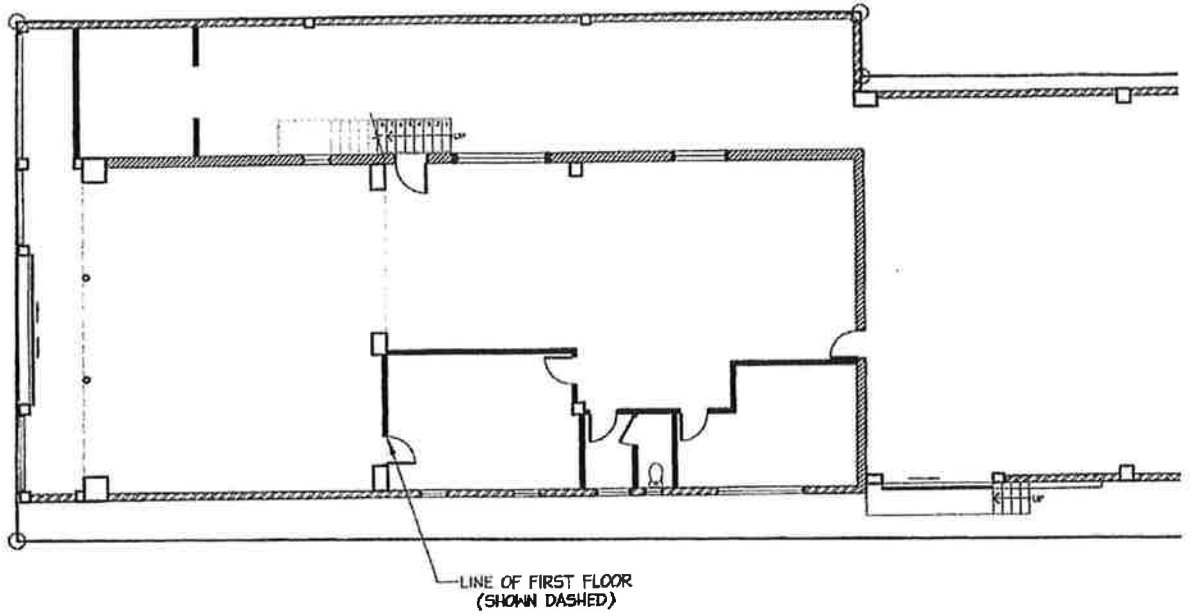
A.75



East and West wall construction



RICCARTON ROAD



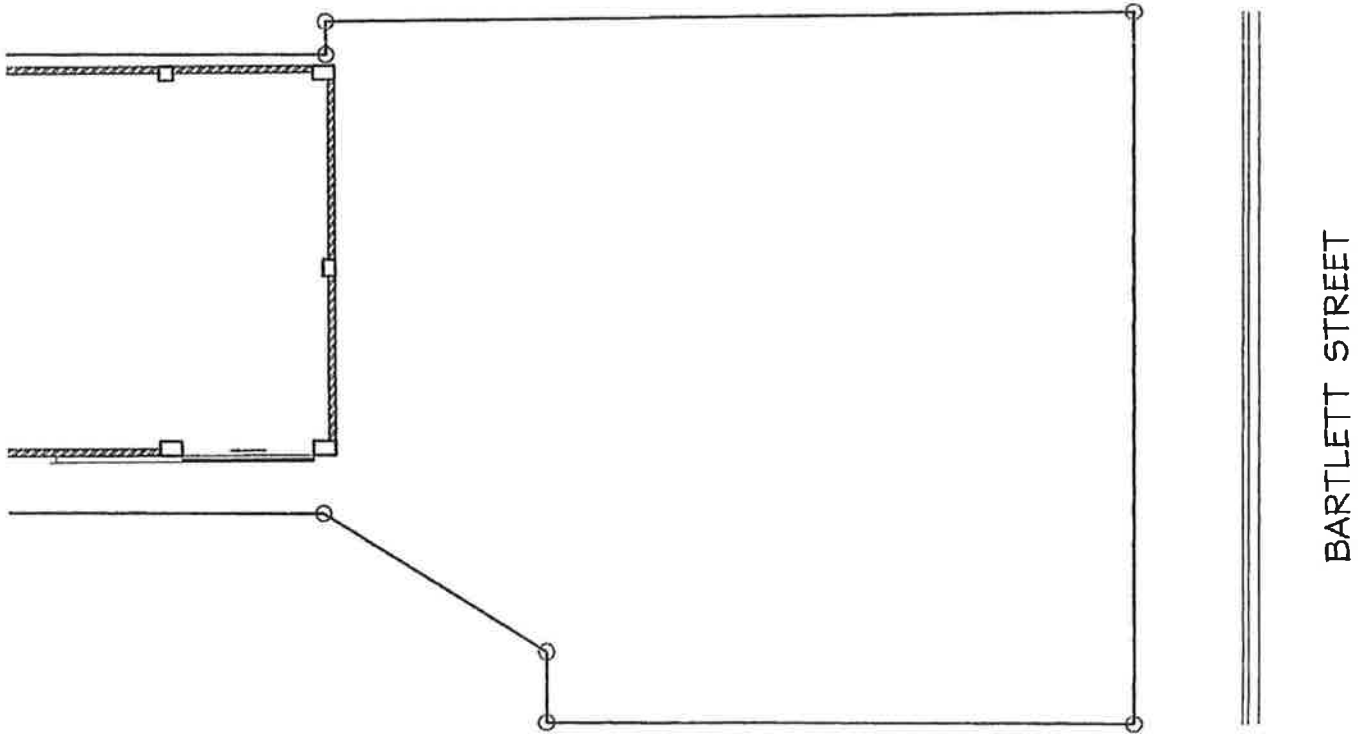
SITE PLAN
SCALE: 1:200



LINGS DESIGN CONSULTANTS LTD.
PO BOX 29 | 19 CHRISTCHURCH
Ph: (03)341-6331 Mobile: (021)339-148
Fax: (03)341-6332 or (03)358-8713

JOB TITLE:

PROJ



LEGAL DESCRIPTION

LOT 2 DP 29778

SITE AREA: 1020m²

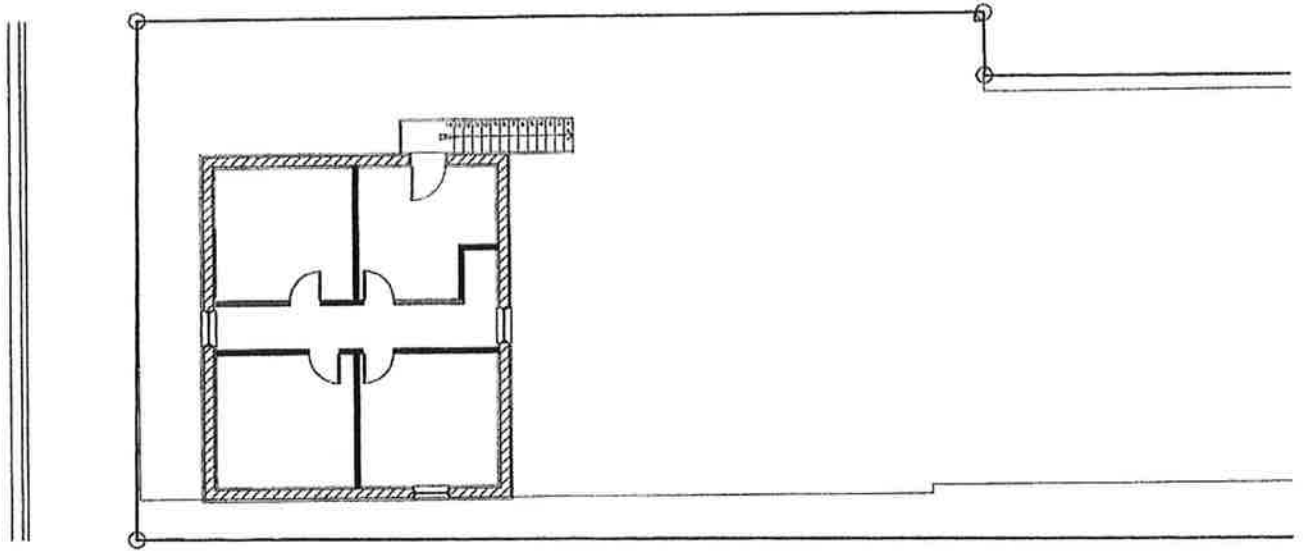
7 RICCARTON ROAD

LIVING ZONE : L5

SED ALTERATION RICCARTON ROAD CHRISTCHURCH	DRAWING TITLE: SITE PLAN	SCALES: 1 : 200 DATE: 11 / 01 / 2011 DRAWN BY: LAN		
		JOB No. XXXXXX	SHEET No. 1 OF X	REVISION No. A



