

From: FREE, Brian <Brian.Free@police.govt.nz>
Sent: Sunday, 6 March 2016 09:22 a.m.
To: [REDACTED]
Subject: 598 Castle Street

Hi [REDACTED]

I sent the below message to an incorrect address before leaving a message with the council for you to contact me. I now have the right address so apologies for the double up.

I believe you have looked at the site of the balcony that failed last evening 4 March 2016 at 598 Castle Street.

The police are wanting to know all details around the construction of the balcony including when it was built, the construction materials, size of the balcony, how far back the joists go back into the building, that a consent was issued (details of) and any limitations around loading.

We would be interested in any detail that you may deem relevant.

Please phone me if you wish to discuss this.

Best Regards
Brian

Brian Free
Detective

Criminal Investigation Branch Email Brian.Free@police.govt.nz
New Zealand Police Mobile 021 191 4941
Phone 03 471 4908

Central Police Station
25 Great King Street
Dunedin
Private Bag 1924
Dunedin
Phone 03 471 4800
Fax 03 479 9361

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Detective

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New Zealand Police Mobile 021 191 4941
Phone 03 471 4908

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25 Great King Street
Dunedin
Private Bag 1924
Dunedin
Phone 03 471 4800
Fax 03 479 9361

=====

[REDACTED]

From: Adrian Blair
Sent: Monday, 7 March 2016 04:17 p.m.
To: Simon Pickford
Cc: [REDACTED]; Graham McKerracher
Subject: Worksafe NZ Investigation

Hi Simon,

I have spoken to Worksafe – Keith Stewart is the Chief Inspector for the response team and he has advised that they will not be doing an investigation into the balcony collapse in Castle Street on Friday evening. As the premises is a residential property as opposed to a place of employment they do not consider it appropriate to carry out an investigation.

They are about to issue a press release accordingly.

Cheers

Adrian

Adrian Blair
Group Manager Customer and Regulatory Services
Dunedin City Council

50 The Octagon, PO Box 5045, Moray Place Dunedin 9058, New Zealand
Telephone: 03 477 4000, Fax 03 474 3488
Email: adrian.blair@dcc.govt.nz; www.dunedin.govt.nz

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 Please consider the environment before printing this e-mail

From: Dave Gittings <Dave.Gittings@mbie.govt.nz>
Sent: Monday, 7 March 2016 11:41 a.m.
To: [REDACTED]
Subject: Balcony [UNCLASSIFIED]

Hi [REDACTED]
I'm sure you have been busy with this already!

I need to make a couple of requests in regard the balcony collapse.

I'll be coming down tomorrow to gather up some of the facts and I need a copy of the Plans and Specs. Not sure what is the best way for this to happen but e-mail or copied onto a CD that I grab tomorrow or I stand at your copier tomorrow and do it myself – any way works!

Also, I'm not sure what has been done with the remainder of the balcony and who has it but we need to try and secure the remains. The jurisdiction for this (yours and ours) is only about 'requesting' so we are on shaky ground for that one but really need to ensure we can get as much from it as possible. If you haven't already could you please try and get hold of the fallen balcony?

Also, would you like to accompany Graeme and I tomorrow? Up to you

Regards Dave

David Gittings
Team Leader, Consent System
Building System Performance,
Building, Resources and Markets,
Ministry of Business, Innovation and Employment
ddi: (04) 9018354 mob: (027) 705-0906
Level 5, 15 Stout Street
PO Box 1473
Wellington 6140

**BUILDING
PERFORMANCE**



New Zealand Government

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[REDACTED]

From: Dave Charters <dave@dclconsulting.co.nz>
Sent: Monday, 7 March 2016 04:56 p.m.
To: [REDACTED]
Subject: Further comments.

[REDACTED]

I have had a brief look at the Building Consent package. That critical check in the handrail post is contrary to the drawings which show a full 100 x 100 post set inside the joist/trimmer angle.

I have been reading construction drawings for the thick end of 50 years and I found the isometric of the deck confusing. I certainly wouldn't have wanted to try build it off those details, (Drawing entitled "Deck Details" sheet 7 in a series of 10) The cantilever length is referenced from 7.1.5.3 or Table 7.2. Any idea what these refer to? The cantilever length is certainly drawn a lot less than the 1.23m measured on site.

