Appendix R

Site Inspection Structural Report:

DATE: 04/04/2024

ADDRESS: 265 Riccarton Road, Christchurch Antonio Hall

COUNCIL OFFICERS: Richard Gant, Wade Morris, Brendan Smyth, Haley Manning, Steve Tunley

Introduction:

Weather conditions: Fine.

On 04/04/2024 at 10.00am Richard Gant (Technical Adviser / Engineer) and the above staff inspected this building structure at 265 Riccarton Road Christchurch known as Antonio Hall.

265 Riccarton Road Antonio Hall consists of several building structures, most structures were two storeys in height, type of construction included unreinforced and reinforced building structures.

Construction date varies from 1904/1909/1949/1960/1961 and 2002.

Site Observations including Site visit 04/04/2024.

This structural inspection comprised of a walk around of the entire exterior and limited access to the interior of this building structure south, east, west, and north elevations, my inspection was visual in nature only, with photos taken of the exterior and interior of this building structure where possible as there are areas that I consider too dangerous to enter.

Over the past 7 years an increase of unauthorised people have been entering these buildings regularly. The result of this has been an increase in vandalism and arson on a number of occasions, with several parts of the building structure severely damaged by fire.

Previous temporary fencing has been in place to try and stop people entering this site, but this has not stopped people accessing this site on a regular basis.

Points of Concern:

Confirmation has been received from both New Zealand Police and Fire and Emergency New Zealand that no staff will be deployed to this site due to the dangerous condition of the entire building structure, however Fire and Emergency will only use aerial appliances if another fire occurs on site.

- From the photos taken and supplied below the structural integrity of parts of this building structure have been severely compromised to the point where the building structure is dangerous in parts, south-east end (roof structure), north-west end (main homestead building) and south centre of the building, unsuitable materials still presence.

- It has been noted when undertaking this structural inspection there are a number of areas that contain asbestos e.g. building materials over the entire site due to the age of construction, old pipe lagging, boiler house and throughout the entire structure etc.

- Unreinforced masonry walls that contain no lateral support, two storeys in height west end (main homestead).

- Lack of structural stability, structural roof member's southeast end (accommodation block).

- Unsuitable loose debris throughout the building structure e.g. south-east end roof structure, centre south-east first floor and west end damaged (homestead).

South-East End Roof Structure (fire damage accommodation block)

South-East End Roof Structure (fire damage accommodation block)

South-East End Centre Roof Structure (fire damaged accommodation block)

South-East End Centre Roof Structure

North-West End Building Structure (main homestead)

Centre South-East End Roof Structure (unsuitable debris)

Aerial Drone Photo of the Entire Site.

EARTHQUAKE-PRONE BUILDING

Christchurch City Council

Notice under section 133AL of the Building Act 2004

This notice is for -

The building situated at 265 Riccarton Road, Christchurch, Pt Lot 1 DP 52478.

Building Name: Antonio Hall

329206

0% to less than 20% NBS

The building has been determined by Christchurch City Council as earthquake prone.

The building is not a priority building (as defined in section 133AE of the Building Act 2004).

The owner of the building is required to carry out building work to ensure that the building is no longer earthquake prone (seismic work). The owner is required to complete seismic work by: 3 July 2034

The owner of the building may apply to Christchurch City Council, under section 133AN of the Building Act 2004, for an exemption from the requirement to carry out seismic work. The building must have certain characteristics to be granted an exemption (see the Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005).

The owner is not required to complete seismic work if Christchurch City Council determines or is satisfied, in accordance with section 133AQ of the Building Act 2004, that the building is not earthquake prone.

In the event that Christchurch City Council determines or is satisfied, in accordance with section 133AQ of the Building Act 2004, that the building is not earthquake prone, the owner is not required to complete the seismic work.

Signature:
Position: Robert Wright, Head of Building Consenting
On behalf of: Christchurch City Council
Date: 3 July 2019

Earthquake Prone Building Notice

Conclusions and Recommendations:

Based on the above, I believe the building structure in parts is dangerous under section 121(1) (a) (i) (ii) and (b) Building Act 2004.

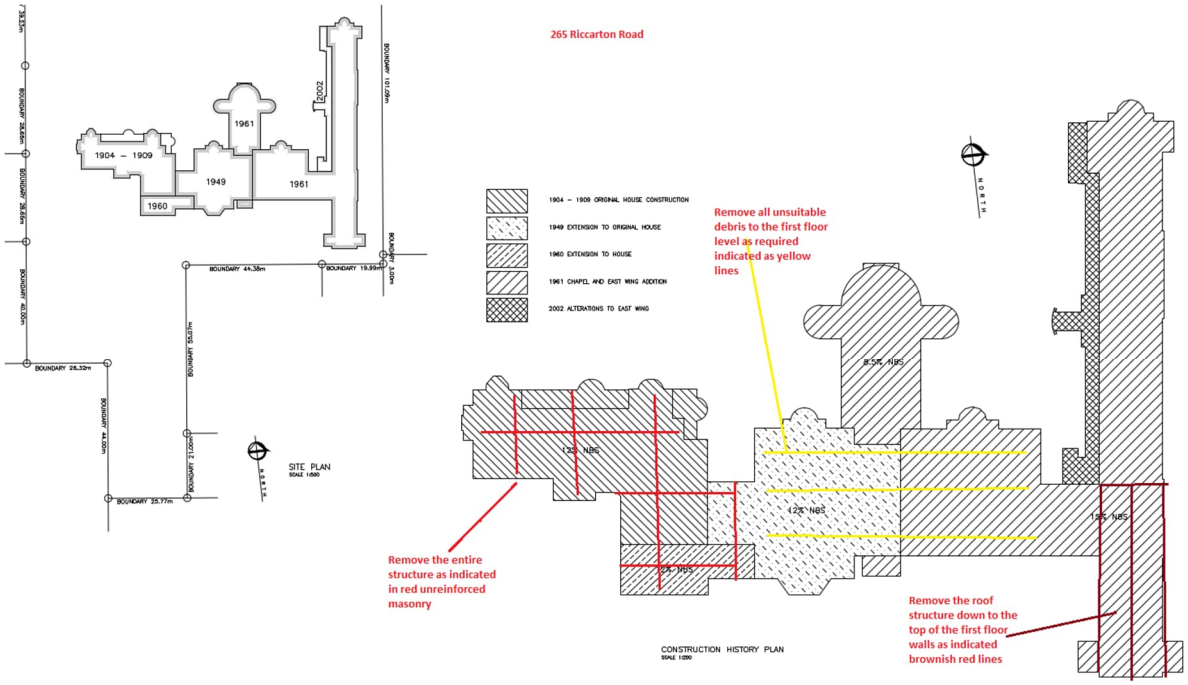
I recommend that a Dangerous Building Notice is issued under section 124 Building Act 2004 for building work to reduce or remove the danger (refer to the below site map for guidance).

The Property Manager or Building Owner should remove the west-end building structure (main homestead) completely as indicated by the below site map (red lines - unreinforced masonry two storey high building structure).

Remove all unsuitable debris, centre wing south-end as indicated by the below site map (yellow lines below).

Remove the roof structure (fire damage) and part gable walls down to the top of the first-floor wall height southeast end as indicated by the below site map (brownish red lines below).

Note: Consideration has been given to the removal of all building structures contained within this site, however until the above demolition work has been undertaken, further advice may be required due to the structural stability of the remaining building structures especially around the remaining Chapel area (north facing) and Accommodation area north-east facing (roof structure).



Prepared by:

Richard L Gant
Earthquake Prone Building Structures
Technical Advisor / Engineer
Building Consenting Unit