

Report on a Publicly Notified Resource Consent Application

(Section 42A)

Application Reference:	RMA/2025/2613
Applicant:	Wenborn Developments Ltd
Site address:	2 Gosset Street and 25 Westminster Street, St. Albans
Legal Description:	Lot 43 DP 6614
Proposal:	Demolition of a defining building within a Residential Heritage Area and the construction of two residential units with associated landscaping and earthworks
Zoning:	Medium Density Residential
Overlays and map notations:	Liquefaction Management Area Character Area Overlay – Malvern (CA11) Residential Suburban Density Transition Overlay Urban Intensification Area Defining building within Residential Heritage Area – Church Property Trustees North St. Albans Subdivision (1923) (HA3) Street Trees (Unique IDs 40930 and 40931)
Activity status:	Restricted Discretionary
Submissions:	4 in support 27 in opposition (11 of these submitters seek to be heard) (see Appendix 1)
Date of Hearing:	8 June 2026
Recommendation:	Refuse the application

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Executive summary

An application to demolish a defining building and construct two new residential units in a Residential Heritage Area and Residential Character Area with associated earthworks and landscaping has been made by Alec Bruce from Wilkie and Bruce Architects Ltd on behalf of Andrew Wenborn from Wenborn Developments Ltd. The application was notified on 12 February 2026 following a decision under sections 95A and 95B of the Resource Management Act to publicly notify. Submissions closed on 27 March 2026. A total of 29 submissions were received during this period with 2 late submissions accepted by the Commissioner. A total of 4 were in support and 27 were in opposition.

Having reviewed the submissions and taking into consideration the matters of discretion and objectives and policies in the District Plan, I recommend that the application is refused for the following reasons:

- The dwelling contributes significantly to the collective values of the Residential Heritage Area as a defining building in a prominent location and in a good condition and has value as a later stage in the Church Property Trustees (1923) subdivision;
- While the proposed buildings are considered appropriate for both the residential heritage and residential character areas, new buildings cannot mitigate for the loss of the defining building;
- The proposed demolition would be contrary to Policy 9.3.2.2.8(b) as the loss of the building would have a more than minor effect on the values and significance of the heritage area and the options for repair and retention and alternative option, a “like for like” character build, demonstrates the costs of repair are reasonable, especially when a conservation focused repair is considered; and
- As the demolition is a prerequisite to the establishment of the proposed new buildings, greater weight has been given to Policy 9.3.2.2.8(b) and Objective 9.3.2.1.1 above other relevant District Plan objectives and policies.

Preamble

1. My name is Shana Lynn Dooley. I am employed as a Level 2 Planner and based in the Te Hononga Civic Offices of the Christchurch City Council. I have been employed by the Christchurch City Council since April 2024. I hold a Bachelor of Environmental Management degree from Lincoln University, a Bachelor of Anthropology degree from the University of Utah, and a Master of Archaeology degree from the University of Edinburgh. I am an associate member of the New Zealand Planning Institute and have 3 years of experience working in the planning and resource management field and 12 years in the cultural resource management field.
2. This report has been prepared with advice from the Council staff detailed below. A copy of their reports has been attached in **Appendix 2** and **Appendix 3**.

Officer	Position	Appendix
Gareth Wright	Council Heritage Advisor	Appendix 2
Chris Wang	Graduate Urban Designer	Appendix 3

4. This report reviews the application for resource consent and addresses the relevant information and issues raised. It should be emphasised that any conclusions reached or recommendations made in this report are not binding on the Commissioner. It should not be assumed that the Commissioner will reach the same conclusion or decision having considered all the evidence to be brought before him by the applicant and submitters.
5. Mr. Nathan O'Connell has been appointed as Commissioner. Mr. O'Connell made the notification decision under s95A and s95B and has been appointed to make the substantive decision under s104C to provide continuity. The notification decision is included in **Appendix 4**.

Proposed activity

6. Alec Bruce from Wilkie and Bruce Architects Ltd has applied for land use consent on behalf of Andrew Wenborn from Wenborn Developments Ltd to demolish a defining building at 25 Westminster Street (formerly 2 Gosset Street), St. Albans and to construct two residential units on the same property. A copy of the application and most recent plans is at **Appendix 5**. I note that the application plans for the construction of the residential units have been updated following discussions with Council and a request for further information on 17 December 2025].
7. The proposal is for the following:
 - The demolition of a defining dwelling in the Church Property Trustees North St. Albans Subdivision Residential Heritage Area (RHA);
 - The construction of two residential units comprising two-storeys and three bedrooms in an RHA and Malvern Residential Character Area (RCA);
 - Earthworks above permitted residential volumes (20m³);
 - Earthworks within 5m of trees in the road corridor and within an RCA; and
 - Landscaping, approximately 43% of the total site area.

Background

8. This application for resource consent was received on 7 August 2025 and was publicly notified on 12 February 2026. The notification decision was delayed for the applicant to address matters in a request for further information and for the decision for Plan Change 13 as it related to historic heritage. The submission period closed on 27 March 2026. A total of 29 submissions were received during this period – 4 in support and 25 in opposition. Refer **Appendix 6** for the location of submitters in the immediate area.

9. Two submissions in opposition were received following the closure of submissions and were accepted by the Commissioner under s37(1)(b).

Description of the site and existing environment

10. The application site is located at 25 Westminster Street, St. Albans. Refer **Appendix 7** for the location of the site.
11. The ‘*Description of site and existing environment*’ in the s95 report includes a description of the site and its immediate surroundings. I consider that this description is accurate and should be read in conjunction with this report. Additionally, I note that the underlying zoning of the site and surrounding area is Medium Density Residential (MRZ). The surrounding environment is residential. The housing stock in the block surrounding the site (Westminster, Carrington, and Malvern streets) primarily contains older housing stock associated with the Church Property Trustees subdivision. The housing stock south of the site along Westminster Street, outside both the character and residential heritage areas, contains newer housing of a higher density than the surrounding block. The Rutland Street Church, associated with the 1923 subdivision and established c. 1925, is on the corner of Westminster and Rutland streets, about 55m southwest of the site. There are two Common Lime trees (*Tilia x europaea*) adjacent to the site on Gosset Street (unique IDs 40930 and 40931), about 19m and 16.5m in height.
12. Westminster and Gosset streets are classified as local roads in the District Plan with posted speed limits of 40km/hr. Westminster Street, near the intersection with Carrington Street has a combined average daily traffic (ADT) count of 1,014, of an average speed of 36.9, with a heavy vehicle traffic of 2.8% and an average speed of 36.9km/hr. Gosset Street has an average daily traffic of 275, with a heavy vehicle traffic of 3.3%, and an average speed 38.5km/hr¹.

District Plan – Relevant rules and activity status

Christchurch District Plan

13. The site is zoned Medium Density Residential in the Christchurch District Plan. It enables moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments, and other compatible activities.
14. The site is also located within the *Malvern Character Area* overlay. The purpose of a RCA is to ensure the special qualities are identified, retained or enhanced, when people choose to make changes or redevelop their property.
15. The site is also located within an RHA. The purpose of these areas is to protect buildings and features collectively that are of significance to the city’s heritage and identity.
16. Key objectives and policies related to the zones and overlays and breaches of District Plan rules are listed within **Appendix 8** and are discussed in detail in a later section of this report.
17. The proposal requires resource consent under the following rules in the District Plan:

Activity status rule	Standard not met	Reason	Matters of control or discretion
7.4.2.3 RD1	7.4.3.7 Access design	Appendix 7.5.7 requires a maximum formed width of 4.5m – 5.2m (2 Gosset Street) and 5m (25 Westminster Street) width proposed. Appendix 7.5.7 requires clear visibility above 1m within a triangle measured for a	7.4.4.9 - Vehicle access design 7.4.4.11 – Visibility splay

¹ Taken from Council [Traffic Link Counts Database](#), last updated 8/10/2025 (Westminster Street) and 15/08/2018 (Gosset Street).

Activity status rule	Standard not met	Reason	Matters of control or discretion
		width of at least 1.5m either side of the entrance, and for a length of at least 1.5m measured from the road boundary. The proposal does not comply as trees, i.e. vegetation higher than 0.5m is proposed within the triangle.	
8.9.2.3 RD1	8.9.2.1 P1 a. Volume of earthworks	The proposed earthworks will exceed the 20m ³ maximum volume in Table 9 – 143.47m ³ proposed. <u>Note:</u> Earthworks within 1.8m of the building footprint will be covered by Exemption 8.9.3.a.iv once a building consent has been issued and are not included above.	Relevant matters of discretion: 8.9.4.1 - Nuisance 8.9.4.3 - Land stability 8.9.4.6 – Amenity
9.3.4.1.3 RD6	-	The proposal is for new buildings in the Church Property Trustees North St. Albans Subdivision (1923) Residential Heritage Area.	9.3.6.4 Matters of discretion for Residential Heritage Areas (excl. Akaroa Township) 14.15.23 Character Area Overlay
9.3.4.1.3 RD7	-	The proposal involves demolition of a defining ² building in the Church Property Trustees North St. Albans Subdivision (1923) Residential Heritage Area (HA3).	9.3.6.5 Matters of discretion for demolition in Residential Heritage Areas (excl. Akaroa Township) 14.15.23 – Character Area Overlay
9.4.4.1.3 RD8	9.4.4.1.1 P12 Earthworks within 5m of a street tree	The proposal involves earthworks up to 5m of the two trees species <i>Tilia x europaea</i> (Common Lime) Unique IDs 40930 and 40931 from the base of a street tree greater than 6m high (approximately 16m) that is located within a Character Area Overlay.	8.9.4, matters 1 and 3 9.4.6, matters a-e, g, i-o
14A.5.3.1.2 C1	-	The proposal entails the erection of new buildings in a Character Area Overlay.	14A.11.21 – Character Area Overlay
14A.5.3.1.2 C1	14A.5.3.2.5.a.ii – Landscaped areas	The Character Area Overlay requires a 3m deep landscaping strip along the length of the road boundary – the full length of the road boundary is not landscaped to a depth of 3m – a minimum of 1.3m is proposed.	14A.11.21 – Character Area Overlay
14A.5.1.3 RD21	14A.5.2.10 Windows to street	The Westminster Street-facing facades of both proposed buildings with hinged doors require a minimum of 15% glazing: -25 Westminster Street: 14% proposed -2 Gosset Street: 5% proposed.	14A.11.18 Street-facing glazing
14A.5.1.3 RD24	14A.5.2.15 Garaging and carport building location	The garages are not set back at least 1.2m further than the façades of the residential units as follows: -25 Westminster Street – the garage extends 1.9m beyond the residential façade. -2 Gosset Street – the garage is set back 0.7m from the façade of the residential unit.	14A.11.1 Residential design principles 2, 5 and 6

² Appendix 9.3.7.8.2 shows the site as ‘defining’ - [RH Contribution 9.3.7.8.2.pdf](#).

18. The proposal must be considered as a **restricted discretionary activity** under the District Plan.
19. In addition to the above, for context, the extent of both the RHA and RCA is shown in **Appendix 7**. A detailed description of the RHA and building is listed in the s95 notification report in the **Appendix 4** and should be read alongside this description. Additionally, I note that while there is a significant overlap between these two areas, the RCA extends east of the RHA on Roosevelt Avenue and the RHA includes Malvern Park and the properties along Rutland Street.

Submissions

20. A total of 29 submissions were received on this application (4 in support and 25 in opposition). Additionally, two submissions in opposition were received after the submission period had closed. These submissions have been accepted by the Commissioner³. **Appendix 1** includes a summary table of the submitters, their addresses, and key matters raised. As shown in **Appendix 6**, all but 4 submissions were by occupants and owners of properties within the surrounding residential neighbourhood, primarily on Gosset, Carrington, Jacobs, and Westminster Streets. The remaining 4 submissions, three in opposition, and one in support, are from persons living in the wider area of Merivale and St. Albans.
21. Copies of all submissions have been provided to the Commissioner.
22. The reasons for the submissions in support are summarised as follows:
- The building is not a noteworthy or remarkable building.
 - The proposed redevelopment is in character and will contribute to amenity and streetscape values.
 - The proposed development will contribute to housing supply.
 - The cost of repair is considered uneconomic and burdensome to homeowners.
23. Additionally, I note that several submissions in opposition considered that if demolition were to occur, that the proposed redevelopment would be in character and contribute to residential amenity.
24. The reasons for the submissions in opposition are summarised by category with the following key points:
- **Effects on character and heritage:**
 - The proposal will erode the character of both the RHA and RCA.
 - The proposed new development is out of character in terms of scale, density, subdivision pattern, built form, and design features.
 - The proposal will impact the collective integrity, coherence, and values of the streetscape.
 - Demolition is irreversible and the loss of the dwelling should be carefully considered
 - **Precedent and cumulative effects**
 - The proposal could set a precedent for higher density development with smaller lot sizes and a precedent for the demolition of dwellings. This would degrade the values of the RHA and RCA over time.
 - In time, this could also lead to a gradual weakening of protection of RCA and RHAs.
 - **Scale, density, and overdevelopment**
 - The proposal is an overdevelopment or inappropriate intensification of the site.
 - Development should be restricted to a single dwelling or like-for-like replacement.
 - The non-compliances with built form standards are more than minor.
 - **Amenity, privacy, and transport**
 - Concerns about the impacts on neighbouring properties, including the loss of privacy and sunlight
 - Concerns about the impacts on future occupants, particularly the size of the outdoor living spaces.
 - Concerns about the impacts on transport, including safety for road users and carparking, and wider impacts on the transport network.

³ Decision issued by the Commissioner on 23 April 2026 (Council record 26/862313).

- **Residential coherence**
 - Concerns about the impacts on residential coherence, i.e. the more intangible effects on the residential neighbourhood such as neighbourhood cohesion, a sense of safety, and the community feel.
- **Evidence gaps**
 - The application lacked comprehensive urban design, landscape, and transport assessments.
 - The heritage impact assessment was not robust and impartial.
 - The application lacked a comprehensive cost repair and alternative options assessment to justify demolition.
 - A lack of due diligence prior to purchase is not sufficient justification for demolition.
- **Policy and planning matters**
 - The proposal is inconsistent with residential character and heritage objectives and policies.
 - There are obligations under s6 of the RMA to protect historic heritage.
 - Concerns there is an inequitable and inconsistent approach by Council to the management of character areas.

25. Several submitters commented on impacts of the proposal on residential coherence, particularly the sense of community and safety. While I acknowledge these concerns, the matters of discretion do not direct towards 'residential coherence', rather visual coherence and the 'tangible' effects on residential character and amenity. These effects are outside the scope of the application.
26. Several submitters found the information on the costs of repairs lacking, especially in relation to alternative options such as a like-for-like rebuild or minor alterations, and that the threshold of 'unreasonable costs' had not been proven by the applicant. As the notification assessment precludes consideration of costs as it is a positive effect to avoid these, this was not raised in the initial request for further information. Subsequently, following the close of submissions, a request for this information was sent. The applicant provided an updated comparison of estimated costs on 22 April 2026 (**Appendix 9**).
27. In terms of additional evidence, several submitters commented on the lack of assessments related to urban design, landscape, transport, and heritage matters. As I did not consider these essential to the completion of this report, these were not part of the further information request; however, this was included as a suggestion to the applicant in advance of the hearing or for additional evidence during the hearing should the Commissioner agree that it is relevant and necessary to determine the application.
28. Additionally, several submissions commented on the motives or intent of the applicant. That is, that profit was a motivating factor for the applicant, especially given the changes in nearby school zones which places the application site in a desirable area for schools and could be a motivating factor for the applicant on establishing an additional dwelling. However, as the District Plan directs a consideration of the effects or the results of the proposal rather than motives, I have not considered this in my assessment.
29. Submitters commented on the positive aspect of two dwellings on one site, i.e. the increase in housing supply of buildings of a higher quality than the existing. However, as the matters of discretion do not direct towards a consideration of housing supply, I have not considered this in my assessment.
30. Several submitters commented on the impacts on the neighbouring properties regarding loss of privacy and shading. Specifically, the occupants of 8 Gosset Street adjacent to the applicant site to the north and the occupants of 20 Westminster Street to the south of the application site. However, as the matters of discretion do not extend to a consideration of these impacts as the proposal is compliant with relevant built form standards (including height from boundary, building setbacks, and building height), I have not considered these submissions in my assessment.
31. Finally, many submissions commented on the proposal in view of the [Malvern Design Guide](#) for the RCA. I note that this guide is a non-statutory document as it sits outside the District Plan. However, I do consider the submissions raised in relation to this to be relevant as the guide is intended to support an assessment against District Plan matters of assessment under [14A.11.21](#) and [14.15.23](#). As such, I have considered these submissions relevant.

Resource Management Act 1991

32. When considering an application for resource consent and any submissions received, the consent authority must have regard to the matters listed in Sections 104 and 104C of the Resource Management Act 1991. Subject to Part II of the Act, which contains the Act's purpose and principles, including matters of national importance, the consent authority shall have regard to:
- a) *Any actual and potential effects on the environment of allowing the activity.*
 - b) *Any relevant provisions of a plan or proposed plan, and national policy statement.*
 - c) *Any other matter the consent authority considers relevant and reasonably necessary to determine the application.*
33. It should be noted that other than giving pre-eminence to Part II, Section 104 gives no priority to other matters. They are all matters to have regard to and the consent authority must exercise its discretion as to the weight that it gives certain matters, depending on the circumstances of the case.
34. Under Section 104C, when considering an application for resource consent for a restricted discretionary activity, a consent authority may grant or refuse the resource consent, and (if granted) may impose conditions under section 108. The proviso to this section is that the consent authority must consider only those matters specified in the plan or a national environmental standard over which discretion is restricted and may impose conditions only for those matters.
35. No written approvals have been provided.

Actual and potential effects on the environment (s104(1)(a))

36. As a restricted discretionary activity, the Council's assessment of the effects of this proposal is limited to matters of discretion as outlined in Paragraph 16 which relate to heritage, residential character and amenity, nuisance effects from earthworks, protection of street trees, and transport effects.
37. The objectives and policies in the District Plan set the context for assessing the effects of the application. These are outlined in **Appendix 8**, insofar as they are relevant to the restricted discretion in the table above. In summary, these consider the impacts of demolition on the RHA in consideration of costs of repair and retention, residential character and amenity, integrity of trees, nuisance and amenity effects from earthworks, and transport.
38. Having regard to this planning framework and the relevant matters raised in the submissions, I consider that the actual and potential effects of the proposal on the environment relate to the following:
- effects on heritage values, including the matters set out in Rule 9.3.6.5;
 - transport;
 - residential character and amenity;
 - cumulative effects;
 - integrity of protected trees; and
 - nuisance and amenity from earthworks.

Effects on heritage values

39. I have considered the matters required under [Rule 9.3.6.5](#) based on the information provided by the applicant, the Council heritage advisor, Gareth Wright, and the submissions as outlined in the following paragraphs.
40. The applicant provided a Heritage Impact Assessment (HIA) from Wilkie Bruce dated 11 November 2025 following a request for further information. In summary, the assessment considers the dwelling is 'plain' or 'average' in comparison to the average original house on Gosset Street, the individual social history is likely to be of limited interest and the collective history of the RHA is better represented by other buildings. As the RHA has a high number of defining buildings (72 sites or 64% of the area), the demolition will be mitigated by a sensitively designed replacement.

41. I have also considered the costs of repair taking into consideration the estimate provided by the applicant (**Appendix 9**). I note that in the original application the applicant provided a detailed earthquake damage assessment (EQC assessment) and repair strategy by Grounded Consultancy following the Canterbury Earthquake Sequence (CES) (dated 14 May 2024). Given the size of this file, I have provided this to the Commissioner and submitters separately rather than as part of the report (Council record 26/972441).
42. The EQC assessment noted that previous repairs had already been undertaken, but that additional damage was noted by the homeowner following repairs. The assessment concluded the following:
- Liquefaction damage was sustained from the CES; however, the site is suitable for foundation repair or replacement.
 - Recommended repairs involve lifting and releveling the house and adjusting piles and repairing cracks.
 - There is some exterior damage to windows and doors and cracked painting in the weatherboard cladding.
 - There is minor internal damage which is primarily cosmetic.
 - Overall, the site is suitable for foundation repairs or replacement.
43. The comparison of estimated costs (**Appendix 9**) included an estimate of a new character house, a “Kensington” dwelling of a similar floor area as advertised by Brookfield Ltd, a well known developer of character houses and townhouses. An estimate for foundation repair and including restoration and refurbishment has also been provided by Ross Bailey Builder Ltd. In summary, the cost of a new character build exclusive of GST is \$841,550 (inclusive of GST is \$967,782.50). The cost for the repairs, restoration, and refurbishment inclusive of GST is \$1,253,583.54. The estimate concludes that there are ‘cost premiums’ compared to the new construction.
44. Council Heritage Advisor, Gareth Wright, has provided a memo following the s95 notification decision that considers the costs of repairs and alternative options (**Appendix 2**). In summary, Mr. Wright disagrees with the conclusions in the HIA. In particular, he considers the dwelling, constructed at a later date, c. 1937, is potentially more significant as being a later example of a 1930s bungalow and is still visibly within the interwar bungalow typology. The loss of one defining dwelling, even when there are multiple remaining ones, has an impact and a simple ‘majority’ is not an acceptable threshold for cumulative loss. Every demolition “ultimately impacts the overall integrity and coherence of an RHA”. A new build should be considered in its own right and is not mitigation for the loss of a defining building.
45. Regarding the estimate of costs, Mr. Wright considers the applicant has not supplied evidence to support the contention of overcapitalisation as the cost of a new build and a more “conservation informed” repair is comparable, noting that a preference for a new build is not a matter of discretion. Mr. Wright has reached this conclusion as the cost of the new character house, inclusive of GST is \$967,782.50 and is a provisional cost difference of \$285,800 compared to the renovation. Additionally, the estimate includes “significant betterment” items beyond the scope of a conservation repair. In comparison, Mr. Wright notes the initial estimate valued repairs at \$513,293 (inclusive of GST) which included repairs outside the scope of conservation. Excluding items considered optional to a conservation repair including a full exterior and roof replacement, new bathrooms, site works (e.g. landscaping), and doors new estimate of \$987,430 (including GST) is reached which is comparable to a new build. Additionally, this estimate may also be inflated as it includes a full foundation replacement and full relining which may not be necessary if the house was not lifted.
46. Regarding the proposed two new buildings, Mr. Wright considers the two new buildings will overall represent the values and significance of the RHA. In particular, he notes, that they overtly reference the interwar bungalow style in respect to the architectural details and site layout and access.
47. Two submitters were in support of the demolition as the submitters did not consider the dwelling was a noteworthy example. Submitters in opposition considered the loss of the dwelling would have an adverse effect on the collective values and the cohesiveness and integrity of the RHA. Multiple submitters also commented that the applicant had not demonstrated that an unreasonable repair threshold had been proven.
48. Based on the above, I have first considered the impacts of the demolition on the RHA then the proposed redevelopment of the site based on the matters of discretion.

Collective heritage values and level of significance (9.3.2.6.5(a)(b))

49. I consider the demolition of the building would significantly impact the integrity and coherence of the RHA. As a defining building, the building establishes and embodies the heritage values of the area. The building is considered to be in good physical condition based on the Grounded Consultancy (2024) report and from my own observations on the site visit. Additionally, it is located on a prominent corner site visible on the northeast approach from the intersection at Rutland Street (see **Appendix 10**).
50. I agree with Mr. Wright, the building provides significance as a later example of the Church Property Trustees subdivision (c. 1937) and contributes to the integrity and coherence of the area. The application site is also on Gosset Street, identified in the RHA site record as having distinctive physical characteristics from established (Common Lime) street trees. As noted by one submitter, the property forms part of a 'gateway' to this distinctive street.
51. Additionally, while the RHA is relatively intact, there has been recent incremental erosion of the area impacting the collective heritage values. As commented on by one submitter, original bungalows along Rutland Street, have been replaced by higher density housing, prior to Plan Change 13. Of the 13 properties along this street, 3 properties, 24, 30, and 54, are or have been developed into higher density housing, multi-unit complexes and a duplex (**Appendix 10**).

Extent of damage, repair costs, and alternatives (9.3.6.5(c) and (d))

52. These matters of discretion consider the extent of damage by natural events (earthquakes) and if options for retention and repair have been thoroughly considered, including the technical feasibility and likely costs of these options. In this case, as assessed by Grounded Consultancy (2024), the dwelling is overall in good physical condition. While additional repairs to the foundations are recommended, the extent of damage to its physical features is relatively minor and the dwelling is considered suitable for repair (9.3.6.5(c)).
53. In assessing the proposal against 9.3.6.5(d), I have considered both the applicant's estimate and Mr. Wright's advice. I agree with Mr. Wright that the estimate has included additional betterment items which is above that of a conservation estimate. I note no expert conservation advice has been obtained by the applicant. While I am willing to accept several "betterment" items for the dwelling to obtain a current building code of compliance and to meet Healthy Home Standards, such as insulation and heating, including these costs would result in a comparable estimate. For instance, when the rotation of the house, the interior (not including the insulation), site works (i.e. landscaping), bathrooms, and flooring and the related GST are excluded, I reach a total of \$898,536 (repairs) versus \$967,782.50 (new). Even if additional costs were considered, such as the interior the difference would be \$173,229 (\$1,141,011 v. \$967,782.50) which I do not consider a significant difference. Additionally, I consider that the retention and repair options presented are technically feasible as the primary repair required for conservation are for the repairs to foundations which are feasible. As such, I do not consider the applicant has presented sufficient evidence to justify the demolition, especially in view of the significance of the dwelling.

Photographic documentation (9.3.6.5(f))

54. Should the applicant be granted, the applicant has agreed to conditions (**Appendix 11**) to provide photographic documentation to Council prior to demolition works.
55. Given this, I consider that this matter will be met.

New buildings (9.3.6.4(a),(b) and (c))

56. The design of the proposed new buildings is considered to be consistent with the values of the heritage area. The new buildings have complementary architectural details, including the weatherboard cladding, timber shingles, corrugated roofing, and gable rooflines. The exterior of the buildings will use muted and complementary colours, shades of white and grey (as indicated in the landscaping plans). Two submitters

commented on the inconsistency of the roofline. I note that the roofing material, corrugated steel⁴, and the roofing typology is consistent with the area. I acknowledge that the scale, two-storey dwellings, is larger as most of the bungalows which are single-storey. However, there are other examples of two-storey dwellings in the area⁵. Additionally, the footprints of the proposed new buildings, 173m² and 144m² respectively, with attached garages, is not inconsistent with the building footprints of the current site, as the existing dwelling is 100m² and the detached garage is 30m².

57. While I acknowledge the proposed new sites are of a smaller area, 493m² and 408m², than other lots in the historic subdivision, which are closer to 600m², I consider they are not dissimilar to other lots, such as 29, 33, 41, and 45 Westminster Street and access will remain from Westminster Street. Fencing along the road boundary will be low picket or post and rail fencing.
58. Four trees will be retained, and four new trees will be planted along the road boundary alongside hedges.
59. While the position of the garages is somewhat prominent, as the garage at 2 Gosset Street has a similar setback to the dwelling and the garage at 25 Westminster is closer to the road boundary than the dwelling, the impact on the street scene is softened by landscaping and roofing which is similar to the attached dwellings.
60. Overall, I consider the proposed new buildings will maintain the collective values of the remainder of the heritage area, when viewed near the street scene and on wider views. However, I note in respect of matter (c) that this part of the proposal will not provide for retention of a building as complete demolition of the defining building is required to clear the site for construction.

Cumulative effects

61. Many of the submitters commented on the impact of the loss of the dwelling in the RHA and the cumulative effects, i.e. concerns about precedent of setting benchmark for future demolitions – overall erosion of the RHA. I acknowledge that the authorisation of demolition of this defining building could result in a further erosion of the collective heritage values and significance of the RHA. boundary will be low picket or post and rail fencing.

Summary & conclusion

62. Based on the matters of discretion, I consider the loss of this defining building would significantly impact the collective heritage values and significance of the of the RHA and impact the overall integrity and coherence of the heritage area. . The building damage from earthquakes is minor and the building is considered to be in good condition for its age. The retention and repair options supplied by the applicant demonstrate that retention and repair is technically feasible and the likely costs are comparable to a new build. I consider this especially when additional betterment items are excluded, as discussed by Mr. Wright, so that the estimate is closer to a 'conservation' approach. While the applicant has agreed to photographic documentation should the demolition occur, as the primary consideration is the effect of the works on the collective value and significance of the heritage area, as I consider the effects to be significant and that the applicant has not sufficiently demonstrated that demolition is justified in this context.

Transport

63. The proposal does not comply with two transport standards. The vehicle accesses are 0.5m and 0.7m wider than the permitted 4.5m and the trees, once established, could partially obscure part of the visibility splays above the maximum 1m height. Matters of discretion require consideration of the safety and amenity values on users of the vehicle accesses, the neighbouring properties and the functioning of the transport network (under matters of discretion [7.4.4.9](#) and [7.4.4.11](#)).
64. I note that several submitters commented on the adverse impacts of additional vehicle crossings from two households on the transport network. While I cannot consider the additional vehicle crossing and additional

⁴ True Oak® Deep as indicated in the site plans: <https://www.roof.co.nz/product/true-oak-deep>

⁵ For example, 9, 26, and 30 Gosset, 29 Carrington, 30 Malvern, and 50 Jacobs streets.

traffic generation, I have considered the safety of the vehicle access given the trees within the visibility splays and the 0.5 and 0.7m additional width of the vehicle accesses.

65. The adjacent transport network is low volume. Specifically, Westminster and Gosset streets are classified as local roads in the District Plan. Westminster Street has an estimated 1,014 ADT. This places Westminster Street on the lower end of a 'Level 1' volume road, noting the classification is from 500 to 15,000. Gosset Street has an estimated 275 ADT and is classified as a low volume road. The formed road fronting the crossings at Westminster Street is about 12m wide.
66. Given this, I consider the impacts on the transport network from the additional widths and visibility play intrusions will be acceptable. The additional time for pedestrians to cross the vehicle crossings given the relatively small increase in width would be negligible. Sightlines are good, even when trees have reached maturity. The formed road is also wide which would provide additional opportunities for both road users of Westminster Street and drivers reversing from the new buildings to view and avoid potential obstacles, such as parked cars, or road users. Westminster Street is a Level 1 road with a relatively low volume of traffic and low percentages, about 3%, of heavy vehicle traffic. Gosset Street has a very low volume and the distance to the intersection, about 17m from the vehicle access at 2 Gosset Street, is appropriate. Both roads have a low posted and reported speed limit, about 40km/hr. As such, I consider that the impacts on the transport network will be acceptable and that no transport assessment is required to assess the impacts.

Residential character and amenity

67. Submitters commented on the impacts of the new buildings on the character and amenity of the Malvern RCA. Submitters in opposition remarked that the proposed new buildings are out of character, especially regarding scale, the proportion of built form to open space, on-site amenity, garage dominance, and impacts on neighbouring properties. Submitters in support considered the proposal was in character and would provide amenity for the area.
68. Council Urban Designer, Chris Wang, has provided a memo following the close of submissions (**Appendix 3**). Mr. Wang's advice is summarised as follows:
- *Conclusion:* Overall, the proposal aligns with the Malvern Character Area, although matters not fully addressed include a reduction of the spaciousness between buildings and the design and proportion of the garages in relation to the dwelling. Additional landscaping conditions are recommended, including a minimum height for hedges and trees, and an additional Magnolia tree.
 - *Area context:* The proposal recognises the street trees on Gosset Street as the frontage is not interrupted by vehicle crossings and the adjacent street tree will be retained and protected. While larger than most sites (due to its location), the minimum net site areas would be met, and the pattern is not dissimilar to others in the surrounding blocks. However, there is tension with the separation distance between buildings.
 - *Street interface:* The proposed building is in close alignment with existing dwellings on Gosset Street, albeit slightly forward. The front garden is consistent with the established pattern. However, the proposal along Westminster Street is inconsistent with the frontage setback as garages are usually from side streets or behind the main building and undermines the coherence of the street interface. While the applicant amended the design, including the roof form and incorporating additional planting. Overall, there is a mixed street interface; however, on balance, this matter is met.
 - *Site character:* The balance of open space to buildings is reduced between the buildings and the orientation has changed to 2x smaller northwest yards. However, the distance is mitigated by landscaping, including trees and hedging. The vegetation is appropriate, especially along Gosset Street. The reduced second storey of the buildings (from the ground floor) recesses the upper bulk and is appropriate. An additional evergreen tree is recommended within the rear yards to soften the appearance of the visual building bulk.
 - *Built character:* The scale is compatible with the character houses in the area. While single-storey dwellings are more common, the Malvern Character Area Guide considers two-storey forms a feature on corner site which is seen in the area. The proposal has a reduced upper-level bulk which is similar to

others. The bevel-back weatherboard cladding, bay windows, shingles, and fascia detailing is in character, although the garage is less aligned with the area.