Regards,

Dave Charters



EXPERIENCE : VALUE : SERVICE : PROFESSIONALISM : INTEGRITY
Contact Details: DDI 03 482 1138 : Cell 021 313135

From: [REDACTED]
Sent: Monday, 7 March 2016 03:28 p.m.
To: [REDACTED]
Subject: FW: 598 Castle street

Hi [REDACTED]
Below is what I sent [REDACTED] and Dave Charters.
Cheers
M

From: [REDACTED]
Sent: Monday, 7 March 2016 2:28 p.m.
To: [REDACTED]; Dave Charters (dave@dclconsulting.co.nz)
Subject: RE: 598 Castle street

Hi [REDACTED] and Dave
The footage I found on Stuff.
The first item is the article.
<http://www.stuff.co.nz/the-press/77570217/Multiple-injuries-after-balcony-collapses-near-Six60-gig-in-Dunedin>
<http://www.stuff.co.nz/national/77581051/concerns-raised-about-balcony-stability-before-dunedin-six60-gig>
Cheers
[REDACTED]

[REDACTED]
Ringia āwhina tāhūhū mō te Mea o Ōtepoti

Dunedin City Council – Kaunihera ā-rohe o Ōtepoti

50 The Octagon, Dunedin 9016; PO Box 5045, Moray Place, Dunedin 9058, New Zealand - Aotearoa
Telephone - waea: 03 474 3855; Fax – waea whakaahua: 03 474-3488
Email - īmēra: [REDACTED] www.dunedin.govt.nz

 Please consider the environment before printing this e-mail

From: [REDACTED]
Sent: Monday, 7 March 2016 2:16 p.m.
To: [REDACTED] Dave Charters (dave@dclconsulting.co.nz)
Subject: 598 Castle street

Hi [REDACTED] I have been helping out with the investigation over the deck that collapsed at 598 Castle Street.
The engineer that helping us (David Charters) has been made aware that there is footage of the incident and that a copy was sent to the Mayor.
Is it possible to email a copy of the footage to Dave Charters as this would help him with his investigation.

Kind Regards

[REDACTED]
[REDACTED]
Compliance Officer
Regulatory Services
Dunedin City Council

50 The Octagon, Dunedin; PO Box 5045, Moray Place, Dunedin 9058, New Zealand

Telephone: 03 474 3550; Fax 03 474 3523

Email; [REDACTED] www.dunedin.govt.nz



Please consider the environment before printing this e-mail

[REDACTED]

From: FREE, Brian <Brian.Free@police.govt.nz>
Sent: Monday, 7 March 2016 03:58 p.m.
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 598 Castle Street

Hi [REDACTED]

Police request that any inspection conducted on the balcony by a DCC contracted engineer or other person be completed under the supervision of police. Therefore it may be better that this occurs once the balcony is with us as opposed to police staff coming to Ward Street.

Many thanks
Brian

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Sent: Monday, 7 March 2016 2:58 p.m.
To: FREE, Brian <Brian.Free@police.govt.nz>
Subject: RE: 598 Castle Street

Hi Brian

Just to keep you in the loop

The owner's insurance assessor is going to have a look at the deck at 15:30

The DCC has employed Dave Charters, a structural engineer, to look at the deck and give advice about the safety of the remaining decks. Dave Cell is 021 313 135.

[REDACTED]

[REDACTED]
Regulatory Services
Dunedin City Council

50 The Octagon, Dunedin; P O Box 5045, Moray Place, Dunedin 9058, New Zealand
Telephone: 03 477 4000; Fax: [REDACTED]
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[REDACTED]
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Dunedin City Council

50 The Octagon, Dunedin; P O Box 5045, Moray Place, Dunedin 9058, New Zealand
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From: [Dave Gittings](#)
To: [REDACTED]
Subject: Balcony [UNCLASSIFIED]
Date: Monday, 7 March 2016 11:41:21 a.m.

Hi [REDACTED]

I'm sure you have been busy with this already!

I need to make a couple of requests in regard the balcony collapse.

