

UNDER THE COMMISSIONS OF INQUIRY ACT 1908
IN THE MATTER OF CANTERBURY EARTHQUAKES ROYAL COMMISSION

DECLARATION OF GEOFFREY HADFIELD

I GEOFFREY HADFIELD of *13 Keswick pl* do solemnly and sincerely
Redland Bay declare that:

1. I was the proprietor of Wicks Fresh Fish shop (Wicks) at 389A Worcester St, Christchurch with my wife, Natasha Hadfield, who was killed at that address in the 22 February 2011 earthquake.
2. As a result of the 4 September 2010 earthquake bricks from a chimney on the roof of 391/391A Worcester St, immediately to the east of Wicks fell onto the roof of Wicks. I rang my insurers, Vero and I recall they sent out an engineer, I think from Lewis & Barrow Ltd.
3. The damage to the roof of Wicks was minimal – some small holes in two of the sheets of long-run iron. As my insurance excess was \$2,500.00 I repaired the holes myself.
4. Those holes did not affect the strength of the roof as it was a long-run iron roof that was only six years old.

5. On the 4th September 2010 I went into the building next door, 391/391A Worcester St with the tenant, Shane Tatum. There appeared to me to be reasonably extensive damage in that the top of the parapet at the front of the building had fallen onto the roof and part of the roof had collapsed.
6. Shane Tatum, told me that he had been very lucky to escape serious injury or death in the earthquake as he had got up only a short time before it struck to fire up his pizza oven for his business downstairs. In the earthquake a large supporting beam from the roof fell, landing where he had been sleeping earlier.
7. I recall tarpaulins being put over the roof of 391/391A Worcester St soon after the September earthquake. Those tarpaulins remained that way until the 22 February 2011 earthquake.
8. I was not aware of any of the buildings in my block being placarded by the Council or Civil Defence. I recall Shane Tatum telling me about a sticker in relation to 391 or 391A Worcester St and he saying that he had restricted use of the downstairs. However I am not sure as to who was responsible for this sticker or what it was.
9. Some time late in 2010, Shane Tatum, told me that his landlord had been told that he should remove the top storey of 391/391A but later Shane told me that the landlord had said to him that he thought maybe he(the landlord) could save it. I also recall Shane telling me at one stage that the landlord had "kicked one of the builders off the property".
10. I am not aware whether or not there was any further damage to 391/391A Worcester St from the Boxing Day earthquake.
11. After Boxing Day there was some damage to the west wall of Wicks. Wicks comprised of two shops side by side and it was the west wall of the westerly shop that was damaged. It had moved slightly. I contacted Vero and Mr Lewis from Lewis & Barrow visited the property.

12. He and I climbed onto the roof and looked across the roof of Wicks. Mr Lewis did not, as far as I was aware, look at the eastern wall of 391/391A Worcester St (which was the boundary with Wicks) and it did not form part of any discussion between us on that day.
13. At that time the tarpaulins were still in place on 391/391A. The tarpaulins were held at the bottom by 4 x 2's and tied at the front.
14. I was aware of a number of people wearing fluoro vests and hard hats coming and going to and from 391/391A Worcester St but I do not know who they were. One such man walked into our shop and looked at the adjoining wall and then just walked out again without saying anything. This would have been in January/February 2011. I was trying to serve a number of customers we had at the time so that I could go and talk to him and find out what he was doing. But I did not become free from customers to enable me to do that.
15. I have been told that an EQC assessor has stated in a reply to an inquiry by the Royal Commission that he recalls going into what must have been our shop at the time he was inspecting 391/391A Worcester St in early February 2011 to inspect the common wall and talking to a male who was serving a customer. That male would have been me and it is likely to have been the occasion I refer to in the above paragraph. However he did not have any conversation with me at all. He made no mention of why he was there or any potential danger from the wall.
16. No one ever came from next door (or from anywhere else) to talk to me about the state of the building at 391/391A Worcester St.
17. In the February earthquake the roof of the eastern shop of Wicks collapsed as a result of bricks from the western brick wall of 391/391A Worcester St collapsing onto it.
18. Although the short parapet on the roof between the two Wicks shops collapsed in the February earthquake, given its small size this would not have collapsed the roof. (It can be seen in Photograph P27021 15.36).