- *Integration of access, parking, and servicing and safety:* The proposed driveway and garages dominate Westminster Street. While garages could reduce the casual surveillance, passive surveillance can be conducted from other windows. It's recommended to reduce the hedge to 1.2m and restrict the height of a tree to enable passive surveillance.

69. I have considered the proposal and its alignment with the Malvern RCA and the matters including area context, site character, street interface, site character, and built character. Additionally, I have considered the impacts on neighbouring properties. This is discussed in detail below.

Area context

70. The proposal recognises the landscape setting of Gosset Street with the mature Common Lime trees. The vehicle entrances will remain via Westminster Street, and the Common Lime Trees will be retained and protected (as further discussed). While the proposed new buildings will create two smaller lot sizes, 493m² and 408m², and the average lot size is closer to 600m², the subdivision grain would be similar to other corner sites on Westminster Street, including numbers 29 and 33 and 41 and 45. Additionally, the development pattern is similar to the existing along Westminster Street (as shown in Figure 6 of **Appendix 3**). There is some variation with the area in terms of the building separations, which are relatively close to one another. However, on balance, an overall visual coherence will be maintained.

Street interface

71. The proposal along Gosset Street has a front yard building setback which is consistent with the existing depth and pattern of the area. Along the Westminster Street interface, the garaging is inconsistent with the established pattern which has less dominant garages and further away from the dwellings. However, the landscaping and gable roofs above the garage, provides some mitigation.
72. While the site will have two paved vehicle accesses with garaging within the front yard area, the design and layout of the site, with the attached garages, landscaping, and roof, which integrates with the attached dwellings reduces the visual dominance of the parking and garaging.
73. Fencing is low and includes a 0.9m high post /rail and a 0.9m picket fencing to contribute to the character of the street.
74. Buildings front the street and serve to reinforce the street edge. The proposed building at 2 Gosset Street, as a corner site, has two frontages. While glazing from windows facing Westminster Street is less than the required 15% of the front facade, with 14% at Westminster, and 5% at 2 Gosset, this is compensated for by windows from living areas on 2 Gosset Street and low fencing which provides opportunities for passive surveillance.

Site character

75. The balance of open space to buildings is reduced from the new buildings, however, I consider the balance is overall consistent with the surrounding area. In particular, the open or landscaped areas on each site is 48% and 38%, respectively, which complements the area and other sites along Gosset and Westminster streets.
76. While the new buildings have a relatively small distance between the sites, about 3m, this is mitigated for the landscaping and the built form, with a second storey of a smaller footprint than the ground floor. Additionally, the applicant had provisionally agreed to conditions for landscaping. While an additional tree could provide additional mitigation, I consider the proposed landscaping in the site plans will provide adequate mitigation.
77. The front and rear yards have space for planting. While the landscaping strip is 1.7m less than the required 3m, this is compensated for by the quality of planting, including the retention of trees.

Built character

78. The buildings have a complementary and compatible built form as the design includes weatherboard cladding, bay windows, shingles, and fascia detailing with rooflines similar to others in the area.

79. While two-storey dwellings are not the primary dwelling in the area, the Character Area Guide considers two-storey dwellings on street corners a feature of the area and the scale support the area values. The design, with the reduced upper-level bulk is also appropriate for the area.

Summary

80. The proposed new buildings overall meet the Character Area Overlay matters. While the garaging and separation between the buildings is less aligned with the area, the landscaping and building design, including the small first floor footprint and gable roof provides mitigation. Additionally, the reduced width of the landscaping, the fewer windows facing the street, and the intrusion of the garaging is on balance considered acceptable when considering the proposal as a whole and the street interface.

Integrity of protected trees

81. Earthworks are proposed within 5m of two Common Lime trees (*Tilia x europaea*), unique IDs 40930 and 40931, in a Character Area Overlay that are greater than 6m in height (about 16m). Following a further request for information prior to the s95 decision, a tree protection management plan (TPMP) and arborial impact assessment (AIA) were provided by the applicant.
82. The AIA and TPMP was reviewed by Council Arborist, John Thornton, prior to the s95 decision. Mr. Thornton agreed with the recommendations and methodology in these documents and concluded that the effects on the conditions of the trees would be less than minor if carried out correctly to avoid long term damage (Council record 26/245924). Should the consent be granted, the applicant agreed to conditions to adhere to these documents (**Appendix 11**).
83. Given this, I consider that should the consent be granted, the integrity and values of these trees will be protected during earthworks and the effects on the trees will be less than minor and acceptable.

Nuisance and amenity effects from earthworks

84. Earthworks will exceed 20m³ for residential by approximately 123m³ should the proposed new buildings be constructed. The applicant has agreed to follow conditions on earthworks should the application be granted (**Appendix 11**). These include an erosion and sediment plan to manage dust and sediment and for loading and unloading to be conducted within the site.
85. Additionally, filling near the boundaries is minimal, and would not introduce additional opportunities for overlooking onto neighbouring sites, as previously assessed in-depth under the s95 notification decision (**Appendix 4**).
86. As such, with the accepted conditions, I consider earthworks effects will be less than minor and acceptable.

Conclusion with respect to effects on the environment

87. It is my opinion that the effects of the demolition of the dwelling on the integrity and coherence of the RHA will be significant, as it is a defining building in a prominent location that substantially contributes to the RHA. In my view, there is no mitigation possible for the loss.
88. In terms of the proposed two new buildings, including the associated earthworks and landscaping, I consider that the effects are acceptable as the buildings will overall be in character for the area, adverse amenity effects related to the construction will be mitigated and street trees will be protected.

Relevant objectives, policies, and other provisions of a Plan or a Proposed Plan (s104(1)(b))
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89. Regard must be had to the relevant objectives and policies in the Christchurch District Plan, which are attached in **Appendix 8**. I have assessed the proposal against these by category below.

Chapter 9: Heritage

90. The overarching objective (Objective 9.3.2.1.1) directs that historic heritage is maintained through protection and conservation while acknowledging that demolition of a defining or contributory building could be justified in some situations (Policy 9.3.2.2.8(b)) and in recognition of damage from earthquakes.
91. I consider that the proposed demolition of the dwelling to be contrary to these. The loss of the defining building would have a more than minor effect on the collective heritage values and significance of the heritage area. The dwelling is located on a prominent corner and recognisable street (Gosset Street) with mature street trees in the RHA. The dwelling is an example of a later stage in the Church Property Trustees (1923 subdivision) and contributes to the collective heritage values and significance of the listed RHA. The dwelling is in an overall good condition following the Christchurch earthquakes and initial repairs. The presented options for retention and repair demonstrate that the “defining” building category would not be impacted resulting in the building becoming neutral or intrusive. The conservation repairs would improve the building foundations with minor external repairs. Additionally, the applicant has not demonstrated the costs to retain and repair are unreasonable. When conservation focused repairs are considered, as previously discussed, the costs to retain and repair are comparable to a new character dwelling. As such, demolition would be inappropriate.
92. I also recognise the RHA is a recent heritage listing which was listed with guidance by Policy 9.3.2.2.2 and assessed by Dr. Ann McEwan (**Appendix 4**) as the application site and surrounding area was considered to meet heritage values. I do not agree with the HIA supplied by the applicant regarding the significance of the dwelling and its limited interest. As such, I consider the demolition of the dwelling would undermine this policy.
93. I have also considered that the demolition could be contrary to Policy 9.3.2.2.3(a) and the values of the scheduled heritage setting, i.e. the RHA. The dwelling is in a prominent location in a more sensitive location than other dwellings. The applicant has also provided a cost and repair estimate that demonstrates that works can be undertaken to ensure the ongoing use of the dwelling, including upgrades to meet Building Code which would be sensitive, i.e. retain the dwelling’s heritage values.
94. I also consider that should the building be retained and should the recommended repairs in the estimate be undertaken, that the dwelling and the surrounding RHA would align with 9.3.2.2.3(b)(ii) as the works would conserve and likely enhance the authenticity and integrity of the dwelling and heritage area.

Chapter 14A: Residential

95. I consider the proposed new buildings to be consistent with these objectives and policies. The proposed design is sympathetic with the Malvern Character Area and that the buildings will maintain and enhance its value. The proposed design with architectural detailing appropriate for the area, including weatherboard cladding and shingled gabled roofing with significant planting and street engagement with doors and windows facing the road frontage, aligns with expectations of the RCA. Additionally, the proposal will give effect to the overarching objective, Objective 14A.2.5 which seeks high quality neighbourhoods in accordance with the planned urban character. The proposed buildings are of a high quality and align with a moderate concentration of buildings. The proposal also gives effect to related Policy 14A.2.5.1 as the buildings have a high quality site layout. While the position of the garages while in front of the proposed dwellings will not be visually prominent in light of the design and landscaping.
96. In regard to the demolition of a building in a RCA, the objectives and policies do not seek to retain buildings in Christchurch character areas. I consider this to be a deliberate exclusion as Policy 14A.2.5.8(b) seeks buildings in the Lyttelton Character Area of high character value are retained, which is confirmed by the restricted discretionary activity status for demolition of buildings in Lyttelton character areas, but not for this in wider Christchurch. As such, I do not consider the demolition of a building in a character area to be inconsistent with these and have instead given more weight to the proposed construction of the new buildings.
97. Overall, given the above, I consider the proposal to be consistent with Chapter 14A objectives and policies.

Chapter 7: Transport

98. Vehicle access and parking will be consistent with Objective 7.2.1 and policies 7.2.1.3 and 7.2.1.5 as vehicle access and parking will be safe and efficient for transport modes and users given the surrounding low volume roading network, the width of the formed road, and the sight distances which compensates for the additional width and the potential intrusion of trees within the visibility splay areas.

Chapter 8: Earthworks

99. Earthworks will be consistent with policies 8.2.5.2, 8.2.5.3, and 8.2.5.4 as more than minor nuisance effects on people and property will be avoided as should the applicant be granted, the applicant has agreed to draft conditions to manage earthworks. Additionally, earthworks are appropriate for the proposed residential use and loading and unloading will be within the site.
100. Earthworks will be consistent with Policy 8.2.4.4 also they will not result in significant shading or a loss of privacy for those living or working in the locality as existing site levels will generally be maintained following completion of works.

Chapter 9: Significant & other trees

101. The Common Lime trees on Gosset Street will be maintained and protected from inappropriate construction works as an AIA and TPMP have demonstrated how the trees will be protected. The applicant has also agreed to draft conditions to comply with these should the application be granted. I consider the proposal to be consistent with Objective 9.4.2.1.1 and Policy 9.4.2.2.3.

Summary

102. After considering the relevant objectives and policies it is my conclusion that the proposed demolition of the dwelling has not met Policy 9.3.2.2.8 relating to the demolition of a defining building and granting consent would be contrary to this policy. While the proposed construction of the two dwellings and related works, including landscaping, works near street trees, and earthworks are considered to be consistent with the objectives and policies in the District Plan, as the demolition is a prerequisite to this conclusion, I have given greater weight to this policy.

Other relevant statutory documents (s104(1)(b))

103. The District Plan gives effect to the national direction documents referred to in s104(1)(b) for all relevant matters except for the National Policy Statement for Natural Hazards (NPS-NH). This requires natural hazard risk to people and property associated with subdivision, use and development to be managed using a risk-based proportionate approach based on the best information available.
104. The site is subject to liquefaction hazard. However, as the matters of discretion do not extend to consideration of this hazard, I have not conducted a risk assessment of this natural hazard.
105. In regard to other higher order planning documents, the District Plan gives effect to the higher order planning documents. As such, there is no need to address them specifically in this report.

Natural hazard risk (s106A)

106. Section 106A⁶ enables a consent authority to refuse to grant a land use consent, or grant a consent subject to conditions, if it considers that there is a **significant risk from natural hazards**. This requires a combined assessment of all of the following taken together:
- (a) *“the likelihood of natural hazards occurring (whether individually or in combination):*
 - (b) *the material damage to land in respect of which the consent is sought, other land, or structures that would result from natural hazards:*

⁶ Introduced by the Resource Management (Consenting and Other System Changes) Amendment Act 2025, with effect from 21 August 2025

- (c) *whether the proposed use would accelerate, worsen, or result in material damage of the kind referred to in paragraph (b):*
- (d) *whether the proposed use of the land would result in adverse effects on the health or safety of people."*

107. As discussed in the previous section, the application site is subject to liquefaction hazard. Using the [Christchurch City Liquefaction Vulnerability Viewer](#) (based on the Christchurch Liquefaction Vulnerability Study 2020 by Tonkin and Taylor), the site is within a **high liquefaction vulnerability** area. In a 1 in 100 year event this places liquefaction damage in the 'minor to moderate' category and the same in a 1 in 500 year in the "moderate to severe" category. I note that the Building Code and Building Act requires mitigation of a 1 in 25 year event such that there is no loss of amenity, and in a 1 in 500 year event damage must be managed so there may be moderate to significant structural damage to a building, but it will not collapse.
108. Taking into account the likelihood of the hazard occurring, damage to land and structures, nature of the activity, and the potential for adverse effects on the health or safety of people, as well as the requirements of the building consent process, I do not consider there to be grounds to refuse the grant of consent. I have not recommended conditions as if granted, the proposed new buildings will need a building consent which will require foundations are designed to consider the liquefaction hazard.

Relevant other matters (s104(1)(c))

Precedent effect and plan integrity

109. I have concluded above that the proposed demolition is contrary to policy 9.3.2.2.8; therefore, I have considered issues of precedent or plan integrity.
110. Submitters had concerns that the granting of this consent would set a precedent for granting of similar applications, that is the additional demolition of dwellings in the RHA. I also consider this can be considered in view of the matters of discretion, which include a consideration of visual coherence and a loss of character for the RCA and the effect of works on the collective heritage values.
111. I consider that there could be a precedent set by granting this consent, given my view that this would be contrary to the District Plan. In particular, as the demolition of defining and contributory buildings in an RHA which would lead to an erosion of the RHAs around the city.
112. Submitters had additional concerns that granting the proposal would set a precedent for development of a higher density and scale. I note that the MRZ zoning does anticipate an increased density and scale of residential development, subject to the RHA and RCA considerations for this particular site. In particular, the proposal meets the minimum site density of 400m² as required for each site (Built Form Standard [14A.5.3.2.6](#)). Therefore, I do not consider the proposal to set a precedent in terms of residential intensification.

Relevant Non-statutory Documents

113. As previously discussed, the Council Malvern Design Guide, while a non-statutory document, supports an assessment of the Malvern RCA and the District Plan and has been considered relevant.
114. Additionally, I note that heritage assessments prepared by Ann McEwan for the residential heritage areas and the buildings located within them, including the current application site (**Appendix 4**), have been considered in my assessment as these were used to guide the scheduling of heritage under the Plan Change 13 process.

Part 2 of the Act

115. The matters outlined previously are subject to Part 2 of the Act which outlines its purpose and principles.
116. The use, development and protection of resources is to be sustainably managed in a way that enables people and communities to provide for their social, economic and cultural wellbeing and their health and safety, while avoiding, remedying or mitigating any adverse effects of activities on the environment.

117. Taking guidance from case law⁷, the District Plan is considered to be the mechanism by which the purpose and principles of the Act are given effect to in the Christchurch District. It was competently prepared via independent hearing and decision-making processes in a manner that appropriately reflects the provisions of Part 2. This includes s6 or protecting matters of national importance which includes historic heritage which was given effect by the implementation of PC13. Accordingly, no further assessment against Part 2 is considered necessary.

Conclusion

118. After considering the actual and potential effects on the environment of allowing the application, it is my conclusion that the effects of the proposed demolition will be significant and not acceptable overall. In my view, the positive effects of the proposed dwellings cannot be considered as mitigation or outweigh this conclusion as the building contributes to Christchurch District's character and identity as a defining building in a relatively intact residential heritage area and its removal is not justified in this instance.
119. In my opinion the proposed demolition is contrary to Policy 9.3.2.2.8 of the District Plan as demolition is inappropriate in this context. While I consider the other aspect of the proposal, the new buildings with associated earthworks and landscaping, is consistent with the relevant objectives and policies in the District Plan, I have given greater weight to the Heritage objectives and policies as the redevelopment of the site requires the demolition of the defining building. As such, this consistency also does not reduce or outweigh the conclusion above regarding Policy 9.3.2.2.8, such that granting consent to the proposal is considered contrary to the District Plan in an overall sense.
120. Having considered all of the relevant matters under Sections 104 and 104C, it is my opinion that consent should be **refused**.

Recommendation

121. I have assessed this application for the demolition of a defining building within a Residential Heritage Area, the construction of two residential units, and associated works at 25 Westminster Street, St. Albans. Having considered all the matters relevant to this application, I recommend that this application be **refused** pursuant to Sections 104 and 104C of the Resource Management Act 1991.
122. However, should the Commissioner decide to approve the application, then I consider that the conditions in **Appendix 11** should be included under Section 108 of the Resource Management Act.



Shana Dooley

PLANNER, LEVEL 2

13 May 2026

Reviewed by:

Ruth Markham-Short

SENIOR PLANNER

13 May 2026

⁷ *R J Davidson Family Trust v Marlborough District Council* [2018] NZCA 316

Appendix 1: Submitters

#	Forename(s)	Surname(s)	Address	Oppose/ Support	Wish to be heard
1	Marcus	Brown	20 Westminster Street	Oppose	No
2	Michael	Fitzgerald	4/5 Pitt Place	Oppose	No
3	Alex	Lyttle	48a McFaddens Road	Support	Yes
4	Jennifer	Pryor	8 Westminster Street	Oppose	No
5	Chelsea	Johnson	8 Jacobs Street	Oppose	Yes
6	Fiona and Marc	Boodee	16 Westminster Street	Oppose	No
7	Ben	Erskine	34 Jacobs Street	Oppose	No
8	Barry	Hock	21 Gosset Street	Oppose	No
9	James	Simpson	39 Jacobs Street	Oppose	Yes
10	Barry	Jeffs	315 Papanui Road	Oppose	No
11	Anna	Schmidli	25 Jacobs Street	Oppose	Yes
12	Anna	Wilkes	41 Gosset Street	Oppose	No
13	Matthew	Lovrich-FitzPatrick	27 Westminster Street	Support	No
14	Jane	Ryan	3 Abberfield Lane	Oppose	Yes
15	Nick	Coultas	3 Abberfield Lane	Oppose	No
16	Emma	Coultas	3 Abberfield Lane	Oppose	Yes
17	John and Amy	Boyd	48 Jacobs Street	Oppose	Yes
18	Bruce	Robertson	23 Gosset Street	Oppose	No
19	William	Vink	12 Carrington Street	Oppose	No
20	Simon & Hannah	Fox	30 Gosset Street	Oppose	No
21	Susan	Wall	24 Carrington Street	Support	No
22	Rebecca	Sparrow	7 Carrington Street	Oppose	Yes
23	Anne	Talaska	30 Carrington Street	Support	No
24	Robert & Angela	Clarke	50 Jacobs Street	Oppose	Yes
25	Suzanne & Richard	Orchard	21 Jacobs Street	Oppose	No
26	Kerry	Gerken	35 Jacobs Street	Oppose	Yes
27	Kate	McKey	8 Gosset Street	Oppose	No
28	John & Sheena	Brown	31 Jacobs Street	Oppose	No
29	Dax	Morel	42 Gosset Street	Oppose	Yes
30	Nicola	Davies	15 Carrington Street	Oppose	No
31	Brendon	Dowling	11 Carrington Street	Oppose	No

RMA/2025/2613 – 25 Westminster Street (formerly known as 2 Gosset Street), St Albans

Demolition of a Defining building in a Residential Heritage Area and its replacement with two new buildings.

1.0 Application

1.1 Application has been made to demolish the dwelling at 25 Westminster Street (25 Westminster), St Albans, and to build two new dwellings on the site. 25 Westminster is a Defining building in the CPT North St Albans Subdivision Residential Heritage Area (RHA). A Defining building is one which is *of primary importance to the heritage area and establishes its heritage value and significance*. Demolition of a Defining building in an RHA is a Restricted Discretionary Activity (RD7). Construction of new buildings in an RHA is also a restricted discretionary activity (RD6). This application has been assessed against the relevant Policy (9.3.2.2.8) and Matters of Discretion (9.3.6.4, 9.3.6.5) in the District Plan.

1.2 The CPT North St Albans Subdivision RHA – comprising 113 dwellings across seven streets – represents the development of an interwar ‘bungalow’ suburb. On its Individual Site Record Form, 25 Westminster is described as *a bungalow which dates to the interwar period*.

1.3 25 Westminster sustained moderate damage in the Canterbury Earthquake Sequence (CES) of 2010-2011. Repairs were undertaken in 2014. A subsequent owner was accepted into the EQC On-sold programme in 2024 and made a cash settlement. Further repairs were not undertaken. The current owner (the applicant) purchased the property in 2025. I note that no EQC documentation has been included with the application.

1.4 In support of the application (August 2025), the following documentation was provided:

- A consent application (Wilkie Bruce Architects, 06 August 2025)
- Earthquake Damage Assessment and Repair Strategy Report (Grounded Consultancy – civil and structural engineers, 14 May 2024). Prepared for the previous owner’s EQC claim.
- Cost Plan Estimate (Ross Bailey Builder, 01 August 2024). Prepared for the previous owner’s EQC claim.
- Images of the dwelling
- Plans for new houses, revision 1 (Wilkie Bruce, 06 August 2025)

1.5 In response to a Request for Information (RFI), further documentation was received on 11 November 2025. This included:

- A Heritage Impact Assessment (Wilkie Bruce, 11 November 2025)

- A Landscape Concept Plan (DCM Urban, 30 October 2025)
- Plans for new houses, revision 2 (Wilkie Bruce, 05 November 2025)

1.6 Revised documentation was provided on 17 December 2025. This included

- A Landscape Concept Plan (DCM Urban, 16 December 2025)
- A Tree Protection Management Plan & Arboricultural Impact Assessment (Simply Arb Tree Consultants, 11 December 2025)
- Plans for new houses, revision 3 (Wilkie Bruce, 11 December 2025)

1.7 In response to a further RFI, additional documentation was provided on 22 April 2026 to address financial considerations:

- Restore or Replace – Comparison of estimated costs; alteration options considered (Wilkie Bruce, 21 April 2026). Incorporating Summary of Upgrade Costs (Character Builders, 13 April 2026) and plans for house alteration (Wilkie Bruce, May 2025)

2.0 Heritage Assessment of Demolition

2.1 Heritage Values

Regarding Policy 9.3.2.2.8.b.i and ii.A and Matter of Discretion 9.3.6.5.a, the applicant states that it is possible to repair and renovate the building and retain its heritage values. I concur. The applicant also states that the loss of this Defining building from the RHA would have a limited impact on the collective heritage values and significance of the RHA because:

- the individual social history of the building is likely to be of limited interest; the collective history of the RHA can be represented (as) effectively by other constituent buildings.
- the building is not a *noteworthy* example of a bungalow as it is relatively modest in scale and appearance, and was built in a later phase of bungalow design than most of those within the RHA.
- the RHA has a large number of Defining buildings;
- a sensitively designed replacement can mitigate the loss.

I disagree with these contentions. In the first place, although the bungalow is stylistically different from the majority of dwellings in the RHA (having been constructed around a decade later), it is still visibly within the interwar bungalow typology that the RHA sets out to acknowledge – and indeed is a well-preserved example of its type. Moreover it might be argued that the building is more significant for being one of (and perhaps the only?) example of a 1930s bungalow within the RHA. Secondly, the argument that the loss of one Defining building does not impact in any substantive way on the integrity and coherence of the RHA (particularly where there are multiple Defining buildings remaining to ‘define’ the area) is not convincing. An RHA is defined as a *comprehensive, collective and integrated place* (Policy 9.3.2.2.2). Although it is a requirement of an RHA that it contains a majority of buildings that are of Contributory or Defining importance to the

heritage area, it does not necessarily follow that a simple 'majority' is also an acceptable threshold of cumulative loss. Every demolished Defining building ultimately impacts the overall integrity and coherence of an RHA. Further, the merits of a new build can be considered in their own right but cannot be considered as mitigation for the loss of a Contributory or Defining building.

2.2 Level of Significance

Regarding Matter of Discretion 9.3.6.5.b, the applicant observes that as the building is Defining and on a very visible corner, if it were demolished, the site would deserve an appropriately contextual response.

I do not disagree with this contention, but the statement does not address the matter. 25 Westminster is a prominent Defining building in the RHA (visible down Westminster Street as one approaches from arterial Rutland Street) and as such is of primary importance to the area, establishing its heritage values and significance. Defining buildings need to be retained where possible to maintain RHA heritage values and significance. Level of significance is however essentially a supporting matter – an 'and', not an 'or'. To have meaning as an assessment matter, it must be considered in conjunction with the other matters relating to level of damage and ability to repair.

2.3 Extent of Damage

Regarding Matter of Discretion 9.3.6.5.c, the applicant states that the building was damaged by the CES and its foundations would ideally have been replaced. The foundation damage has not translated to significant damage in the building's superstructure (that part above the foundations); it would however be imprudent to undertake additional work to the building without repairing the foundations.

I note that the Grounded Consultancy engineering report (the only engineering advice provided) does not proscribe foundation replacement; rather it considers that relevelling of the existing external concrete strip foundation and 'jacking and packing' of the existing piles is the most appropriate method of addressing the building's foundation issues. I agree with the applicant's assessment however that earthquake damage to the superstructure appears to have been slight. Given that repairs to the superstructure have otherwise been completed and that those repairs involved easing doors and windows to accommodate building settlement - and which consequently would be out of alignment if the building were levelled again - and given that the building remains fully habitable in spite of a floor slope that exceeds currently acceptable tolerances, not levelling the foundation might be a pragmatic option.

2.4 Options and Costs

Regarding Policy 9.3.2.2.8.b.ii.B and Matter of Discretion 9.3.6.5 d, the applicant argues that the costs of retention are unreasonable as the aggregate costs of foundation replacement and necessary upgrade works to bring the building to contemporary standards of amenity would be likely to exceed its value (and therefore constitute over-capitalisation).

To support this contention, the applicant has provided a renovation scope, costed by Character Builders at \$1,253,582.54 (incl. GST). For comparison, the applicant has also provided costings for a new 'character-style' house of the same floor area – at \$841,550.00 excl. GST (\$967,782.50 incl.). The provisional cost difference is therefore \$285,800.

I note that the applicant has provided a high-specification renovation scope, involving significant betterment. This necessarily inflates the cost of retention. In order to be able to make a fair comparison, I had requested a costed conservation-informed scope of repair. This has not been provided. In lieu of this, I note the costed scope of repair prepared by builder R. Bailey for a previous owner in late 2024. This allowed for re-levelling, a full strip and reinstatement of the interior, and the replacement of all doors, windows and flooring. This scope includes significant work that would be outside the ambit of a conservation repair. None-the-less it is costed at \$513,293.00, fully \$740,289.50 less than the Character Builders quote and \$454,489.50 less than the new build estimate. Even allowing for significant construction price inflation in the intervening twenty months, the difference is startling.

As a rough exercise in direct comparison, I have been through the applicant's renovation scope and struck out all those 'optional extra' line items that do not obviously constitute a conservation repair or associated upgrades. Removing such items as full exterior replacement (\$93,474.30), roof replacement (\$57,707), new bathrooms (\$32,982), siteworks (\$37,490), and French doors (\$9,775.00) [to a total of \$231,428], brings the total to \$987,439 incl. GST – which is directly comparable with the costed new build. I note also that this still allows for full foundation replacement (at \$196,868 excl. GST) rather than the engineer-recommended repair (costed by R. Bailey at \$97,947 excl. GST) - and the consideration that full interior relining might not be necessary if the house is not lifted to replace the foundation.

The applicant has not provided evidence to support his contention of overcapitalisation.

2.5 Alternative Proposal

Regarding Policy 9.3.2.2.8.b.ii.A and Matter of Discretion 9.3.6.5.e, the applicant states that there are alternative strategies for repairing the building and improving its amenity which retain its overall heritage values, but in light of probable costs and the owner's expectations of contemporary amenity, the owner would rather elect for a new build on the site. I concur with the assertion that there are alternative strategies and note the statement on costs and owner preference – observing that preference for a new build is not a germane factor.

2.6 Photographic Documentation

Regarding Matter of Discretion 9.3.6.5.f, the applicant states that a photographic record can be compiled if desired. If the application is granted, given the loss of heritage values (both site-specific and more generally) that would ensue, it would be appropriate for the dwelling to be photographically documented before demolition.

3.0 Heritage Assessment of New Buildings

3.1 The two new buildings are two-storey three-bedroom stand-alone dwellings. They overtly reference the interwar Arts and Crafts bungalow style in multiple ways – including low-pitched multi-gabled roofs, weatherboard cladding, and shingled and battened gable build-outs. Each building therefore maintains the form, mass, rooflines, materials, design and detailing of the Defining and Contributory buildings in the RHA. The scale is a little larger than the majority of buildings in the RHA, but there are equivalents. Colour is not stated.

3.1 The buildings are set in separate landscaped gardens fronted with low hedging and picket or railing fences. A number of existing trees and shrubs are to be retained across both gardens. Vehicle access in each case remains from Westminster Street, which with the low fencing ensures that the corner dwelling maintains the uninterrupted and highly visible frontage to Gosset Street that is characteristic of the existing property. Each building thus maintains the relationship between elements in the RHA including patterns of building (subdivision, layout, orientation and setbacks) and fencing (height, materials and permeability).

3.4 The particular visibility of this corner site (both to Gosset Street and down Westminster Street from the west) places a responsibility on any new development to clearly represent the values and significance of the RHA that surrounds it. The proposed new buildings achieve this.

4.0 Conclusion

The applicant has applied to demolish a Defining building in the CPT North St Albans Subdivision RHA on the basis that the building is unexceptional and unrepresentative, and the costs of mandated repair and desirable upgrade would be unreasonable.

With reference to Policy 9.3.2.2.8.b.i and 9.3.2.2.8.ii.A, the applicant has not clearly demonstrated that the building is of limited heritage value, that retention and repair options would diminish the heritage value of the building, nor that its loss would not diminish the heritage value of the RHA. With reference to Policy 9.3.2.2.8.b.ii.B, the repair scope includes extensive upgrade work. If this non-essential work is discounted, then the costs of an equivalent new build and a conservation-informed repair appear comparable. I note that owner preference for a new build ostensibly plays a large part in the decision to demolish.

Therefore I consider the effects of the demolition of the Defining building at 25 Westminster Street on the individual heritage values of the site, and the collective heritage values and significance of the heritage area to be more than minor. Although I do not consider that a new build provides mitigation for the loss of a Defining building, I note that in this case the proposed replacement dwellings – if they were to be built - would maintain the heritage values and significance of the RHA. If the application is granted, I recommend one condition:

Condition

Prior to demolition of 25 Westminster Street, the consent holder will undertake a digital photographic record of the building. This record will be lodged with the Heritage Team Leader, Christchurch City Council (or nominee) within three months of the completion of the works subject to this consent. Photographs must be of printable quality, at least 1440 pixels by 960 pixels for a 4"x 6" print at a minimum resolution of 240 PPI. Also see advice note 1 below.

Advice Notes

1. The photographic record should be comprised of images of both the exterior and the interior. Exterior images should record each elevation; interior images should record each room. Photographs should be labelled with location, date and photographer's name, and submitted with a plan showing photograph locations. They can be submitted to the nominated Heritage Team contact on a memory stick, or electronically by either email (noting that Council's email data transfer limit is 20MB per email) or file sharing service such as wetransfer.com or dropbox.com to rcmon@ccc.govt.nz.
2. There may be archaeology on this site as protected under the Heritage New Zealand Pouhere Taonga Act 2014. Archaeological sites are defined in the Act as any place where there is physical evidence of pre-1900 occupation, regardless of whether the site is known or recorded or not. Authority from Heritage New Zealand Pouhere Taonga (HNZPT) is required for any work that affects or may affect an archaeological site. Please contact the regional archaeologist at Heritage New Zealand Pouhere Taonga (HNZPT): archaeologistcw@heritage.org.nz or 03 363 1880 before commencing any work on the land. For more information visit <http://archaeology.nz>.
3. Information being submitted in relation to conditions of this consent is to be sent by email to rcmon@ccc.govt.nz. The nominated Council Heritage Advisor for this consent is Gareth Wright (941 8026; gareth.wright@ccc.govt.nz).

Gareth Wright
Heritage Advisor
13/05/2026

Reviewed by:
Suzanne Richmond
Heritage Advisor Planning
12/05/2026

MEMO

Strategy, Planning & Regulatory Unit
Character Area Assessment

Date: 12 May 2025
 To: Shana Dooley, Planner
 From: Chris Wang, Urban Designer
 Peer review: William Field, Senior Urban Designer

RMA/2025/2613 – 25 Westminster Street, St Albans

Introduction

1. This urban design memo has been prepared in response to RMA/2025/2613 – 25 Westminster Street, St Albans which is in a Medium Density Residential Zone (MRZ) and the Malvern Character Area in the Christchurch District Plan. The proposal is subject to Character Area Overlay 14A.11.21 matters of discretion. The proposed location of garages also requires assessment under the Residential design principles (14A.5.1.3 RD24). These matters are addressed in this assessment along with responses to submissions received from the notification of this application. The Malvern Character Area Design Guide¹ has also been used to help inform this assessment. I have provided recommended conditions of consent in the conclusion of the memo.