I'll be coming down tomorrow to gather up some of the facts and I need a copy of the Plans and Specs. Not sure what is the best way for this to happen but e-mail or copied onto a CD that I grab tomorrow or I stand at your copier tomorrow and do it myself – any way works!

Also, I'm not sure what has been done with the remainder of the balcony and who has it but we need to try and secure the remains. The jurisdiction for this (yours and ours) is only about 'requesting' so we are on shaky ground for that one but really need to ensure we can get as much from it as possible.

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Also, would you like to accompany Graeme and I tomorrow? Up to you

Regards Dave

David Gittings

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<http://thelink/groups/Documents/Building%20email%20signature.jpg>



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From: [Dave Charters](#)
To: [REDACTED]
Subject: Castle Street.
Date: Monday, 7 March 2016 06:47:53 p.m.

Current code requirements would set 2.0kN/m^2 for the balcony loading. This level of loading roughly equates to $2\frac{1}{2}$ people per square metre. Given a deck area of 4.0×1.23 approx 5m^2 , the safe load for the deck would be about 12 people. I have yet to view contemporary codes of practice. On the basis of 2.0kN/m^2 my calculations, which include a lot of assumptions regarding timber grade, suggest that the deck would be fully loaded at this loading level. That is, it would be highly loaded but safe. I have not checked deflections. Anecdotal evidence suggests that there were 20 – 30 people on the deck at the time of the collapse. I have viewed photographs on stuff where the deck can be identified and it is certainly crowded.

Where areas are susceptible to overcrowding the imposed floor loading would increase to 5.0kN/m^2 . (AS/NZS 1170 Table 3.1, C5). This level of loading would grossly overstress the deck and be likely to cause its collapse.

I considered the imposed loading from 25 people at 80kg each. At this loading the deck would have a capacity of about 50% of the imposed load. Collapse would be likely as all safety factors would be used up. The effect of synchronous movement – in time with the music – cannot be overlooked as a factor exacerbating the situation.

These considerations underpin my earlier advice to prohibit entry onto the affected areas until improvements are completed. I would expand my earlier advice regarding the balustrade. My calculation was based on the standard 0.75kN/m . In areas subject to overcrowding this would increase to 3.0kN/m .

The next step is to consider contemporary design standards. I can source these but it will, I think, be more efficient to source these from your archive. At this time the following contemporary documents would be valuable:

NZS 4203:1998.
Relevant Acceptable Solutions.
NZS 3603.

I am on site at Aviemore Dam supervising Spillway Gate Bearing lift-out tomorrow morning but should be back in the office mid afternoon.

Naturally, I will tie these emails into a coordinated document reporting my findings formally as the work progresses.

Dave Charters

email logo



From: [Dave Charters](#)
To: [REDACTED]
Subject: Further comments.
Date: Monday, 7 March 2016 04:56:53 p.m.

[REDACTED]

I have had a brief look at the Building Consent package. That critical check in the handrail post is contrary to the drawings which show a full 100 x 100 post set inside the joist/trimmer angle.

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Regards,

Dave Charters

email logo



EXPERIENCE : VALUE : SERVICE : PROFESSIONALISM : INTEGRITY
Contact Details: DDI 03 482 1138 : Cell 021 313135

From: [REDACTED]
To: [FREE, Brian](#)
Subject: RE: 598 Castle Street
Date: Monday, 7 March 2016 04:13:00 p.m.
Attachments: [image001.png](#)

Brian

Our engineer did the inspection while it was sitting at the original site. We simply moved it to secure it for any future inspections. How about we drop it off to you at 11:00 tomorrow?

[REDACTED]

[REDACTED]
Regulatory Services

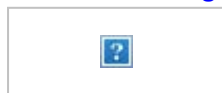
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50 The Octagon, Dunedin; P O Box 5045, Moray Place, Dunedin 9058, New Zealand

Telephone: 03 477 4000; Fax: 03 474 3366

[REDACTED]
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 Please consider the environment before printing this e-mail

From: FREE, Brian [mailto:Brian.Free@police.govt.nz]
Sent: Monday, 7 March 2016 3:58 p.m.
To: [REDACTED]
Cc: INGLIS, Malcolm
Subject: RE: 598 Castle Street

Hi [REDACTED]

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Many thanks

Brian

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Subject: RE: 598 Castle Street

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[REDACTED]

[REDACTED]
[REDACTED]

Regulatory Services

Dunedin City Council

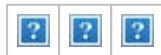
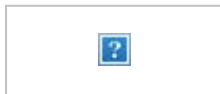
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Email: [REDACTED]

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Sent: Sunday, 6 March 2016 9:22 a.m.

