



## MEMO

**Memo Title:** Fire Hazard 265 Riccarton Rd

**Date:** 8<sup>th</sup> November 2021

**From:** Bruce Irvine

Position: **Senior Advisor  
Risk Reduction**

**To:**

**Shane Bruyns CCC**

**Murray Withers (Wellstar Company Ltd)  
Owners Representative**

Shane, further to conversations with Murray Withers the representative of the owner, I offer the following information in relation to an assessment on the remaining buildings, structures post fire and general fire hazard presented at the site.

Following a further fire at the address being F3352885 on Friday morning I provide the following advice to the owner and Christchurch City Council (CCC).

FENZ provided the CCC an email outlining our concern to the building use and security on the 15/07/2029 following a previous fire at the address that compromised the structure of the Link section between the “Historic” and east wing of the building. At the time FENZ believed the building to be dangerous for any occupancy.

Since that date, a small section of the link was removed, and the substantial sections of the building remained. With no significant increase in security or direct property management.

FENZ believes that the site is now in a significantly worse condition than in 2019, with the “Historic” element suffering catastrophic damage as a result of the fire on Friday morning.

It is recommended that the owner demolish the remaining structures on the site to avoid further fires on the site and that the site be cleared of unmanaged long grass and vegetation to prevent fire spread beyond the property of origin.

FENZ provides the following images relating to the damage and state of the site that need to be rectified by the owner.

Historic Building section following fire:



Total loss of all structural floor and roof elements, across ground and first floor areas.

Rear Section with overgrown vegetation:



Section to the south of the main building with long grass to boundary fences.

Central Section still with furniture: (Sources of fuel)



Area too dangerous to enter due to structure above.

Damage to area above Central Section



Fire connected at first floor level to previous fire. Total loss of supporting roof structures.

Bedroom Wing (East Wing)



Photo taken 5<sup>th</sup> Nov 2021. Broken windows and unchecked vegetation growth to fence line.



East Wing vegetation growth 2019

It is FENZ belief that the “East Wing” now presents an almost certain risk of fire, due to the lack of security on the site and the continued storage of materials in the rooms that could be used as items first ignited to create a well-developed fire. This is what occurred in the “Historic Building” for the current fire. (Fire being treated as suspicious)

No windows are intact and there are repeated reports of illegal entry to the property on a daily basis to NZ Police by a locally engaged part time security person.



East wing storage in rooms. Photo 2019

### **Conclusion:**

FENZ recommends to CCC and the building owner to demolish all structures on site, and to clear the site to a manageable level for fire hazard mitigation. (Maintenance of vegetation) Security fences to be re-established. All windows on the East Wing building to be boarded over as an interim security step.

The existing structures provide a significant threat to FENZ personnel when attending calls and FENZ continues to identify all buildings on site as “Dangerous” for operational response purposes.

If you require further guidance and information relating to this property, then please contact myself in the first instance.

Regards

**Bruce Irvine**

Senior Advisor Risk Reduction

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He waka eke noa / Everybody in one canoe with no exception