19. Only a small part of the front parapet of Wicks was damaged. (This can be seen in the same photo) and some of those bricks fell outwards.
20. The western wall of the west side shop of Wicks (which Mr Lewis had inspected in late January 2011) was still standing after the February earthquake, although some of the bricks at the back were dislodged. Some of the bricks from that wall fell onto the roof of the west shop of Wicks but did not collapse the roof at all. (this can be seen in Photograph P27021. 15.35)
21. It was very clear looking at the roof afterwards that it was the very considerable weight from the western wall of 391/391A Worcester St that caused the roof of Wicks shop to collapse.
22. If you look at photographs I took two days after the February earthquake you can see the volume of bricks that came through Wicks roof and into the Wicks shop. Photograph 0035 shows some of these bricks. I had to move bricks that were on top of the sheet of iron in the centre of the photograph and throw them out the front door of the shop, to get to my wife, Natasha, who was under that sheet of iron. Part of the hole created in that western wall as a result of the collapse can be seen in that photograph (top left). A great many bricks had to be moved. Passersby came and helped move bricks.
23. I believe that the eastern wall of 391A Worcester St did not collapse in the February earthquake. This had been braced with timber framing following the September earthquake. I do not know why that was not carried out on the western wall. If it had, that might have prevented the wall collapsing as it did in the February earthquake(particularly given that the roof collapse would have been likely to have compromised the structural integrity of the wall).
24. I never had any contact with the owner of 391/391A Worcester St. I never had any contact from EQC, or anyone else, in relation to the structural integrity of 391/391A Worcester St. Although Shane Tatum had mentioned the damage to 391/391A Worcester St, he never said anything about any potential danger to my property.

25. Although I was aware that it had sustained damage from the September earthquake, I was not aware that it might pose a potential danger to my building. If I had been told that then I would have taken steps to ensure that myself and my wife and anyone else were not in that building.

Signature of Declarant



GEOFFREY HADFIELD

Taken and declared before me
at VICTORIA POINT QLD this
7th day of DECEMBER 2011

A Justice of the Peace/~~Commissioner for Declarations.~~

Brian Edwin Lloyd J.P. Qld.

BRIAN EDWIN LLOYD JPQ



"JPs in the Community" Program
c/- Department of Justice & Attorney-General
Lvl. 6, 154 Melbourne Street
South Brisbane QLD 4101
Phone: 1300 301 147