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Please phone me if you wish to discuss this.

Best Regards

Brian

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Detective

Criminal Investigation Branch
New Zealand Police

Email Brian.Free@police.govt.nz
Mobile 021 191 4941

From: [Dave Charters](#)
To: [REDACTED]
Subject: RE: 598 Castle Street
Date: Monday, 7 March 2016 04:36:01 p.m.

Hi [REDACTED]

Any delay is due to caution in a situation where every move is potentially politically charged. I started by looking at the balustrade. In particular I looked at the top rail and central post. Both have a capacity of much less than current code. A check against contemporary codes may help. I think it unlikely that contemporary codes will prove the balustrade adequate.

The critical feature that reduces the capacity of the post is the 50% check around the balcony edge trimmer.

On this basis my recommendation is that the balconies are closed until improvements have been carried out.

I am now moving on to checking the deck itself against gravity loads.

Dave Charters

email logo



EXPERIENCE : VALUE : SERVICE : PROFESSIONALISM : INTEGRITY
Contact Details: DDI 03 482 1138 : Cell 021 313135

From: [REDACTED]
Sent: Monday, 7 March 2016 4:09 PM
To: Dave Charters [REDACTED]
Subject: 598 Castle Street

Hi Dave are we getting close to a decision or do you need more time?

Kind Regards

[REDACTED]

[REDACTED]
Compliance Officer
Regulatory Services
Dunedin City Council

50 The Octagon, Dunedin; PO Box 5045, Moray Place, Dunedin 9058, New Zealand
Telephone: 03 474 3550; Fax 03 474 3523
Email; [REDACTED] www.dunedin.govt.nz

From: [REDACTED]
To: [FREE, Brian](#)
Subject: RE: 598 Castle Street
Date: Monday, 7 March 2016 03:24:00 p.m.
Attachments: [image001.png](#)

Hi Brian

Not trying to be difficult but if you need it in a hurry it would be easier if we meet you at the storage facility and put it on your transport.

The earliest we could move it is going to be tomorrow

[REDACTED]

[REDACTED]

Regulatory Services

Dunedin City Council

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From: FREE, Brian [mailto:Brian.Free@police.govt.nz]
Sent: Monday, 7 March 2016 3:21 p.m.
To: [REDACTED]
Cc: LEISHMAN, Stanley; INGLIS, Malcolm
Subject: RE: 598 Castle Street

Hi [REDACTED]

I have been asked as per authority from the balcony owners that arrangements are made for the balcony to be secured with police.

To that end we would like to secure the balcony at the central station. If you are able to please arrange for the balcony to be shifted to our storage ASAP that would be greatly appreciated.

Please call me when you have a time that suits you to meet us at the rear of the central station with the balcony.

Many thanks
Brian

From: [REDACTED]
Sent: Monday, 7 March 2016 1:16 p.m.
To: FREE, Brian <Brian.Free@police.govt.nz>
Cc: Graham McKerracher <Graham.McKerracher@dcc.govt.nz>; Simon Pickford <Simon.Pickford@dcc.govt.nz>; Adrian Blair <Adrian.Blair@dcc.govt.nz>; Kristy Rusher <Kristy.Rusher@dcc.govt.nz>
Subject: RE: 598 Castle Street

Hi again Brian

Following our conversation on Sunday morning the DCC decided it needed to secure the deck so have moved it to a garage on Ward Street.

Please let me know if you need access

[REDACTED]

[REDACTED]

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To: FREE, Brian <Brian.Free@police.govt.nz>
Subject: RE: 598 Castle Street

Hi Brian

I have ordered the original application documents from our storage facility. I should have something for you in a day or so

[REDACTED]

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To: [FREE, Brian](#)
Cc: [Graham McKerracher](#); [Adrian Blair](#); [Simon Pickford](#); [REDACTED]
Subject: RE: 598 Castle Street
Date: Monday, 7 March 2016 03:20:00 p.m.
Attachments: [ABA-1999-3045.pdf](#)
[image001.png](#)

Hi Brian

Attached is a copy of the Building Consent for the collapsed deck. I think this should answer all of your questions.