Proposal

2. The proposal includes two residential buildings, both two storeys, replacing the existing single dwelling on site (905m²) at 25 Westminster Street, St Albans, which forms part of the Malvern Character Area Overlay. The application includes the demolition of a 'defining' building within the Residential Heritage Area². Assessment and commentary related to the proposed demolition of a defining building in the Residential Heritage Area is outside the scope of this Character Area Overlay urban design assessment (14A.11.21).

Pre-application Background

3. The design originally went through the pre-application process in June 2025, where a CCC Heritage Advisor and an Urban Designer attended and discussed the design with the application architect and the applicant. Subsequently, recommendations and comments were provided to the architect following the meeting. The overall form and height remain unchanged following the pre-application stage, with some building design detail changes, including cladding materials and window details made by the applicant responding to the discussions (*refer Figures 1-3*). These changes are shown in the following sequence of building elevations.
4. In my opinion, this sequence of drawings illustrates that the proposed design has been developed iteratively through the consenting process. This has improved the proposal in

¹ <https://ccc.govt.nz/assets/Documents/Consents-and-Licences/resource-consents/Forms/Character-Areas/Malvern-Design-Guide-2019.pdf>

² HA 3 - Church Property Trustees North St Albans Subdivision Residential Heritage Area.pdf

relation to this character area context which reflects the typical process of controlled activity consents relevant to the Character Area Overlay.



Figure 1: Pre-application design received (not to scale)



Figure 2: Application received (not to scale)



Context

5. The application includes an Assessment of Effects by way of a *Commentary on Design with reference to Matters of Discretion in the Character Area Overlay* (Rule 14.15.23). At the time of preparing this urban design assessment, the relevant Matters of Control and Discretion are in Rule 14A.11.21. This applies as the site is located within an Urban Intensification Area following Plan Change 14. In my opinion, the difference between these matters does not have a significant effect on the applicant's commentary in relation to the character area.
6. I agree with aspects of the applicant's commentary on design in relation to the Malvern Character Area (Page 9 of the original consent application). However, I consider that the context described in paragraph 1 of the commentary is only partially accepted, and contrary to applicant's assessment, Westminster Street (north-western side of the street where it falls within the character area) generally contains original buildings. The exception is the two northern-most sites, at 45 and 53 Westminster Street, where the original buildings have been replaced. Otherwise, buildings and the sites present prior to 1946 (as shown in the aerial photograph records *Figures 4 and 5*) are retained within the area.



Figure 4: 1946 Aerial



Figure 5: 2024 Aerial (Source Google)

Urban Design Assessment

7. I have assessed the application against the matters of control relevant to the Character Area Overlay, as set out in District Plan Rule 14A.5.3.1.2.C1. The application is a Restricted Discretionary Activity overall. I have also assessed the proposal against Rule 14A.11.1, specifically principles 2, 5, and 6, where relevant to Rule 14A.5.1.3 RD24, for a breach of Rule 14A.5.2.15, Garaging and carport building location.

14A.11.21. Character Area Overlay

a. Area context

- *Whether development recognises the distinctive landforms, landscape setting and development patterns of the character area in respect to:*
 - A. *retaining and enhancing the areas' natural features;*
 - B. *integrating with the existing pattern and grain of subdivision and building;*
 - C. *the relationship with adjoining sites and buildings, including any recorded historic heritage values;*
 - D. *the visual coherence of the area.*
8. The proposal recognises the Gosset Street trees as a contributing natural feature of the character area. The Gosset Street frontage is not interrupted by additional driveway crossings, and the mature street tree would be retained and protected (refer arborist report).
 9. The site is larger than most Malvern Character Area sites due to its corner location and the curved alignment of Westminster Street (approximately 905m² compared to the Gosset Street average of approximately 645 m²). While the proposed on-site density would be increased, I understand that both resultant sites would meet the minimum net site area required for Character Area sites under the Residential Suburban Density Transition Overlay (Rule 8.6.1.r) which the site is also a part of. Although subdivision is not part of this application, the site meets minimum baseline size requirements which is viewed as the planning context in this assessment.
 10. While the two proposed sites are smaller than the Character Area average, I consider that the resulting proposed development pattern is not dissimilar to the other street blocks within the Character Area facing Westminster Street, specifically between Carrington and Jacobs Street, and between Jacobs Street and Roosevelt Avenue. These blocks each include three sites facing Westminster, arranged as two narrower sites and one wider site per street block end (refer *Figure 6* below). Although different from the original pattern, the proposed subdivision grain would be consistent with the existing patterns found in the surrounding context which is true to the original subdivision. I consider this pattern to be not contradictory to the context, despite the potentially subdivided lot sizes being smaller.

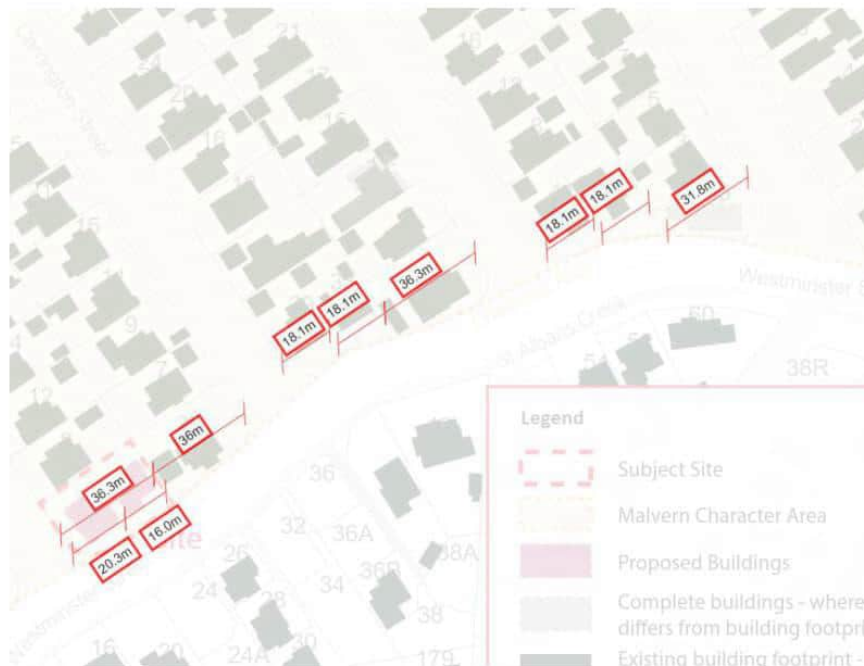


Figure 6: Westminster Street's development pattern

11. Unlike these existing character sites which generally have deeper site lengths, the proposal re-oriens development to use the original site width as depth. This results in a reduction in garden area, and reduces the separation and space for planting between buildings in this part of the character area. However, overall, in relation to this matter, I consider that the proposal adequately replicates the existing pattern, character of Gosset Street and the visual coherence of the area, but I have reservations about the proposed separation distance between the proposed buildings which I discuss further in the following matters under *Site character*.

b. *Street interface*

i. *Whether the development contributes to the coherency and character of the street by:*

- A. *providing a front yard building setback which is consistent with the overall depth and pattern of the character area, and in particular with other sites within the street;*
- B. *recognising the positive contribution of buildings that are representative of the primary characteristics of the area and are proposed to be retained, through a reduction in the front yard building setback;*
- C. *reducing the extent of paved surface on the site and avoiding the location of vehicle access, manoeuvring, parking areas and garaging within the front yard, or where it visually dominates the streetscene;*
- D. *utilising, as a preference, a shared driveway and avoiding co-location of driveways and/or garages to minimise the impacts on the quality of the streetscene;*
- E. *having low height or no fencing on the street frontage or within the front boundary setback; and*
- F. *orientating the building on the site to face the street, with sufficient building frontage to reinforce the street edge.*

12. The existing Gosset Street homes on the eastern side of the street display a consistent front yard setback (refer *Figure 7* below). The proposed development sits closely in alignment with this setback, but slightly forward of this line. Notwithstanding this, the treatment and presence of the front garden remain consistent with the established Gosset Street pattern and is considered a positive character outcome.



Figure 7: Proposed buildings and surrounding building setbacks

13. In contrast, as discussed by the applicant, Westminster Street's buildings do not demonstrate a highly consistent frontage setback. Along Westminster Street, sites at 29, 33,

41, and 45 retain a strong front garden presence due to site configuration and building orientation. At these sites, garages are either accessed from side streets (29 and 41) or located behind the main building (33 and 45), which aligns with recognised character values. The proposal is not consistent with this pattern with the proposed garage proportions, positions and visibility being prominently located facing the street.

14. While the proposal provides some front garden areas to Westminster Street, the inclusion of visually dominant double garages undermines the coherence of the street interface in this character area, in my opinion. As a result, the proposal achieves a reduced consistency of character outcome along Westminster Street relative to the established street interfaces of existing dwellings.
15. While locating driveway crossings and garages off Westminster Street is expected for development on this site, the current design results in a high proportion of the frontage being dedicated to garaging and crossings. In my opinion, this creates insufficient building frontage contributing to the street scene and a visual dominance of garages and hardstand areas.
16. The reduced character interface is therefore a direct result of developing two buildings with double garages on site. While District Plan’s density baseline is a relevant consideration, the resulting effects—particularly visual dominance and uncharacteristic built form—should be mitigated through reducing the visual dominance of garages and hardstand and increasing visual softening with planting. In this context, measures such as reducing garage numbers, visual prominence and size of the garages, or increasing the effectiveness of landscaping are some appropriate mitigation responses.
17. During the consenting process, the applicant amended the gable roof forms above the two garages (refer Figure 8), without relocating the garages. This has reduced their visual prominence to some extent through better integration of the garages with the main body of the house. While the garages remain prominent in both location and proportion, this change is acceptable, in my opinion, in relation to the character of the area when combined with the proposed evergreen landscaping.



18. The frontage treatment otherwise incorporates low fencing and planting, which supports visual connection to the buildings and generally responds to Character Area guidance. Notwithstanding this, I consider that the garages would still be visually apparent but to an acceptable extent along the Westminster Street frontage. This would result in a mixed street interface with an adequate degree of character attributes. The Gosset Street frontage, in contrast, achieves an appropriate and generally positive character outcome, the matter is met on balance.

c. Site character

i. Whether the development complements the residential character and enhances the amenity of the character area by:

- A. providing a balance of open space to buildings across the site consistent with the surrounding sites within the block, and to a lesser extent, the wider area;*
- B. maintaining the extent and scale of vegetation, most importantly trees;*
- C. separating buildings on the site with open space and planting between buildings;*
- D. retaining the front and rear yards for open space and tree and garden planting; and*
- E. ensuring paved areas, fencing and buildings are visually softened through the provision of adjacent planting.*

19. The balance of open space to buildings is reduced, particularly at the rear of the site and between the two proposed buildings. To accommodate two buildings on this corner site, the orientation of the buildings has shifted from a single large north-east facing rear yard to two smaller north-west facing rear yards with a narrow strip of separation between the buildings.

20. While the separation distance between buildings is less than is typical within the Malvern Character Area, when viewed from the Westminster street, the two magnolia trees proposed between the buildings, together with tall hedging, would mitigate the reduced separation in my opinion. The effectiveness of this mitigation is dependent on planting grade and scale, which can be addressed through conditions.

21. The frontage and front garden provision remain largely appropriate, particularly along Gosset Street. The proposed vegetation is appropriate when viewed from the road frontages, with trees and hedges highly visible due to the proposed low fencing.

22. For a two-storey development, the upper-level footprints are smaller than the ground level. As a result, upper-level bulk is recessed and remains relatively appropriate in terms of the balance between built form and the provision of air space.

23. At the rear of the site, an evergreen magnolia (*Magnolia grandiflora* 'Teddy Bear'), green maple, and lemon tree are proposed along the boundaries of the two rear yards. In my opinion, the proposed magnolia tree will provide effective visual softening in time due to its medium to fast growth rate (depending on planting conditions and care), evergreen nature and potential mature height of approximately 5m. In comparison, the green maple and lemon tree proposed within 25 Westminster Street provide limited visual softening effect on the visual bulk created by the closely located proposed buildings. On this basis, the inclusion of an additional evergreen magnolia tree (or similar evergreen tree species) within the proposed rear yards of 25 Westminster Street is recommended.

24. Tall hedges and trees are also proposed around the paved areas. While the extent of paving is notable, I consider that the proposed planting is sufficient to achieve visual softening in this narrow space.

25. Overall, I consider that this matter has been addressed adequately subject to the additional planting of a *Magnolia grandiflora* 'Teddy Bear' tree (or similar evergreen, 5m high tree).

d. *Built character*

i. *Whether the development supports the residential built character values of the character area in regard to:*

- A. *retaining residential buildings built prior to 1945;*
- B. *the scale and form of the building, including the roof form;*
- C. *architectural detailing including features such as verandas, materials, window and front entry design and placement;*
- D. *complementary and compatible building design;*
- E. *the recognition of recorded historic heritage values of adjacent buildings.*

26. I consider that the scale of the proposed two-storey buildings is compatible with character houses in the area. While single-storey dwellings form the dominant character, the Malvern Character Area Guide considers two-storey forms a feature on corner sites, and such forms are evident at street corners of the character area.

27. Existing two-storey character houses in the area typically reduce upper-level bulk through smaller footprints and recessing from ground-level elevations, allowing the upper storey to sit within an overall single-storey form. The proposal adopts a similar approach, and the resulting built form is considered generally complementary to the Character Area.

28. The use of bevel-back weatherboard cladding, bay windows, shingles, and fascia detailing across both houses is consistent with character values. However, the garage design, which forms a visually prominent part of the façade, introduces a more contemporary feature that is less aligned with the Malvern Character Area.

29. The original dwelling on the site, constructed prior to 1945, is not proposed to be retained. I recognise that the proposed Gosset Street façade draws from aspects of the original building, including gabled roof forms, boxed window detailing, and window proportions that maintain a similar relationship to the street (*Figure 9 and 10 below*).



Figure 9: Site's original house's facade facing Gosset Street



West Elevation - 2 Gosset Street

1:100
 04 11/12/2020 RJC/BAI
 03 09/12/2020
 02 09/11/2020 RJC/BAI

Figure 10: New house's facade facing Gosset Street with similar gable proportion (above master bedroom), window proportions and materials.

30. Overall, the built character matter is considered to be met, given the level of architectural detailing, window proportions, and consistent cladding materials, which are compatible with the Malvern Character Area.

For applications not meeting Rule 14A.5.2.15, Residential design principles 2, 5 and 6 of 14A.11.1 are assessed, as per 14A.5.1.3. RD24. The following assessment is in relation to the activity within MRZ, beyond the consideration of the character area.

f. Principle 2: Relationship to the street and public open spaces:

31. The proposed Gosset Street frontage provides positive active engagement through windows and low fence heights facing the street. The existing building at 25 Westminster Street also offers some positive engagement through the ground-level window and entry; however, these are partially recessed behind the garage and overhanging upper level, which reduces their effectiveness. I consider that the proposal has a very positive relationship with Gosset Street

32. Due to the dominance of garaging, limited ground floor windows (including from an opaque ensuite window at the street corner) that would contribute to street activity, I consider that this frontage provides for some but limited engagement with Westminster Street.
33. The retention of front gardens on both frontages remains a positive contribution to liveliness and attractiveness of the street frontages. On balance, I consider that overall, this principle is just adequately met.

i. Principle 5: Integration of access, parking and servicing:

34. Despite the design integration of the garages, driveways and associated landscaping to address the character area matters, these are not in a visually discrete location, inconsistent with the principle. However, each pedestrian access path is legible and separate to the driveways. The proposed driveway addition would consequently increase the crossing frequency, which is not supportive of good pedestrian or cyclist amenity.
35. Visually, the garages and associated driveways dominate the Westminster Street frontage, exacerbated by their capacity to accommodate vehicles parked in front of the garages. As a result, the proposal does not meet this principle.

j. Principle 6: Safety

36. While the garages are positioned in front of the main parts of the proposed houses, they do not fully obstruct sightlines or eliminate passive surveillance. The proposed high proportion of garaged frontages would reduce the opportunity for a good level of engagement and casual surveillance of part of Westminster Street closer to Gosset Street. The ground-level 'Living 2' (as labelled on the architectural drawings) and the upper-level bedroom and study would provide for surveillance.
37. The garage locations do not compromise safety or passive surveillance outcomes along Gosset Street, including from upper-level windows. To support passive surveillance from the ground level at 25 Westminster Street, the front garden hedge should be limited to a height no greater than 1200mm. As the proposed Portuguese laurel would exceed this height at maturity, a condition is recommended to manage planting height, and unobstructed sightlines from the proposed buildings

Urban Design Response to Public Submissions Received

38. Subsequent to having assessed the proposal, the application was notified and submissions were received. I have reviewed these and made the following comments in response. This has also informed some revisions to my initial assessment which I outline below.
39. The submitters' concerns have been grouped and summarised under the following topics.

Balance of open space and building separation

- Loss of the established house-to-garden balance and generous garden separation that contributes to the spacious character.
- Concern that two buildings on one site undermines generous separation, which is a defining characteristic of the Malvern Character Area.

Building scale, height and mass

- Two two-storey buildings are considered not representative of the Character Area and visually out of character.
- Buildings exceed site coverage (confirmed with planner as incorrect assumption)

Building design

- Building design appear out of character
- Roof material and form are not representative of character area values.

Subdivision pattern and site size

- Not in keeping with the original subdivision pattern and the subsequent subdivision pattern create small section sizes that are inconsistent with the character area.
- Subdivision sets precedent in the area.

40. I agree to some extent with submissions that identify a reduction in the sense of generous open space as a character value. The building separation between the two proposed buildings is smaller than the typical character buildings which are often separated by driveways (through to the back of site). With the re-orientation of the lots where the original side yard would become backyards, it is evident that the proposal does not retain the same level of sense of spaciousness. However, equally, I consider a single building with large coverage on the site could also have a similar level of spaciousness and separation between the proposed buildings and the neighbouring sites.
41. In relation to the proposal's separation from neighbouring 8 Gosset Street, it is not dissimilar to its neighbouring context (for example between building on 27 Westminster Street and its northern neighbour). Notwithstanding, while being located at a consistent separation when referring to existing dwellings nearby, the increase in density result in effects including visual dominance, which I have recommended landscaping conditions for in order to make the proposal acceptable.
42. Submissions 17 & 24 show an aerial photograph of the Malvern Character Area with site sizes displayed and the site areas are generally over 600m², with only a single character area site that falls below 500m². On this basis, I agree with the submitter that the proposal is inconsistent with the established large site pattern. I consider retaining the large original site for a single building would be more consistent with the character values of the area. In my opinion, the development grain replicating other blocks of the Westminster Street makes it not entirely out of place from a public viewpoint perspective, from both streets respectively. I also acknowledge that, the two sites are small compared to the rest of the character area, as such, I consider this a finely balanced aspect of the character proposal, but the relevant effects of small sites, such as closer building separation can be managed through appropriate mitigations as discussed previously.
43. Submissions have raised that the subdivision sets precedent for future intensification. I partially agree where larger sites may have the opportunity to subdivide into lots that meet the planning threshold for subdivision within character area. However, I consider that the majority of sites within the Malvern Character Area do not have a site size similar to the subject corner site that can be divided into two lots of this size over 400m², (based on the character subdivision ruleset) other than some corner sites along Westminster Street. However, it does create a precedent for developing in the character area that reduces the level of spaciousness significantly, which is to some extent undermined by the MRZ ruleset (site coverage, recession plane etc.).
44. I am also concerned about the precedent that the double garages set, in combination with the wide driveways within the character area. Including garages positioned in front of the main parts of the dwelling.

45. I partially disagree with submission points about the building scale, height and design. As discussed in the above assessment, two-storey building scale is present in the character area, especially on corner sites (for example: 29 Westminster, 26, 30, 43 Gosset, 24, 30, Malvern, 26, 46, 48 and 50 Jacobs). The two-storey often appear as an addition to the primary single-storey form, and of a smaller footprint, which the proposal is consistent with.
46. In relation to the building design and the roof material, some submissions suggest that any new developments must be fully consistent with the character area materials used. I am of the view that the designs include good architectural attention, using cladding materials, bay window features, window proportions, gable roof forms and shingle detailing, to achieve the level of architectural richness sought in this character area. In my opinion the proposed building designs also present a higher level of consistency than some other Malvern Character Area buildings recently built.
47. I consider the following submission points out of scope of character area assessment and have refrained from commenting.
- a. Amenity impact, individual site privacy and window position – Privacy effect is not considered a part of the character area assessment and therefore out of scope. The assessment matters and the relevant character area design guide do not specify privacy protection for sites.
 - b. Property values
 - c. Demolition of the existing dwelling
 - d. Traffic effects

Conclusion and Recommended Conditions of Consent

48. I consider that the proposal captures most aspects of the guidance and matters of control relevant to the Character Area Overlay.
49. The aspects of the proposal that I consider to be not fully addressed by the proposal are;
- the design and proportion of the garages in relation to the dwellings.
 - the two proposed houses would result in a reduction of the spaciousness between buildings in this character area. (also raised in submissions received).
50. As discussed previously I concluded that in the context of the Character Area Overlay, the applicant has reduced the prominence of the garages through amendments to the roof forms above the garages to better visually integrate these into the building, Furthermore, the proposed tall shrubs and trees would visually soften their appearance to address the effect. On this basis, I recommend that further changes to the location or appearance of the proposed garages does not need to be conditioned.
51. I agree with the submissions that raise the issue of the reduced balance between house and garden and the resulting smaller site sizes, and separation between the proposed buildings. I consider that this would be mitigated by the proposed planting along with recommended conditions.
52. The proposed Gosset Street frontage is considered to make a positive contribution to the Malvern Character Area. Overall, the proposal relies on the strength of the proposed Gosset Street frontage to offset less positive character outcomes elsewhere on the site. To ensure that the development remains appropriately balanced in character terms, the Gosset Street frontage—including landscaping treatment and the proposed building’s relationship to the street, should be implemented as proposed in the landscape and architectural drawings. Some aspects of the landscape plan are not fully specified (hedge species include tall and low hedge) and I recommend a condition of consent to address this.
53. Having regard to the permitted baseline and the Character Area Overlay applying on a controlled activity basis, I recommend the following landscape planting conditions.
- As indicated on Landscape Plan, a proposed ‘Hedge’ species to be located at the street front of the 25 Westminster Street house living room, shall be limited to species that grow to a maximum mature height of 1.2m.
 - All hedge and shrub planting between the proposed buildings and the Gosset Street frontage shall be limited to a maximum mature height of 1.2 metres (excluding trees proposed along the Gosset Street frontage).
 - The proposed evergreen Magnolias on site shall be at least 2m height at the time of planting.
 - An additional *Magnolia grandifolia* ‘Teddy Bear’ tree shall be planted within the backyard of site 25 Westminster Street, planted equal distance away from the shared fence between the two proposed houses as the already proposed Magnolia in 2 Gosset Street’s backyard.

Resource Management Act 1991



Report / decision to determine notification of a resource consent application

(Sections 95A / 95B)

Application number:	RMA/2025/2613
Applicant:	Wenborn Developments Ltd
Site address:	2 Gosset Street and 25 Westminster Street, St. Albans
Legal description:	Lot 43 DP 6614
Zone:	Medium Density Residential
Overlays and map notations:	Liquefaction Management Area Character Area Overlay – Malvern (CA11) Defining building within Residential Heritage Area - Church Property Trustees North St. Albans Subdivision (1923) (HA3) Street Trees (Unique IDs 40930 and 40931)
Road classification:	Local (Gosset & Westminster streets)
Activity status:	Restricted Discretionary
Description of application:	Demolition of a defining building and construction of two residential units with associated landscaping and earthworks

Proposed activity

The proposal is for the demolition of a defined building in a Residential Heritage Area (RHA), the Church Property Trustees North St. Albans Subdivision. The proposal also includes the construction of two dwellings with attached garages on the same site and associated landscaping and earthworks in the Malvern Character Area Overlay.

The purpose of this report is to determine whether the application is processed on a non-notified, limited notified, or publicly notified basis, pursuant to Sections 95A and 95B of the Resource Management Act.

I note that this proposal has been assessed against updated landscape and site plans dating to 11 and 16 December 2025. The applicant has agreed to draft conditions for the purpose of the assessment of effects, which are attached as Appendix 1.

Description of site and existing environment

The application site is on the corners of local roads Westminster and Gosset streets (Figure 1). The site is located within the Malvern Residential Character Area (RCA) and is a defining building within the Church Property Trustees (CPT) North St. Albans Subdivision (1923) RHA (Figure 2 and Figure 3). The surrounding area consists largely of intact properties related to this historic subdivision. Gosset Street, including the site, consists of 6 contributory, 4 neutral, 17 defining, and 1 intrusive building (as shown in Figure 3, below), although 11 Gosset Street, a contributory building is slated for demolition and a rebuild¹.

I conducted a site visit on 28 August 2025 with Council Heritage Advisor, Gareth Wright.

¹ RMA/2025/898 (Council record 25/1082293)



Figure 1. The site (outlined in yellow). Image: CCC, ESRI.



Figure 2. The site (outlined in yellow) and the Malvern Residential Character Area (purple). Image: CCC, ESRI.



Figure 3. The site (indicated by the black arrow) and the CPT North St. Albans Subdivision RHA. Image: Appendix9.3.7.8.2 site contributions map HA3.

Background - RHA and Defining Building

The RHA assessment and dwelling is attached as Appendix 1 to this report. In summary, the RHA was an interwar subdivision by the Anglican Church Property Trust in 1923 to acquire funds for church activities. This is reflected in the names of the streets,

including Gosset Street which was named after Archdeacon Charles Gosset (1851-1923) who served in congregations in Canterbury. The subdivision was characterised by its close location to the Cranford Street tramline.

Over the following decade, the dwellings constructed consisted of timber Californian Bungalow style primarily for middle class householders.

The dwelling at 25 Westminster Street (formerly 2 Gosset Street) is single-storey with a T-shaped footprint and hipped roof forms with bay windows and a glazed entrance porch (Figure 4). The dwelling has timber framing and weather board cladding with a corrugated metal roof. The house has significance associated with the subdivision and represents the 'triumph' of the bungalow style which superseded the villa style in the early 20th century. It is located among a street which retains a high level of authenticity and integrity.



Figure 4. The western facade of the dwelling taken during the site visit by the planner.

Activity status

Christchurch District Plan

The site is zoned **Medium Density Residential** in the Christchurch District Plan.

The proposal requires resource consent for a restricted discretionary activity under the following rules:

Activity status rule	Standard not met	Reason	Matters of control or discretion	Notification clause
7.4.2.3 RD1	7.4.3.7 Access design	Appendix 7.5.7 requires a maximum formed width of 4.5m – 5.2m (2 Gosset Street) and 5m (25 Westminster Street) width proposed. Appendix 7.5.7 requires clear visibility above 1m within a triangle measured for a width of at least 1.5m either side of the entrance, and for a length of at least 1.5m measured from the road boundary. The proposal does not comply as trees, i.e. vegetation higher than 0.5m is proposed.	7.4.4.9 - Vehicle access design 7.4.4.11 – Visibility splay	Must not be limited or publicly notified
8.9.2.3 RD1	8.9.2.1 P1 a. Volume of earthworks	The proposed earthworks will exceed the 20m ³ maximum	Relevant matters of discretion: 8.9.4.1 - Nuisance	8.9.1 a. - Must not be publicly notified

Activity status rule	Standard not met	Reason	Matters of control or discretion	Notification clause
		volume in Table 9 – 143.47m ³ proposed. <u>Note:</u> Earthworks within 1.8m of the building footprint will be covered by Exemption 8.9.3.a.iv. once a building consent has been issued and are not included above.	8.9.4.3 - Land stability 8.9.4.6 – Amenities	
9.3.4.1.3 RD6	-	The proposal is for new buildings in the Church Property Trustees North St. Albans Subdivision (1923) Residential Heritage Area.	9.3.6.4 Matters of discretion for Residential Heritage Areas (excluding Akaroa Township) 14.15.23 Character Area Overlay	No clause
9.3.4.1.3 RD7	-	The proposal involves demolition of a defining building in the Church Property Trustees North St. Albans Subdivision (1923) Residential Heritage Area.	9.3.6.5 Matters of discretion for demolition in Residential Heritage Areas (excluding Akaroa Township) 14.15.23 – Character Area Overlay	No clause
9.4.4.1.3 RD8	9.4.4.1.1 P12 Earthworks within 5m of a street tree	The proposal involves earthworks up to 5m of the two trees species <i>Tilia x europaea</i> (Common Lime) Unique IDs 40930 and 40931 from the base of a street tree greater than 6m high (approximately 16m) that is located within a Character Area Overlay.	8.9.4, matters 1 and 3 9.4.6, matters a-e, g, i-o	No clause
14A.5.3.1.2 C1	-	The proposal entails the erection of new buildings in a Character Area Overlay.	14A.11.21 – Character Area Overlay	Must not be limited or publicly notified
14A.5.3.1.2 C1	14A.5.3.2.5.a.ii – Landscaped areas	The Character Area Overlay requires a 3m landscaping strip along the length of the road boundary – the full length of the road boundary is not landscaped to a depth of 3m – a minimum of 1.3m is proposed.	14A.11.21 – Character Area Overlay	Must not be limited or publicly notified
14A.5.1.3 RD21	14A.5.2.10 Windows to street	The Westminster street-facing facades of both proposed buildings for hinged doors require a minimum of 15% glazing: -25 Westminster Street: 14% proposed -2 Gosset Street: 5% proposed.	14A.11.18 Street-facing glazing	Must not be limited or publicly notified
14A.5.1.3 RD24	14A.5.2.15 Garaging and carport building location	The garages are not set back at least 1.2m further than the façades of the residential units as follows: -25 Westminster Street – the garage extends 1.9m beyond the residential façade. -2 Gosset Street – the garage is set back 0.7m from the façade of the residential unit.	14A.11.1 Residential design principles 2, 5 and 6	Must not be limited or publicly notified

For completeness I note that:

- **Plan Change 13 Heritage:** Decisions have been issued and no appeals were lodged so all provisions are now operative.

Written approvals [Sections 95D and 95E(3)(a)]

No written approvals have been provided with the application.

PUBLIC NOTIFICATION TESTS (Section 95A)

Section 95A sets out the steps that must be followed to determine whether public notification is required:

Step 1: Mandatory notification – section 95A(3)	
Has the applicant requested that the application be publicly notified?	No
Is public notification required under s95C (following a request for further information or commissioning of report)?	No
Is the application made jointly with an application to exchange reserve land?	No

Public notification is not mandatory under this section.

Step 2: If not required by Step 1, notification is precluded if any of the following apply – section 95A(5)	
A rule or NES precludes public notification for all aspects of the application	No
The application is a controlled activity	No
The application is a boundary activity	No

Public notification is not precluded under this section.

Step 3: Notification required in certain circumstances if not precluded by Step 2 – section 95A(8)	
Does a rule or NES require public notification?	No
Will the activity have, or is it likely to have, adverse effects on the environment that are more than minor? (discussed below)	Yes

Assessment of effects on the environment

When assessing whether the adverse effects on the environment will be, or are likely to be, more than minor, any effects on the owners and occupiers of the application site and adjacent properties must be disregarded pursuant to section 95D(a). Accordingly, this part of my assessment focuses on the wider environment beyond the application site and adjacent properties.

As a restricted discretionary activity, the Council's assessment of the effects of this proposal is limited to matters of discretion for the rules breached.

Policy context

The objectives and policies in the District Plan set the context for assessing the effects of the application. I have considered the following objectives and policies:

- Policy 7.2.1.3: Where vehicle access and manoeuvring is compatible with the road classification and which ensures the safety and efficiency of the transport system.
- Policy 8.2.5.2: Where earthworks that avoid more than minor adverse effects on the health and safety of people and property are avoided.
- Policy 9.3.2.2.8(b): Where demolition of a defining building would have no more than a minor effect on the collective heritage values and significant of the heritage area, including its overall integrity and coherence.
- Policy 14A.2.5.1: Where development in residential areas contributes to a high quality environment.
- Policy 14A.2.5.8: Where the special character values of residential areas are maintained and enhanced.

In the context of this planning framework, I consider that the potential effects of the activity relate to the following:

- heritage values;
- residential character, value, and amenity;
- protection of street trees;
- safety of the transport network; and
- nuisance and amenity from earthworks.