SIGNED FOR AND IN THE
STATE OF QUEENSLAND

PS

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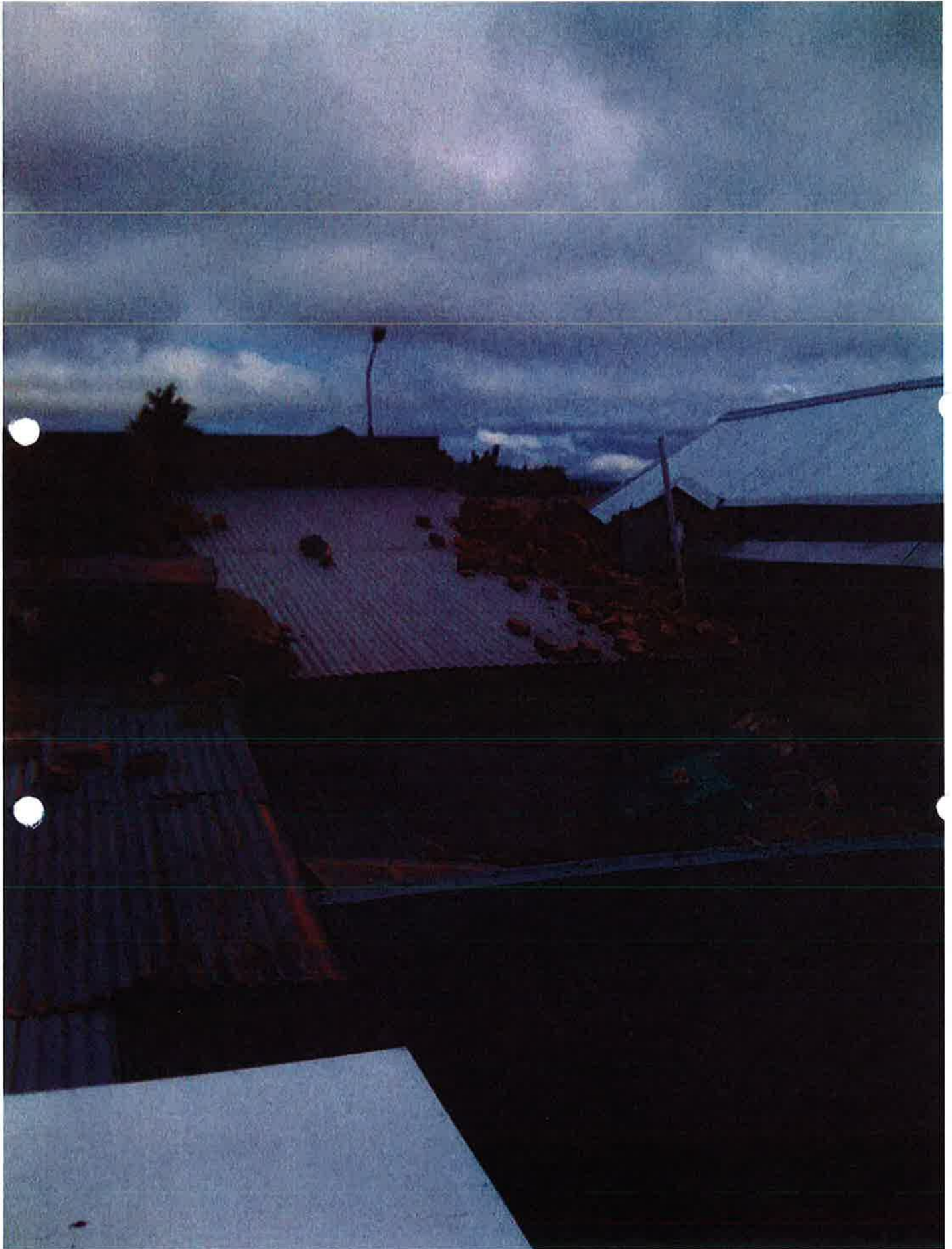
.....
GEOFFREY HADFIELD

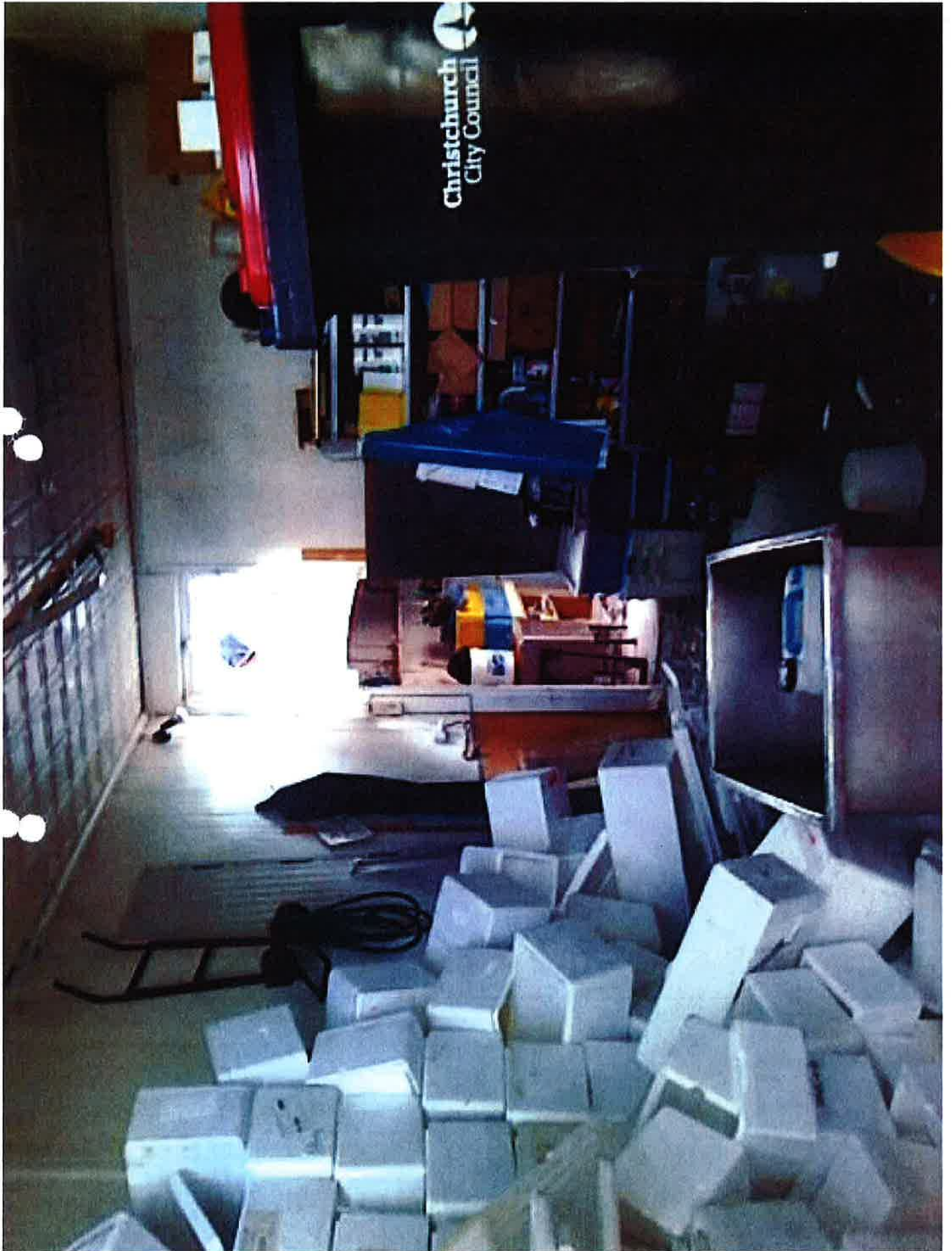
Taken and declared before me
at this
day of 2011