[REDACTED]

[REDACTED]

Regulatory Services

Dunedin City Council

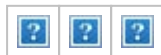
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Subject: 598 Castle Street

Hi [REDACTED]

I sent the below message to an incorrect address before leaving a message with the council for you to contact me. I now have the right address so apologies for the double up.

I believe you have looked at the site of the balcony that failed last evening 4 March 2016 at 598 Castle Street.

The police are wanting to know all details around the construction of the balcony including when it was built, the construction materials, size of the balcony, how far back the joists go back into the building, that a consent was issued (details of) and any limitations around loading.

We would be interested in any detail that you may deem relevant.

Please phone me if you wish to discuss this.

From: [REDACTED]
To: [Dave Charters](#)
Subject: RE: Castle Street.
Date: Thursday, 17 March 2016 03:47:00 p.m.
Attachments: [image002.png](#)
[image013.png](#)
[image017.png](#)

Hi Dave

I have reason to believe that you will be contacted by [REDACTED] wanting a copy of your report.
Know that I do not need to say this but please do not allow anyone access to it.

Also can we have a talk about clause 10.1.7. My boss would like a bit of clarification added.

Perhaps we can talk tomorrow on 474 3890??

[REDACTED]

[REDACTED]
[REDACTED]

Regulatory Services

Dunedin City Council

50 The Octagon, Dunedin; P O Box 5045, Moray Place, Dunedin 9058, New Zealand

Telephone: 03 477 4000; Fax: 03 474 3366

Email: [REDACTED]

- Register online to receive regular e-newsletter updates from Building Services

www.dunedin.govt.nz/bs-newsletter



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From: Dave Charters [mailto:dave@dclconsulting.co.nz]

Sent: Tuesday, 15 March 2016 12:53 p.m.

To: [REDACTED]

Subject: RE: Castle Street.

Thanks [REDACTED]

After me experience with the ODT, which embarrassed me, you can rest very much assured
that I shall be very careful what I say to whom!

Dave Charters

email logo



EXPERIENCE : VALUE : SERVICE : PROFESSIONALISM : INTEGRITY
Contact Details: DDI 03 482 1138 : Cell 021 313135

From: [REDACTED]
Sent: Tuesday, 15 March 2016 11:12 a.m.
To: Dave Charters <dave@dclconsulting.co.nz>
Subject: RE: Castle Street.

Hi Dave

Yes, happy with your report and it has gone upstairs.

If you want to provide advice for the property owners I see no conflict with the DCC as long as they do not try to use you to apportion blame / cost to the DCC.

You trip to Aussi is noted

[REDACTED]

[REDACTED]

Regulatory Services
Dunedin City Council
50 The Octagon, Dunedin; P O Box 5045, Moray Place, Dunedin 9058, New Zealand
Telephone: 03 477 4000; Fax: 03 474 3366
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Please consider the environment before printing this e-mail

From: Dave Charters [<mailto:dave@dclconsulting.co.nz>]
Sent: Tuesday, 15 March 2016 6:21 a.m.
To: [REDACTED]
Subject: RE: Castle Street.

Good morning [REDACTED]

I'm asked by [REDACTED] if I can help their Consulting Engineer with his proposals to strengthen the balconies. I can do this without divulging the contents of my report. But inevitably some of my guidance will indicate what my concerns are. Are you happy for me to do that.

Speaking of my report. All very quiet – you happy with the content/layout/conclusions/recommendations.

Just a heads up. I'm on a course in Aus next week so any change requests would be best dealt with this week. I will be in cell/email contact though.

Dave Charters

email logo



EXPERIENCE : VALUE : SERVICE : PROFESSIONALISM : INTEGRITY

Contact Details: DDI 03 482 1138 : Cell 021 313135

From: [REDACTED]

Sent: Monday, 14 March 2016 9:13 a.m.