RICCARTON ROAD



FIRST FLOOR LAYOUT PLAN

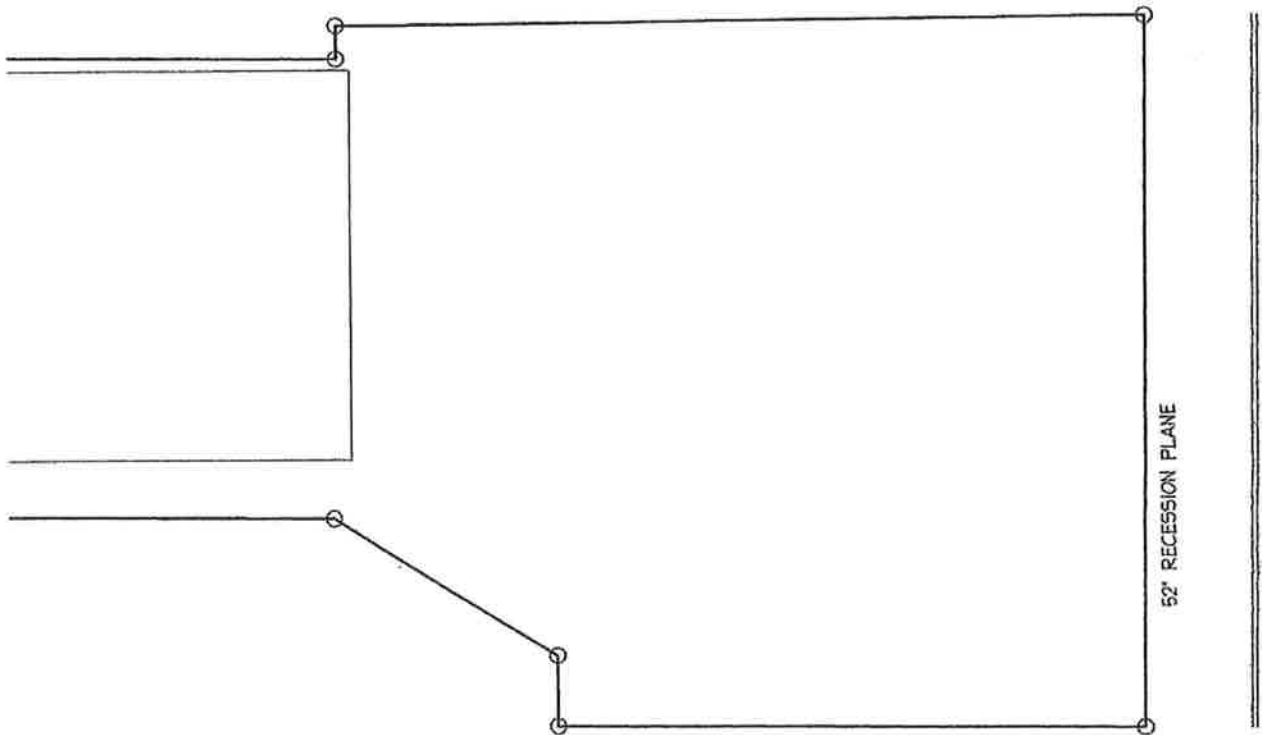
SCALE: 1:200



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PO BOX 29119 CHRISTCHURCH
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Fax: (03)341-6332 or (03)358-8713

JOB TITLE:

PROPC



ED ALTERATION CARTON ROAD RISTCHURCH	DRAWING TITLE: FIRST FLOOR LAYOUT PLAN	SCALES: 1 : 200		
		DATE: 11 / 01 / 2011		
		DRAWN BY: IAN		
		JOB No. XXXXXX	SHEET No. 1 OF X	REVISION No. A