A Justice of the Peace/Commissioner for Declarations.









Warren R. Lewis BE (Hons) MIPENZ CEng. ANZIM
Stephen W. Barrow BE (Hons) MIPENZ



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**POST EARTHQUAKE
REPORT ON INSPECTION
&
SCOPE OF WORKS FOR REPAIRS**

**OF WALL OF FISH SHOP
AT 389A WORCESTER ST, CHRISTCHURCH
FOR VERO INSURANCE NZ LTD
CLAIM No. 3893363**



File No. 18867WL

Date 2 February, 2011

Attached: 1. Photos

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1. INTRODUCTION

This report has been prepared following the request of Nigel Allott of McLarens Young (Christchurch) Ltd on the 19th of January 2011, to report on the visible damage caused by the Darfield Earthquake (M7.1) on 4 September 2010, and the aftershocks up to the date of the inspection. The report also provides a Scope of Works for earthquake repairs. Aftershocks will still happen in future but the further damage from such aftershocks should be minor.

The property was visually inspected by Warren Lewis on the 27th of January 2011 in the presence of Jeff Hadfield.

2. GEOTECHNICAL

The area of this site is 169.

This site is in not in an area defined in Tonkin and Taylor's Stage II Geotechnical Report for EQC dated November, 2010.

The ground slope is approximately level.

This property has not suffered from liquefaction or lateral spreading.

Ground bearing capacity in this part of Christchurch is generally regarded as average with foundations usually bearing onto sandy silt.

3. FLOOD LEVELS

This property is not in a flood prone area.

4. SERVICES

All services are operating without any known damage.

5. DESCRIPTION OF BUILDING

See photos and elevation of west wall attached.

The building is approximately 100 years old.

The building has one storey made up of the original two shops at the front and multiple extensions behind. Damage has occurred to the west wall of the original west shop and the roof of the east shop. These shops consist of four brick walls on concrete floors and foundations. The roof and ceiling are supported by timber joists that span from one brick wall to the other. The roofing and the ceiling is pressed steel tiles.

The gross ground floor area is approximately 150 square metres.

The brick walls have been constructed using lime mortar which has become very soft and weak with age. These shops would not be allowed to be built the same way today as they have no system to resist earthquake loads.

6. DESCRIPTION OF DAMAGE

The 4 September 2010 earthquake caused the parapet and wall of the neighbour's building to the east to fall onto the roof of the east shop. This damaged the roofing which has been fixed by the owner employing roofers.