To: dave <dave@dclconsulting.co.nz>

Subject: RE: Castle Street.

Yes, the trick in life is not to repeat your mistakes. A lesson I struggle to learn!!



Regulatory Services

Dunedin City Council

50 The Octagon, Dunedin; P O Box 5045, Moray Place, Dunedin 9058, New Zealand

Telephone: 03 477 4000; Fax: 03 474 3366

Email: [REDACTED]

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Please consider the environment before printing this e-mail

From: dave [<mailto:dave@dclconsulting.co.nz>]

Sent: Monday, 14 March 2016 9:11 a.m.

To: [REDACTED]

Subject: RE: Castle Street.

A mistake made once only!

Dave.

Sent from my Samsung device

----- Original message -----

From: [REDACTED]
Date: 14/03/2016 09:02 (GMT+12:00)
To: Dave Charters <dave@dclconsulting.co.nz>
Subject: RE: Castle Street.

Thanks Dave. This is exactly why we would have preferred that you did not give the interview

[REDACTED]

[REDACTED]

Regulatory Services

Dunedin City Council

50 The Octagon, Dunedin; P O Box 5045, Moray Place, Dunedin 9058, New Zealand

Telephone: 03 477 4000; Fax: 03 474 3366

Email: [REDACTED]

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Please consider the environment before printing this e-mail

From: Dave Charters [<mailto:dave@dclconsulting.co.nz>]
Sent: Monday, 14 March 2016 7:57 a.m.
To: [REDACTED]
Cc: [REDACTED]
Subject: Castle Street.

Good morning [REDACTED]

The article in the ODT on Saturday was so far from my carefully chosen words to them and I regret that. I have told the reporter in question that I shall be very reluctant to communicate with them in the future. I did answer a question regarding whether the balcony was overloaded in the affirmative. I felt safe doing this because it underpinned Simon Pickfords earlier statement and, as I was further along the track of crystallising my findings, this seemed acceptable. I did tell him that he would have to wait for my report, if, indeed, it was made public. He did include this which rather contradicted his headline. I had no intent for you to find out the conclusion of my report via the press. You now have my report and will see that it is not a single factor that caused the collapse.

Since emailing you the report I have been advised that a number of the individuals on the balcony had gained access from the roof. Apparently, the flat occupants had felt it necessary to secure the door to protect their belongings. This doesn't change the findings of my report but does add a dimension of student stupidity. This information is to a degree anecdotal so caution is required.

Regards,

Dave Charters

email logo



EXPERIENCE : VALUE : SERVICE : PROFESSIONALISM : INTEGRITY
Contact Details: DDI 03 482 1138 : Cell 021 313135

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[REDACTED]

From: Adrian Blair
Sent: Tuesday, 8 March 2016 02:00 p.m.
To: Kristy Rusher; Simon Pickford; Graham McKerracher
Cc: [REDACTED]
Subject: Document1
Attachments: Document1.docx

Hi all
Here is the draft letter to the property owners for consideration.
Cheers
Adrian & [REDACTED]

[REDACTED]

From: Dave Gittings <Dave.Gittings@mbie.govt.nz>
Sent: Tuesday, 8 March 2016 06:06 p.m.
To: [REDACTED]
Subject: Deck

Hi [REDACTED]

Thanks for all your assistance today, it was greatly appreciated.

I believe the next steps are for us to get a preliminary report out before the end of March and I would like to be able to share that with you as soon as possible.

Thank you again, Dave

Sent from my iPad

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From: [Dave Gittings](#)
To: [REDACTED]
Subject: Deck
Date: Tuesday, 8 March 2016 06:05:46 p.m.

Hi [REDACTED]

Thanks for all your assistance today, it was greatly appreciated.

I believe the next steps are for us to get a preliminary report out before the end of March and I would like to be able to share that with you as soon as possible.

Thank you again, Dave

Sent from my iPad

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[REDACTED]

From: Building Services Enquiries
Sent: Thursday, 10 March 2016 10:40 a.m.
To: [REDACTED]
Cc: Adrian Blair; [REDACTED]
Subject: Balcony Collapse DCC Correspondence : Unit 9, 598 Castle Street, Dunedin
Attachments: SC2800089116031009081.pdf

Dear [REDACTED]

Please find attached a copy of the Dunedin City Council's letter outlining the findings and recommendations regarding the recent balcony collapse at 598 Castle Street. The original letter will be posted to you today.

