

**Before Wellington City Council**

**Under** the Resource Management Act 1991

**In the matter of** Plan Change 81 : Rezoning 320 The Terrace and de-listing the Gordon Wilson Flats

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**STATEMENT OF EVIDENCE OF MAURICE CRUICKSHANK CLARK  
(REDEVELOPMENT FEASIBILITY)**

**1 December 2015**

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## **INTRODUCTION**

1. My full name is Maurice Cruickshank Clark.

## **Qualifications and Experience**

2. I am a Civil Engineer with an honours engineering degree (BSc Eng.) from Imperial College London University. I held ERB Registration until 2003.
3. I have been involved in numerous strengthening and refurbishing projects in Wellington such as
  - (a) Old Government Building (now Victoria University of Wellington ("VUW") Law School)
  - (b) The Hunter Building at VUW
  - (c) The City to Sea Museum
  - (d) Shed 21
  - (e) Rankine Brown Library Building at VUW
  - (f) Old Government Life Building (now Tower Building)
  - (g) The Departmental Building (now MBIE) in Stout St
  - (h) The Old Public Trust Building on the corner of Stout Street and Lambton Quay
4. In addition I have purchased 3 empty high rise office buildings, strengthened them, and converted them to Halls of Residence with over 800 single bed rooms and facilities.
5. I have been asked by VUW to provide my professional opinion on the feasibility of re-developing the Gordon Wilson Building at 320 The Terrace.

## **Code of Conduct**

6. I confirm that I have read the Code of Conduct for expert witnesses in the Environment Court Practice Note 2014 and that I have complied

with it when preparing this evidence. Other than when I state that I am relying on the advice of another person, this evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

### **30 June 2015 Report and subsequent assessment**

7. I have inspected the property and have reviewed the Beca reports on building structure and services, and the Wareham Cameron + Co report, all of which were filed with the PC81 application.
8. I set out my findings in a letter dated 30 June 2015, which was filed with the PC81 application (Appendix 8 to Wareham Cameron + Co's Report), and confirm the contents of that report.
9. I concluded that there is little to no appeal in the development potential of the building, for a number of factors that are set out in my 30 June 2015 letter. I also provided my opinion that the Wareham Cameron + Co report was thorough and comprehensive; and I concurred with its recommendation that the building is beyond economic use for any purpose for any occupier.
10. Since my initial report, some further investigative work has been undertaken by Beca, which has enabled them to be more conclusive as to the type of piles, and the performance of the piles. I am familiar with their conclusions on those matters, and confirm that those do not alter the conclusions expressed in my 30 June 2015 letter. I remain of the view that the building is beyond economic use for any purpose for any occupier.

**MAURICE CLARK**  
1 December 2015