Subsequent aftershocks did not bring to light any further damage until the aftershock of 26 December 2010 which badly damaged the west wall of the west shop. It is my opinion that this wall would have been severely loosened by the main shock and later aftershocks to the extent that it became very susceptible to a slightly bigger aftershock, such as the one on the 26th of December, 2010.

7. SCOPE OF WORKS FOR EARTHQUAKE REPAIRS

Notes:

- a) *All building work shall comply with the NZ Building Code, shall be in accordance with the relevant New Zealand Standards, relevant BRANZ publications and all manufacturers instructions.*
- b) *Building work shall not commence without the insurer, owner, and Local Authority approval to proceed.*
- c) *A building consent shall be applied for as the repair work is not exempt by Schedule 1 of the Building Act or by the Canterbury Earthquake (Building Act) Order 2010.*

The following list sets out the major items that require repair, renewal or replacement in order to restore the Earthquake damage.

1. Repair the east shop roof – now complete.
2. Remove 6.3m of brick west wall and foundations.
3. Construct a new self supporting block wall and foundations to replace the above wall.
4. Construct a new floor for the rear 6.3m of the west shop tied into the new wall to provide an anchor to the foundations and wall to resist earthquake loads.
5. Re-support the roof and ceiling joists.
6. Repair the roof and ceilings.
7. Flash the new wall over the top and down onto the roof.
8. Flush plaster and paint the internal face of the new wall.
9. All other work required to fully restore the building.

Thoroughly clean all the building on completion cleaning out the seismic gap to the neighbours building.

Remove all rubbish, demolition materials etc from the site as the works proceed and dispose of off site.

8. FUTURE WORK

- i) Prepare structural calculations and design of the new floor, wall and foundations.
- ii) Prepare plans and specifications.
- iii) Prepare, apply for and obtain a building consent.
- iv) Build the new floor, foundation, and wall.
- iv) Obtain the Local Authority approval and Code Compliance Certificate.

9. CONCLUSIONS

- The west shop is presently used for storage so is only occupied intermittently.
- The west shop is not safe at present as the roof and ceiling only have about a quarter of their previous seating onto the brick wall and the brick wall has partially shaken apart. The west shop would be safe to use if a timber shoring wall is built alongside the damaged brick wall. This would remain in place until the new wall is built.
- The replacement of part of the west brick wall is an upgrade on the strength of the building. However it will not add much strength to what is an Earthquake Prone Building.
- The replacement of the failed brick wall can't simply reuse the bricks in the same manner that they formed the wall before the Darfield earthquake as it would not have the required strength to resist earthquake loads specified in the NZ Building Code.
- It is likely that the building consent for the repair of the wall will be regarded as an alteration to the building. This could then trigger the Council's bylaw requiring the whole building be strengthened to at least 33% of the earthquake resistant strength of a new building. If that happens, then it could be more practical and economic to demolish the existing building and build a new building.

10. ESTIMATE OF REPAIRS

Due to the uncertainties with the Christchurch City Council's new Earthquake Prone Buildings bylaw, no reliable estimate of repairs can be given at this stage.