For any queries regarding the attached, please do not hesitate to contact Neil McLeod on 03 474 3890 or nmcleod@dcc.govt.nz.

Kind regards

[REDACTED]
BCA Administrator
Customer & Regulatory Services
Dunedin City Council

50 The Octagon, Dunedin; P O Box 5045, Moray Place, Dunedin 9058, New Zealand
Telephone: 03 477 4000; Fax: 03 474 3523.
Email: [REDACTED]



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[REDACTED]

From: Building Services Enquiries
Sent: Thursday, 10 March 2016 10:39 a.m.
To: [REDACTED]
Cc: Adrian Blair; [REDACTED]
Subject: Balcony Collapse DCC Correspondence : Units 3, 4, 5, 6, 7 & 8, 598 Castle Street, Dunedin
Attachments: SC2800089116031009082.pdf

Dear [REDACTED]

Please find attached a copy of the Dunedin City Council's letter outlining the findings and recommendations regarding the recent balcony collapse at 598 Castle Street. The original letter will be posted to you today.

For any queries regarding the attached, please do not hesitate to contact Neil McLeod on 03 474 3890 or nmcLeod@dcc.govt.nz.

Kind regards

[REDACTED]
BCA Administrator
Customer & Regulatory Services
Dunedin City Council

50 The Octagon, Dunedin; P O Box 5045, Moray Place, Dunedin 9058, New Zealand
Telephone: 03 477 4000; Fax: 03 474 3523.
Email: [REDACTED] [z](#)



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10 March 2016

50 The Octagon, PO Box 5045, Moray Place
Dunedin 9058, New Zealand
Telephone: 03 477 4000, Fax: 03 474 3488
Email: dcc@dcc.govt.nz
www.dunedin.govt.nz



Dunedin 9010

Dear 

Re: Units 3, 4, 5, 6, 7 & 8, 598 Castle Street, Dunedin

Following the recent balcony collapse the Dunedin City Council has carried out a review of the 1999 building consent for the building at 598 Castle Street. We have also evaluated the balcony that detached from this building. The Council is also assisting the Ministry of Business Innovation and Employment to conduct their investigation.

The Council's preliminary findings are that the building was completed in accordance with the building consent and is compliant with the New Zealand Building Code in respect of the structure elements of the balcony floors.

In respect of the recent balcony collapse, it appears that this balcony may have been overloaded at the time the collapse occurred. However our preliminary engineering advice indicates that the balustrading (safety barrier) to the balconies requires improvement.

The balconies were constructed to a 2 kilopascal floor loading, and it is further suggested that you seek advice about the number of people your balconies can safely support, and when this number is established advise your occupants accordingly through the use of appropriate signage.

We strongly recommend that as a prudent building owner you seek professional engineering advice to confirm whether the remaining balconies (including balustrades) are structurally sound and that advice about restricting the use of the balcony to safe loads is obtained.

The Council's engineer has recommended that these balconies are closed and that you prohibit their use until improvements are carried out.

Can you please advise myself on 03 474 3890 or nmcleod@dcc.govt.nz when you have completed the review of your balconies.

Yours sincerely



Neil McLeod

Building Services Manager

[REDACTED]

From: Building Services Enquiries
Sent: Thursday, 10 March 2016 10:35 a.m.
To: [REDACTED]
Cc: Adrian Blair [REDACTED]
Subject: DCC Balcony Collapse Correspondence : Units 1 & 2, 598 Castle Street, Dunedin
Attachments: SC2800089116031009080.pdf

Dear [REDACTED]

Please find attached a copy of the Dunedin City Council's letter outlining the findings and recommendations regarding the recent balcony collapse at 598 Castle Street. The original letter will be posted to you today.

For any queries regarding the attached, please do not hesitate to contact Neil McLeod on 03 474 3890 or nmcleod@dcc.govt.nz.