Christchurch Eq RAPID Assessment Form - LEVEL 2

Inspector Initials Territorial Authority	<u>D.A.E.</u> Christchurch City	Date Time	<u>9.9.10</u> <u>1:00 pm</u>	Final Posting (e.g. UNSAFE)	<u>G1</u>
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Building Name		Type of Construction	
Short Name		<input type="checkbox"/> Timber frame	<input type="checkbox"/> Concrete shear wall
Address	<u>7 Riccarton Rd</u>	<input type="checkbox"/> Steel frame	<input checked="" type="checkbox"/> Unreinforced masonry
GPS Co-ordinates	S° E°	<input type="checkbox"/> Till-up concrete	<input type="checkbox"/> Reinforced masonry
Contact Name	<u>Morris North</u>	<input type="checkbox"/> Concrete frame	<input type="checkbox"/> Confined masonry
Contact Phone	<u>3585505</u>	<input type="checkbox"/> RC frame with masonry infill	<input type="checkbox"/> Other:
Stores at and above ground level	<u>2</u>	Primary Occupancy	
Total gross floor area (m ²)	Year built	<input type="checkbox"/> Dwelling	<input checked="" type="checkbox"/> Commercial/ Offices
No of residential Units		<input type="checkbox"/> Other residential	<input type="checkbox"/> Industrial
Photo Taken	Yes No <input checked="" type="checkbox"/>	<input type="checkbox"/> Public assembly	<input type="checkbox"/> Government
		<input type="checkbox"/> School	<input type="checkbox"/> Heritage Listed
		<input type="checkbox"/> Religious	<input type="checkbox"/> Other

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

Overall Hazards / Damage	Minor/None	Moderate	Severe	Comments
Collapse, partial collapse, off foundation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Building or storey leaning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Several visit following more after shocks. Only outside recovered the change to agreement made</u>
Wall or other structural damage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Overhead falling hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ground movement, settlement, slips	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Neighbouring building hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical, gas, sewerage, water, hazmats	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Record any existing placard on this building:

Existing Placard Type (e.g. UNSAFE)

Green

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

INSPECTED
GREEN G1 G2

RESTRICTED USE
YELLOW Y1 Y2

UNSAFE
RED R1 R2 R3

Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

- Barricades are needed (state location):
- Detailed engineering evaluation recommended
 - Structural
 - Geotechnical
 - Other:
- Other recommendations:

Estimated Overall Building Damage (Exclude Contents)

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

Inspection ID: _____ (Office Use Only)

Sign here on completion

D. Elliott

Date & Time 9.9.10 1:00 pm

ID C. Perry 702002

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

General Comment *Checked front parapet and west wall. Could not observe much change. Parapet still looks vertical and stable*

Usability Category

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

2 Inspection ID: _____ (Office Use Only)

Christchurch Eq RAPID Assessment Form - LEVEL 2

Inspector Initials: DAA Date: 7-9-10 Final Posting (e.g. UNSAFE): G1
 Territorial Authority: Christchurch City Time: 11:00am

Building Name		Type of Construction	
Short Name		<input type="checkbox"/> Timber frame	<input type="checkbox"/> Concrete shear wall
Address	<u>7 Riccarton Rd</u>	<input type="checkbox"/> Steel frame	<input checked="" type="checkbox"/> Unreinforced masonry
GPS Co-ordinates	S° E°	<input type="checkbox"/> Till-up concrete	<input type="checkbox"/> Reinforced masonry
Contact Name	<u>Morris North</u>	<input type="checkbox"/> Concrete frame	<input type="checkbox"/> Confined masonry
Contact Phone	<u>358 5505</u>	<input type="checkbox"/> RC frame with masonry infill	<input type="checkbox"/> Other:
Storeys at and above ground level	<u>2</u> Below ground level	Primary Occupancy	
Total gross floor area (m ²)	Year built	<input type="checkbox"/> Dwelling	<input checked="" type="checkbox"/> Commercial/ Offices
No of residential Units		<input type="checkbox"/> Other residential	<input type="checkbox"/> Industrial
		<input type="checkbox"/> Public assembly	<input type="checkbox"/> Government
		<input type="checkbox"/> School	<input type="checkbox"/> Heritage Listed
Photo Taken	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Religious	<input type="checkbox"/> Other

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

Overall Hazards / Damage	Minor/None	Moderate	Severe	Comments
Collapse, partial collapse, off foundation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Building or storey leaning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wall or other structural damage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Cracks above window lintels and over</u>
Overhead falling hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>parapets</u>
Ground movement, settlement, slips	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>currently stable</u>
Neighbouring building hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical, gas, sewerage, water, hazmats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Record any existing placard on this building:

Existing Placard Type (e.g. UNSAFE): Green

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

INSPECTED GREEN G1 G2 RESTRICTED USE YELLOW Y1 Y2 UNSAFE RED R1 R2 R3

Record any restriction on use or entry:

Further Action Recommended:

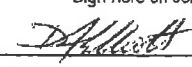
Tick the boxes below only if further actions are recommended

- Barricades are needed (state location):
- Detailed engineering evaluation recommended
 - Structural
 - Geotechnical
 - Other:
- Other recommendations:

Estimated Overall Building Damage (Exclude Contents)

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

Inspection ID: _____ (Office Use Only)

Sign here on completion

 Date & Time: 7-9-10 11:00am
 ID: CP/eq 202.002

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

General Comment *Over 100yr old brick building. Walk around exterior and interior. Cracks to hotel areas and near parapets. No signs of ... or distortion. Building in very poor state of repair prior to ...*

Usability Category

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

2 Inspection ID: _____ (Office Use Only)

Aurecon New Zealand Limited T +64 3 366 0821
 Level 2, Koral Bank House F +64 3 379 6955
 122 Gloucester Street E christchurch@ap.aurecongroup.com
 (PO Box 1061) W aurecongroup.com
 Christchurch 8140
 New Zealand



6 September 2010

Morris North
 St Christopher's Church
 244 Avonhead Road
 Christchurch 8042

Dear Morris

**Christchurch Earthquake – 7th September 2010.
 Structural Assessment of the Building at 7 Riccarton Road – Initial Aurecon Report**

In light of the recent magnitude 7.1 earthquake emanating from Darfield on Saturday 4th September, we have received a call from you for assistance. Our role in this review is that of structural engineering advisor, to review and confirm the initial safety status, based on our observations of the building.

Phase One - Initial Safety Assessments

We confirm that on 7th September 2010 and again on 9th September 2010, Aurecon Structural Engineering staff attended your property and conducted an initial structural assessment of your building.

Observations – General

Negligible Damage

We generally found your building to have negligible observable structural damage and would consider it as "Occupiable" for its continuing use as a commercial premise. We would recommend that all endeavours be undertaken by yourselves to clean the building and remove any items that may pose health and safety risks. Please refer to phase two below which we recommend to provide certainty to yourselves and your insurers.

Observations – Structural Integrity Observations

- Brick cracking – cracks in bricks over windows and in the north façade.
- The building is over 100 years old and has not been well maintained. Some damage observed may have been existing before the event.

Next steps

We understand St Christopher's lease the building long-term, we recommend strengthening of the building is carried out and would be happy to advise the owners in this regard.



Any Questions, please contact the author

Yours faithfully

A handwritten signature in black ink, appearing to read "D. Elliott".

David Elliott
Senior Structural Engineer – Aurecon New Zealand Limited

+64 3 367 3213
elliottd@ap.aurecongroup.com

Helen at St Christophers Church

From: Hector, Philip [Philip.Hector@ccc.govt.nz]
Sent: Thursday, 16 September 2010 8:28 a.m.
To: stc treasurer
Subject: RE: 7 Riccarton Road -Inspection by Aurecon
Attachments: "AVG certification"

Hi Morris

You need to go back to the structural engineers who provided the report and ask them to do a Level 2 assessment. They should know what is involved with such an assessment. Aurecon as CPEng engineers will know what needs to be done to facilitate the change of the placard.

Regards
Philip

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

From: Morris North [mailto:morris@netaccess.co.nz]
Sent: Wednesday, 15 September 2010 9:54 pm
To: Hector, Philip
Subject: Re: 7 Riccarton Road -Inspection by Aurecon

Thanks Philip,
Can you please give me a run-down on what procedures we need to adopt to make the building more secure e.g. Can we discuss with you or do we get a structural engineers recommendation for approval by yourselves etc ?

Thanks

Morris North
Ph 3585 505

Hector, Philip wrote:

> Hi Morris

>

> I can confirm that we have received the copy of the report for your
> building. As there is a significant chance of further aftershocks and
> due to this being an earthquake prone building the structure needs to
> be made secure to prevent further damage and any chance of damage from
> any adjacent buildings. A Level 2 assessment needs to be undertaken
> before occupation can be resumed.

>

> Regards

>

> Philip Hector

> Senior Building Consent Officer

> Building Recovery Office

> philip.hector@ccc.govt.nz

>

>

> -----Original Message-----

> **From:** Morris North [mailto:morris@netaccess.co.nz]

> **Sent:** Wednesday, 15 September 2010 4:10 pm

> **To:** Hector, Philip

> **Subject:** 7 Riccarton Road -Inspection by Aurecon

>

> Hullo Philip

>

> Can you please confirm that you have received the Aurecon Report &

> that we are OK to reopen the shop.