11. LIMITATIONS

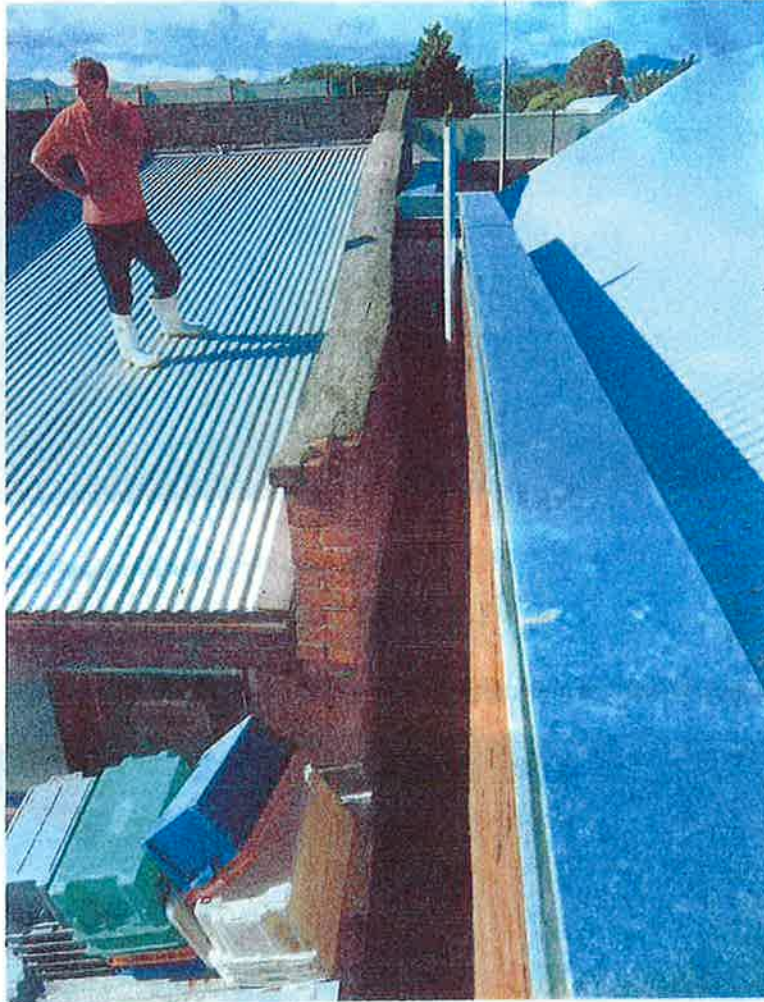
1. This report has been prepared for the benefit of Vero Insurance NZ Ltd as our client with respect to the brief. The reliance by any other parties on the information or opinions contained in this report shall, without prior review and agreement in writing be at such other parties sole risk.
2. This report is based on an initial brief visual inspection of those areas that are readily accessible. No destructive tests were carried out.
3. Latent or hidden defects or damage may be present on this property. Hence anything unusual that is apparent in future on this property will require investigation and a further report.
4. The portions of the property unsighted or not reported on in this report cannot be relied upon to be sound or suitable for purpose.
5. Weather tightness and durability issues were not part of our brief and must not be inferred or relied upon from this report.
6. Original building plans and Local Authority records have not been reviewed.

7. Our inspection and report has not determined whether the building was built in accordance with the relevant standard at the time of construction.

A handwritten signature in black ink, appearing to read 'Warren Lewis', is positioned above the printed name.

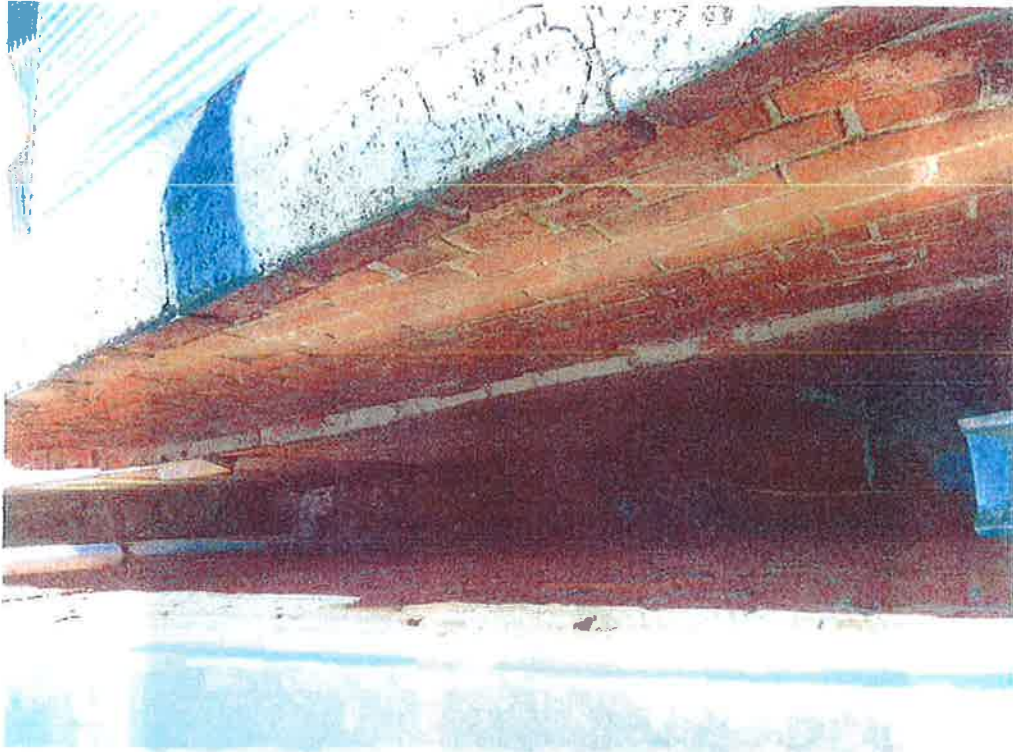
Warren Lewis
Chartered Professional Engineer