Kind regards

[REDACTED]
BCA Administrator
Customer & Regulatory Services
Dunedin City Council

50 The Octagon, Dunedin; P O Box 5045, Moray Place, Dunedin 9058, New Zealand
Telephone: 03 477 4000; Fax: 03 474 3523.
Email: [REDACTED]



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10 March 2016

[REDACTED]
Mosgiel 9024

Dear [REDACTED]

Re: Units 1 & 2, 598 Castle Street, Dunedin

Following the recent balcony collapse the Dunedin City Council has carried out a review of the 1999 building consent for the building at 598 Castle Street. We have also evaluated the balcony that detached from this building. The Council is also assisting the Ministry of Business Innovation and Employment to conduct their investigation.

The Council's preliminary findings are that the building was completed in accordance with the building consent and is compliant with the New Zealand Building Code in respect of the structure elements of the balcony floors.

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The Council's engineer has recommended that these balconies are closed and that you prohibit their use until improvements are carried out.

Can you please advise myself on 03 474 3890 or nrmcleod@dcc.govt.nz when you have completed the review of your balconies.

Yours sincerely



 Neil McLeod
Building Services Manager

From: [REDACTED]
To: [REDACTED]
Cc: [Adrian Blair](#)
Subject: 598 Castle Street
Date: Thursday, 10 March 2016 11:26:13 a.m.

Hi [REDACTED] I have just finished a conversation with Dave Charters and he is not very happy with the report that was in the ODT today.

Adrian is aware of this and I told him that I would email you.

Can you please call him as soon as possible. [REDACTED] or [REDACTED]

Kind Regards

[REDACTED]

[REDACTED]

Compliance Officer
Regulatory Services
Dunedin City Council

50 The Octagon, Dunedin; PO Box 5045, Moray Place, Dunedin 9058, New Zealand

Telephone: 03 474 3550; Fax 03 474 3523

Email; [REDACTED]z: www.dunedin.govt.nz



Please consider the environment before printing this e-mail

From: [Dave Charters](#)
To: [REDACTED]
Cc: [REDACTED]
Subject: Castle Street.
Date: Friday, 11 March 2016 02:02:02 p.m.

Hi [REDACTED]

[REDACTED], (ODT), had been in contact with me to meet and in the interests of professional transparency I mentioned this to you this morning. Your stance was fully respected but I decided to make the arranged brief meeting whilst being quite prepared to say nothing if he chose to pursue a hostile attitude. Nothing could be further from the reality. What we discussed was an Engineers perspective, effectively how these investigations are approached. I felt able to do that and made it crystal clear at the outset and during the short chat that my views did not represent those of Council. I think your organisation will be very happy with the support I was able to quite honestly give referring to your approach as being prompt and professional – as I have come to expect.

I am reviewing the key points later in the afternoon and will make sure that there is nothing embarrassing in any way in the script. As it was neutral I'm not even sure it will be published.

I revisited site and the balcony remains at the Police Station this morning with a Contractor with whom I work closely to get his perspective and I believe I now have all the information to prepare my report to you. I will probably progress this over the weekend. As I mentioned on the phone I am quite prepared to offer you a draft for comment in the first instance. I will be happy to adjust my wording in the light of such comments. I think the only contentious point will be the baluster construction and capacity.

Kind regards,

Dave Charters

email logo



EXPERIENCE : VALUE : SERVICE : PROFESSIONALISM : INTEGRITY
Contact Details: DDI 03 482 1138 : Cell 021 313135

From: [Dave Charters](#)
To: [REDACTED]
Cc: [REDACTED]
Subject: Castle Street.
Date: Friday, 11 March 2016 02:02:02 p.m.

Hi [REDACTED].

[REDACTED] had been in contact with me to meet and in the interests of professional transparency I mentioned this to you this morning. Your stance was fully respected but I decided to make the arranged brief meeting whilst being quite prepared to say nothing if he chose to pursue a hostile attitude. Nothing could be further from the reality. What we discussed was an Engineers perspective, effectively how these investigations are approached. I felt able to do that and made it crystal clear at the outset and during the short chat that my views did not represent those of Council. I think your organisation will be very happy with the support I was able to quite honestly give referring to your approach as being prompt and professional – as I have come to expect.

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Kind regards,

Dave Charters

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