Heritage values

I have considered the effects on heritage values from the demolition of a defined building in a RHA and the redevelopment of the site. For completeness, I note that in the District Plan, 'heritage values' are defined as the following:

Heritage values

means the following tangible and intangible attributes which contribute to the significance of
a heritage item or heritage area:

- a. historical and social values;
- b. cultural and spiritual values;
- c. architectural and aesthetic values;
- d. contextual values;
- e. technological and craftsmanship values; and
- f. archaeological and scientific values.

I note that as the demolition and construction of two dwellings are separate matters that these are discussed separately below.

Demolition

I have considered the effects on heritage values from the demolition of a defining building in a RHA. For completeness, the matters of discretion are the following:

- a. *As the primary consideration, the effect of the works on the collective heritage values and significance of the heritage area, including the overall integrity and coherence of the heritage area.*
- b. *Whether the building is a defining building or a contributory building, and the specific contribution the building makes to the significance of the area.*
- c. *The extent to which the physical features of the building or site have been damaged by natural events, and other factors.*
- d. *Whether options for retention and repair have been thoroughly considered, including obtaining conservation advice where necessary, and the technical feasibility and likely costs of those options.*
- e. *The ability to retain the overall heritage values of the building and its contribution category through an alternative proposal.*
- f. *The extent of photographic documentation that will occur prior to, during and on completion of the works.*

The applicant has supplied a Heritage Impact Assessment (HIA) prepared by Wilkie & Bruce Architects dating 11 November 2025, following a request for further information by Council (Council record 25/2335423). In summary, the HIA states the following:

- The individual social history of the building is likely to be of limited interest. The collective history of the RHA can be represented as effectively by other constituent buildings.
- The building is not a noteworthy example of a bungalow as it is relatively modest in scale and appearance and was built in a later phase of bungalow design than most of those within the RHA.
- The RHA has a large number of defining buildings and a sensitively designed replacement can mitigate the loss. The design for the replacement houses respects and reinforces the overall integrity and coherence of the heritage area.
- The site is on a corner and is very visible from Westminster Street when heading northeast. The site deserves a contextual design and the identified positive attributes of the RHA have been included in the design proposal.
- The house was damaged by the Christchurch earthquakes and a structural engineer has confirmed the foundations should have been replaced. While this has not contributed to the deterioration of the house above foundation level, it would be imprudent to alter and upgrade the house without replacing the foundations. The house is in average condition. To simply renovate the existing house with the minimum amount of change would not meet normal modern lifestyle expectations. To renovate this house for a normal modern lifestyle to overcome these deficiencies would require major alterations.
- The house is an average bungalow in a visible location on a quiet street corner. The adjacent houses are better examples of small houses in the Californian bungalow style. With considered architectural design of new houses, the heritage values of the area can be reinforced and enhanced in a way that will contribute to the visual amenity and character of the RHA and act as a catalyst for investment in the area, into both alterations and similar new development.

Council Heritage Advisor, Gareth Wright, has prepared a memo following the HIA supplied by the applicant (Appendix 3).

His comments regarding the demolition are summarised as follows:

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- Mr. Wright disagrees that the loss of this Defining building from the RHA would have a limited impact on the collective heritage values and significance of the RHA as although the bungalow is stylistically different from the majority of other dwellings as it was constructed around a decade later, it is still visibly within the interwar bungalow typology that the RHA sets out to acknowledge and is a well-preserved example of its type. It might be argued that the building is more significant for being one of (and perhaps the only?) example of a 1930s bungalow within the RHA.
- An RHA is defined as a *comprehensive, collective and integrated place* (Policy 9.3.2.2.2). Although it is a requirement of an RHA that it contains a majority of buildings that are of Contributory or Defining importance to the heritage area, it does not necessarily follow that a simple 'majority' is also an acceptable threshold of cumulative loss. Every demolished Defining building ultimately impacts the overall integrity and coherence of an RHA.
- The merits of a new build can be considered in their own right but cannot be considered as mitigation for the loss of a Contributory or Defining building.
- The dwelling is a prominent Defining building in the RHA and as such is of primary importance to the area, establishing its heritage values and significance. Defining buildings need to be retained where possible to maintain RHA heritage values and significance. Level of significance is however, essentially a supporting matter and must be considered in conjunction with the other matters relating to level of damage and ability to repair.
- The foundation damage has not translated to significant damage in the building's superstructure; it would however be imprudent to undertake additional work to the building without repairing the foundations. I note that the Grounded Consultancy engineering report (the only engineering advice provided) does not prescribe foundation replacement; rather it considers that releveling of the existing external concrete strip foundation and 'jacking and packing' of the existing piles is the most appropriate method of addressing the building's foundation issues.
- The applicant argues that the costs of retention are unreasonable to bring the building to contemporary standards of amenity and would be likely to exceed its value (and therefore constitute over-capitalisation). He notes that Council's legal advice - which has been applied to heritage demolition applications since the Canterbury Earthquake Sequence - is that not incurring the costs of repairing a heritage building is not an adverse effect of a demolition proposal, but rather it is a positive effect of the proposal. It can therefore only be considered at s104 stage, not notification stage. A cost estimate for repair only prepared for the previous owner has been appended to the application for indicative purposes.
- He concurs there are alternative strategies and notes the statement on costs and owner preference – observing that preference for a new build is not a germane factor.

Mr. Wright's conclusion is as follows:

The applicant has applied to demolish a Defining building in the CPT North St Albans Subdivision RHA on the basis that the building is unexceptional and unrepresentative, and the costs of mandated repair and desirable upgrade would be unreasonable. I consider that the applicant has not clearly demonstrated that the building is of limited heritage value nor that its loss would not diminish the heritage value of the RHA. Given also that I am unable to factor in the costs of repair or the merits of prospective replacement buildings at this stage of the process, and that owner preference for a new build ostensibly plays a large part in the decision to demolish (and there is no matter of discretion to allow for consideration of this), I consider the effects of the demolition of the Defining building at 25 Westminster Street on the individual heritage values of the site, and the collective heritage values and significance of the heritage area to be more than minor.

For clarification, as stated by Mr. Wright, the assessment matter (9.3.6.5(e)) which considers if the costs to retain the building are unreasonable is not considered until the s104 assessment and is considered to be a positive rather than an adverse effect (Council record 14/1535674). As such, this matter has not been addressed under this report.

Given the differing conclusions reached by the applicant (in the HIA) and the Council Heritage Advisor, I have sought to reconcile the differing advice. In the applicant's HIA, while no level of effects has been stated, the HIA states the dwelling is considered an 'average' bungalow with better examples and was constructed in a later phase than others. In contrast, Mr. Gareth, concludes that the level of effects is more than minor as every loss of a heritage building in an RHA detracts from its overall integrity and coherency. The dwelling itself is prominent, and while constructed at a later period (c.a. 1930s) it could be considered more significant for this uniqueness. As such, the main point of contention is the value of the loss of the building, and the impact on heritage values.

I note that one point of agreement is the prominent location of the dwelling. During the site visit, I observed the dwelling was visible from a considerable distance given its corner location with relatively unimpeded views. In particular, the dwelling was visible on northwest and northeast approaches on Westminster Street and from the intersection with Rutland Street about 100m from the site (Figure 5 and Figure 6).



Figure 5. The site, looking northeast, taken from 16 Westminster Street from the planner.



Figure 6. The site when viewed at the intersection of Westminster and Rutland streets looking east.

Based on my observations during the site visit and in reference to the matters of discretion (a) to (c), keeping in mind that economic matters are not a consideration at the notification stage, I agree with Mr. Gareth's assessment on significance. The removal of a defining building, especially given its prominent location in a relatively intact RHA, will impact the collective heritage values and significance of the heritage area. Its loss cannot be mitigated but could be avoided by retaining the dwelling. The dwelling is a defining building and a well-preserved example of a bungalow related to the subdivision. While a later example of the subdivision (c.a. 1930s), it has importance as telling the progressive story of the subdivision. While the foundations may be damaged, as observed during the site visit, only a few cracks are visible and they are not readily apparent nor diminish from the dwelling's appearance. Overall, the exterior is well-preserved without evidence of extensive damage (Figure 7 and Figure 8).



Figure 7. Western and part of the northern façade of the dwelling.



Figure 8. Northern façade of the dwelling.

I note that the HIA advises that photographic documentation can be undertaken if required. While this would ensure a record of the building is kept, I do not consider it would be mitigation for the loss of a defining building.

Given the above, I accept and adopt Mr Wrigth's assessment and conclusions and consider the effects of the demolition to be more than minor on the wider environment.

Construction of two dwellings

I have also considered the construction of the two dwellings on the site. For completeness, this includes the following matters of discretion under 9.3.6.4, which apply to new buildings, fences and walls and exterior alterations to buildings:

- a. *Whether the proposal is consistent with maintaining or enhancing primarily the collective heritage values and significance of the heritage area, and secondarily the heritage values of the building, fence or wall, in particular having regard to the following matters of discretion where applicable:*
 - i. *the scale, form, mass, rooflines, materials, colour, design, and detailing of the defining buildings and contributory buildings within the heritage area;*
 - ii. *the relationship between elements in the heritage area including the existing pattern of subdivision, pattern of buildings and fencing including height, materials and permeability of fencing and walls, layout and orientation on sites, and setbacks from streets;*
 - iii. *the purpose and extent of earthworks necessary as part of the proposal;*
 - iv. *the extent and scale of vegetation removed, retained or provided;*
 - v. *the impact on public places and the street scene, including avoiding the location of parking areas and garaging within the road boundary setback;*
 - vi. *the impact of the proposal on views to and from the Residential Heritage Area;*
 - vii. *the provision of access and use or adaptive reuse of defining buildings and contributory buildings.*

Council Heritage Advisor, Gareth Wright, has provided advice regarding the new buildings after reviewing the final site plans (Appendix 3). His comments are summarised as follows:

- The two new buildings overtly reference the interwar Arts and Crafts bungalow style in multiple ways – including low-pitched multi-gabled roofs, weatherboard cladding, and shingled and batted gable build-outs. Each building therefore maintains the form, mass, rooflines, materials, design and detailing of the Defining and Contributory buildings in the RHA. The scale is a little larger than majority of buildings in the RHA, but there are equivalents. Colour is not stated.
- The buildings are set in separate landscaped gardens fronted with low hedging and picket or railing fences. A number of existing trees and shrubs are to be retained across both gardens. Vehicle access in each case remains from Westminster Street, which with the low fencing ensures that the corner dwelling maintains the uninterrupted and highly visible frontage to Gosset Street that is characteristic of the existing property. Each building thus maintains the relationship between elements in the RHA including patterns of building (subdivision, layout, orientation and setbacks) and fencing (height, materials and permeability).
- The visibility of this corner site (both to Gosset Street and down Westminster Street from the west) places a responsibility on any new development to clearly represent the values and significance of the RHA that surrounds it. The proposed new buildings achieve this.
- Although I do not consider that a new build provides mitigation for the loss of a defining building, I note that in this case the proposed replacement dwellings – if they were to be built - would maintain the heritage values and significance of the RHA.

I accept and rely upon Mr. Wright's advice, except I note that a colour scheme for the dwellings has been provided on Page 11 of the site plans.

Overall, I consider that the proposed two buildings are consistent with the collective heritage values of the RHA. I consider that while the scale of the buildings are somewhat of a larger scale than other dwellings, the detailing of the buildings are complementary to existing dwellings in the RHA. This includes gabled rooflines, material, including weatherboard cladding and timber shingles, and grey and white colour schemes. In terms of the relationship between other elements, the proposed buildings both have entrances facing Westminster Street with an engaging street frontage with permeable low picket fencing and landscaping. Existing vegetation will be retained, including two Camellia and one Bottlebrush bushes. Additional planting will be provided, which includes three Evergreen Magnolia trees and a Flowering Cherry tree. While parking and garaging is potentially more dominant than anticipated for the RHA, this is somewhat mitigated by the landscaping and architectural detailing along Westminster Street. In wider views, given its prominent corner location at the start of the RHA, the proposed design will overall have a positive impact on the street scene due the high amenity value provided by the landscaping and proposed design which is reminiscent of a 20th century bungalow.

Residential amenity, value, and character

I have considered the residential amenity, value, and character effects of the proposed construction of the two dwellings on the site's location within the Malvern RCA and in the MRZ, noting that the Malvern RCA rules takes precedence over MRZ rules in the District Plan.

Council Urban Designer, Chris Wang, has provided comments based on the plans provided after the request for further information and final site plans provided. These are attached as Appendix 4. His comments are summarised as follows and based on the matters for the Character Area Overlay – 14.15.23 (Council records 25/2400134 and 26/138043):

- *Area context:* Gosset Street has high amenity with dense and mature street trees. The natural character and landscape setting should only be considered appropriate if the street tree is retained and well-protected. The proposal does not result in a significant contrast with the existing subdivision grain. As the original site is of a larger corner site compared to the mid-block sites, the subdivision results in two frontages, which is somewhat consistent with the other street corners nearby in this Character Area (e.g. 29, 33, 41 and 45 Westminster Street). As an outcome, the building footprint is fairly similar to existing houses within the area, while the spacing between the houses is a little tight. Additionally, the site, when viewed from both street frontages, maintains a width that aligns with neighbouring properties. While the increased on-site density reduces the spacing between buildings—making the development read as two closely positioned houses—this is balanced by the scale and recessed upper-level elements, which remain consistent with the character context. Overall, the proposal fits appropriately within the surrounding area pattern.
- *Site character:* As previously noted, the balance between building footprint and open space is reduced due to the smaller lot sizes. The increased evergreen planting between the two dwellings assists in visually separating the built forms from the street view and softening the hardstand areas. The remainder of the frontage treatment, particularly along Gosset Street, aligns well with Character Area expectations.
- *Street interface:* The revised elevation designs reduce the visual prominence of the garages. Previously the gable forms accentuated the garage fronts; the move to hipped roofs is an improvement and helps lessen this dominance. The position of the garage at 25 Westminster remains unchanged and still sits forward of the main building. For 2 Gosset Street, the addition of a small gabled element that brings attention to the building itself—sitting slightly forward of the garage—is a positive refinement compared to the previous design. While noting the two garages still appear

proportionally dominant to the street scene. The proposed landscaping (including tall shrubs and a mix of deciduous and evergreen trees, as previously requested) will help soften views and visually filter the garages. While this does not resolve the underlying issue of the garage dominance — which remains inconsistent with Character Area expectations — the mitigation proposed is likely the most practical solution at this stage.

- *Built character:* The updated plans show changes from bay windows to box windows, along with other minor detailing adjustments. The overall proportions, architectural language, and key elements remain consistent with the established character of the area. The built form continues to be appropriate.
- *Summary:* The proposal is largely consistent with the Character Area guidance. The primary area of inconsistency relates to the garage position and visibility, which remain less than ideal. However, given the controlled activity framework and the limited ability to require design changes by way of conditions — and acknowledging the applicant's reluctance to reposition the garages — the proposed landscaping and architectural refinements provide a reasonable level of visual mitigation. On balance, the development is considered appropriate for the Character Area, with the noted garage-related inconsistencies acknowledged but acceptably managed through secondary measures.

I accept and rely upon Mr. Wang's advice.

In consideration of the above and Council Design Guidance for the Malvern RCA², I consider the proposed construction of the dwellings as follows, discussed under the Character Area Overlay matters of discretion.

Area context

The Malvern RCA anticipates that high levels of street amenity with planting is maintained, particularly along Gosset Street. As discussed in the following section, the proposal will ensure the mature Common Lime tree is protected during works as outlined in the Tree Protection Management Plan (TPMP). While planting at the road boundary is not fully compliant with District Plan standards as the full 3m width is not met, the proposal will retain trees/shrubs and 4 additional trees will be planted at the road boundary. The existing subdivision grain and pattern will be maintained. The current site is 905m², one of the larger for the area, and the proposed subdivision into two lots will and of a similar layout to surrounding properties will reasonably integrate with existing lots. Overall, the proposal will maintain a visual coherence of the area. I consider this matter is met.

Site character and street interface

The balance of open space to buildings is complementary to the surrounding environment. There are generous setbacks from the road boundaries, about 5m and 7m at 25 Westminster Street and 3m (at the corner) to 6m at 2 Gosset Street.

The garage of 25 Westminster Street is in front of the dwelling and the garage at 2 Gosset Street intrudes 0.5m into the required 1.2m setback and the Malvern RCA and the MRZ anticipates garages behind dwellings, in particular at the rear of sections and separate. The applicant has provided commentary on the reasons for the intrusions (Council record 26/137771). The applicant has remarked that the garage at 2 Gosset Street has been moved further back following Council advice. For 25 Westminster Street, the position of the garage is a better use of the site as it allows for a space for a rectangular outdoor living space and is also optimal for the internal family living area. Further, the building's appearance is approved by the garage position which provides visual interest.

For 2 Gosset Street, I consider the intrusion to be acceptable, especially given the proposed landscaping, which includes shrubs and an Evergreen Magnolia tree. Additionally, a low 0.9m high picket fence is proposed which will provide a good visual connection between the building and the street.

For 25 Westminster Street, the position of the garage and the driveway which provides space for vehicles to park potentially dominates the street interface. This is somewhat mitigated by the façade of the dwelling and garage, and the pitch of the roof which extends over both the garage and dwelling which provides a better integration of the garage (Figure 9). Additionally, positive engagement with the street is provided for by the low picket fencing and the entrance to the street with extensive planting which includes several trees, including Evergreen Magnolia trees.

Overall, I consider this matter is partially met.

² <https://ccc.govt.nz/assets/Documents/Consents-and-Licences/resource-consents/Forms/Character-Areas/Malvern-Design-Guide-2019.pdf>



Figure 9. The southern elevation of 25 Westminster Street.

Built character

The proposed buildings, while of a larger scale, has a similar form anticipated for the Malvern RCA. The buildings have incorporated architectural detailing appropriate for the RCA including weatherboard cladding and gabled roofs with shingle. The proposed colours, included muted grey and white will also complement the area. The front entrances face Westminster Street with windows facing the street frontages, including large windows on Gosset Street.

Summary – Character Area Overlay

The proposed new buildings overall meet the Character Area Overlay matters.

Street-facing glazing

For residential units in the Medium Density Residential area, buildings are anticipated to have a minimum of 15 percent glazing on the street facing facades to engage with the street frontage and provide opportunities for passive surveillance. For 25 Westminster Street, the façade is beneath the requirement by 1% and as the glazing is from living areas, including a living room and bedroom, that I consider the effects to be inconsequential compared to a permitted façade. For 2 Gosset Street, the reduced glazing on Westminster Street is compensated for by ample glazing, about 26 percent, along the Gosset Street facing façade from living areas, including two bedrooms and a living room.

Protection of the street trees

Earthworks are proposed within 5m of two Common Lime trees in the road corridor higher than 6m in height and in a character area (unique IDs 40930 and 40931). The applicant has supplied an arboricultural impact assessment (AIA) and tree protection management plan (TPMP) which has been reviewed by Council arborist, John Thornton.

Mr. Thornton's advice is summarised as follows (Appendix 5 for full memo; Council record 26/245924):

- The trees are large examples of the species, being well over the 6m height, i.e. approximately 17m for ID 40930 and ID 40931.
- The Common Lime tree (ID 40931) has very little work within its setback and should be largely unaffected by the work.
- Mr. Thornton agrees with the assessment of the trees and the recommendations and methodology in the AIA and TPMP.
- Mr. Thornton recommends the TPMP is kept on site at all times and all contractors must be aware of the conditions set out within the plan and that all earthworks within the setback is undertaken in accordance with the approved TPMP.
- While there may be temporary minor decline in the condition of the trees, it should be less than minor if the work is done correctly, and any long term damage is unlikely to occur.

Mr. Thornton has recommended conditions to follow the TPMP which the applicant has agreed to should the proposal be granted.

Given the above, I consider the trees will be protected from the earthworks and their integrity and value maintained.

Safety of the transport network

The proposed re-development does not comply with the access width as 2 Gosset Street exceeds the permitted width by 0.7m by 25 Westminster Street by 0.5m and the visibility splays as shown on the site plans include trees which would exceed 0.5m in height when they reach maturity. I consider that the accesses will be safe and the effects less than minor. I consider

this as Westminster Street is a local road with a posted low speed limit in a residential neighbourhood. Sightlines, even with the proposed vegetation will be good for both occupants and pedestrians on the adjacent footpath and the formed road is relatively wide, about 12m.

Earthworks – nuisance and amenity

Earthworks exceed the 20m³ by approximately 124m³ outside of the building footprint. The applicant has agreed that should the consent be granted that the Council standard earthworks conditions to manage amenity and nuisance effects related to dust and sediment and traffic movements will be followed. As such, these conditions form part of the application and can be taken into account when determining the scale of effects (either on the wider environment or any affected persons).

In addition, as shown in Figure 9, the filling near the boundaries is minimal and will not create potential overlooking and privacy issues for neighbouring properties.

Given this, I consider the effects to be less than minor.



Figure 10. Amended site plan showing the change in site levels from earthworks in red.

Summary and conclusion

While I acknowledge the proposed new buildings are sympathetic to both the residential heritage area and residential character area, the new buildings cannot mitigate for the loss of the heritage values associated with the defining building. I consider the effects on the wider environment from the demolition to be more than minor.

Step 4: Relevant to all applications that don't already require notification – section 95A(9)

Do special circumstances exist that warrant the application being publicly notified?	No
--	----

Conclusion on public notification

Having evaluated the application against the provisions of section 95A, my conclusion is that the application **must be publicly notified**.

Limited notification of affected persons - section 95B

While the application will be publicly notified, I have also considered affected persons under Regulation 10(2)(a) of the Resource Management (Forms, Fees, and Procedure) Regulations 2003 to determine who is an affected person who must be served notice (Figure 11).

In regard to the demolition of a defining dwelling in a RHA, I consider that the owners and occupants in close proximity to the site impacted the most, to an at least minor degree. These include the owners and occupants of the properties south of the

site, i.e. 16, 20, 24, 24A, 26, 28, 30, and Westminster Street. I also consider that the immediate adjacent properties, i.e. 8 and 9 Gosset Street and 12 Rutland Street, the Rutland Street Church.



Figure 11. The site (outlined in yellow) and the surrounding properties.

In addition, I consider that as the applicant has accepted conditions for earthworks and earthworks near street trees that the nuisance and amenity effects will be mitigated and the street trees will be protected. As such, I consider that the owners and occupants of the neighbouring properties will not be adversely affected by the proposed earthworks activity.

RECOMMENDATION

That, for the reasons outlined above, the application **be publicly notified** in accordance with section 95A of the Resource Management Act 1991 (the Act).

Reported and recommended by: Shana Dooley, Planner Level 2

Date: 10 February 2026

Reviewed by: Ruth Markham-Short, Senior Planner

Date: 10 February 2026

Decision

In coming to the following decision, I have reviewed the application and supporting information, together with the s.95 report prepared by Ms Dooley and the technical advice she relies on. I have also reviewed the relevant provisions of the Christchurch District Plan.

I have carefully considered the matters in contention raised in the evidence before me.

Overall, I agree with Ms Dooley's assessment and recommendation that the application be publicly notified. In particular, I agree with the evidence that the demolition of a defining building within a relatively intact Residential Heritage Area will have adverse effects on the collective heritage values and overall integrity of that area that are more than minor. I also agree with the position that the cost of repair is not a matter to be weighed at the notification stage. While there is general agreement between the parties that the proposed replacement dwellings will be sympathetic in design, this does not mitigate the permanent loss of the heritage values associated with the removal of a defining building.

For the reasons detailed above, I find that adverse effects on the wider environment from the demolition of a defining building will be more than minor. Accordingly, I record that the application be **publicly notified** in accordance with s.95A of the Act.

Commissioner:

Name: Commissioner O'Connell

Signature:



Date: 12 February 2026

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923)
RESIDENTIAL HERITAGE AREA RECORD FORM

Location



Please refer to the District Plan for the most up to date mapping for the area.

Comprised of the houses and park situated in Gosset, Carrington and Jacobs Streets, and parts of Malvern, Rutland, and Westminster Streets, Roosevelt Avenue and Innes Road.

Summary of Current Heritage Protection and Recognition:

There are no Heritage New Zealand Pouhere Taonga listed historic places within this area, nor are any of the buildings or structures individually scheduled as heritage items in the Christchurch District Plan.

Christchurch District Plan Zoning

The Heritage Area (HA) is zoned Residential Suburban Density Transition (RSDT) in the Christchurch District Plan, with the exception of Malvern Park, which is zoned Open Space Metropolitan Facilities and Open Space Community Parks. Most of the properties are located within Character Area Overlay 11 in the operative plan, with the exception of those fronting Rutland Street, between Malvern and Westminster Streets. [CA 11 also takes in the east side of Roosevelt Avenue between Malvern and Westminster Streets, which is not included in the HA.¹]

¹ The block formed by Malvern, Courtenay [Roosevelt], Dee and Cranford Streets, as well as the east side of Cranford Street between Dee and Malvern Streets, was subdivided by the CPT in 1929.

Summary of Heritage Values

This Heritage Area, comprising 113 houses, a church and a local park, represents the development of an interwar 'bungalow' suburb in St Albans.

The HA is located within a basin formed by the Pūharakekenui-Styx River in the north and Ōtākaro-Avon River in the south. The former was an 'important kāinga mahinga kai (food-gathering place) for the local Ngāi Tahu hapū of Ngāi Tūāhuriri' and the latter was an 'important part of the interconnected network of traditional travel routes, particularly as an access route through the swampy marshlands of Christchurch'.² Set aside as endowment land for the Anglican Church, Rural Section 324 was leased in the later 19th century for farming, market gardening and as a cricket ground. The enabling residential subdivision was undertaken by the Anglican Church Property Trustees (CPT) in 1923 to provide funds for church activities. The land parcel was then built up over the following decade to provide middle-class housing close to the Cranford Street tramline and the central city. The CPT gifted or sold the land for Malvern (Rugby) Park and the street names reflect the historic origins of the development.

The houses within this area are typically California Bungalow style dwellings that retain a high level of integrity and authenticity. Predominantly single-storey houses of timber construction, the houses in the HA were built to address the street and sited to accommodate driveways and garaging for privately owned vehicles. Early householders were civil servants, tradesmen, and members of the professional and managerial classes.

The subdivision is framed by the curvilinear form of Westminster Street, which follows the path of St Albans Creek, and the bipartite rectangular form of Malvern (Rugby) Park.



² <https://www.kahurumanu.co.nz/atlas>

Aerial view of heritage area in c.1940. Canterbury Maps.

History of Subdivision and Development

The land that was subdivided by the Anglican Church Property Trustees in 1923 lies within the basin that is delineated by Pūharakekenui-Styx River in the north and Ōtākaro-Avon River in the south. The former was an 'important kāinga mahinga kai (food-gathering place) for the local Ngāi Tahu hapū of Ngāi Tūāhuriri' and the latter was an 'important part of the interconnected network of traditional travel routes, particularly as an access route through the swampy marshlands of Christchurch'.³ Smaller waterways running through the basin, including St Albans Creek which determines the shape of the southern boundary of the HA, are a reminder of the natural and cultural landscape over which the modern city was developed.

Following the Canterbury Association survey of Christchurch in 1850, Rural Section 324 was set aside as endowment land for the Anglican Church. Within what was to become the Borough of St Albans, the CPT held several rural sections in addition to the 100 acres of RS 324; RS 324A consisted of 50 acres, whilst 243F and 243B comprised 100 acres each. According to the Federation of University Women Canterbury Branch's local history of St Albans, the 'Church held onto its rural sections until much of the land around had been developed. The slow subdivision of these Church lands in St Albans, it was believed, greatly impeded the growth of the district for many years'.⁴

The church's holdings did not remain entirely undeveloped, however. RS 324 was leased for agricultural use to local farmers, including George Dickinson (see below), some roads were put through and, thanks to Dickinson's efforts, in c.1880 St Albans Cricket Ground was located on the site of what is now Malvern Park. Between 1884 and 1895 nurseryman Thomas Abbott of Exeter Nurseries ran part of the biggest nursery in the province on land leased from the CPT in what is now the HA. It appears that Abbott may have taken over the Chinese market gardens on Rural Section 324 that were accessed from Chinaman's Road (later Rutland Street). The lease of these 'thoroughly stocked gardens' was for sale in January 1884, having apparently been sub-leased from George Dickinson by Lee Tung Cheon, Ma Chin Lung, Lee Tow and Gee Won.⁵



Advertisement for Exeter Nurseries, The Southern Provinces Almanac, Directory, Diary and

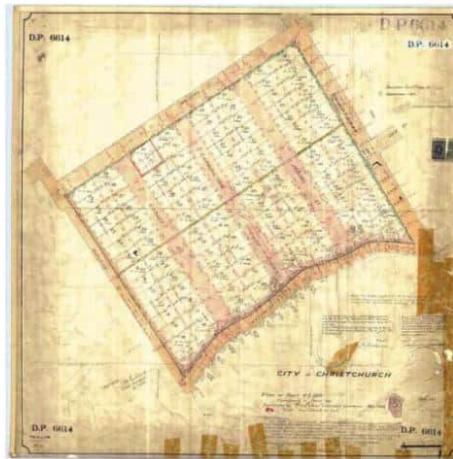
³ <https://www.kahurumanu.co.nz/atlas>

⁴ NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs*, p. 17.

⁵ *Press* 2 January 1884, p. 4.

Year-Book for 1890, CanterburyStories.

As it was drawn up for the CPT in 1923, Deposit Plan 6614 created 116 residential lots and three new streets. Five years later, DP 9421 formalised the dimensions of the parkland that the CPT had set aside on the northern side of Malvern Street. This action not only maintained the historic sporting use of the land and finally realised St Albans Borough Council's ambition to acquire part of RS 324 for use as a recreation reserve, but it also, according to the trustees, created a more desirable recreation space within their overall land holdings, rather than surveying a number of smaller pocket parks each time they undertook a subdivision. The CPT had previously gifted the eastern half of what is now Malvern Park to the Christchurch City Council in 1922; initially the council had first right of refusal to buy the western portion. After the council decided that the purchase price was too high, the Canterbury Rugby Union purchased the western parcel from the CPT in 1926; it was officially opened as Rugby Park on 26 July 1929.



Plan of Part Rural Section 324; DP 6614, dated May 1923. LINZ.



CPT North St Albans Subdivision (1923) Residential Heritage Area

4

Plan of Part RS 324 on behalf of the Church Property Trustees, dated June 1928. LINZ.

The first of several auctions of the house lots within the new subdivision was held on 30 May 1923; the *Wise's Post Office Directory* of 1926 indicates that the first tranche of houses were by then in occupation. In March of the same year the city council agreed to erect street lights 'at the junction of Malvern street with Gosset, Carrington and Jacobs streets'; lights at the Westminster Street end of all three streets, as well as Courtenay Street, had been approved in December 1924.⁶ The subdivision was close to the terminus of the Cranford Street tramline (1910) but the house lots were also of sufficient width to allow residents to build a driveway and garage if they owned their own car. The opening of a Mission Church in Courtenay Street in 1928 signifies both the increasing residential density of the area and an ongoing connection with the Anglican Church.

In the early years of the new subdivision the head of the household was generally a man who might be a tradesman, civil servant, manager or travelling salesman. Retired Baptist minister the Rev John Takle and his wife Maude moved into 34 Jacobs Street in 1926 and in the same year 30 Carrington Street was the home of Grace and Arthur McSherry, a government employee. One of the few two-storey houses in the area (29 Westminster Street) was the home of Ethel Sheate, a widow, from c.1925 and teacher Walter Robinson lived at 27 Gosset Street with his wife Irene in 1930. It seems likely that builders Frederick Wilkinson (11 Gosset Street) and William Newman (16 Malvern Street) built their own homes and others in the subdivision.

As is to be expected in the later 1920s and early 1930s, the California Bungalow style was favoured for the houses in the new subdivision. In the first two decades of the 20th century the bungalow gradually usurped the villa as the predominant housing style for middle class home builders and buyers. The impact of the 'bungalow craze', as some commentators put it, was evident in the greater emphasis on horizontality brought about by a lower roof pitch than the villa, as well as the use of timber shingles, casement and fanlight type windows and a more open floor plan. These were houses designed to accommodate the labour-saving efficiencies brought about by electrical power and lighting and intended to promote a less formal and more 'natural' lifestyle than the villas of the Victorian and Edwardian eras.



Floor plan and principal elevation of a typical bungalow. *Te Ara The Encyclopedia of New Zealand*.

⁶ Press 20 March 1926, p. 9.

By the late 1930s some homeowners were already undertaking renovations to their bungalows, typically creating additional floor space in the roof that was then lit by dormer windows. At the same time the Canterbury Rugby Union erected the first major building, a grandstand, on Rugby Park. Since the Canterbury Earthquakes the park has seen further building works, which share the site with the 1929 CRU Jubilee entrance gates that overlook the intersection of Rutland and Malvern Streets. Relatively unchanged since the mid-20th century, the subdivision's bungalows display little sign of the impact the earthquakes have had upon the city.

PRELIMINARY NOTICE.

IMPORTANT AUCTION SALE.

116 CHOICE BUILDING SECTIONS.

WEDNESDAY NIGHT, MAY 29th,
AT 7 P.M.

ON ACCOUNT OF THE CHURCH
PROPERTY TRUSTEES.

IN OUR LAND SALE ROOMS, CORNER
CASHIEL AND MANCHESTER STREETS.

THE SECTIONS HAVE FRONTAGES TO
WESTMINSTER STREET, RUTLAND
STREET, MALVERN STREET, AND
COURTENAY STREET, ST. ALBANS,
AND FRONTAGES TO THE THREE
NEW STREETS, namely, GOSSET
STREET, CARRINGTON STREET AND
JACOBS STREET, with concrete channelling
and wide footpaths, asphalted.

The Western End of the Block is close
to St. Albans street, and the Eastern End is
within two minutes of the Camford street
tram terminus.

ALL THE SECTIONS HAVE LIBERAL
FRONTAGES AND ARE VERY LEVEL.
BEAUTIFUL GARDEN SOIL, WILL
GROW ANYTHING, WELL DRAINED
H.P. WATER SUPPLY, GAS AND ELEC-
TRIC LIGHT WILL BE AVAILABLE.
VERY EASY TERMS OF PAYMENT,
namely 10 per cent. deposit, 10 per cent. in
three months, 5 per cent. in six months, and
the balance in five years, interest at 6 per
cent., with the right to pay off at any
earlier date.

PLANS WILL BE AVAILABLE EARLY
NEXT WEEK AND CAN BE OBTAINED
ON APPLICATION TO THE JOINT
AGENTS—

H. S. RICHARDS and SON, 162 Hereford
street.

CHARLES CLARK, 100 Hereford street.

JONES, McCROSSTIE COMPANY, LTD.,
Auctioneers, Corner of Cashiel and
Manchester streets. 2123

Auction notice for the sale of the new subdivisions. Press 5 May 1923, p. 20. PapersPast.

Historic Names and Uses

Gosset Street is named after Archdeacon Charles Gosset (1851-1923), who served a number of Anglican congregations in Canterbury, including those of Woolston (1891-1902) and Merivale (1902-15), and was also an Archdeacon of Christchurch.

In keeping with the Anglican church theme of street naming in the 1923 subdivision, Carrington Street was named for the Very Reverend Charles Carrington (1859-1941), who was the Dean of Christchurch Cathedral between 1913 and 1927.

Dean Henry Jacobs (1824-1901) was the first headmaster of Christ's College, hence the naming of both Jacobs House at the College and Jacobs Street.

Between 1888 and 1909 Malvern Street was known as Tay Street, after the Tay River in Scotland. It was renamed for a town in Worcestershire in England.

Known variously as Chinaman's Lane/Road, Churchill Street and Church Road before 1904, Rutland Street was named for John Rutland (1825-97), a builder. The earliest street names appear to be a reference to the Chinese market gardeners who developed part of RS 324 in the early 1880s.

Westminster Street, formerly Green's Lane/Road and part of Shirley Road, was named for the City of Westminster in London, England, in 1909.

In 1947 that portion of Courtenay Street between Innes Road and Westminster Street was renamed Roosevelt Avenue in honour of US President Franklin D Roosevelt who had died two years earlier. Courtenay Street, formerly Grafton Street, was named in 1904 and thus appears on early survey plans for the CPT's 1923 North St Albans subdivision.

Innes Road did not appear in the Christchurch street directories until 1887 but is named for David Innes (1830-65), an early Canterbury settler and runholder who bought Benjamin Wyatt's 'Springfield Estate' in St Albans in 1859.

Malvern Park takes its name from the street on its southern boundary (see above); it is also known as Rugby Park in light of its part-ownership and use by the Canterbury Rugby Union since the late 1920s.

Distinctive Physical Characteristics

- The new streets created in 1923 (Gosset, Carrington and Jacobs) are aligned on a north-west to south-east axis, meeting Malvern Street in the north and Westminster Street in the south. The latter follows the curvilinear form of St Albans Creek.
- Innes Road is a major arterial route within the city's roading network; Rutland Street has traffic calming features and dedicated cycleways on both side of the carriageway. The new streets are narrower roadways with grassed berms and, particularly in Gosset Street, street trees.
- Most of the houses are in the California Bungalow style, which has been sympathetically referenced where houses have been enlarged. A consistent setback creates a sense of uniformity in the streetscapes, which is leavened by the individual detailing of each house.
- Timber and corrugated metal are the predominant building materials, used both for their structural qualities and to achieve variety in texture and detailing. Roofs are

typically low pitched hipped or gabled in form, with cross-gables, bay windows and sunhoods emphasising the horizontality of the bungalow style.

- Fencing varies but generally maintains the openness of the lots to the public domain. Low- and medium-height hedging, boundary walls and picket fences are generally in sympathy with character of the houses. Where front yard garages have been built these are also largely in keeping with the materials and styling of the house they serve.
- On the flat terrain of St Albans the views within the area tend to be of the immediate environment. Views into and across Malvern Park characterise the northern portion of the area; glimpses of the Port Hills can be seen looking south on the north-west/south-east aligned streets. The park, street trees and grassed berms create the appearance of a well-established suburban neighbourhood, in conjunction with the individual houses and their garden settings.



Bungalows in Gosset Street. A McEwan, 13 October 2021.

The Significance of the Area to the Heritage of Christchurch

The historic heritage significance of this area lies in its **historical and social** value as a 'bungalow suburb' that was developed in the later 1920s and early 1930s following its subdivision by the Anglican Church Property Trustees in 1923. **Cultural** value can be attributed to the area as a demonstration of the way of life of a cohort of Christchurch residents between the world wars, as well as in the local churches and memorial gateway at Rugby Park. The area's **architectural and aesthetic** value arises from the high level of authenticity and integrity that has been retained in its California Bungalow style single-family homes. The **craftsmanship** values embodied in this area are indicative of the good quality of inter-war housing construction, some of it undertaken by builders who lived and worked in the area. **Contextual** values of note relate to the relationship of the buildings to one another and to the park that was integral to the original subdivision. **Archaeological** values may arise from the agricultural and sporting activities undertaken in the area in the later 19th and early 20th centuries, in addition to the potential to discover more about interwar building practices and lifestyles.

Historical/Social

As an inter-war 'bungalow suburb', the HA is associated with the residential development of the city during the interwar period, as well as the Anglican Church's 20th century activity as a landowner and developer. The area is associated with the men and women who made

their home in this new St Albans housing subdivision in the later 1920s and early 1930s. They contributed their labour to the city as office workers, civil servants, tradesmen and commercial travellers and participated in the social life of their community.

The HA was developed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Malvern Park had a long history of sporting use before it was acquired by the city and rugby union and the creation of a Mission Room in Courtenay Street in 1928 was evidence of a continued link with the Anglican Church even after the subdivision had been completed.

Cultural/Spiritual

The HA has cultural value as a demonstration of the way of life of a cohort of middle-class Christchurch residents during the interwar period. The area has been esteemed as an area of special character for many years and also has a notable association with the sporting life of the city. The presence of two churches, one just outside the area, and a memorial gateway at the entrance to Rugby Park also demonstrates the cultural values of the area.

Architectural/Aesthetic

The HA has architectural and aesthetic value as an interwar suburban development that retains a high level of authenticity and integrity in its California Bungalow style homes. The area demonstrates the popularity of the California Bungalow style for middle-class housing by the 1920s and its 'triumph' over the villa style of the Victoria and Edwardian eras.

Builders, rather than architects, are associated with the design and construction of bungalows around New Zealand during the inter-war period. Bungalow clients often selected their house from a pattern book of designs; such books offering a variety of plan forms, façade compositions and timber details, so that clients could create a degree of individuality within the set norms of the bungalow style. Several builders appear to have built their own homes in the area and it seems likely that they may have built others too.

Technological / Craftsmanship

The craftsmanship value of the houses in this area is generally typical of the period in which they were built. The individual houses demonstrate the materials and methods used in the interwar period to create new homes of good quality and pleasing aesthetics. The majority of the houses are built from timber, for framing, cladding and decorative detailing, and corrugated metal and therefore follow the vernacular pattern of housing in New Zealand since colonial settlement.

Contextual

The contribution this area makes to the city's environmental values arises from its established character and the high level of authenticity and integrity that its houses have retained. On a flat site with few pre-existing features, it is the linear disposition of the streets, with their grassed berms and street trees, that principally establish the area's landscape and contextual values.

Each house is set back from the street, creating a sense of uniformity within the streetscape, and as a group the houses demonstrate a high level of consistency in form, styling and detailing. The absence of infill housing and modern development means that the area strongly expresses its interwar design origins.

Malvern Park also makes a notable contribution to the contextual and landscape heritage values of the area, particularly as the northern terminus of Gosset, Carrington and Jacobs

Streets. The buildings that stand on the south corner of the park obscure longer views from Gosset Street but also embody the area's long association with sport, especially rugby.

Archaeological

Although development of the HA post-dates 1900, the area may possess potential archaeological values relating to the historic use of the area by Maori and the colonial use of the land by the CPT and its lessees, whether as agricultural land or for recreational purposes.

In December 1897 it was reported that the CPT had resumed possession of the grounds of the St Albans Cricket Club, which was located on that part of Rural Section 324 which is now Rugby Park. At the time the land was leased to Messrs Dickinson, Mann, Bonnington and Hirst.⁷ George Dickinson, who also owned RS 252, was a successful dairy farmer and skilled cricket player who named St Albans in memory of his cousin Harriet Mellon, Duchess of St Albans. Prior to 1900 another part of the CPT plot was in use as a nursery by Thomas Abbott's Exeter Nursery; earlier still it may have been the site of a Chinese market garden adjacent to what is now Rutland Street.

The HA also has the potential to reveal evidence about its interwar development, particularly in relation to contemporary housing construction, landscaping and garden practices.

Principal References

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

'Christchurch Street and Place Names', available at <http://christchurchcitylibraries.com/Heritage/PlaceNames/>

Ngāi Tahu Atlas *Kā Huru Manu*; available at <https://www.kahurumanu.co.nz/atlas>

'Suburbs' *Te Ara The Encyclopedia of New Zealand*; available at <https://teara.govt.nz/en/suburbs>

Dr John Wilson 'Contextual Historical Overview for Christchurch City', CCC, 2013.

REPORT COMPLETED 5 December 2021

AUTHOR Dr Ann McEwan / Heritage Consultancy Services

⁷ Press 22 December 1897, p. 3.

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 2 Gosset Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1937

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and hipped roof forms. Principal, west-facing elevation has half-hipped bay with battened end, two bay windows with flat roofs, and glazed entrance porch. Half-hipped bay with bay window repeated on south elevation. Casement-and-fanlight type fenestration; picket fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Gosset Street; the property is bounded by Westminster Street to the south. Access to stand-alone garage off Westminster Street.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Mrs Mary Heatley appears to have been the first occupant of this house.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.
<http://christchurchcitylibraries.com/Heritage/PlaceNames/>
<https://www.kahurumanu.co.nz/atlas>
<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

Application for Resource Consent: Land Use

Resource Management Act 1991 – Form 9

Submit this form online at: onlineservices.ccc.govt.nz; or

Email to: resourceconsentapplications@ccc.govt.nz; or

Deliver to: Resource Consents Unit, Christchurch City Council, 53 Hereford Street, Christchurch; or

Send to: Resource Consents Unit, Christchurch City Council, PO Box 73013, Christchurch Mail Centre, Christchurch, 8154

For enquiries phone: (03) 941 8999 or email DutyPlanner@ccc.govt.nz

About this form

This form is used to apply for a land use consent under Section 88 of the Resource Management Act 1991. It must be accompanied by plans and other supporting information.

A deposit must be paid before processing will commence (refer to the Resource Management [Fee Schedule](#)). We will issue an invoice when the application has been received.

Applications are checked for completeness prior to acceptance. Please ensure that you have compiled your documents carefully to avoid delays accepting your application. A checklist is included at the end of this form.

Please also refer to the important information contained in Sections 13 and 14 of this form.

1. Pre-application advice

Have you had a pre-application meeting or discussions with any Council staff about this proposal?

☒ Yes

☐ No

If yes, what was the name of the planner or other staff member(s)?

Gareth Wright & Chris Wang

Date of pre-application meeting / advice (if applicable):

12 June 2025

Pre-application reference number:

NA

2. Application site

Street address:

25 Westminster Street, St Albans

Legal description:

Lot 3 Deposited Plan 6614

☐

I have provided a Record of Title less than 3 months old, including a copy of any consent notice, covenant or other encumbrance to which the Council is a party. Note: These can be obtained from Land Information New Zealand:

<https://www.linz.govt.nz/land/land-records/order-copy-land-record/land-record-order-form>

OR

☒

If it is needed for the processing of this application, I request that the Council obtain the Record of Title and any relevant encumbrances from Land Information New Zealand.

Full name and postal address of each owner and occupier of the application site (if different to the applicant):

Andrew David Wenborn (occupier)
 25 Westminster Street
 St Albans
 Christchurch 8014

3. Applicant

Please note that the applicant is responsible for the fees associated with this application, unless specified otherwise in Section 5. Where there is an agent, it is the Council's practice to communicate with both the agent and the applicant.

Full name (including middle name):

OR

Registered Company / Trust /

Organisation name:

Wenborn Developments Ltd

Contact person / Trustee names:

Andrew David Wenborn

Landline:

NA

Mobile :

+64 27 4323132

Email:

andrew@wenborn.co.nz

Postal Address:

The applicant is the: ☒ Owner ☒ Occupier ☐ Lessee ☐ Prospective purchaser of the application site

☐ Other (please specify):

4. Agent

Name of agent: Landline:

Name of firm: Mobile:

Email:

Postal Address:

5. Invoicing details

All consent-related invoices are to be made out to:

☒ Applicant (Their full details must be provided in section 3 above)

☐ Agent

☐ Existing 'on-account' customer

Account customer name:

☐ Other (specify below)

Name:

Email:

Postal Address:

Note: Any refunds will be paid to the receipted name.

6. Description of proposal

Describe the proposed activity to be carried out on the site (e.g. to build a new dwelling with attached garage):

- Demolish a single storey bungalow in the Malvern Character Area
- Subdivide the 905 square metre site and build two freestanding houses with attached garages.

7. Rules not complied with

The overall activity status under the District Plan / NES is:

☐ Controlled

☐ Restricted discretionary

☐ Discretionary

☐ Non-complying

List all the areas of non-compliance with the rules in the [Christchurch District Plan](#) and any relevant National Environmental Standard:
(use additional pages if necessary)

Refer to the attached table for the relevant rule numbers for control of residential development in the Malvern Character Area Overlay and the North St Albans RHA.

Recession Planes
Volume of Soil Disturbance
Site Coverage
Window Obscuration

Rule 14.16.2
N/A Site is not in and FMA or on the LLUR as a HAIL
Rule 14.4.2.4 ai
Rule 14.4.2.8

Will the proposed activity involve removal of more than 5m ³ of soil (per 500m ² of disturbed area) from the site?	☐ Yes	☐ No
Volume of soil removal:		
Does the application involve changing the use of the land to one which, because the land has been subject to a HAIL activity, is reasonably likely to harm human health? (e.g. service station to office, orchard to residential)	☐ Yes	☐ No
Does the application involve removing or replacing a fuel storage system or parts of it?	☐ Yes	☐ No
Does the application involve subdivision of the land?	☐ Yes	☐ No
If the answer to any of the above activity questions is also YES, then the NES <u>will</u> apply. • Soil disturbance or removal exceeding the specified volumes requires resource consent. • Changing the land use or subdividing the land will require resource consent if the permitted activity requirements of the NES are not complied with. These include provision of a Preliminary Site Investigation carried out by a suitably qualified and experienced practitioner. • Removal or replacement of a fuel storage system will require consent if the permitted activity requirements of the NES are not complied with.		
Does the proposed activity require resource consent under the NES?	☐ Yes	☐ No
If the answer is YES, an assessment of the application under the NES must be provided as part of your Assessment of Effects on the Environment (refer Section 10 above). A Detailed Site Investigation may be required.		

10. Other applications

Resource consents: Have you applied for or obtained any other resource consents for this project from the Christchurch City Council or Environment Canterbury?	☐ Yes	☒ No
If yes, what type of consent and the application number?		
Building consent: Have you applied for a Project Information Memorandum (PIM) or a building consent for this project?	☐ Yes	☒ No
If yes, what is the BCN number?		

11. Development Contributions

The following information is required for assessment of levies under the Council's [Development Contributions Policy](#).

Gross floor area means the total internal floor area of a building, measured from the exterior faces of the exterior walls, or from the centre line of a shared wall separating two buildings or tenancies, including mezzanine floors and internal balconies, plus garaging and potentially habitable accessory buildings.

Impervious surface area means the area of a lot that is covered by a hard surface that does not allow water to penetrate to ground and therefore must have drainage to allow water to be removed from the site. This includes all areas of impervious surfaces as defined in the Christchurch District Plan, and also includes roof area and any areas that are or will be compacted gravel.

Residential development

The use of land or buildings for living accommodation purposes including residential units, serviced apartments and unit/strata development, and short-term visitor accommodation in a residential unit, but excluding retirement villages and travellers' accommodation such as hotels, motels and hostels.

Existing number of residential units:	1					
Number of existing residential units to be demolished or removed:	1	Demolition / removal date: Late 2025				
Number of proposed residential units:	2					
Gross floor area (m ²) of each proposed residential unit:	<table border="1"> <tr> <td>2 Gosset Street</td> <td>229m²</td> </tr> <tr> <td>25 Westminster Street</td> <td>258m²</td> </tr> </table>		2 Gosset Street	229m ²	25 Westminster Street	258m ²
2 Gosset Street	229m ²					
25 Westminster Street	258m ²					
Will there be two or more attached residential units on the site?	☐ Yes	☒ No				
If Yes, what is the proposed impervious surface area (m ²), including the area of roofs and hard surfaces:	-	m ²				

8. Assessment of Effects

Assessment of any effects on the environment in accordance with Schedule 4 of the Resource Management Act 1991.

Please make sure your assessment covers all the matters of discretion or control in the [District Plan](#) and NES for the rules breached / triggered.

This section MUST be completed to a level of detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment (use additional pages if necessary).

Refer to the attached document for:

Heritage

- Condition Assessment
- Scope of Repairs
- Heritage Impact Assessment

- Assessment of Effects
- Other Relevant Matters

9. National Environment Standard (NES)

This section relates to the [National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health](#) (NES).

The NES includes regulations controlling soil disturbance, change of use, subdivision and removal/replacement of fuel storage systems on properties which have been used either now or in the past for a hazardous activity or industry (known as HAIL) that may have resulted in contamination of the soil.

Please answer the following questions to determine whether the NES applies to your proposal.

Is the application site listed on Environment Canterbury's Listed Land Use Register (LLUR)?

www.llur.ecan.govt.nz. If YES, please include a copy of the LLUR statement with your application.

☐ Yes

☒ No

If the site is not listed on the LLUR, is an activity described on the Hazardous Substances and Industries List (HAIL) currently being undertaken on the piece of land to which this application relates, or is it more likely than not to have ever been undertaken on the land?

☐ Yes

☒ No

The HAIL list is available at: <https://environment.govt.nz/publications/hazardous-activities-and-industries-list-hail/>

Type of HAIL activity:

NA

If the answer to either of the above questions is YES, then the NES may apply, depending on the proposed activity. Please identify whether the application involves any of the activities below.

(If the answer to both of the above questions is NO, you do not need to answer the remaining questions in this section).

Will the proposed activity involve disturbance of more than 25m³ of soil (per 500m² of disturbed area)?

☐ Yes

☐ No

Volume of soil disturbance:

Non-residential development

The use of land or buildings for commercial premises/offices, shopping centres, supermarkets, service stations, market, bulk goods / home improvement stores, retail facilities, manufacturing industries, restaurants, warehouse/storage, retirement villages, commercial travellers' accommodation.

Existing:

Gross floor area (GFA) for each existing land use activity:

Land use:	GFA:	
		m ²
		m ²
		m ²
		m ²
		m ²
Existing impervious surface area:*		m ²

Proposed:

Gross floor area (GFA) for each proposed land use activity:

Land use:	GFA:	
		m ²
		m ²
		m ²
		m ²
		m ²
Proposed impervious surface area:		m ²

12. Declaration

I have completed all relevant sections of this form, and I understand that my application may be returned as incomplete if it does not include all of the relevant information.

I understand that the fees paid on lodgement are a deposit only, and that the Council will invoice all costs actually and reasonably incurred in processing this application.

All of the information provided with this application is, to the best of my knowledge, true and correct. I understand that all information submitted as part of an application is required to be kept available for public record, therefore the public (including business organisations, media and other units of the Council) may view this application, once submitted. It may also be made available to the public on the Council's website. If there is sensitive information in your application please let us know.



Signature of Applicant (or person authorised to sign on behalf of applicant):

Date **7 August 2025**

Print name

Alec Bruce (architect as agent)

If you are signing this application on behalf of a company/trust/other entity (the applicant), you are declaring that you are duly authorised to sign on behalf of the applicant to make such an application.

Privacy information

The Council is subject to the Privacy Act 1993. For a full privacy statement see: <https://ccc.govt.nz/the-council/how-the-council-works/privacy-statement/>. If you would like to request access to, or correction of, your details, please contact us.

13. Fee information

The required deposit must be paid before processing of the application will start. A further invoice will be issued when processing has been completed if the cost of processing exceeds the deposit paid. If the processing cost is less than the deposit a refund will be issued to the person who paid the fee.

Where the application fee is to be charged to an account holder no deposit is required. Instead the actual fees will be invoiced on completion of processing.

Interim invoices may be issued on a monthly basis, including where the applicant is an account holder.

The Resource Management Fee Schedule can be viewed at: <https://ccc.govt.nz/consents-and-licences/resource-consents/resource-management-fees/>

DEBT RECOVERY – Where an invoiced amount has not been paid by the stated due date, the Council may commence debt recovery action. The Council reserves the right to charge interest, payable from the date the debt became due, and recover costs incurred in pursuing recovery to the debt.

MONITORING FEES – Please note that if this application is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991.

DEVELOPMENT CONTRIBUTIONS – Your development, if granted, may also incur development contributions under the Local Government Act 2002 in accordance with the Council's Development Contributions Policy. Any development contributions payable will be invoiced to the applicant.

14. Additional notes for the applicant

1. This application is for resource consent under the Resource Management Act 1991. When processing the application the Council can only consider relevant matters under the Resource Management Act. Please be aware that there may be a range of other matters which could affect your ability to carry out the proposed development or activity, and it is your responsibility to investigate these.
2. If your proposal involves building work or change of use of a building you may also require a building consent under the Building Act 2004. This must be applied for separately. Dependant on the nature of the proposal, other consents or licences may also be required under such legislation as the Health Act 1956 and the Sale of Liquor Act 1989.
3. You can apply for two or more resource consents that are needed for the same activity on the same form.
4. The written approval of persons the Council considers may be adversely affected by the proposal may be required as part of the application, if it is to be processed on a non-notified basis. This will be determined after the application has been lodged and assessed, and a site visit carried out.
5. Consultation with neighbours and other affected persons is at the discretion of and is the responsibility of the applicant.
6. The costs incurred in receiving and checking incomplete applications are invoiced to the applicant. To avoid delays and cost please ensure that you submit a complete application.
7. If further information is required after your application is accepted, you will be advised as soon as possible and processing of the application will be suspended until the information is received.
8. Please make sure all of the information supplied is accurate. Inaccurate information can cause difficulties at a later date, such as additional costs, delays and legal proceedings initiated by the Council and/or by other persons.
9. If resource consent is granted the applicant has a legal obligation to comply with any conditions of the consent.

03 941 8999
53 Hereford Street
Christchurch 8013
PO Box 73013
Christchurch 8154
ccc.govt.nz

2 Gosset Street

5593

Summary of District Plan Rules - July 2025

RSDTZ		Malvern Character Area Overlay		North St Albans Residential Heritage Area (RHA) - PC13	
	Rule		Rule	Rule	(1)
Demolition	None	—	None	9.3.4.1.3 and 9.3.6.5 (Mod)	Restricted Discretionary (RD7)
Residential	14.4.1.1	P1	—	9.3.4.1.3 and 9.3.6.4 (Mod)	New Houses Restricted Discretionary (RD6)
Min Site Area	14.4.2.1	330m ²	14.4.3.2.1 14.15.23(Mod)	8.6.1 cil does not apply	Not amended by PC13
Site Coverage	14.4.2.4ai	35%	—	(2)	Not amended by PC13
Street Setback	14.4.2.9ai	4.5M, Garage door 5.5m from kerb	—	(2)	Not amended by PC13
Boundary Setbacks	14.4.2.7ai	1M	—	(2)	Not amended by PC13
Heritage		Not scheduled	PC13 Section 32, Appendix 12 (HA3) Appendix 9.3.7.9.1	PC13 Section 32, Defining Appendix 12 (HA3) Appendix 9.3.7.9.1	HA3
Height	14.4.2.3	8M maximum	14.4.3.2.2	(2)	Not amended by PC13
Landscaped Area	14.4.2.2	20% landscaping applies to multi-unit development only	—	(2)	Not amended by PC13
Outdoor Living Space	14.4.2.5ai	50m ²	—	(2)	Not amended by PC13
Recession Planes	14.4.2.6	A or B commencing 2.3M	—	(2)	Not amended by PC13
Garage Location		Garage door 5.5M from kerb. Rule is modified by Character Area Overlay	Refer 14.15.23 (Mod)	(2)	Not amended by PC13
Street Scene Fence	14.4.2.10	1.8M maximum	Refer 14.15.23 (Mod)	(2)	Not amended by PC13
Side Windows	14.4.2.8	Obscured at 1st floor if with 4M of boundary	—	(2)	Not amended by PC13

Notes

- (1). Refer to Proposed Heritage Plan Changes (PC13)
 (2). Built form standards for the RHAs included in the notified Plan were withdrawn by Council on 11 December 2024 decision CNCL/2024/00205 (resolution 4) and do not apply (proposed amendments to built form standards in RHA's and Medium Density CA's in PC13 appear to relate to the Residential Zone and not RSDTZ).

2 GOSSET STREET APPLICATION FOR RESOURCE CONSENT

06 August 2025



HERITAGE

Introduction

• The attributes and history of the existing house are as per the Site Record Form for 2 Gosset Street contained in the North St Albans RHA Record Form in the PC13 appendices of the District Plan (copy appended).

Condition Assessment

The existing house is in reasonable condition, but requires maintenance and refurbishment.

Refer to photographs appended.

Despite the house being largely original and Irrespective of its condition the owner wishes to demolish it.

Interior

The main interior features of the house, typical of a 1937 era bungalow, are:

- Timber paneling, doors, architraves and skirtings.
- Leadlight fixed window glazing, particularly toplights.
- In bedrooms and bathrooms timber windows are in poor condition due to the ongoing effects of condensation getting into the joints of unpainted window frames.

Exterior

- Exterior paint is generally in good condition, with the exception of roof fascias and some areas of weatherboards where repainting is required.
- The roof is original corrugated iron and in poor condition. The roofing underlay is likely to be at the end of its life. Spoutings have been replaced and downpipes are modern PVC.
- Weatherboards are in good condition apart from a few soft spots. Dressed timber trims and facings exposed to the weather around the front door on the Gosset side are in poor condition.
- The concrete perimeter foundation has a number of cracks, some of which have had attempted repairs, but cracks have re-presented.

Scope of Repairs

It is not proposed to retain the existing house on the site. It is now 88 years old. If the house was to be retained there are two possible scenarios for repair and refurbishment, a) like for like restoration, or b) restoration and renovation with alterations to suit a modern lifestyle.

A complication in this case is that the earthquake repairs to the house were not completed to an adequate standard, in particular re-leveling was not completed and the original foundation was neither strengthened or replaced. The previous owner of the house obtained an engineer's report which confirmed the scope of work required, along with a cost estimate for foundation repairs including making good consequential damage, and reopened the EQC claim. A payout for the work required was obtained (a contribution, not the full amount claimed). The property was then sold to the current owner without the work being done.

A copy of the engineer's report and the associated cost estimate are attached. The price provided for the new perimeter foundations and consequential work to the house in the Cost Plan Estimate of August 2024 is \$513,293 including GST. The current owner was not made aware of the engineer's report and cost estimate prior to buying the property.

Items excluded from this cost estimate which need to be added in the case of a complete renovation are:

Double glazing of existing timber windows.

Replacement of original corrugated iron roof with a new Colorsteel roof.

Replacement of building services to modern standard (balance of electrical, plumbing and drainage).

Insulation to exterior walls.

The balance of removal and reinstatement of wall linings to exterior walls to allow installation of building wrap and insulation.

Double glazing alone, assuming the windows could be modified, would cost in excess of \$17,000 (GST incl). This excludes double glazing to leadlight windows. If window sashes need to be pulled apart and reglued, which is very likely, there would be additional cost.

The work required to recycle the existing house and to provide comfort to an acceptable standard for family living is major. Completing renovations without foundation replacement or strengthening would be unwise in terms of resilience given the land is liquefaction prone (TC3.) Alterations would also be required to rearrange the plan of the existing house to suit a modern lifestyle. The living space is on the south side and not adjacent to private outdoor living space. There is only one bathroom and it does not include a toilet.

Heritage Impact Assessment

Assessment of the impact on heritage of a like for like restoration of the existing house is not addressed in this application as the owner does not wish to keep it and it would not meet modern expectations of amenity and comfort if refurbished and altered. From a NZ Building Code perspective, the house would not meet the minimum standards required for a new house unless the double glazing is completed. In addition, the weatherboard cladding is not installed on cavity battens over a building wrap as for a new house, (as per E2/AS1), which affects thermal performance and does not meet durability requirements (i.e. comfort and longevity).

A design has not been prepared to show proposed renovations and alterations to the existing house. It is possible to design alterations to be in keeping with the features of the existing house, but this application is for consent to demolish the house and the heritage impact assessment is confined to discussion of the design of the two houses proposed to replace it and how they address the existing context.

Assessment of Effects

Commentary on Design with reference to Matters of Discretion in Character Area Overlay (rule 14.15.23).

Gosset Street is a more coherent streetscape than Westminster Street with buildings of similar form and scale set back from the street boundary. Generally the houses have weatherboard cladding and are painted a light colour. The very large street trees and low fences also contribute to the discernible character. Westminster Street on the other hand is not so consistent and has a bigger mixture of types of houses built in different eras and more variation with individual site planning. Setbacks are not uniform on Winchester Street. The proposed design prioritises retaining the existing appearance of Gosset Street.

Two new houses are proposed, which while different, both refer to the forms and materials of neighbouring houses. The setback from Gosset Street is similar to the other houses in the street and will remain open space. A low fence or planting will be reinstated more or less as existing. Large shrubs and small trees on Westminster Street will be retained if practical. Garden areas to the north and east of the house on the corner are hidden from the street and will be re-landscaped. The corner house faces Gosset Street and vehicle access to the garage is off Westminster Street. Being a corner site it is difficult to downplay vehicle access and garaging. Site access is from the south side, and it makes no sense to put garaging "around the back" on the north side, as this is where the sun is during the day and is the logical place to locate outdoor living space. While it may be desirable to set the garage back further from the street from an urban design point of view, it doesn't make sense to position it on the best part of the site, as this would severely compromise many aspects of the internal planning of the house.

The design of the corner house supports the residential built-character values of the Character Area, to the extent it could be mistaken for an original building with a first floor addition. Materials will be similar to the existing bungalows nearby, with horizontal weatherboard cladding and painted shingles to gable ends. Windows will be aluminium, but with timber facings. Detailing of roof verges and eaves will be similar to existing neighbours but with some modern touches.

Matters of Discretion in an RHA (rules 9.3.6.5 & 9.3.6.4 in proposed PC13 appendix)

The design of the two proposed houses is contextual with similar scale, forms, massing, rooflines, colours and detailing to defining and contributory buildings in the RHA. Heritage values of the RHA will not be diminished if the houses are built as proposed, despite the demolition of the existing bungalow on the site.

The design respects the relationship of the elements in the heritage area including the existing pattern of subdivision, pattern of existing buildings and fencing including height, materials and permeability of fencing and walls, layabout and orientation on the sites, and setbacks from streets, as far as it is possible to do. The main design gesture is the setback of the corner house from Gosset Street and the open space this leaves on the west side of the corner site.

Earthworks will be as required to implement the design as proposed. The quantum of earthworks will be as for a new house on TC3 land.

Existing shrubs on the Westminster Street frontage will be retained as practical or replaced with shrubs of similar size.

It is not realistic to avoid locating garages on the Winchester Street frontage, as too many other aspects of the design of the two houses would be compromised, particularly the internal planning. Garages are not within the street setback.

Views to and from the RHA will be an improvement on what exists, with better quality fencing and planting on both street frontages.

The existing house is defining only in the sense it is a bungalow of a certain size in a certain location, rather than being a noteworthy example of the bungalow style.

The cost to retain the existing building would be unreasonable. A photographic record of the existing house can be provided.

The owner does not wish to investigate alternative proposals such as the possible re-siting of the existing house and/or partial demolition.

Commentary on Design with reference to Matters of Control and Discretion for Residential Design Principles (14.15.1)

The design as proposed provides human scale through variation of materials selection.

The two houses are different from each other to give variety and avoid monotony. Forms are not simplistic or plain and surfaces are modulated.

The house proposed at 25 Winchester Street is designed with the first floor within an overall enveloping roof form, to minimise bulk.

The proposed development provides a high level of external and internal residential amenity and is visually interesting. Access and parking are good.

Garage doors and roof forms, while visible from Winchester Street, are designed to be secondary to the main forms of the houses and do not dominate the street elevations. As noted above it does not make sense to put garages "around the back" or push them back into the floor plans, as the effect on floor plans is very negative (reduced internal residential amenity). Consideration has been given to whether or not the garages should be expressed with projecting roof gables. On balance the way these gables enliven the street elevation improves the visual interest of the streetscape. The appearance from Westminster Street will be an improvement on what currently exists. Hedges of about 1.8 metre height will be planted perpendicular to Winchester Street.

Recession Planes

Building forms do not intrude through recession planes on internal boundaries common with existing neighbours, except for a chimney, which is permitted. There are minor intrusions through recession planes on the new common boundary which will be formed between the two proposed houses. The houses have been designed to minimise the impact of these intrusions on each other to get as much sun as possible into each house, particularly the main living areas.

Site coverage

The proposed house at 2 Gosset Street has a site coverage of 33.37% and is within the 35% permitted in the RSDTZ. The proposed house at 25 Westminster Street has a site coverage of 39.8%. This application for resource consent includes this exceedance. The increased site coverage is sought to allow construction of a 4 bedroom family home. The design meets outdoor living space requirement and setbacks.

Window Obscuration

The window to Bed 2 on the west side of 25 Westminster Street is within 4 metres of an internal boundary and not obscured in accordance with rule 14.4.2.8. Privacy is controlled by obscuration of the first floor windows on the east side of 2 Gosset Street.

Urban Design

There is intense discussion about the effects of increased density on suburbs which have identifiable consistent character and mitigation of the effects of intensification through good design.

A number of houses in this Character Area have been altered with new additions or demolished and replaced with sympathetic designs which do not diminish the coherence of the Character Area.

As noted in the assessments made of the Character Area included in the District Plan, the coherence of the neighbourhood is as much about the siting, scale, forms and materials of the existing houses as it is about the architectural design of individual buildings. These aspects of design can be addressed in the design of new houses, as is evident where houses have already been replaced in the Malvern Character Area. The existing street trees are also noted as being an important feature of the area.

Cost

Between 2020 and 2024 inclusive the cost of construction for a new standard (modal) house in Christchurch increased by 45.9%. This figure is taken from a publication by Quotable Valuation. A link to this publication is provided below. It is reasonable to assume the cost of construction for alteration work has increased by the same percentage. The cost estimate for the work to complete earthquake repairs provided to the previous owner was produced in August 2024 and remains current. Some rates in the estimate appear to be light.

The Smartlift system of re-leveling and improving foundations to approximate the TC3 required for this site is not as good as a new reinforced concrete ring foundation or a waffle slab (Ribraft). It would be more expensive than the Smartlift figure in the cost estimate to replace the foundations properly, and the building would have to be lifted in the air and lowered down to do this.

Unfortunately it is no longer the case that alterations to an existing house are cheaper than building a new house per square metre due to the amount of work required to bring an old house up to an acceptable modern standard. Arguments about the cost of recycling an old house are in part a proxy discussion about the wise use of resources, financial and otherwise.

Thermal Comfort and Performance

Thermal comfort and performance cannot be ignored as part of an assessment of how an old building might be refurbished. This is both an environmental issue (energy efficiency) and a comfort issue. It is possible for an 88 year old house to be made energy efficient and comfortable (stable temperatures and warm) but the work required to achieve this is considerable and performance would still not meet the same standard as a new house.

Summary

While the intent of the heritage rules for this area are respected, when viewing the options for this site the owner does not favour the option of renovating and recycling the existing house. This is due to two main considerations:

- (1) The phenomenal increase in construction costs between 2020 and 2024.
- (2) The phenomenal improvements in construction technology and design since 1937, particularly over the last 30 years (and the value placed on them), which provide improved living conditions, convenience, comfort, amenity and durability.



Architectural Drawing Set

Resource Consent RFI Final Plans

11/12/2025

Project number 5593

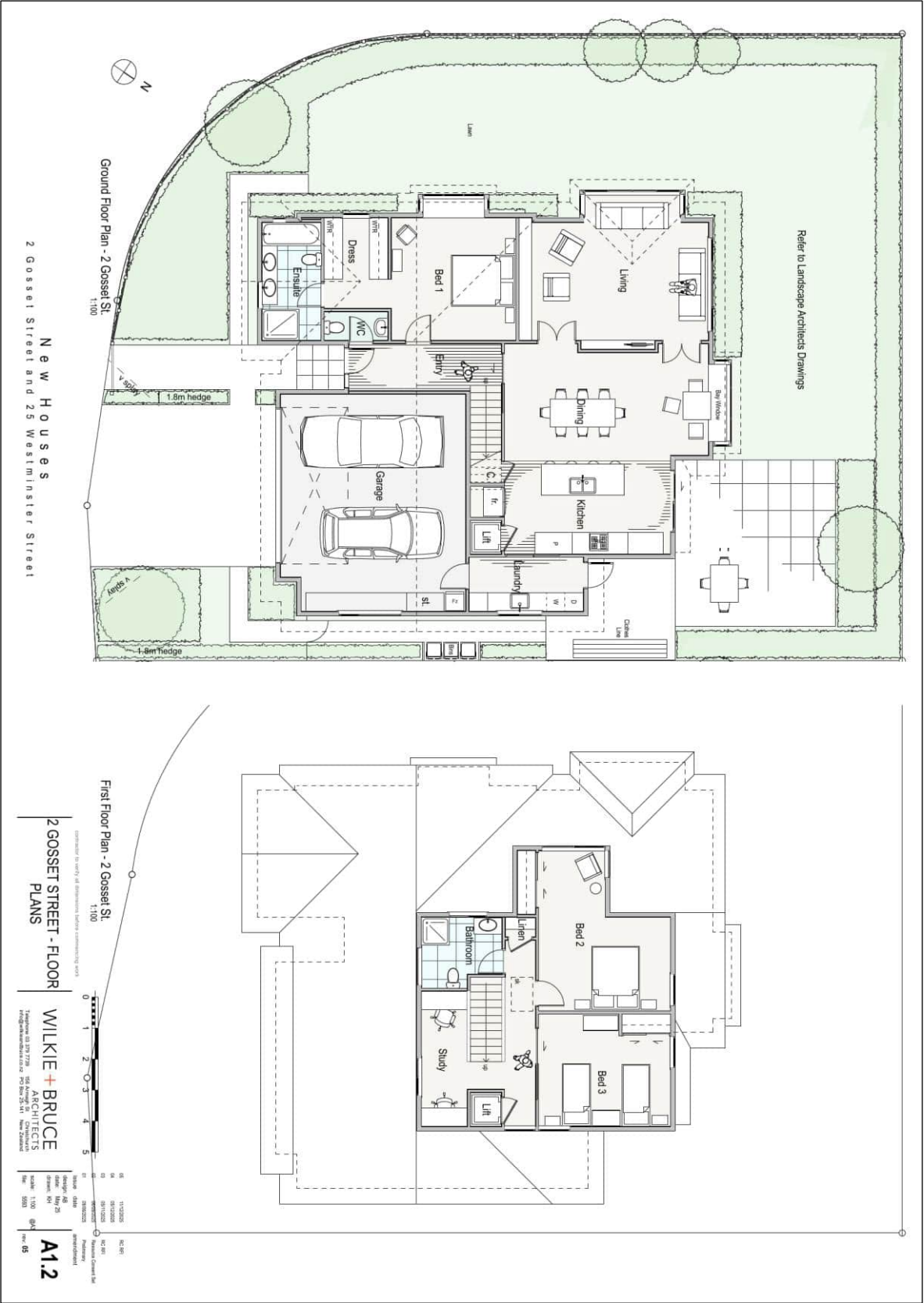
A0 Site	A0.1	04	SITE PLAN - PROPOSED
A0.1	02		SITE PLAN - LEVELS
A0.2	01		SITE PLAN - LEVELS
A0.3	01		SITE PLAN - LEVELS
A1 Plans	A1.1	03	PLAN OF EXISTING HOUSE
A1.1	03		PLAN OF EXISTING HOUSE
A1.2	03		PLAN OF EXISTING HOUSE
A1.3	05		25 WESTMINSTER STREET - FLOOR PLANS
A2 Elevations	A2.1	04	ELEVATIONS - 2 GOSSET STREET
A2.1	04		ELEVATIONS - 2 GOSSET STREET
A2.2	05		ELEVATIONS - 2 GOSSET STREET
A2.3	05		ELEVATIONS - 2 GOSSET STREET
A10 3D Views	A10.1	03	VIEW 1 and 2
A10.1	03		VIEW 1 and 2
A10.2	03		VIEW 3 and 3a
A10.3	03		VIEW 4 and 4a
A10.4	03		VIEW 5 and 5a
A10.5	03		Birds Eye View 1 and 2
A10.6	03		Birds Eye View 3 and 4
A10.7	03		Birds Eye View 5 and 6

New Houses 2 Gosset Street and 25 Westminster Street 5593

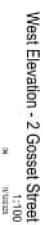
WILKIE + BRUCE
ARCHITECTS

Telephone 03 379 7739 166 Avenue 50
info@wilkieandbruce.co.nz PO Box 25-141 New Zealand

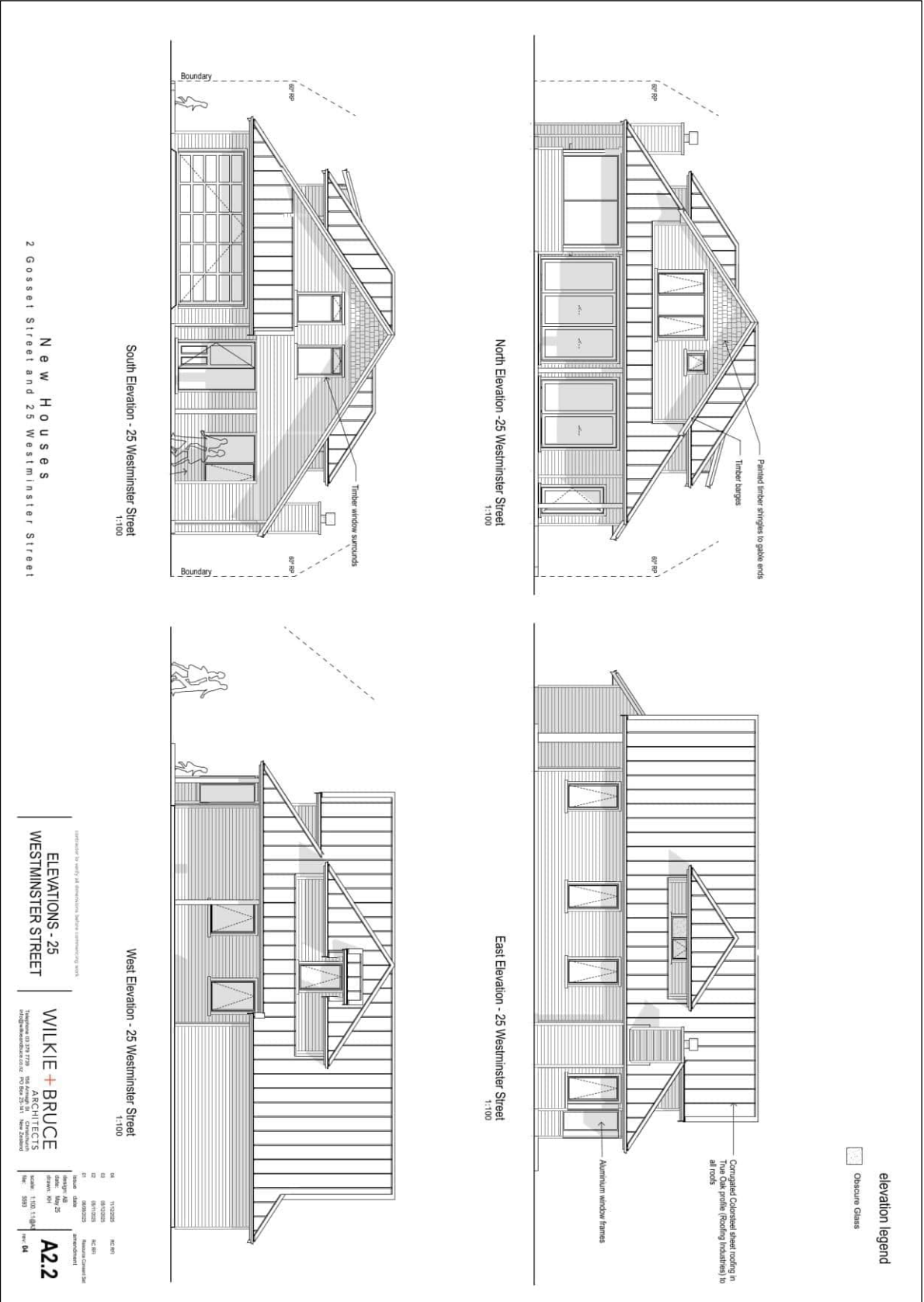


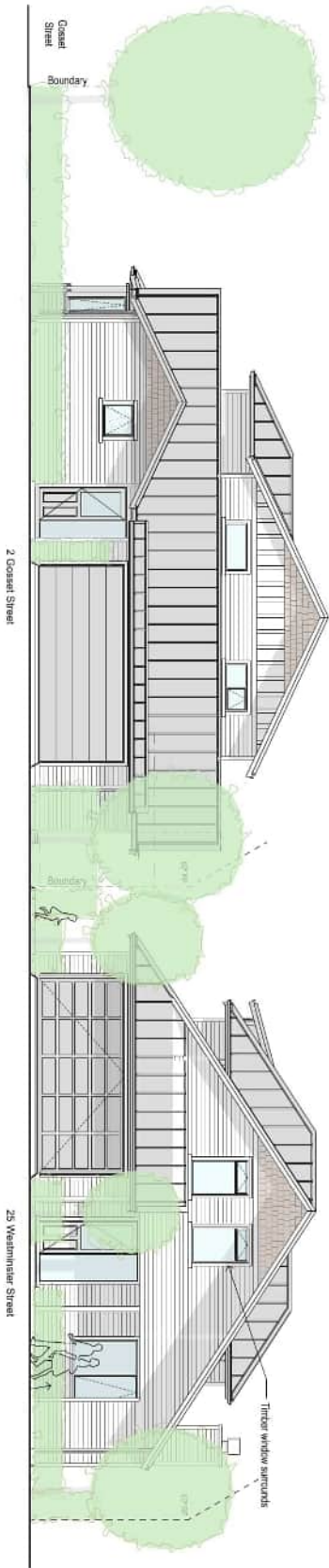


 Obscure Glass



A2.1





Exterior Colour Scheme (both houses)

Weatherboards:	White Pointer
Corner stops to weatherboards:	White Pointer
Fascias & Soffits:	Sea Fog
Timber Window facings:	Sea Fog
Aluminium windows:	Sea Fog
Coloisteel roofs:	Gull Grey
Spoutings & downpipes:	Gull Grey
Timber Shingles:	White Pointer
Garage doors:	Sandstone Grey
Street Fence:	Double White Pointer

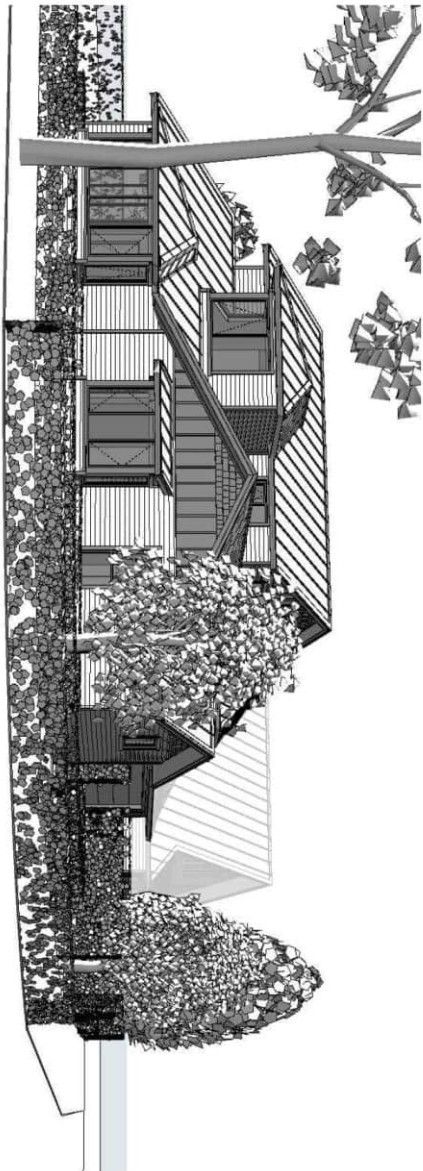
View from Westminster Street
1:100

New Houses
2 Gossett Street and 25 Westminster Street

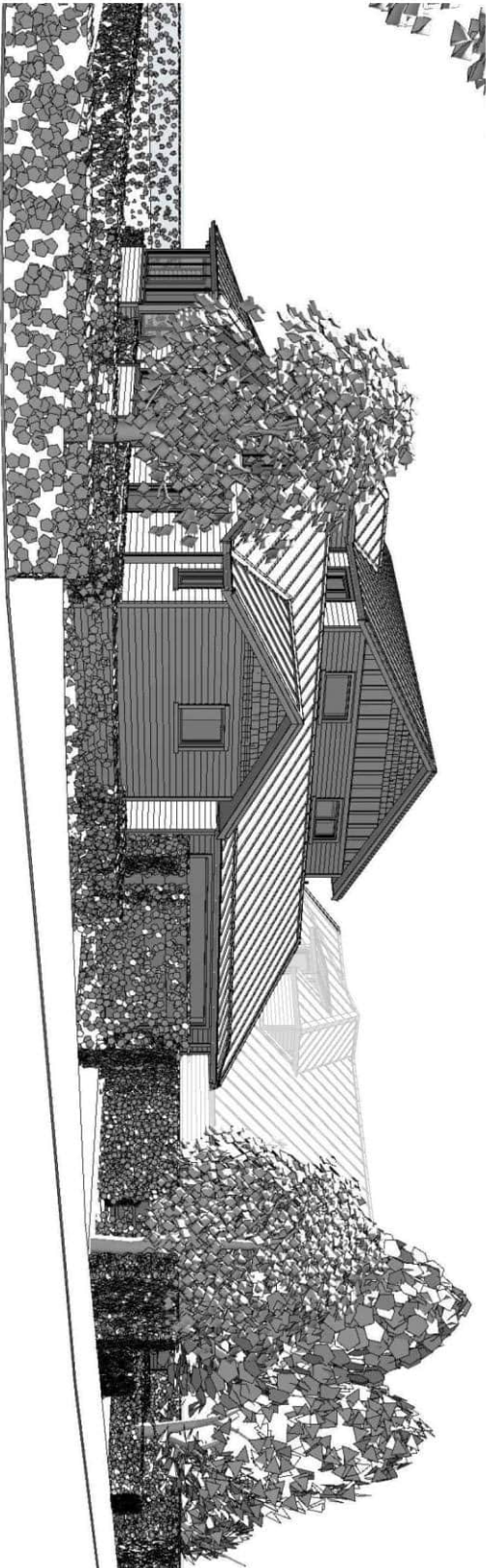
WESTMINSTER STREET
ELEVATION

WILKIE + BRUCE
ARCHITECTS

Architects
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View 1



View 2

New Houses
2 Gosset Street and 25 Westminster Street

Consent to Verify all dimensions before commencing work

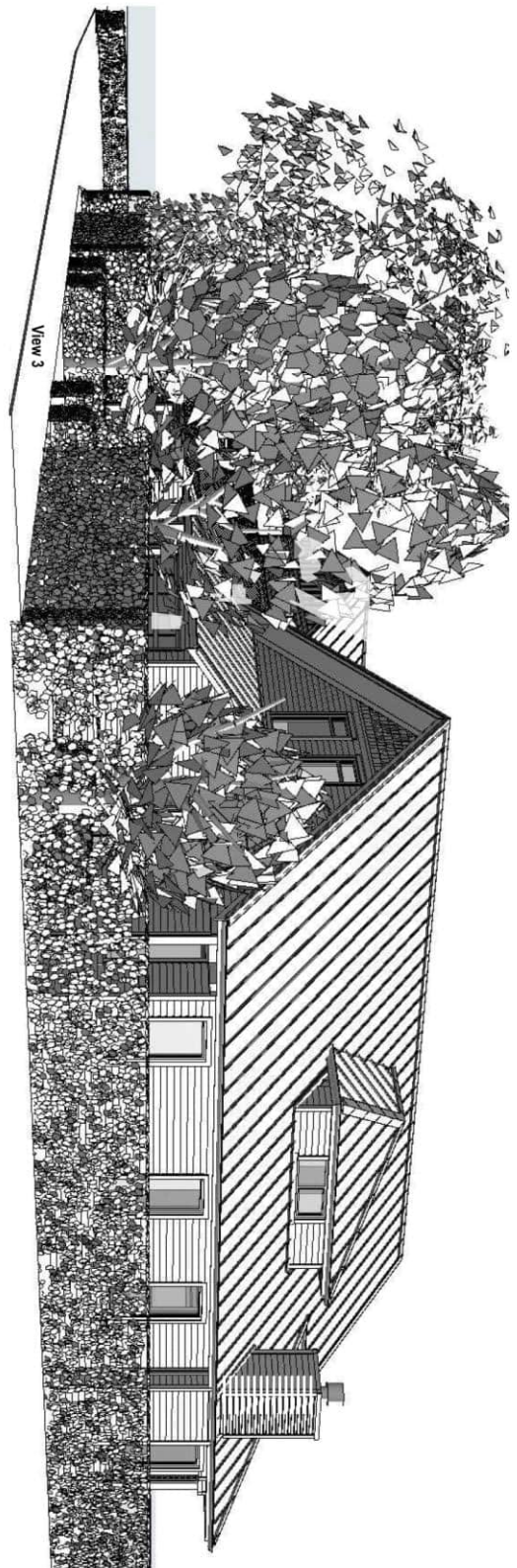
View 1 and 2

WILKIE + BRUCE
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Montreal, Quebec H3A 2K4

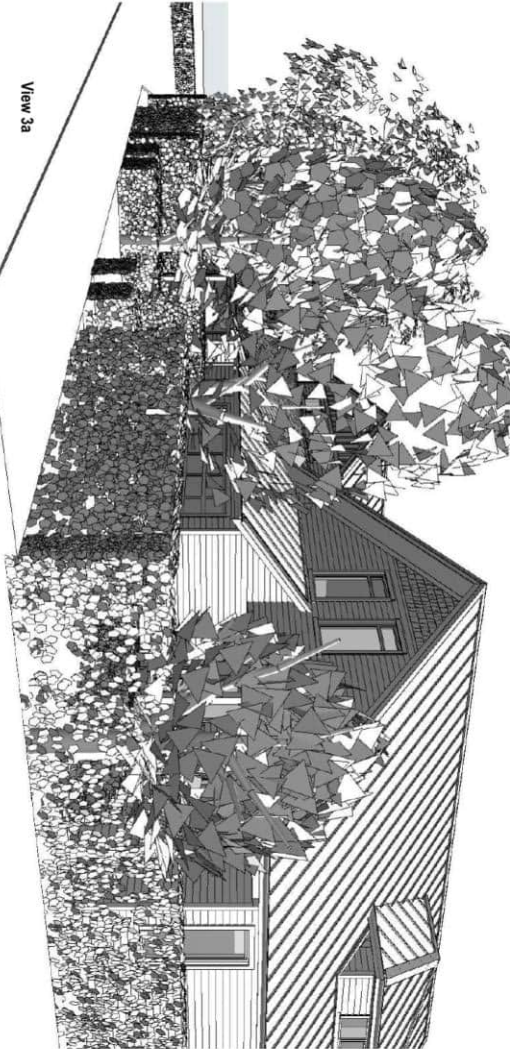
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88	07/08/2024	NC 001
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93	07/08/2024	NC 001
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A10.1

Rev: 03



View 3



View 3a

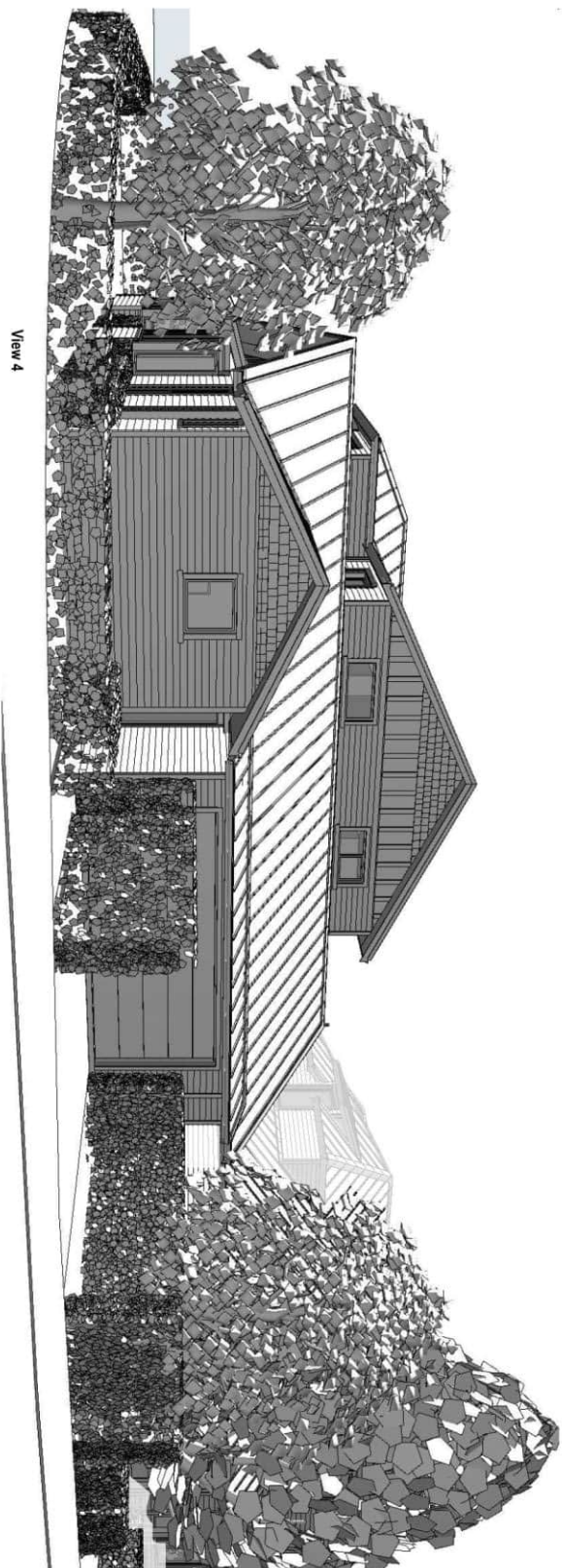
New Houses
2 Gosset Street and 26 Westminster Street

Illustration by Wendy A. Thompson, Wendy Thompson Inc.

View 3 and 3a

WILKIE + BRUCE
ARCHITECTS
1000 13th Street, NW
Washington, DC 20004

Project: 11111111
Client: 11111111
Date: 11/11/11
Scale: 1/8" = 1'-0"
Sheet: 1 of 1
Title: A10.2
Rev: 01



View 4

New Houses
2 Gosset Street and 25 Westminster Street

View 4

WILKIE + BRUCE
ARCHITECTS
Telephone: 09 379 7777 Fax: 09 379 7778
info@wilkiebruce.co.nz PO Box 25-341 New Zealand

10 11/12/2025 10:00 AM
Name: A10.5
Date: May 25
Owner: Wilkie + Bruce
Scale: 1:200
Rev: 01



2 GOSSET STREET, ST ALBANS CHRISTCHURCH

LANDSCAPE CONCEPT PLAN

FOR WENBORN

PROJECT NO. 2025_186 | 16 DECEMBER 2025 | REVISION D



CONTENTS

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UTILITIES AND FENCE DETAILS	5
PLANT PALETTE	6

2 GOSSET STREET, ST ALBANS CHRISTCHURCH

Project no: 2025_186
Document title: LANDSCAPE CONCEPT PLAN
Revision: D
Date: 16 DECEMBER 2025
Client name: WENBORN

Author: ZOE HUGHES

File name: 2025_186_Wenborn_2 Gosset St_Landscape Concept Plan_D

DOCUMENT HISTORY AND STATUS

REVISION	DATE	DESCRIPTION	BY	REVIEW	APPROVED
A	21/10/2025	Issue for Comment	ZH	DCM	DCM
B	30/10/2025	Changes per Client Feedback	ZH	DCM	DCM
C	16/12/2025	Changes per updated design	ZH	DCM	DCM
D	16/12/2025	Minor amendments	ZH	DCM	DCM



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A. ELEVATED PERSPECTIVE A

client / project name: WENBORN - 2 COSSET STREET ST ALBANS	revision no:	approved:	date:
drawing name: ELEVATED PERSPECTIVE A	A	DCM	21/10/2025
designed by: ZOE HUGHES	B	DCM	30/10/2025
drawn by: ZOE HUGHES	C	DCM	16/12/2025
original issue date: 21 OCTOBER 2025	D	DCM	16/12/2025
scale: NTS			



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project no / drawing no: **2025_186 / 002**

revision: D



A. PERSPECTIVE A

client / project name: WENBORN - 2 GOSSET STREET ST ALBANS
drawing name: **PERSPECTIVE A**
designed by: ZOE HUGHES
drawn by: ZOE HUGHES
original issue date: 21 OCTOBER 2025
scale: NTS

revision no:
A
C
D
amendment:
For comment
Design right client feedback
Changes for updated design
Minor amendments

approved
DCM
DCM
DCM
date
21/10/2025
23/11/2025
16/12/2025
16/12/2025



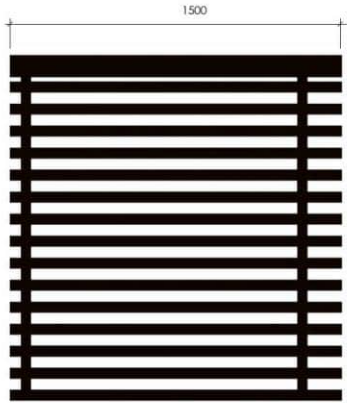
DCMA URBAN DESIGN LIMITED
10/25, 17, ASAPH STREET
CHESTER CHURCH LANE
WWW.DCMAURBAN.COM

project no / drawing no: 2025. 186 / 004

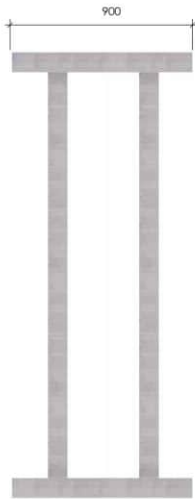
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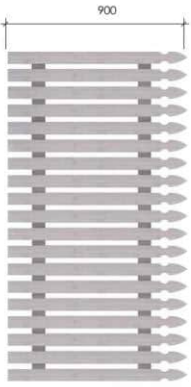
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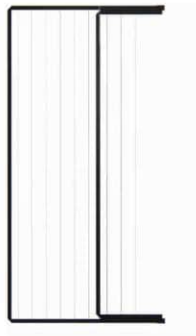
B. 1.5M HIGH PICKET PANEL ATLAS FENCE AND GATE



C. 0.9M HIGH POST AND RAIL FENCE



D. 0.9M HIGH PICKET FENCE



E. FOLDING FRAME CLOTHESLINE BY SUN KING



F. LETTERBOX BY BOX DESIGN

client / project name: WENBORN - 2 GOSSET STREET ST ALBANS
drawing name: **FENCES AND UTILITIES**
designed by: ZOE HUGHES
drawn by: ZOE HUGHES
original issue date: 21 OCTOBER 2025
scale: NTS

revision no:	amendment:	approved	date
A	for comment	DCM	21/10/2025
B	Changes per client feedback	DCM	30/10/2025
C	Changes per updated design	DCM	16/11/2025
D	Minor amendments	DCM	16/12/2025

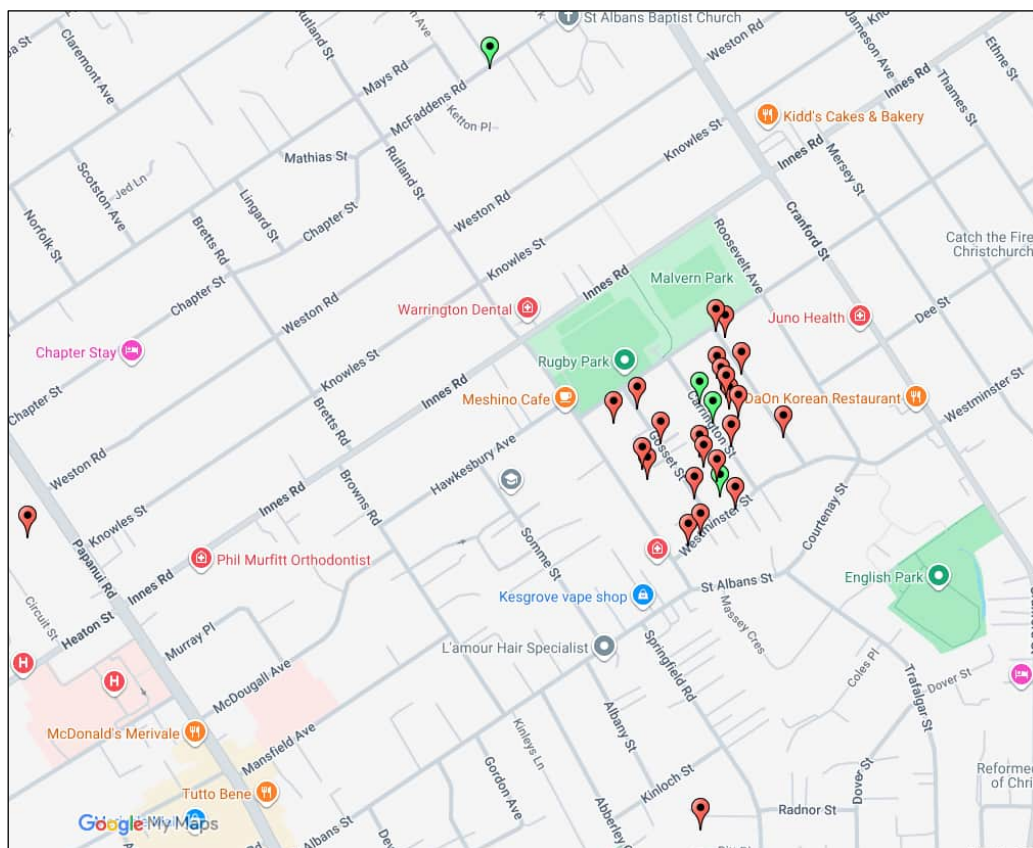


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project no / drawing no: 2025_186 / 005

revision: D

Appendix 6: Location of submitters



Location of submitters, including those in the wider area. Red pin = in opposition. Green pin = in support. Image: Google My Maps.

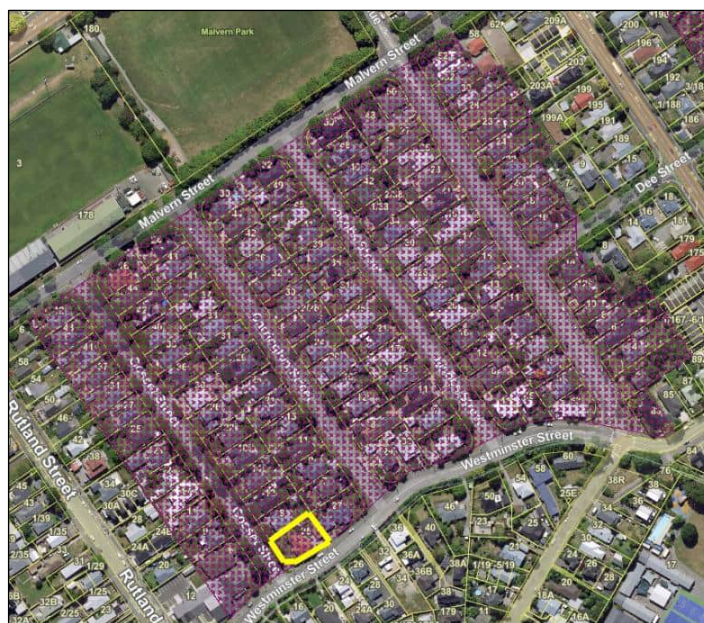


The site (outlined in yellow). Location of submitters within the immediate area, including the two late submitters. Red pin = in opposition. Green pin = in support. Image: Google Earth, Airbus.

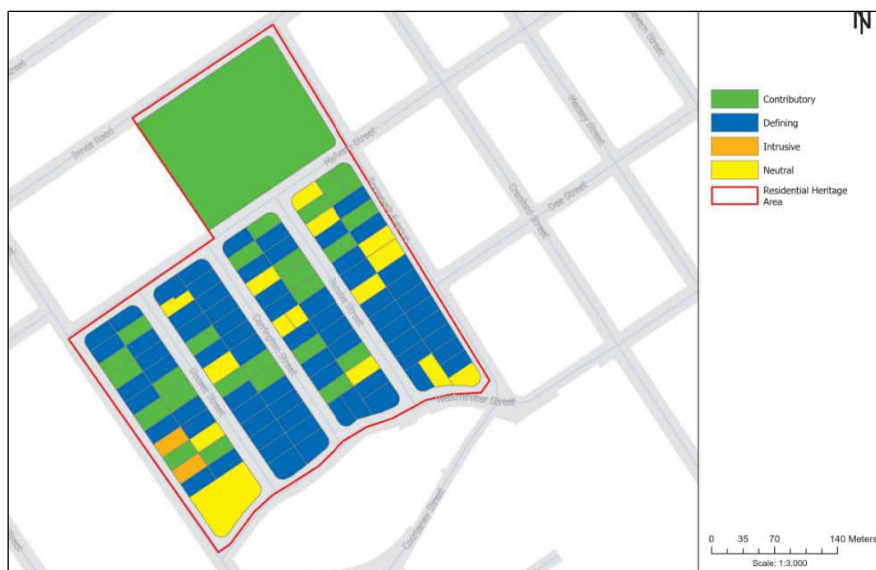
Appendix 7: Location of the site



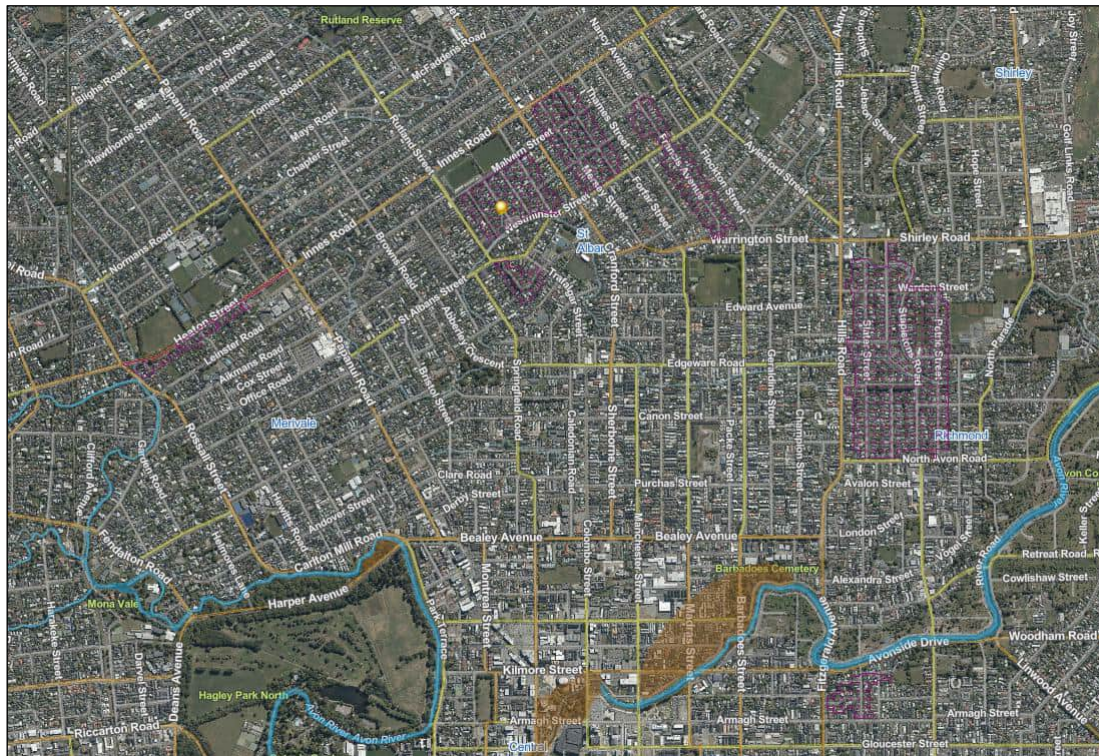
Location of the site (outlined in yellow). Image: CCC, ESRI.



Location of the site (outlined in yellow) and the Malvern Character Area (purple). Image: CCC, ESRI.



Location of the site (dashed white and arrow) and the RHA with the sites and associated building identified as neutral, intrusive, defining or contributory. from [Appendix 9.3.7.8.2](#).



The site (yellow pin) in the wider area and other character areas.



The site (outlined in yellow) and the RHA (purple) based on [Appendix 9.3.7.9.2](#) and RCA (pink) based on the [Character Area Maps web viewer](#). Image: Google Earth, Airbus.

Objective 7.2.1 – Integrated transport system for Christchurch District

7.2.1.3 Policy - Vehicle access and manoeuvring

- a. Provide vehicle access and manoeuvring, including for emergency service vehicles, compatible with the road classification, which ensures safety, and the efficiency of the transport system.

7.2.1.5 Policy - Design of car parking areas and loading areas

- a. Require that car parking areas and loading areas are designed to:
 - i. operate safely and efficiently for all transport modes and users;
 - ii. function and be formed in a way that is compatible with the character and amenity values of the surrounding environment; and
 - iii. be accessible for people whose mobility is restricted.

Objective 8.2.4 - Earthworks

8.2.4.4 Policy - Amenity

- a. Ensure, once completed, earthworks do not result in any significant shading, visual impact, loss of privacy or other significant detracting from the amenity values enjoyed by those living or working in the locality.

Objective 8.2.5 – Earthworks health and safety

8.2.5.2 Policy - Nuisance

- a. Subject to [Policy 8.2.4.3](#), ensure that earthworks avoid more than minor adverse effects on the health and safety of people and their property, and do not generate continuous or persistent noise, vibration, dust or odour nuisance.

8.2.5.3 Policy - Vehicle movement

- a. Subject to [Policy 8.2.4.3](#), ensure that the transportation to and from a site of earth, construction or filling material is safe and minimises adverse transport network and local amenity value effects.

8.2.5.4 Policy - Earthworks design

- a. Ensure that earthworks over identified thresholds are designed to enable the anticipated land use

9.3.2.1.1 Objective - Historic heritage

- a. The overall contribution of historic heritage to the Christchurch District's character and identity is maintained through the protection and conservation of significant historic heritage across the Christchurch District in a way which:
 - i. enables and supports:
 - A. the ongoing retention, use and adaptive re-use; and
 - B. the maintenance, repair, upgrade, restoration and reconstruction; of historic heritage; and
 - ii. recognises the condition of buildings, particularly those that have suffered earthquake damage, and the effect of engineering and financial factors on the ability to retain, restore, and continue using them; and
 - iii. acknowledges that in some situations demolition may be justified by reference to the matters in [Policy 9.3.2.2.8](#).

9.3.2.2.2 Policy - Identification, assessment and scheduling of heritage areas

- a. Identify heritage areas which represent important aspects of the Christchurch District's cultural and historic themes and activities and assess them for significance to the Christchurch District according to:
 - i. whether the heritage area meets at least one of the heritage values in Appendix 9.3.7.1 at a significant or higher level; and
 - ii. the extent to which the heritage area and its heritage values contributes to Christchurch District's sense of place and identity; has at least a moderate degree of integrity and authenticity; is a comprehensive, collective and integrated place, and
 - iii. whether the heritage area contains a majority of buildings or features that are of defining or contributory importance.
- b. Schedule historic heritage areas that have been assessed as significant in accordance with Policy 9.3.2.2.2 (a)

9.3.2.2.3 Policy - Management of scheduled historic heritage

- a. Manage the effects of subdivision, use and development on the heritage items, heritage settings and heritage areas scheduled in [Appendix 9.3.7.2](#) and [9.3.7.3](#) in a way that:
 - i. provides for the ongoing use and adaptive reuse of **scheduled historic heritage** in a manner that is sensitive to their heritage values while recognising the need for works to be undertaken to accommodate their long term retention, use and sensitive change and the associated engineering and financial factors;
 - ii. recognises the need for a flexible approach to heritage management, with particular regard to enabling repairs, heritage investigative and temporary works, heritage Building Code works to meet building code requirements, and restoration and reconstruction, in a manner which is sensitive to the heritage values of the scheduled historic heritage, and retains the current level of significance of heritage items and heritage areas on the schedule; and
 - iii. subject to i. and ii., protects their particular heritage values from inappropriate subdivision, use and development.
- b. Undertake any work on heritage items and heritage settings scheduled in [Appendix 9.3.7.2](#) and defining building or contributory building in heritage areas scheduled in [Appendix 9.3.7.3](#) in accordance with the following principles:
 - i. focus any changes to those parts of the heritage items or heritage settings, or defining building or contributory building which have more potential to accommodate change (other than where works are undertaken as a result of damage);
 - ii. conserve, and wherever possible enhance, the authenticity and integrity of heritage items and heritage settings, and heritage areas, particularly in the case of Highly Significant heritage items and heritage settings;
 - iii. identify, minimise and manage risks or threats to the structural integrity of the heritage item and the heritage values of the heritage item, or heritage area, including from natural hazards;
 - iv. document the material changes to the heritage item and heritage setting or heritage area;
 - v. be reversible wherever practicable (other than where works are undertaken as a result of damage); and
 - vi. distinguish between new work and existing heritage fabric in a manner that is sensitive to the heritage values.

9.3.2.2.8 Policy - Demolition of scheduled historic heritage

- b. Within Residential Heritage Areas, demolition of defining buildings or of contributory buildings is inappropriate unless:
 - i. Demolition would have no more than a minor effect on the collective heritage values and significance of the heritage area, including its overall integrity and coherence; and
 - ii. Options for retention and repair have been thoroughly considered, and either
 - A. all options would result in the contribution category of the building becoming neutral or intrusive; or
 - B. the costs to retain and repair the building would be unreasonable.

Objective 9.4.2.1.1 – Trees

- a. Maintain and enhance the contribution of the Christchurch District's significant trees listed in [Appendix 9.4.7.1](#), and trees in road corridors, parks, reserves and public open space, to community amenity through:
 - i. landscape character and amenity;
 - ii. heritage and cultural values;
 - iii. purification of air and rainwater;
 - iv. releasing oxygen and storing carbon;
 - v. cooling of the built environment and waterways;
 - vi. stormwater and erosion management; and
 - vii. biodiversity protection and enhancement; while providing for the reasonable use and enjoyment of property and landowner responsibilities.

9.4.2.2.3 Policy - Tree protection

- a. Protect from inappropriate physical works:
 - i. trees that are listed in [Appendix 9.4.7.1](#), particularly those trees identified as having exceptional values; and
 - ii. trees in road corridors, parks, reserves and public open space where they provide amenity value and/or collectively contribute to the character and environmental quality of the Christchurch District, to the extent consistent with maintaining the multiple functions of road corridors, parks, reserves and public open space.

Objective 14A.2.5 – High quality residential environments

- a. High quality, sustainable, residential neighbourhoods which are well designed in accordance with the planned urban character and the Ngāi Tahu heritage of Ōtautahi and meet the community's housing needs, in particular Ngāi Tahu whānui.

14A.2.5.1 Policy - Neighbourhood character, amenity and safety

- a. Provide for individual developments in all residential areas (as characterised in Table [14A.2.1.1a](#)), which contributes to a high quality environment through a site layout and building design that:
 - i. ensures buildings and planting have a greater prominence from the street than car parking and servicing areas;
 - ii. prioritises pedestrian circulation through the site, particularly over vehicle movement; ensuring it is direct, safe and well integrated; with formation that supports a variety of users;
 - iii. provides a public front entrance to each street-fronting apartment building or street-fronting residential unit, separate from any private outdoor space;
 - iv. minimises noise effects from traffic, railway activity, and other sources where necessary to protect residential amenity;
 - v. have street facing façades that include a high level of clear glazing and design for visual interest and interaction with the street;
 - vi. provides prominent planting areas throughout communal areas and adjacent to the street;
 - vii. incorporates principles of crime prevention through environmental design.

14A.2.5.8 Policy - Residential character areas in Christchurch City and Lyttelton

- a. Maintain and enhance the identified special character values of residential areas arising from the following elements:
 - i. the continuity or coherence of the character;
 - ii. the pattern of subdivision, open space, buildings and streetscape;
 - iii. the landforms or features that contribute to the qualities of the landscape and built form;
 - iv. the scale, form and architectural values of buildings and their landscape setting;
 - v. the qualities of the streetscape



RMA/2025/2601

Restore or Replace - Comparison of Estimated Costs Alteration Options Considered

25 Westminster Street

(also known as 2 Gosset Street)

St Albans

Christchurch

for:

Wenborn Developments Ltd

prepared by:

Alec Bruce

Wilkie & Bruce Registered Architects Limited

21 April 2026

CONTENTS

- 1.0 Repair and Renovate Scope of Work**
- 2.0 Cost Estimate for Restoration - Character Homes**
- 3.0 Cost Estimate for New Equivalent - W&B Architects**
- 4.0 Alteration Options Considered**

INTRODUCTION

Cost Estimates

This document is prepared to respond to an RFI issued by CCC requesting further information about the estimated cost of restoring the existing bungalow at 25 Westminster Street compared with the estimated cost of building a new house in a similar character style.

The cost estimate for restoration and refurbishment to meet an acceptable level of repair, refurbishment and compliance with NZ Building Code has been prepared by Character Homes, a construction company that specialises in restoration, repair and alteration of houses of this type. Architectural drawings and a scope of work were provided to Character Homes by Wilkie & Bruce Architects to use as the basis of the cost estimate. The engineering report on the status of the existing foundations included in the application for resource consent was also provided.

The methodology for a cost estimate for a new equivalent house of the same floor area uses the price of a character villa on a site in Christchurch as advertised by Brookfield, the well known developer of character houses and townhouses. It is assumed the costs for a new house in a bungalow style are similar to those of a character house in a villa style.

Links to the Brookfield villa design and pricing is provided here:

<https://brookfield.co.nz/wp-content/uploads/2026/02/Build-Your-Own-Brookfield-Kensington-1.pdf>

Alteration Options Considered

Plans have been prepared to show alteration options considered for the existing house. These proposals were considered in principle at the outset of the design process, but were dismissed due to the inherent compromises they contain. From experience, the architect and the owner concluded there would be cost premiums when compared to new construction.

The Character Homes cost estimate is not based on either of the 2 options shown for alterations. It is based on a simpler repair, restore and refurbish option to meet NZ Building Code requirements with no alterations within the house other than adding an ensuite. The alteration options shown would be significantly more expensive than the Character Homes cost estimate, and are both still sub-optimal in terms of amenity and lifestyle expectations.

1.0 RENOVATE & REPAIR SCOPE OF WORK



25 Westminster Street (also known as 2 Gosset Street)
Scope of Renovation, Repairs & Alterations

26 March 2026

The structural engineer's report concluded the perimeter foundation is not adequate and requires repair or replacement as part of EQ repairs. A scheme was prepared including Smartlift concrete underpinning pads and new perimeter concrete beams tying them together (with the existing foundation left in place). This is included in the cost estimate prepared by Ross Bailey Builder and submitted with the application for resource consent.

The floor plan of the house is around the wrong way, with living spaces on the south (shady) side and not adjacent to private outdoor living space.

The following is a high-level list of the work required to repair, renovate and alter the existing house to make it resilient and give an acceptable level of comfort and convenience.

A detailed condition assessment has not been prepared.

Foundations

Lift the house off the existing foundations and support it in the air.
Demolish existing perimeter concrete footings and piles and dispose of
Rotate the house 180 degrees.
Construct a new perimeter concrete footing to TC3 standard.
New piles and bearers to TC3 standard
Lower house onto new foundations and attach

Exterior Walls - Option 1 (unlikely to be acceptable for quality reasons)

Assume existing weatherboards remain
Fit building wrap between studs from inside
Existing exterior facings remain with required repairs
Repairs to fascias and soffits
Repaint whole house including soffits

Exterior Walls - Option 2

All new weatherboards on cavity battens on new building wrap
New timber facings to new aluminium windows with head flashings, etc. to E2/AS1
Sawtooth scribes to facings
Repairs to fascias and soffits
Repaint whole house including soffits

Roof, Spoutings and Downpipes

Remove and dispose of existing corrugated iron roofing
New long run corrugated Colorsteel roof on underlay on netting
Leave spouting in place if in good condition
New Colorsteel downpipes

Interiors

Remove all wall linings
Remove and store all panelling, skirtings and architraves
Remove and store kitchen joinery
Install new dwangs to meet Gib bracing requirements
Remove all ceiling linings

Install new Gib board wall and ceiling linings
Paint all interiors, including staining and polyurethane to finishing timbers and panelling.

Bathroom(s)

Remove all fittings to allow relining
New bathroom fittings
Floor and wall finishes similar to existing
Add a second bathroom (or ensuite) as an external addition to the house say 2.8M x 2.4M internal dimensions. **Note: Character Homes estimate includes this ensuite within existing floor area**

Plumbing & Drainage

New supply pipework and wastes
New tapware
New sewer and stormwater drainage to the boundary
Condition and capacity of HWC not known

Electrical

New underground connection from the boundary
New DB
New modern switches

Insulation

New fibreglass batts as follows:
Exterior walls: R2.6 minimum, R2.8 if achievable.
Ceiling: Maximum possible value, R7.0 or similar
New subfloor insulation: Expol Black 100mm R3.1 XPS

Windows - Option 1

Existing timber windows altered insitu to be double glazed by Comfortglaze or equal. Existing leadlight windows remain single glazed with repairs as required. Repaint exterior frames. Re-polyurethane interior of frames

Windows - Option 2

Remove all existing windows and replace with new double glazed thermally broken aluminium frames. Dressed timber reveals in native timber for stain and polyurethane finish.

Finishing Timbers

Assume say 30% salvage. De-nail and store.
Allow new to match existing elsewhere
Install skirtings, architraves, cornices and panelling.

Floors and Floor Coverings

Remove all carpets and vinyl
Sand and polyurethane existing timber floors where they are currently exposed.

Siteworks

Remove and dispose of tall palm tree on the north side of the house
New exposed aggregate concrete paths around the house
New paved outdoor area with steps to house adjacent to living areas
Make good lawn and garden areas
New timber batten edges to asphalt and make good.

Miscellaneous

Replace window joinery to one of the existing bay windows with new French doors

Heating & Ventilation

Ducted heat pump system in roof space serving all rooms, including make-up air for ventilation.
New bathroom and kitchen extracts

Include

Isolation and reconnection of building services
Reinstatement of joinery, including wardrobes and kitchen
Building consent CCC charges
Design documentation for building consent
All demolition, rubbish disposal and dump fees
Normal preliminary & general costs and margins

Monetary Allowances

\$12,000 for light fittings
\$12,000 new carpet

Notes/General

Rotating the building doesn't address the question of the "back" of the house facing the street and changes that will be required to make the street elevation attractive.

An alternative scenario of keeping the house in the same orientation and making major changes to the floor plan to put the living spaces at the north end and bedrooms at the south end has not been investigated.

Assume no work to the existing Skyline garage

Ground improvement may be required to have suspended floors on a TC3 site. New floors and foundations for TC3 sites are usually concrete Ribraft or equal, on say 500mm of compacted fill.

If bathroom vinyl is old there may be a layer of asbestos under it.

Attachments

Engineer's Report - Grounded Consultancy (Christopher Gordon).
Cost Estimate - Ross Bailey Builders
Floor plan as existing
Photographs

Alec Bruce
Wilkie & Bruce Architects

2.0 COST ESTIMATE TO RESTORE & REFURBISH EXISTING HOUSE
Character Homes



SUMMARY OF UPGRADE COSTS



PREPARED FOR:

ALEC BRUCE

25 Westminster Street, Saint Albans, Christchurch, 8014

DATE:
Apr 13th, 2026

EXPIRY:
May 13th, 2026

REFERENCE:
Q-01146

QUOTATION

1. Foundations

#	Item	Total (ex.)
1.01	Lift House & Support Lift the house off the existing foundations and support it in the air	\$43,700.00
1.02	Demolish existing foundation Demolish existing perimeter concrete footings and piles and dispose of	\$14,375.00
1.03	Adjust orientation Rotate the house 180 degrees	\$1,380.00
1.04	New Ring Foundation Construct a new perimeter concrete footing to TC3 standard	\$79,350.00
1.05	Subfloor Foundation New piles and bearers to TC3 standard Tanalised Piles New piles @1.2crs Bearers 100x75 H4 @1.2crs Foundation Hardware	\$43,803.50
1.06	Attach house to new foundation Lower house onto new foundations and attach	\$14,260.00
Foundations Total (ex.)		\$196,868.50

2. Exterior Walls - Option 2

#	Item	Total (ex.)
2.01	Remove existing and Replace bulk weatherboards All new weatherboards on cavity battens on new building wrap labour Materials	\$49,990.50
2.02	Replace all timber Facings New timber facings to new aluminium windows with head flashings, etc. to E2/AS1	\$6,513.60
2.03	New Scribes Sawtooth scribes to facings	\$4,057.20
2.04	Fascia & Soffit Repairs to fascias and soffits Fascia board repairs Replace 25% Soffit lining repairs Replace 25%	\$6,693.00
2.05	Exterior Painting Repaint whole house including soffits	\$26,220.00
Exterior walls - option 2 Total (ex.)		\$93,474.30

3. Roof, Spoutings and Downpipes

#	Item	Total (ex.)
3.01	Remove roofing Remove and dispose of existing corrugated iron roofing	\$3,910.00
3.02	New Roofing New long run corrugated Colorsteel roof on underlay on netting New Roofing New long run corrugated Colorsteel roof on underlay on netting Exterior Scaffolding	\$49,565.00
3.03	Reuse but Protect existing spouting Leave spouting in place if in good condition	\$2,300.00
3.04	Downpipes New Colorsteel downpipes	\$1,932.00
Roof, spoutings and downpipes Total (ex.)		\$57,707.00

4. Interiors

#	Item	Total (ex.)
4.01	Remove Wall Linings Remove all wall linings	\$25,823.25
4.02	Remove Ceiling Linings Remove all wall linings	\$7,762.50
4.03	Salvage Trims & Paneling and de-nail for re-use Remove and store all panelling, skirtings and architraves	\$10,708.80
4.04	Salvage Kitchen joinery Remove and store kitchen joinery	\$4,600.00
4.05	Timber blocking Install new dwangs to meet Gib bracing requirements	\$16,042.50
4.06	GIB Standard Supply, Fix & Stop Level 4 (Exc Paint) Install new Gib board wall and ceiling linings 10mm GIB Standard GIB Fixing Labour GIB Stopping Level 4 Sundries & Fixings	\$109,340.28
4.07	Interior lining - Prep / Paint Paint all interiors, including staining and polyurethane to finishing timbers and panelling. labour Materials	\$36,571.15
Interiors Total (ex.)		\$210,848.48

5. Bathrooms

#	Item	Total (ex.)
5.01	Strip & Prep Remove all fittings to allow relining	\$3,128.00
5.02	Bathroom and Toilet room - Fittings & Tapware New bathroom fittings	\$13,800.00
5.03	Ensuite added within existing footprint: Fittings & Tapware New bathroom fittings	\$13,800.00
5.04	Bathroom floor coverings Floor and wall finishes similar to existing	\$1,127.00
5.05	Ensuite floor coverings Floor and wall finishes similar to existing	\$1,127.00

Bathrooms Total (ex.) **\$32,982.00**

6. Plumbing & Drainage

#	Item	Total (ex.)
6.01	New supply pipework and wastes	\$17,250.00
6.02	New Kitchen & Laundry tapware	\$3,450.00
6.03	Drain laying New sewer and stormwater drainage to the boundary	\$13,800.00
6.04	New HWC Condition and capacity of HWC not known	\$4,370.00

Plumbing & drainage Total (ex.) **\$38,870.00**

7. Electrical

#	Item	Total (ex.)
7.01	New underground connection from the boundary	\$6,900.00
7.02	Distribution Board New DB	\$5,175.00
7.03	Switches New modern switches	\$2,300.00
Electrical Total (ex.)		\$14,375.00

8. Insulation

#	Item	Total (ex.)
8.01	Insulation New fibreglass batts as follows: Exterior walls: R2.6 minimum, R2.8 if achievable. Ceiling: Maximum possible value, R7.0 or similar New subfloor insulation: Expol Black 100mm R3.1 XPS Exterior walls: R2.6 minimum, R2.8 if achievable. Ceiling: Maximum possible value, R7.0 or similar New subfloor insulation: Expol Black 100mm R3.1 XPS Includes DPM	\$17,802.00
Insulation Total (ex.)		\$17,802.00

9. Windows - or Restoration

#	Item	Total (ex.)
9.01	Window & exterior door replacement Remove all existing windows and replace with new double glazed thermally broken aluminium frames. Dressed timber reveals in native timber for stain and polyurethane finish.	\$79,350.00

Windows - or restoration Total (ex.) **\$79,350.00**

10. Finishing Timbers

#	Item	Total (ex.)
10.01	Supply balance of new finishing Trim & Paneling Assume say 30% salvage. De-nail and store. Allow new to match existing elsewhere Install skirtings, architraves, cornices and panelling. Supply balance of new finishing Trim & Paneling Assume say 30% salvage. De-nail and store. Allow new to match existing elsewhere Install skirtings, architraves, cornices and panelling.	\$44,367.00

Finishing timbers Total (ex.) **\$44,367.00**

11. Floors and Floor Coverings

#	Item	Total (ex.)
11.01	Remove existing Remove all carpets and vinyl	\$2,300.00
11.02	Sand and polyurethane existing timber floors Sand and polyurethane existing timber floors where they are currently exposed	\$23,287.50

Floors and floor coverings Total (ex.) **\$25,587.50**

12. Siteworks

#	Item	Total (ex.)
12.01	Tree removal for enabling Remove and dispose of tall palm tree on the north side of the house	\$5,750.00
12.02	Paths New exposed aggregate concrete paths around the house	\$10,350.00
12.03	Hard landscaping New paved outdoor area with steps to house adjacent to living areas	\$7,360.00
12.04	Soft landscaping Make good lawn and garden areas	\$11,730.00
12.05	Garden detailing New timber batten edges to asphalt and make good	\$2,300.00

Siteworks Total (ex.) **\$37,490.00**

13. Miscellaneous

#	Item	Total (ex.)
13.01	New French doors Replace window joinery to one of the existing bay windows with new French doors	\$9,775.00

Miscellaneous Total (ex.) **\$9,775.00**

14. Heating & Ventilation

#	Item	Total (ex.)
14.01	Heatpump system Ducted heat pump system in roof space serving all rooms, including make-up air for ventilation	\$32,200.00
14.02	New bathroom and kitchen extracts	\$2,300.00

Heating & ventilation Total (ex.) **\$34,500.00**

15. Include

#	Item	Total (ex.)
15.01	Isolation and reconnection of building services	\$11,500.00
15.02	Reinstatement of joinery	\$9,200.00
	Reinstatement of joinery, including wardrobes and kitchen	
15.03	Building consent CCC charges	\$11,500.00
15.04	Design documentation for building consent	\$57,500.00
15.05	All demolition, rubbish disposal and dump fees	\$6,900.00
15.06	Preliminary & General	\$71,880.00
	Margins included in rates	
	Site Logistics	
	Access, Handling, Cleaning	
	Site Establishment	
	H&S Systems, Set Up	
	Deliveries	
	Site running, supplier communications, ordering	
	Protection	
	Existing dwelling protection measures, hoarding, barriers, covers	
	Supervision & QA	
	Supervisor site management, specifications & detailing	
15.07	Monetary Allowances	\$27,600.00
	\$12,000 for light fittings	
	\$12,000 new carpet	
Include Total (ex.)		\$196,080.00

NOTES/EXCLUSIONS

- **Notes**

- **Site Access:** Assumes clear and reasonable access to the specified work area for materials, personnel, and waste removal. Additional costs may apply for works required to gain access (e.g., temporary paths, significant vegetation removal).
- **Home Access:** While we will make every endeavour to enable home access, unimpeded access cannot be guaranteed during work hours
- **Use of Services:** We respectfully request the use of power, water & toilet
- **Signage:** Where possible, we would like to erect our site signage at your street frontage
- **Exclusions & Provisional/Prime Cost Sums not final until contract generated**

- **Exclusions**

- **Repairs:** Unless otherwise stated, does not include any framing repairs such as borer or rot
- **Consequential damage:** resulting from our repair work, all care taken by professional carpenters
- **Undiscovered/unrealised work**
- **Fixtures & Furniture:** Removal, re-installation, or protection of furniture, window coverings, light fittings, and hardware is not included.
- **Filling, gapping & top coat painting:** Unless otherwise specified. Bare timber shall be primed as required by NZBC
- **Hazardous Materials:** Does not cover the testing or removal of lead-based paint or asbestos.
- **Cleaning:** Excludes a final professional domestic clean of the work area. A general site tidy-up will be performed.

SUMMARY

#	Item	Total (ex.)
1.0	Foundations	\$196,868.50
2.0	Exterior Walls - Option 2	\$93,474.30
3.0	Roof, Spoutings and Downpipes	\$57,707.00
4.0	Interiors	\$210,848.48
5.0	Bathrooms	\$32,982.00
6.0	Plumbing & Drainage	\$38,870.00
7.0	Electrical	\$14,375.00
8.0	Insulation	\$17,802.00
9.0	Windows - or Restoration	\$79,350.00
10.0	Finishing Timbers	\$44,367.00
11.0	Floors and Floor Coverings	\$25,587.50
12.0	Siteworks	\$37,490.00
13.0	Miscellaneous	\$9,775.00
14.0	Heating & Ventilation	\$34,500.00
15.0	Include	\$196,080.00
Sub Total		\$1,090,071.78
GST		\$163,510.77
Total		\$1,253,582.54

3.0 COST ESTIMATE FOR A NEW EQUIVALENT HOUSE
W&B Architects



2 Gosset Street

Cost Comparison

21 April 2026

Ref 5593

New Character Style House with Same Floor Area as Existing Bungalow

Brookfield "Kensington" Villa	160M²
\$770,000 to \$930,000. Average =	\$850,000
\$850,000.00 excluding GST =	\$739,130
\$739,130 / 160 =	\$4,620/M ²
\$4,620 x 138 =	GST exclusive \$637,560

Additional Work Required

• Siteworks	\$37,490 ⁽¹⁾	
• Demolition and removal.	\$30,000 ⁽²⁾	
• Drainage to boundary. Included.	- ⁽³⁾	
• Floorcoverings. Included.	- ⁽³⁾	
• Heating. Included.	- ⁽³⁾	
• Heating. Higher specification.	\$25,000 ⁽²⁾	
• Services. Disconnect and reconnect.	\$11,500 ⁽¹⁾	
• Building Consent. Included.	- ⁽³⁾	
• Design documentation bungalow	\$40,000 ⁽²⁾	
• P&G and Margins. Included.	- ⁽³⁾	
• Lighting. Included.	- ⁽³⁾	
• Floorcoverings. Higher specification.	\$10,000 ⁽²⁾	
• TC3 gravel raft and excavation for.	\$50,000 ⁽²⁾	\$203,990

Total excluding GST \$841,550.00

(1) Figure taken from Character Homes Estimate

(2) W+B estimated figure

(3) Included in Brookfield price

Assumptions

- Garage excluded

Note: Brookfield "Merivale" villa is larger (174m²) but has the same \$/m² rate as "Kensington".

4.0 PLANS OF ALTERATION OPTIONS



Architectural Drawing Set

Resource Consent RFI

16/04/2020

Project number 5593

A0 Site	A0.1	01	Site Plan - Existing
A1 Plans	A1.1	01	Existing Floor Plan
A1 Plans	A1.2	01	Demolition Floor Plan - Option A
A1 Plans	A1.3	01	Proposed Floor Plan - Option A
A1 Plans	A1.4	01	Demolition Floor Plan - Option B
A1 Plans	A1.5	01	Proposed Floor Plan - Option B

House Alteration

2 Gosset Street

5 5 9 3

WILKIE + BRUCE
ARCHITECTS
Telephone 03 379 7738 168 Armagh St Christchurch
info@wilkieandbruce.co.nz PO Box 25-141 New Zealand

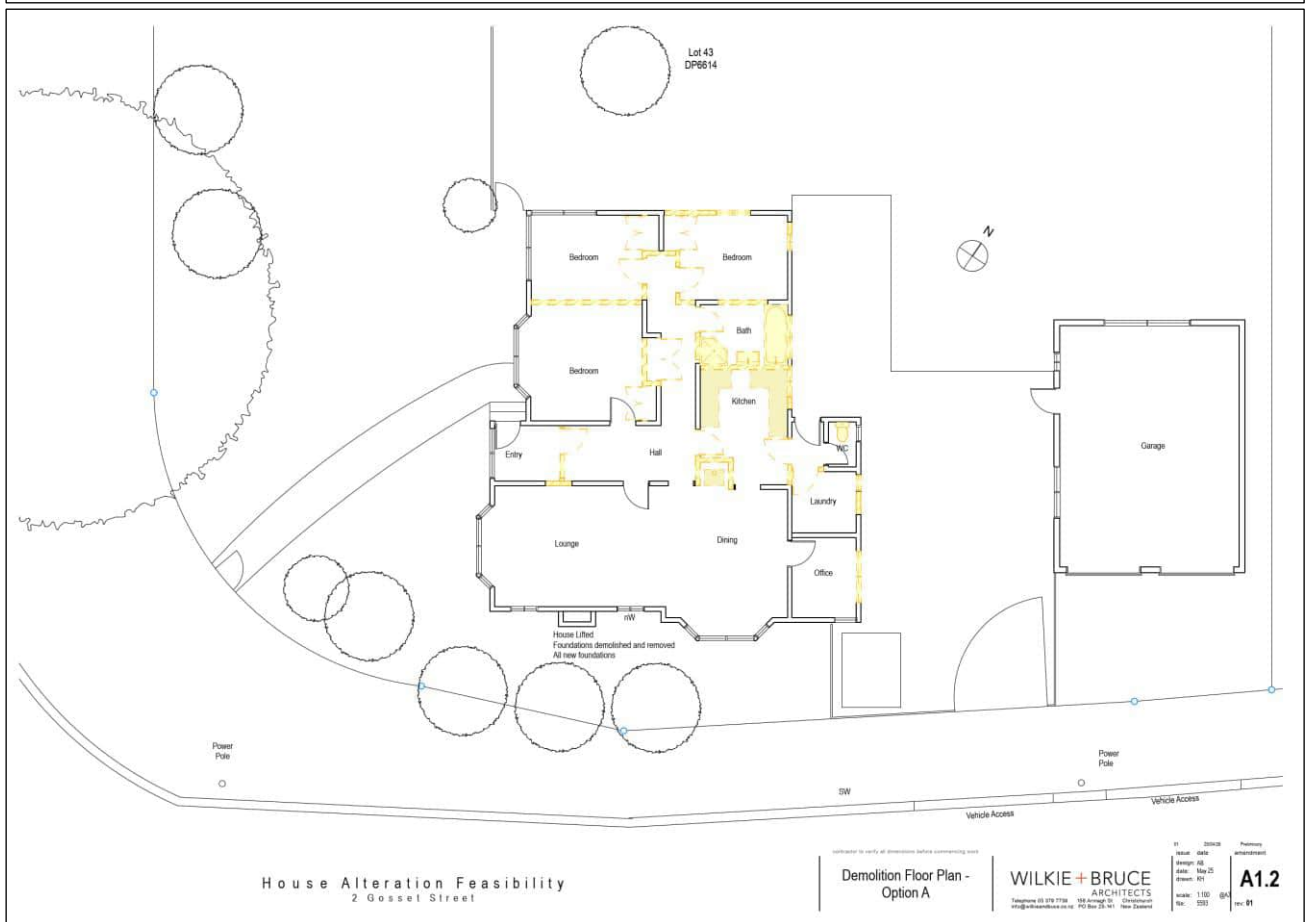
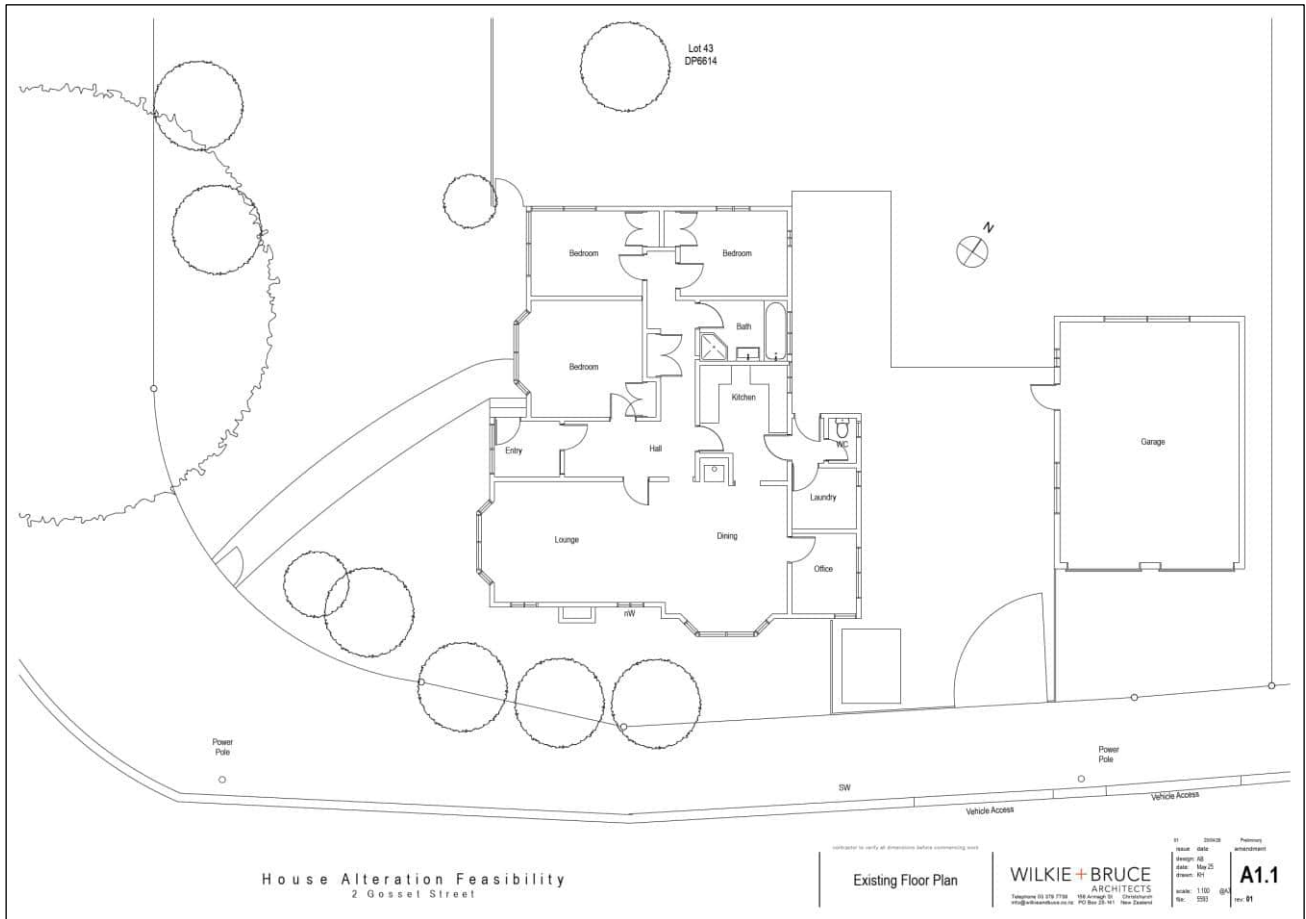


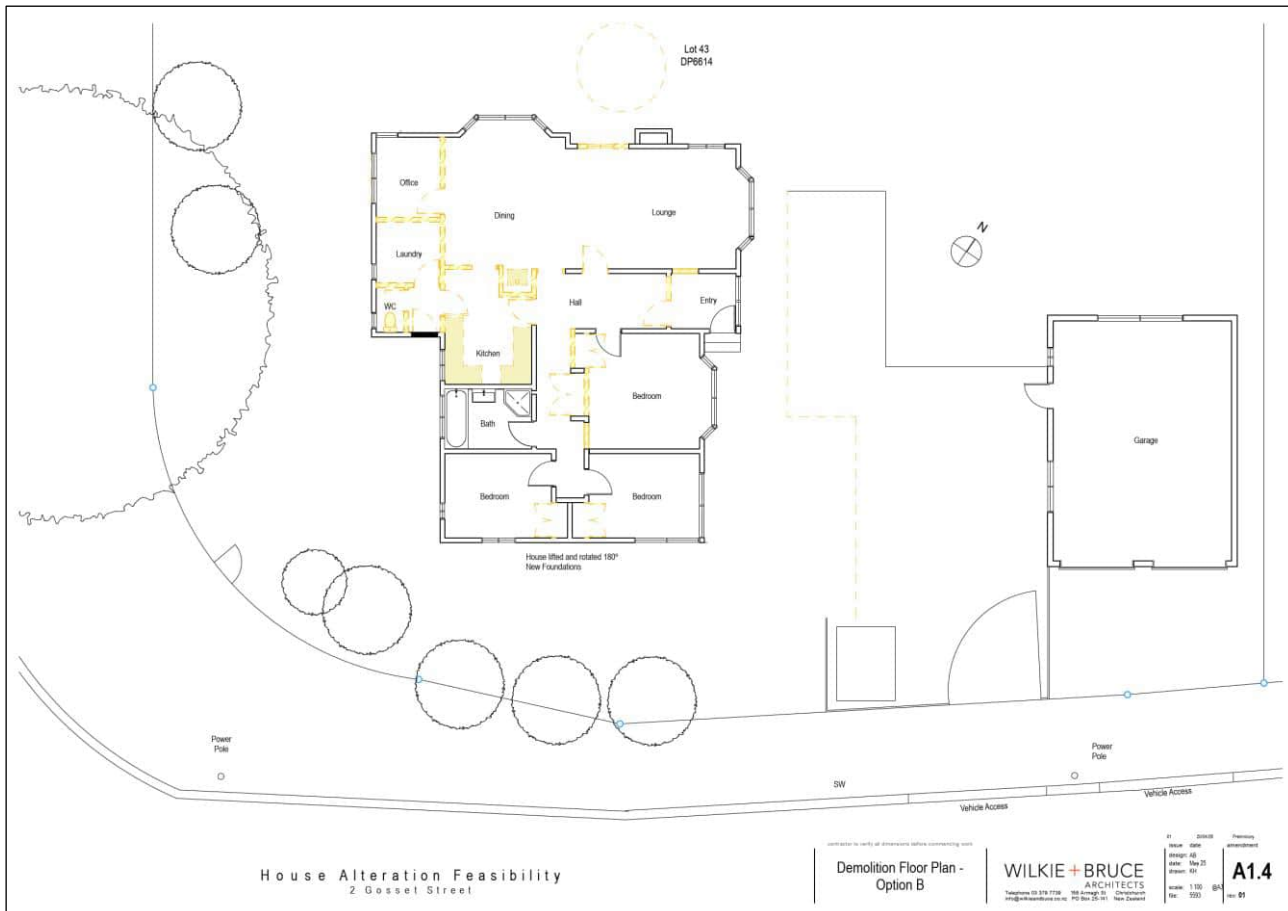
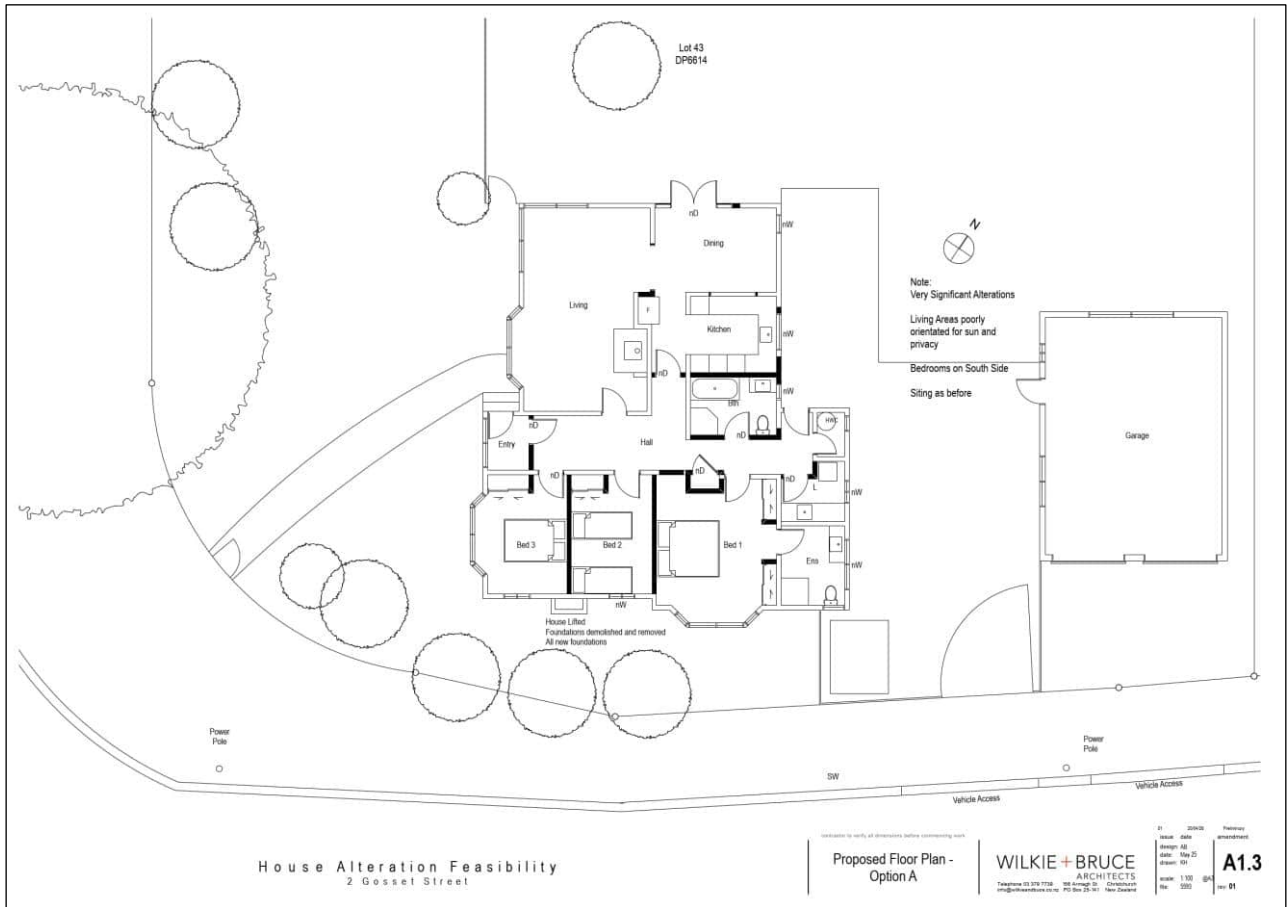
House Alteration Feasibility
2 Gosset Street

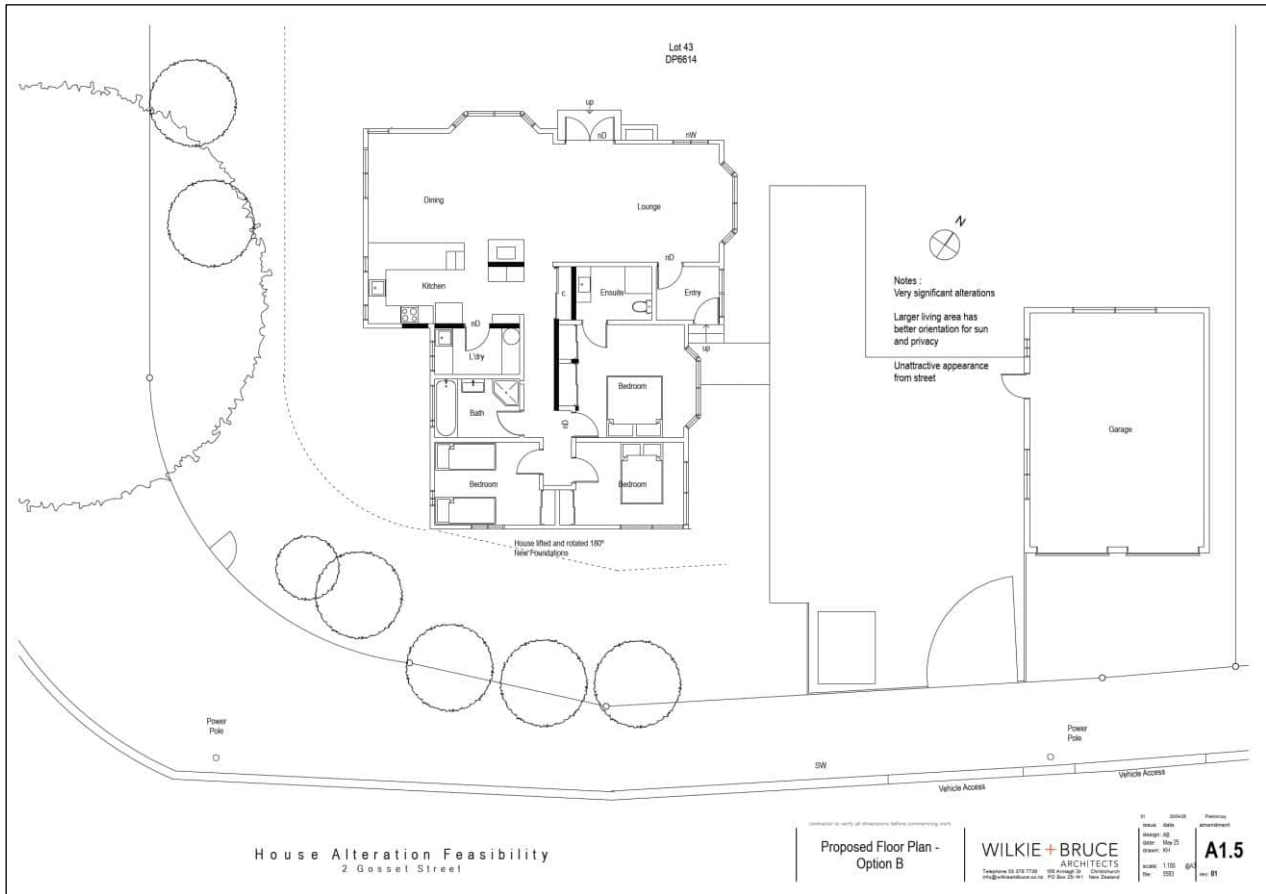
Site Plan - Existing

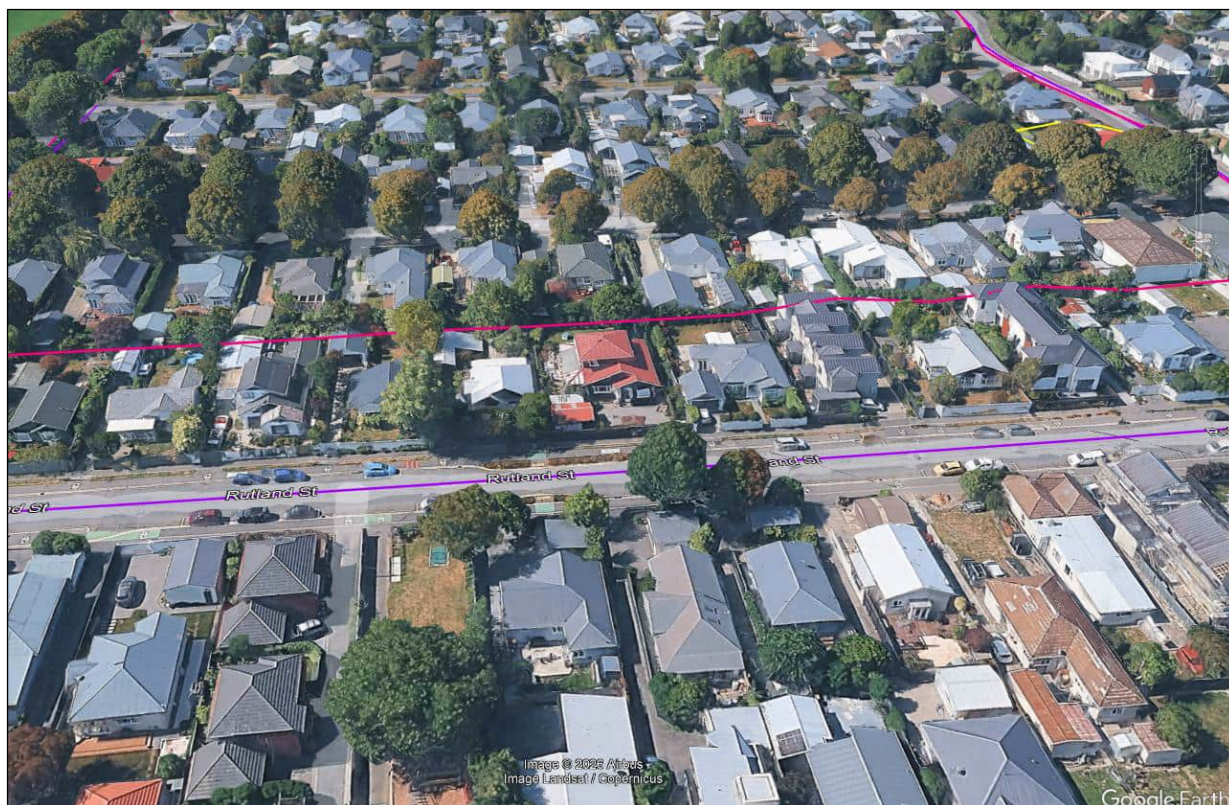
WILKIE + BRUCE
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01 2020-2021 Preliminary
Date: 08
Drawn: 25
Scale: 1:200
Rev: 01
A0.1









Rutland Street looking east. The applicant site is in the top right. Image: Airbus, Google Earth.



The site (outlined in yellow) and the wider neighbourhood looking NNE. The RHA boundaries are in purple and the RCA boundaries are in pink.



The site (outlined in yellow) and the wider neighbourhood looking northwest The RHA boundaries are in purple and the RCA boundaries are in pink.



The western façade of the dwelling from the road boundary looking east. Taken by the planner during the site visit.



Wider perspective looking east from about 16 Westminster Street.



The applicant site, taken southwest of the site looking northeast. Photo taken by the planner during the site visit.



The applicant site, looking east from the intersection with Rutland Street. Image taken by Gareth Wright during the site visit.

General

- 1) The development must proceed in accordance with the information submitted with the application, including the stamped approved plans entered into Council records as RMA/2025/2613.

Heritage

- 2) Prior to demolition of 25 Westminster Street, the consent holder will undertake a digital photographic record of the building. This record will be lodged with the Heritage Team Leader, Christchurch City Council (or nominee) within three months of the completion of the works subject to this consent. Photographs must be of printable quality, at least 1440 pixels by 960 pixels for a 4"x 6" print at a minimum resolution of 240 PPI.

Advice Notes

- *The photographic record should be comprised of images of both the exterior and the interior. Exterior images should record each elevation; interior images should record each room. Photographs should be labelled with location, date and photographer's name, and submitted with a plan showing photograph locations. They can be submitted to the nominated Heritage Team contact on a memory stick, or electronically by either email (noting that Council's email data transfer limit is 20MB per email) or file sharing service such as wetransfer.com or dropbox.com to rcmon@ccc.govt.nz*
- *There may be archaeology on this site as protected under the Heritage New Zealand Pouhere Taonga Act 2014. Archaeological sites are defined in the Act as any place where there is physical evidence of pre-1900 occupation, regardless of whether the site is known or recorded or not. Authority from Heritage New Zealand Pouhere Taonga (HNZPT) is required for any work that affects or may affect an archaeological site. Please contact the regional archaeologist at Heritage New Zealand Pouhere Taonga (HNZPT): archaeologistcw@heritage.org.nz or 03 363 1880 before commencing any work on the land. For more information visit <http://archaeology.nz>*
- *Information being submitted in relation to conditions of this consent is to be sent by email to rcmon@ccc.govt.nz The nominated Council Heritage Advisor for this consent is Gareth Wright (941 8026; gareth.wright@ccc.govt.nz).*

Earthworks

- 3) All earthworks must be carried out in accordance with a site specific Erosion and Sediment Control Plan (ESCP), prepared by a suitably qualified and experienced professional, which follows the best practice principles, techniques, inspections and monitoring for erosion and sediment control contained in Environment Canterbury's Erosion and Sediment Control Toolbox for Canterbury <http://esc Canterbury.co.nz> . The ESCP must be held on site at all times and made available to the Council on request.
- 4) The consent holder must notify Christchurch City Council no less than three working days prior to works commencing, (via email to rcmon@ccc.govt.nz) of the earthworks start date and the name and contact details of the site supervisor. The consent holder must at this time also provide confirmation of the installation of ESCP measures as per the plan referred to in Condition 3 above.
- 5) Run-off must be controlled to prevent muddy water flowing, or earth slipping, onto neighbouring properties, legal road (including kerb and channel), or into a river, stream, drain or wetland. Sediment, earth or debris must not fall or collect on land beyond the site or enter the Council's stormwater system. All muddy water must be treated, using at a minimum the erosion and sediment control measures detailed in the site specific Erosion and Sediment Control Plan, prior to discharge to the Council's stormwater system.

Note: For the purpose of this condition muddy water is defined as water with a total suspended solid (TSS) content greater than 50mg/L.

- 6) No earthworks may commence until the ESCP has been implemented on site. The ESCP measures must be maintained over the period of the construction phase, until the site is stabilised (i.e. no longer producing dust or water-borne sediment). The ESCP must be improved if initial and/or standard measures are found to be inadequate.

All disturbed surfaces must be adequately topsoiled and vegetated or otherwise stabilised as soon as possible to limit sediment mobilisation.

- 7) Dust emissions must be appropriately managed within the boundary of the property, including the use of mitigation measures such as water carts, sprinklers or polymers on any exposed areas. The roads to and from the site, and the site entrance and exit, must remain tidy and free of dust and dirt at all times.

Note: Resource consent from Environment Canterbury will be required if dust emissions do not comply with the Regional Air Plan.

- 8) All loading and unloading of trucks with excavation or fill material must be carried out within the subject site.
- 9) Any surplus or unsuitable material from the project works must be removed from site and disposed at a facility authorised to receive such material.
- 10) Any public road, shared access, footpath, landscaped area or service structure that has been damaged, by the persons involved with the development or vehicles and machinery used in relation to the works under this consent, must be reinstated as specified in the Construction Standard Specifications (CSS) at the expense of the consent holder and to the satisfaction of the Council.
- 11) Any change in ground levels must not cause a ponding or drainage nuisance to neighbouring properties. All filled land must be shaped to fall to the road boundary. Existing drainage paths from neighbouring properties must be maintained.

Earthworks near street tree

- 12) The Tree Protection Management Plan (TPMP) from SimplyArb Tree Consultants dated 11/12/2026 from must be kept onsite at all times and all contractors must be aware of the conditions set out within the plan.
- 13) All earthworks within the 5m setback of the Common Lime trees ID 40930 and 40931 must be undertaken in accordance with the approved TPMP in condition 12.
- 14) The applicant is to appoint a suitably experienced and qualified Arborist to monitor and supervise all earthworks or any other works being undertaken within the 5m setback area of the Common Lime trees ID 40930 and 40931, for the duration of the proposed site work, in alignment with the TPMP specifications. The Appointed Arborist is to be chosen from the Supervising Arborist list in the Approved Arborist page on the Council website, which can be accessed here: <https://www.ccc.govt.nz/consents-and-licences/construction-requirements/construction-standard-specifications/download-the-css/>

Advice Note: These recommendations should be followed in conjunction with the Christchurch City Council Civil Engineering Construction Standard Specification – Part 1.

Landscaping

- 15) The proposed landscaping and fencing must be established in accordance with the Landscape Plan labelled RMA/2026/2613 Pages 20, 24, and 25 of the Approved Consent Document.

Advice note: The consent holder is reminded that planter beds for landscaping must be free from service installations to ensure that plants can establish and thrive, and to ensure that any kerbing of access ways does not decrease the area available for planting or impact on vehicle manoeuvring.

- 16) The proposed landscaping must be established on site within the first planting season (extending from 1 April to 30 September) following the final, passed building inspection.
- 17) The proposed Evergreen Magnolia trees and Flowering Cherry trees as shown on the Landscape Plan labelled RMA/2025/2613 Page 20 of the Approved Consent Document, must be at least 1 m in height at the time of planting and once established must be allowed to grow to its natural form and height.

Advice note: this condition does not preclude pruning in accordance with best arboricultural practice.

- 18) All landscaping required for this consent must be maintained. Any dead, diseased, or damaged landscaping must be replaced by the consent holder within the following planting season (extending from 1 April to 30 September) with trees and/or shrubs of similar species to the existing landscaping.