12. PHOTOS



27/1/11 – 389A WORCESTER ST

WEST WALL DISPLACED TO WEST A LITTLE BIT AT TOP BUT MUCH WORSE BELOW



27/1/11 – 389A WORCESTER ST – WEST WALL DISPLACED AT ROOF LINE & BELOW



27/1/11 – 389A WORCESTER ST – WICKS FRESH FISH

Mark Zarifeh

From: Warren Lewis [warren@lewisandbarrow.co.nz]
Sent: Friday, 4 November 2011 12:27 a.m.
To: Mark Zarifeh
Subject: Fwd: 395-395A Worcester St (Cnr Stanmore Rd) - 2 Shops "Marcel's Picnic" & "\$10 Cutting Bar"
Attachments: 10-9-10 EQ 104.jpg

Mark

I am forwarding you a copy of the email I had sent from our office to Civil Defence on the 10th September regarding 395 and 395A Worcester Street. I have also attached the photo I described to you over the phone. It shows that 395 Worcester Street was green stickered before we got there on the 10th of September.

Hope this is of some help.

- regards
Warren Lewis

----- Forwarded message -----

From: Maree Manning <maree@lewisandbarrow.co.nz>
Date: Fri, Nov 4, 2011 at 12:08 AM
Subject: Fwd: 395-395A Worcester St (Cnr Stanmore Rd) - 2 Shops "Marcel's Picnic" & "\$10 Cutting Bar"
To: Warren Lewis <warren@lewisandbarrow.co.nz>

----- Forwarded message -----

From: Maree Manning <maree@lewisandbarrow.co.nz>
Date: Fri, Sep 10, 2010 at 3:46 PM
Subject: 395-395A Worcester St (Cnr Stanmore Rd) - 2 Shops "Marcel's Picnic" & "\$10 Cutting Bar"
To: civildefence@ccc.govt.nz

Please can we have barricades 7 metres all around these shops and extend to shut off left hand turning lane in Worcester St. The veranda is in danger of falling down.

Warren Lewis
Consultant Engineer

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--
Maree Manning
Administrator

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--
Warren Lewis
Chartered Professional Engineer
BE (Hons) MIPENZ ANZIM

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GREEN

INSPECTED

NO RESTRICTION ON USE OR OCCUPANCY

This building has received a brief inspection only. While no apparent structural or other safety hazards have been found, a more comprehensive inspection of the exterior and interior may reveal safety hazards.

This facility was inspected pursuant to the Civil Defence Emergency Management Act 2002

- Exterior Only
- Exterior and Interior

Inspector ID: J. B. WILSON

Acting under the authority of the Civil Defence Emergency Management Controller

Facility/Tenancy Name and Address
WILSONS PLUMBING
231 WILSON STREET

Date: 10/09/07

Time: 11:30 am

Please ensure the owners are advised of this notification. Owners are encouraged to obtain a detailed structural engineering assessment of the building as soon as possible. Report any unsafe conditions to the Territorial Authority. Subsequent events causing damage may change this assessment. Re-inspection may be required. Secondary damage (partitions, windows, fittings and furnishings) may be hazardous. Electrical and mechanical equipment, gas connections, water supplies and sanitary facilities have not been inspected.

Contact for information: ph: (03) 941 8999
or
TXT: 021 02009173 with following details: Address, Placard colour, contact name, contact phone number

Do Not Remove this Placard. Placed on Behalf of the Civil Defence Emergency Management Controller Under the Authority of the Civil Defence Emergency Management Act 2002