> Many thanks



COPY
E-MAILED
30.9.11

Canterbury Earthquakes Royal Commission
Komihana a te Karauna hei Tiro tiro i ngā Whare i Horo i ngā Rūwhenua o Waitaha

30 September 2011

BY COURIER

Mr R G H Ling
Ling's Design Consultants Ltd
23 Mandeville Street
Riccarton
CHRISTCHURCH 8011

Email: LDC88@xtra.co.nz

Dear Sir

391/391A Worcester Street, Christchurch

I wrote to you on 12 September 2011 requesting information to be provided by 23 September 2011.

I do not appear to have received any reply from you. Please reply to that letter and provide the further information requested below by **7 October 2011**. Failure to do so could result in the Royal Commission exerting its powers under The Commissions of Inquiry Act 1908.

7 Riccarton Road, Christchurch

1. I have been advised by Mr David Yan, the owner of the building that was at 7 Riccarton Road, that following the Boxing Day aftershock he instructed you to inspect the building.
 - (a) Please advise the nature of your instructions in relation to that assessment ie: what were you asked to do?
 - (b) Please provide a copy of any assessment/report you provided including any drawings or photographs.
 - (c) If you gave any verbal assessment/report, please provide details of the same.

2. In carrying out any inspection/assessment of the building please advise what standard you were applying to your assessment in particular in making that assessment did you give any consideration to:

15 Barry Hogan Place, Addington, Christchurch
PO Box 14053, Christchurch Mail Centre 8544

- (a) The impact of the 4 September 2010 earthquake and subsequent aftershocks, on the structural integrity of the building, and in particular, whether the building's capacity to withstand further aftershocks was diminished as a result?
- (b) Information from GNS or any other source about the likelihood, location and extent of further aftershocks? If so, please provide details of this information.
- (c) Information from the Christchurch City Council relating to building standards for the inspection of buildings following an earthquake? If so, provide details of this information.
- (d) Any information from any other party relating to building standards or the inspection of buildings following an earthquake? Also, please provide details of this information.
- (e) The buildings plans.
- (f) The Christchurch City Council's earthquake prone policy and whether the building complied with it.
- (g) Whether any previous structural strengthening had been carried out.

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

Yours faithfully


Mark Zarifeh
Counsel Assisting
Canterbury Earthquakes Royal Commission

Mark Zarifeh

From: Mary-Ann Hutton
Sent: Monday, 3 October 2011 8:31 a.m.
To: Mark Zarifeh
Cc: David Hutt; Sara Jamieson
Subject: FW: Letter from Canterbury Earthquakes Royal Commission.

From: Robert Ling [mailto:ghr.ling@gmail.com]
Sent: Monday, 3 October 2011 12:15 a.m.
To: Mary-Ann Hutton
Subject: Re: Letter from Canterbury Earthquakes Royal Commission.

Hi Mary

Will you forward this email to Mark please.

Regarding 7 Riccarton Road. I report as follows:

I did visit the site after the Boxing day earthquake. I did have a quick preview of the front of the building and in fact I met with the assessor from their insurance company there as well. At that time the Facade was not badly damaged as all it had was a few crack lines and was not leaning precariously. From the inside there were signs of the facade moving outwards but than only by a small amount

The Assessor and myself were in agreement as to the untidiness of the place and it was impressed to David Yan the importance of keeping the building Tidy and in good state of repairs.

I offer to do some planning for the conversion of the upstairs unit into a separate rental unit for Office use or temporary accomdation. This however cannot be done until the place is secured or cleand out.

David commenced cleaning out the place with the help of a couple of labourers while at the same time measured the rooms' dimensions so that I can proceed to finalise the planning.

The existing plans were done but the tedious cleaning process was not completed until just before the 22/02/11 when the EQ occurred damaging the front of the building and killing one Mr Bush.

Rightly or wrongly both the insurance assessor and myself didn't think there was any need for temporary make safe as we considered the building was still reasonably intact.

After the building was cleaned I was just in the process of making another appointment with the insurance assessor when the 22/02 EQ struck.

Our agreement was to meet to determine the scope of repairs to the damages like tying back the heavy facade since this is a Historic building demolition partly or complete was not an option. We have however considered retaining the facade, which, as far as I am concerned, is the only historic part of the building.

In summary I concluded that although there were damages to the building after the 04/09 EQ, the assessor and myself did not consider them to be critical or bad enough to perform a make-safe operation before the permanent fix.

Thanks

Robert Ling MIPENZ

----- Forwarded message -----
 From: Mary-Ann Hutton@royalcommission.govt.nz > wrote:

