

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:	25 Westminster Street, St Albans, Christchurch 8014			
The applicant is the:	☒ Owner	☒ Occupier	☐ Lessee	☐ Prospective purchaser
☐ Other (please specify):				

4. Agent

Name of agent:	Alec Bruce	Landline:	03 379 7739
Name of firm:	Wilkie + Bruce Architects Ltd	Mobile:	021 676 281
Email:	alecb@wilkieandbruce.co.nz		
Postal Address:	PO Box 25-141, Christchurch 8041, New Zealand		

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	Rule 14.16.2
Volume of Soil Disturbance	N/A Site is not in and FMA or on the LLUR as a HAIL
Site Coverage	Rule 14.4.2.4 ai
Window Obscuration	Rule 14.4.2.8

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 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.

Appendices

- CCC Site Record Form - 2 Gosset Street
- Engineer's Report (dated 14 May 2024)
- Cost Estimate (dated 01 August 2024)
- Photographs of existing house

Link to QV article about recent cost increases:

<https://www.qv.co.nz/news/staggering-increase-in-home-building-costs-over-4-years/>

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

14 May 2024

File: 2023-104

Hannah Calder
2 Gosset Street
St Albans
Christchurch

Email: hannah.calder@harcourts.co.nz

Dear Hannah

**Re: 2 Gosset Street, St Albans, Christchurch
Detailed Earthquake Damage Assessment and Repair Strategy Report for the Existing
Dwelling and Detached Garage**

1. INTRODUCTION

Grounded Consultancy Limited (Grounded) has carried out an earthquake damage assessment and prepared this report at the request of Hannah Calder, to report on the damage and repair requirements for the existing residential dwelling and detached garage as related to the damage experienced as a result of the Canterbury Earthquake Sequence (CES). This report determines the current extent of earthquake related structure damage and the related structure repair requirements to enable a determination of the cost of reinstatement for "replacing or reinstating the building to a condition substantially the same as but not better or more extensive than its condition when new" as required by the EQC Act. All new work must be compliant with all current regulations and building code requirements.

The house has been subject to a previous repair by EQC related to damage sustained as a result of the Canterbury earthquakes however the owners have since noticed that items functional and serviceable prior to the damage are no longer functional or serviceable.

In relation to damage and the repair the following is noted:

- Damage: A part of the house is damaged if:
 - There has been a physical change, a physical alteration, or a physical disturbance to the materials or structure of the insured property;
 - The physical change must impact the appearance, structural performance, or amenity of the insured property;
 - That physical change must have been caused by the earthquakes;
 - That physical change must be material.
- Repair standard:
 - The EQC Act insures the house for replacement value, which covers the cost of "replacing or reinstating the building to a condition substantially the same as but not better or more

extensive than its condition when new, modified as necessary to comply with any applicable laws.”

- Repair strategy: The repair strategy must meet the following criteria:
 - All structural elements of the building which have been damaged as a result of the earthquakes will be repaired to a standard where they will have the same level of structural function as when the house was new;
 - All aesthetic elements of the building which have been damaged as a result of the earthquakes will be repaired to a standard where they will have the same level of aesthetic and structural function as when the house was new;
 - The remediation strategy complies with all government and local authority requirements, including building consent requirements, the Building Act 2004, building code, and Resource Management Act 1991.

The November 2015 joint EQC and EQC Action Group statement is noted and appended (Appendix A). The statement confirms that EQC will consider the reinstatement to an as new condition as stated by the Act and not the condition immediately prior to the earthquakes. EQC confirmed that work may be required to be completed to undamaged elements in order to reinstate the damage. EQC confirmed that if floor re-levelling is required it is determined by the Act and not by the Ministry of Building Innovation and Employment (MBIE) Guidance document “Repairing and rebuilding houses affected by the Canterbury earthquakes” (henceforth referred to as MBIE Guide), and in particular the 50mm limit for no re-levelling referenced in the MBIE Guide is found to be an irrelevant value. EQC confirmed that if it chooses to make a cash payment it rather than replace or reinstate the property the payment must be the replacement value of the property as defined in section 2(1) of the Act.

The investigation included the following:

- A site assessment and measurement of all current relevant condition parameters of the existing building by Grounded.
- Geotechnical Report by Petralogic.
- Assessment of information provided by EQC for the previous assessments and repair works undertaken on the building.
- Assessment and reporting of requirements to remediate the dwelling.

This assessment and report have been reviewed by a Chartered Professional Engineer with 30 years of experience in structural and geotechnical engineering in Christchurch and over 10 years of experience in forensic assessment of earthquake damage to commercial, industrial and residential structures – See the Engineering New Zealand CPEng Practice Area Description appended (Appendix B).

2. SITE AND EXISTING RESIDENTIAL BUILDINGS

The property is a predominantly level site, approximately 905m² in area on the corner of Gosset and Westminster Street, St Albans. The existing dwelling on the site is a single storey, timber framed, weatherboard clad and lightweight steel roof. The site has a detached double garage to the east of the site. Historic aerial photos indicate the existing dwelling was on the site at the time of the earliest available aerial photograph, dated 1940 and the detached garage was constructed later in the early 1990’s.

The foundation system to the original dwelling area consists of an external concrete foundation and internal concrete piles supporting timber bearers and joists with timber flooring. Based on the age of the house it is unlikely that the original external concrete foundation beam contains reinforcement. The foundation system is

classified as Type B1 to the MBIE Guide. The lateral load resisting system is through the diaphragm action of the lath and plaster walls and ceilings to the foundation system as vertical load.

The detached double garage is corrugated iron roof on timber roof framing, timber framing with lightweight steel cladding with a concrete slab on grade. The foundation system is classified as Type C1 to the MBIE Guide. Lateral load systems consist of lightweight steel strap bracing in the roof and walls. The CCC Property File shows the garage slab is unreinforced concrete and the external foundation beam is reinforced with 2/D12 bars.

The existing buildings are in a well-maintained condition.

3. GEOTECHNICAL CONSIDERATIONS

Petralogic completed a Geotechnical Report – Foundation Deformation & Settlement Assessment, dated 14/12/23. The following excerpts are from the Petralogic report, stating their findings, conclusions and foundation repair recommendations.

a) **Conclusions and Recommendations**

- *We understand that there is foundation damage at the house at 2 Gosset Street including concrete perimeter damage that has been assessed (by EQC in 2023) as likely being a combination of CES earthquake damage, prior damage exacerbated by those earthquakes, and previous sub-standard repairs.*
- *It is our opinion that the differential performance of the house is relatively minor, and likely a combination of CES liquefaction related settlement, historic static consolidation settlement and likely some amount of historic settlement related to foundations bearing in shallow topsoil.*
- *We estimate around 25 to 60 mm of total liquefaction related settlement may have occurred during the four main CES events of which around 25 to 40 mm may be a reasonable estimate of potential building differential related to those events.*
- *We estimate up to around 10 mm of static consolidation settlement may have occurred over the building's life, and there is possibly an additional component of static settlement related to existing foundations bearing in shallow topsoil.*
- *Based on post-earthquake mapping and our analyses, we consider it unlikely that the house was affected by lateral deformation during the CES.*
- *As noted in the EQC Claim Assessment Report, the foundation perimeter damage (cracks) may be the result of a combination of previous damage exacerbated by the CES events as well as new CES related damage and the tilted piles may be the result of earthquake shaking as they are not tied to bearers. We concur with these findings.*

b) **Foundation Repairs**

- *It is our opinion that the site is suitable for foundation repairs or replacement from a geotechnical point of view, provided they are carried out in accordance with MBIE guidelines for the repair of earthquake damaged foundations or otherwise repairs specifically assessed and designed by a suitably qualified structural engineer.*
- *Based on our static settlement assessment and sensitivity check, we do not expect increasing the foundation width (up to 0.8 m) and deepening (up to 0.7 m depth) will cause static settlement greater 10 mm, which would generally be considered acceptable for new construction.*

- *New foundation elements including replacement piles should be designed to bear below topsoil and at a minimum depth of 0.5 m below surrounding/uncleared ground level using a geotechnical ultimate (unfactored) bearing capacity of 200 kPa. Bearing depth should not exceed 0.7 m below surrounding/uncleared ground to maintain distance above potentially liquefiable soil, unless Petralogic are contacted for additional advice.*
- *We anticipate floors may be relevelled during the repair/replacement process if required. If temporary or permanent jacking pads are used, we recommend 0.5 m bearing depth as for new foundation elements.*
- *We recommend Petralogic is engaged to review the geotechnical component of the repair methodology to check it is consistent with the intent of this report and our understanding of the ground conditions at the site.*
- *Subsurface conditions relevant to construction works should be assessed by contractors who can make their own interpretation of the factual data provided. They should perform any additional tests as necessary for their own purposes.*

4. EQC DOCUMENT ASSESSMENT

EQC have provided documentation of the assessment and repair of the dwelling (Appendix C).

An EQC Statement of claim checklist dated 05/02/2011 show the following:

- Bedroom 2 - wall and ceiling damage
- Bathroom – chips to spa bath
- Chimney to lounge gas fire damaged and removed to roof level.

An EQC Scope of Works document dated 02/11/2011 (Appendix D) and relating to the EQC master claim CLM/2011/209741, notes:

- Site
 - Main Access – Concrete Driveway. Damaged surfaces. Not covered by EQC.
- Services
 - No earthquake damage noted.
- Chimney
 - Collapsed Chimney.
- Foundations
 - Piles: Floor has moved less than 100mm. Lift house and re-pile (doesn't include ring foundation) (133.0 m2).
 - Ring Foundation: Cracks to ring foundation. Ground out and epoxy fill cracks (10.0 l/m), solid plaster repair (1.80 m2).
- South Elevation:
 - Weatherboard Cladding: Cracking to paint. Gap fill and paint (38.07 m2).
 - Window/Door Frame: Damage to frame. Gap fill and paint (13.00 l/m).
 - Timber Framing: No damage noted.
- West Elevation:
 - Weatherboard Cladding: Cracking to paint. Gap fill and paint (35.10 m2).
 - Window/Door Frame: Damage to frame. Gap fill and paint (49.00 l/m).
 - Timber Framing: No damage noted.
- North Elevation:

- Weatherboard Cladding: Cracking to paint. Gap fill and paint (29.16 m2).
 - Window/Door Frame: Damage to frame. Gap fill and paint (7.00 l/m).
 - Timber Framing: No damage noted.
- East Elevation:
 - Weatherboard Cladding: Cracking to paint. Gap fill and paint (35.37 m2).
 - Window/Door Frame: Damage to frame. Gap fill and paint (24.00 l/m).
 - Timber Framing: No damage noted.
- Roof
 - Timber Fascia: Split board. Remove, dispose, supply and paint (2.00 l/m).
 - Window/Door: Damage to frame. Gap fill and paint window/door (24.00 l/m).
 - Framing: No earthquake damage noted.
 - Spouting: Impact damage. 125mm copper, remove supply and replace spouting (2.00 l/m).
- Office/Study
 - No earthquake damage noted.
- Lounge/Dining
 - Lathe & Plaster (L&P): Cosmetic damage. Remove, dispose and replace wallpaper + paint (11.48 m2).
- Kitchen
 - L&P Ceiling: Cosmetic damage. Rake out, plaster repair (4.00 l/m), paint ceiling (10.36 m2).
- Lounge
 - Trim (Coving – Ornate): Damaged finish. Gap fill and paint trims (18.80 l/m).
- Master Bedroom
 - L&P Walls: Cosmetic damage. Remove, dispose and replace wallpaper (42.66 m2).
 - Internal Glass Panel Door: Cosmetic damage. Ease door.
- Bedroom (End of Hall on Left)
 - L&P Ceiling: Cosmetic damage. Rake out, plaster repair (3.00 l/m), replace lining paper (10.08 m2), paint ceiling (10.08 m2).
 - L&P Walls: Cosmetic damage. Remove, dispose and replace wallpaper (43.56 m2).
- Bedroom (End of Hall on Right)
 - No earthquake damage noted.
- Bathroom
 - Bath (Acrylic): Impact damage. Remove and replace bath.
- Entry
 - No earthquake damage noted.
- Laundry
 - No earthquake damage noted.
- Toilet
 - Wood Panelling: Cosmetic damage. Gap fill cracks (2.00 l/m), paint (10.56 m2).
- Garage
 - No earthquake damage noted.

Fletcher Scope change dated 08/04/2014

- Entry front door – ease and adjust.
- Toilet walls – gap fill and paint
- South & West elevation repair deleted – explained to customer but reasoning not noted in documentation.
- North & East walls – delete gapfill and paint windows.
- Foundations – repair strategy deleted. No reasoning given.
- Roof – repair strategy deleted. No reasoning given.
- Chimney- repair deleted. No reasoning given.
- Lounge/dining -
- Kitchen – ceiling and walls remove loose paper, seal, fuse, plaster, paint, ease and adjust door,

- Lounge – Paint ceiling, repair walls.
- Master bedroom – repair walls
- Hallways – repair walls
- Bed end of hall – repair walls, removed L&P ceiling and replace with battens and Gib
- Bathroom – repair bath surface, repair Gib walls

Fletcher Variation to Works Order dated 03/03/2015.

- Grind out and epoxy foundation cracks.
- Solid plaster repair to spalled concrete by patio.
- Timber batten replacement related to patio access.

EQC Scope of Works dated 03/11/2016.

- Foundation – grind out and epoxy repair cracks 0 – 5mm wide, solid plaster repair. Noted that previous repair was not with epoxy and had failed.
- Lounge – window repair to release condensation.
- Study/Master Bedroom – window repair to release condensation.
- Bedroom 2 -coving repair

Drainage Assessment report 28/01/2022

- Sewer - circumferential cracks and displaced joints to earthenware pipes concluded as earthquake damage.
- Stormwater – cracked and broken pipes, displaced joints concluded as earthquake damage.

4.1 Commentary to EQC documentation.

EQC undertook an assessment of the dwelling for damage related to the 4 October 2010 earthquake event on the 5th of February 2011, prior to the 22 February 2011 earthquake. No distortion damage was reported at that time.

The 2 November 2011 assessment related to the 22 February 2011 damage claim noted distortion damage to the foundation system and recommend re-piling.

Subsequent assessment by Fletchers in 2014 during the managed repair process deleted the EQC repair of the foundations but no reasoning has been given for the removal.

5. DAMAGE ASSESSMENT OF EXISTING RESIDENTIAL BUILDINGS

a) Cavity Critter Subfloor Inspection and Report

Cavity Critter completed a site inspection and report of the subfloor dated 11/10/2023 and the findings are summarised below:

- The foundations are average, type “B” rubble foundations. There has been extensive use of large stones in the aggregate and a lack of fine sand and cement shown in photo 2.
- Cracking on the inside face of the foundations located at subfloor vents are shown on photos 2, 4, 8, 9, 18, 43, 91.
- Additional cracking in the inside face of the foundations are shown on photos 3, 31, 57, 59, 61, 103.

- Ground cracking shown in photo 75.
- Several precast concrete piles appear to be leaning in photos 15, 26, 29, 55, 67, 69.

b) Damage Assessment of Existing Residential Buildings

Grounded undertook a site assessment of the dwelling on the 10th November 2023 to measure and record the current earthquake damage related parameters for the dwelling, and detached garage.

Floor levels of the existing dwelling and detached garage floor areas have been taken using a Technidea Pro-2000 Zip Level and windowsill slopes, picture frame slopes and wall verticality measurements were taken using a digital spirit level. The appended drawings record the findings (Appendix D) are as follows:

- S1-0 shows the measured existing floor levels, interpolated contours and localised floor slopes of the dwelling.
- S1-1 shows site observations, wall verticality measurements, sill and picture frame slopes and locations of external perimeter foundation cracks of the dwelling.
- S1-2 shows the Cavity Critter plan layout with picture references, subfloor observations of interest and internal perimeter foundation cracks of the dwelling.
- S2-0 shows the measured existing floor levels, interpolated contours and localised floor slopes of the garage.

The levels depicted on drawing S1-0 (dwelling) & S2-0 (garage) show the following:

- The dwelling has a maximum differential level of 52mm and localised slopes ranging up to 2.98% between the dining room and adjacent office in the west corner.
- The detached garage has a maximum differential level of 26mm and generally slope from a high point near the centre of the floor slab, radially outwards. The localised slopes range up to 0.58%.
- Internal foundation cracks and leaning piles to the dwelling, as reported by Cavity Critters are shown on drawing S1-2.

The dwelling wall verticality and sill slope measurements depicted on drawing S1-1 indicate the following:

- The dwelling shows wall verticality and sill measurements appear to be in general concurrence with floor level contours and slopes measured on site.
- Several foundation cracks are observed on all sides of the dwelling and most of these show signs of repair.
- The concrete steps and the front entrance show a movement of 15mm north and the rear entrance steps show a movement of 5mm north.
- The pictures rails to the hall and living area show variable slopes but generally in sympathy with the adjacent floor slopes.

Cracking of the lath and plaster is visibly reflected in the paper surface covering to ceiling and walls in the living area.

Surface repaired foundation cracks are evident to the dwelling exterior foundation. The repaired cracks are referenced as part of the EQC repair documentation. The Cavity Critter report shows that the cracks repairs do not extend to the full depth of the cracks and therefore the cracks do not appear to have been adequately repaired.

Distortion damage around window and door frames is evident – some doors and windows do not open and close easily. It is unable to be discerned whether this is damage that was originally unrepaired earthquake damage or was inadequately repaired. The following windows and doors are observed to be distorted:

- The front door
- The hall to kitchen door
- Bedroom 2 door

- The east side sunroom windows
- The south side lounge windows
- The bedroom 1 west side windows.

The detached garage shows no cracking to the floor slab. The walls are unlined and show no signs of distortion. The two single garage doors do show distortion of the openings. The bracing of the proprietary garage system relies upon the cladding system and this end of the garage has only two small walls at each end indicating the garage door opening distortion is likely to be related to a lack of sufficient strength and stiffness for lateral load in the in-plane direction.

6. CONCLUSIONS

a) Site

The site-specific geotechnical investigation and analysis by Petralogic have shown that 10 mm of static consolidation settlement may have occurred over the building's life, and there is possibly an additional component of static settlement related to existing foundations bearing in shallow topsoil. However, they have estimated that around 25 to 60 mm of total liquefaction related settlement may have occurred during the four main CES events of which around 25 to 40 mm may be a reasonable estimate of potential building differential related to those events.

b) Structures

In its existing situation the dwelling has a maximum variation in level of 52mm with localised slope variations occurring throughout the dwelling. The steepest slope is measured between the dining room and office in the east end of 2.98%. The sill slope measurements shows that the slopes generally correlate with the fall direction of the foundation and floor and gives further evidence that the foundation and floor distortion is not an original building condition. Other indicators such as distorted window and door openings and some damage to linings have been repaired or replaced.

In its existing condition the detached garage shows a maximum variation of 26mm with a floor slope of up to 0.58%. The floor slopes radially outwards from a high point in the near centre of the floor slab. It is more likely than not that the current garage condition is not the original condition. The floor hogging is a possible indication of post construction settlement.

Table 2.3 of Part A of the MBIE Guide gives indicator criteria for the remediation of foundations and floors. For the Type B or C foundation system with an overall variation of between 50mm and 100mm, a re-level repair is noted as the appropriate action to column 3 of the table (note that the 50mm value given in the table was found to be an irrelevant value as the result of a court action against EQC in 2015 and the requirement to return a dwelling to an as when new condition is the relevant criteria). The flow chart in Figure 3.3 of the MBIE Guide gives an indication of the process for assessing the repair of foundations as highlighted.

Re-levelling of the existing foundation and floor to the dwelling is required to respond to the earthquake related damage and the building to be returned to its original condition. It is evident that the previous repairs undertaken by EQC did not respond to the root cause of the earthquake related damage being the liquefaction induced settlement. The previous EQC repairs have now concealed and many of the indicators of the original condition of the building and hence a performance-based re-level is no longer possible. Re-levelling to current code

tolerances of level during lifting is now required. Substantial consequential damage of the previous erroneously repaired areas may occur.

No specific repair of the detached garage is indicated as being required.

The applicable tolerances for floors are:

- The NZ Building Code B1 Verification Method 4 which refers to an allowable serviceability tolerance for floor level of 25mm over a 6m length or 0.43%.
- NZS3109:1997 gives a maximum localised slope of 0.5% over a 2.0m length.

The site-specific geotechnical assessment by Petralogic indicates that an ultimate bearing capacity of 200kPa is available at a depth of between 0.5m to 0.7m below ground level. A ϕ of 0.5 is appropriate for the foundation design.

Re-levelling by lifting of the existing external concrete strip foundation off jacking pads and jacking and packing of the internal piles is assessed as the most appropriate method for the dwelling.

These repairs strategies are confirmed as geotechnically appropriate in the shallow geotechnical investigation report.

Drawings S3-0, S3-1 and S3-2 shows the target levels required from the existing datum to return the dwelling to within building code requirements, remediation plan with approximate locations of the jacking/underpinning pads, and structural sections and details respectively (Appendix E).

The required extent of pads to achieve lifting exceeds 1/3 of the perimeter of the structures additional underpinning pads are required to ensure long term loads are adequately and evenly distributed. The original foundation is assessed as unlikely to be reinforced given the age of the construction. A tensioning system, such as tensioned Reidsbars, is recommended during lifting to minimise cracking during lifting.

The timber framed construction of the dwelling superstructure allows the reinstatement of the strength, stiffness and condition of the building to its "as when new" condition by re-fixing the timber framing and repairing or replacing the linings as required after re-levelling has occurred. Repair the existing internal wall and ceiling linings in accordance with the requirements of Part A, Section 7 of the MBIE Guide.

It is assessed that superstructure damage following the Canterbury earthquakes is likely to have been mostly related to settlement of the foundation system. Re-leveling of the dwelling at that stage would have closed most of the damage as the building was returned to its original condition. The EQC repairs subsequent to the Canterbury earthquakes infilled the cracks and damage to the superstructure and will therefore likely result in significant consequential damage to the superstructure as it is relevelled. Additional cracking to internal linings will occur and some areas will incur diagonal cracking beyond the acceptable criteria referenced in table 7.1 of part A of the MBIE Guide of 50mm requiring replacement of wall and ceiling lining sheets. The internal repair scope will require reassessment after re-levelling of the dwelling but at this stage, based on the extent of floor variation and the steepness of the floor slopes it is likely that approximately 50% of internal wall and ceiling linings will require replacement. Where areas of wall linings are being replaced the Engineer shall provide a wall bracing design to current code requirements. Plaster and paint all internal and external linings to match.

Some of the existing internal doors may require replacement as they have been planned to fit the distorted door openings as part of the previous EQC repair.

No specific foundation or floor slab remediation is indicated to the detached garage structure. The overall floor level variation and the floor slopes are very close to the current code tolerances and there is no sign of floor slab or foundation cracking. The garage door opening distortion is likely related to a lack of strength and stiffness in the in-plane direction of the wall line. Correction of the distortion is recommended and strengthening of the lateral

strength of the short wall lengths at either end is recommended. Gib Handibrac's along with plywood internal lining would be a suitable system.

All consequential work shall be allowed for when costing the dwelling repair construction works such as removal and replacement of existing joinery, removal and re-forming of concrete steps, gulley traps, drains, paths, landscaping and driveway as necessary.

A Building Consent or Building Consent exemption is required for the proposed works. A Building Consent Exemption would be applicable as a minimum as prescribed by the New Zealand Building Act however a Building Consent may be preferred by the owner. A Building Consent Exemption or Building Consent application is to be made to the Christchurch City Council with all applicable documentation and certification. Grounded can complete the consent documentation when requested. The same level of documentation is required for both Building Consent and Building Consent Exemption applications. Site inspections during construction will be required by the Structural Engineer to ensure all design assumptions are correct and the construction documentation is being correctly interpreted by the contractor.

7. SUMMARY OF ASSESSMENT FINDINGS

- a) Given the relatively low predicted static settlement, liquefaction induced settlement is likely to have induced greater floor distortion in the structure than static settlement and as a result, has been shown as more likely than not to be the major cause of the differential settlement of the dwelling.
- b) The existing differential floor level in the dwelling is 52mm. The maximum existing floor slope is 2.98%.
- c) The existing differential floor level in the detached garage is 26mm. The maximum existing floor slope is 0.58%.
- d) It has been shown to be more likely than not that liquefaction settlement of the site and the surface bearing dwelling occurred as a result of the Canterbury earthquakes.
- e) The original house area has a type B foundation system. The garage has a type C foundation system.
- f) Re-levelling of the existing dwelling is required to return the structures back to the condition they were in when original constructed.
- g) Over half of the existing building footprint requires lifting to at least achieve the required 25mm over 6.0m and 0.5% localised slope criteria for level.
- h) A Building Consent application to the Christchurch City Council is required for all new structure work.

8. SUMMARY OF REMEDIATION REQUIREMENTS

- a) Re-level the existing external foundation and piles to the dwelling by underpinning of the existing external foundation with concrete pads and pneumatic jacking to level off the pads and off dunnage pads to the subfloor. Re-level to the high point of the lounge as shown on drawing S3-0, until all window sills are level and walls are plumb and all windows and doors are serviceable – noting that 3 doors and no windows have already been eased during previous EQC repairs. Several other doors and windows are distorted. Removal of some areas of flooring will be required to allow safe access to the subfloor area.
- b) Provide bearer/pile connections in accordance with the current NZ Building Code/NZS3604:2011 requirements for new work.
- c) Extend the underpinning pads around the full exterior of the external foundation so as the exerted bearing pressure of the foundation is consistent around the dwelling avoiding differential long-term performance to allow certification of the altered foundation system.

- d) The foundation underpinning method required for re-levelling alters the support method of the existing foundation from a uniformly distributed load to point loads at the pads. The foundation pads will be bearing on more dense soils than the shallow original foundation and hence the static loading will be transferred by the pads in the first instance. The original dwelling foundation is unlikely to be reinforced will require some additional strengthening of the foundation to ensure the foundation can span loads between the pads.
- e) Repair all cracking to internal linings.
- f) Repair all consequential damage to the superstructure linings, piped services and exterior hardstand surfaces resulting from the re-levelling process. It is assessed that the majority of the original damage to the superstructure was related to the settlement of the foundations and hence re-levelling of the foundation system back to the original condition will result in substantial damage to the internal linings resulting in the need for replacement of some internal wall and ceiling linings. At this stage it is estimated that approximately 50% of linings are likely to require replacement.

9. LIMITATIONS

This report has been prepared for the benefit of Hannah Calder as our client with respect to the brief. The reliance by any other parties on the information or options contained in this report shall, without prior review and agreement in writing be at such other parties' sole risk.

1. The recommendations and opinions contained in this report are based on the information gained. The nature and continuity of building and subsoil conditions away from the test locations are inferred and it must be appreciated that actual conditions could vary from the assumed model.

Prepared by:



Christopher Gordon
Chartered Professional Engineer
BE(Civil) CMEngNZ CPEng IntPE(NZ)
Member: ACENZ

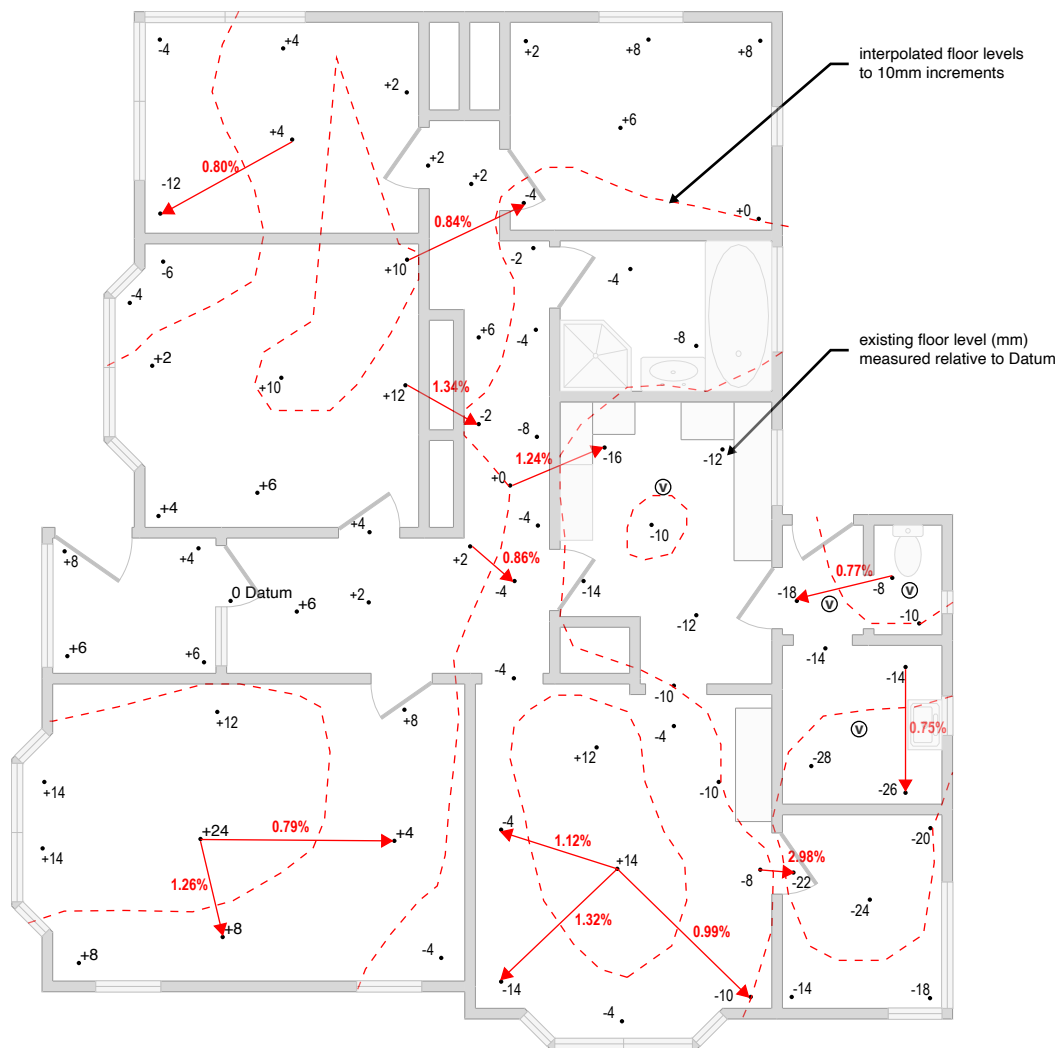
Reviewed by:



Paerangi Matunga
Engineer
BE(Civil) Meng

APPENDIX D

Damage Assessment & Site Survey by Grounded



Key

→ 0.79%	localised floor slope (%)
- - - - -	interpolated floor contour
• +6	existing floor level relative to datum

Notes:

Site visit completed by C.JG and PBM on 10.11.23.

Carpet to all areas other than those stated as having vinyl = (V)

Max differential level = 52mm

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website: grounded.net.nz

Issue:

Detailed

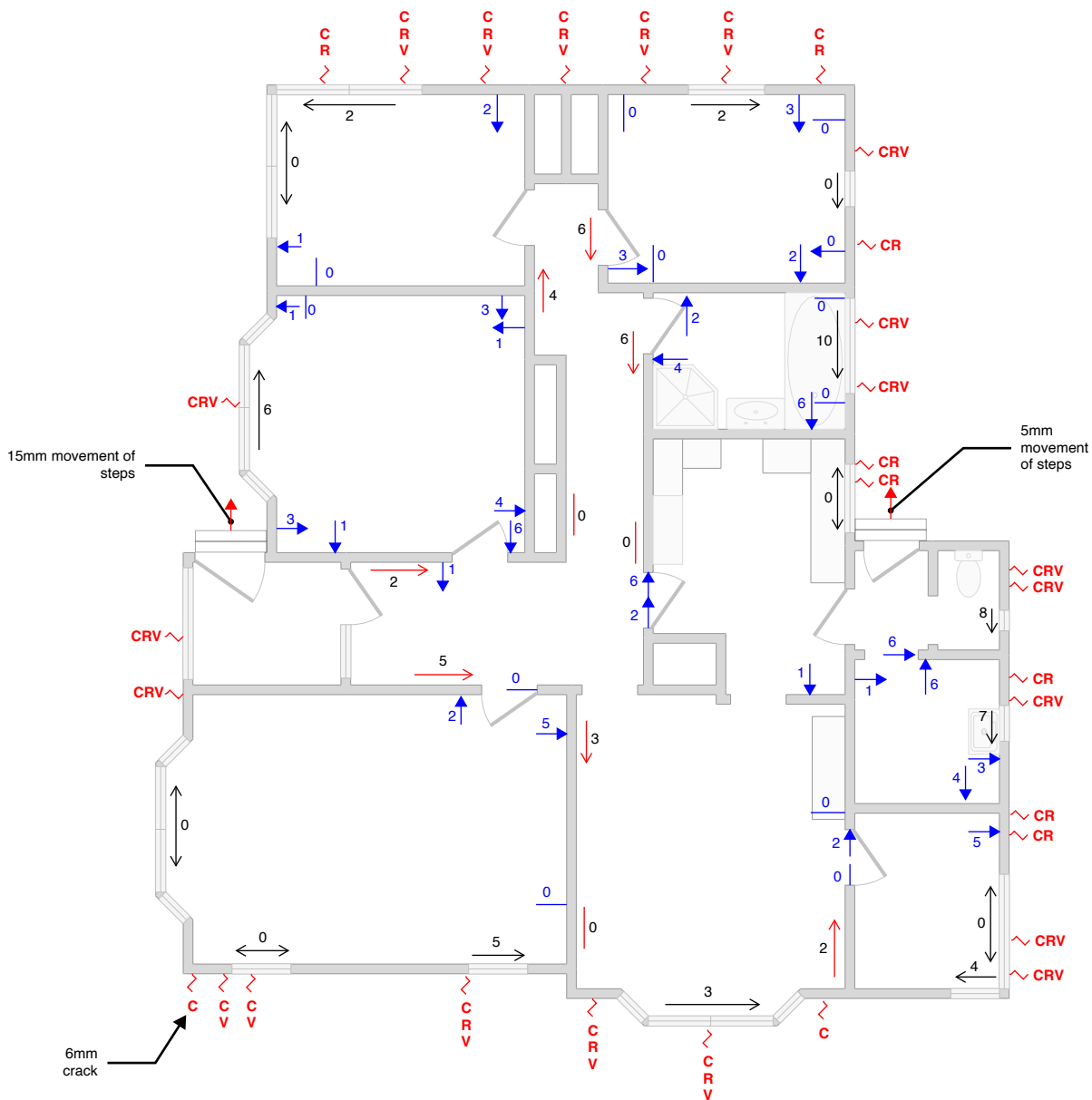
Project:

**EQ Damage Assessment
2 Gosset Street
St Albans**

Drawing:

**Dwelling Floor Levels &
Interpolated Contours**

Reviewed By: C.JG	Date: 26/01/24
Designed By: -	Job Number: 2023-104
Drawn By: PBM	Scale: ~1:100
Drawing Ref: S1-0	Revision: -



Key

- = sill slope (mm/m)
- = wall verticality (mm/m)
- = picture frame slope (mm/m)
- ~ C = crack in external face of foundation
- ~ R = signs of repair
- ~ V = foundation vent

Notes:

Site visit completed by C.J.G. and P.B.M. on 10.11.23.

2.15m height to picture rail in hallway, 1.95m height to picture rail in the dining room.

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Issue:

Detailed

Project:

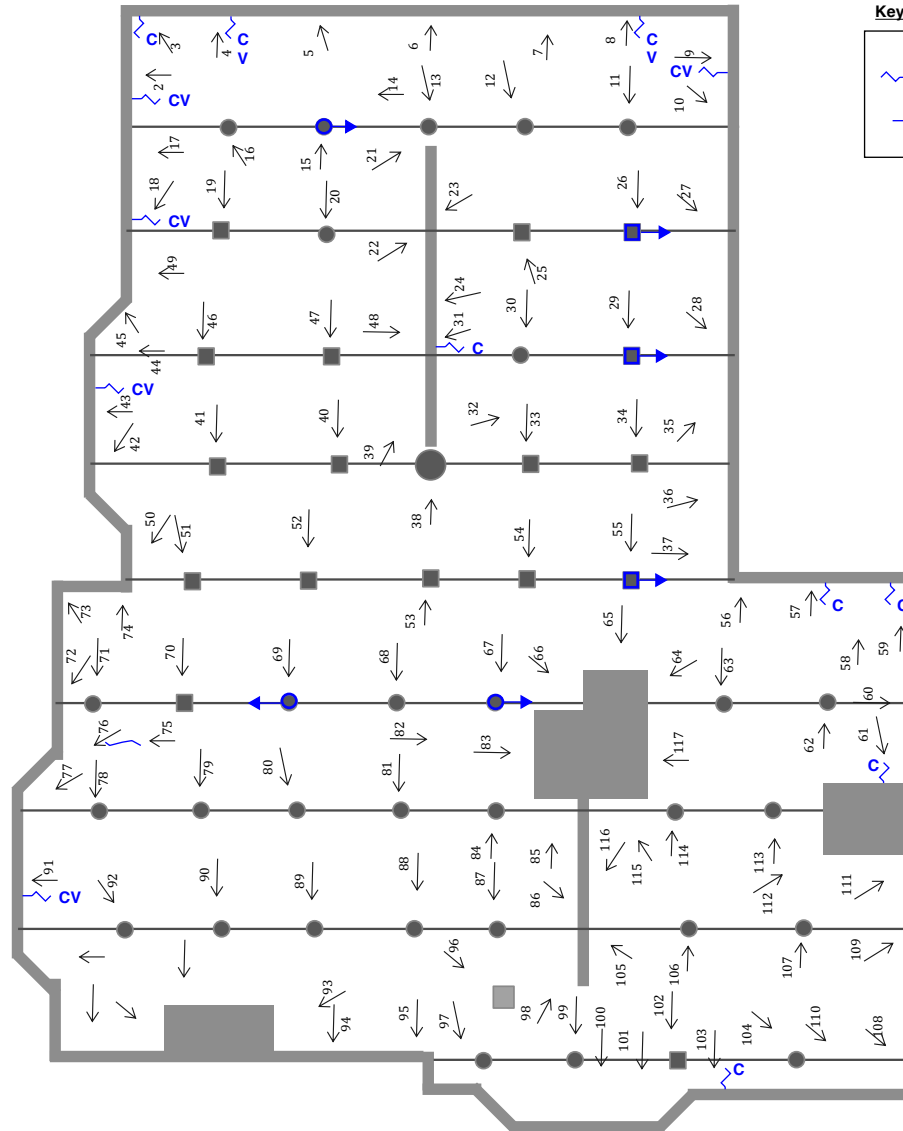
**EQ Damage Assessment
2 Gosset Street
St Albans**

Drawing:

**Dwelling Wall Verticality &
Sill/Frame Slopes**

Reviewed By: C.J.G.	Date: 26/01/24
Designed By: -	Job Number: 2023-104
Drawn By: P.B.M.	Scale: ~1:100
Drawing Ref: S1-1	Revision: -

- Round precast concrete pile.
- Square precast concrete pile.
- Jerry can pile.
- Brick prop.



Key

- C = crack in internal face of perimeter foundation
- V = crack located at the vent
- = direction of leaning pile

Notes:

Layout and labels by Cavity Critter's subfloor inspection and report dated 11/10/2023.

Internal cracks to perimeter foundations as reported by Cavity Critter have been superimposed on their plan (in blue) to show their approximate locations.

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Issue:

Detailed

Project:

**EQ Damage Assessment
2 Gosset Street
St Albans**

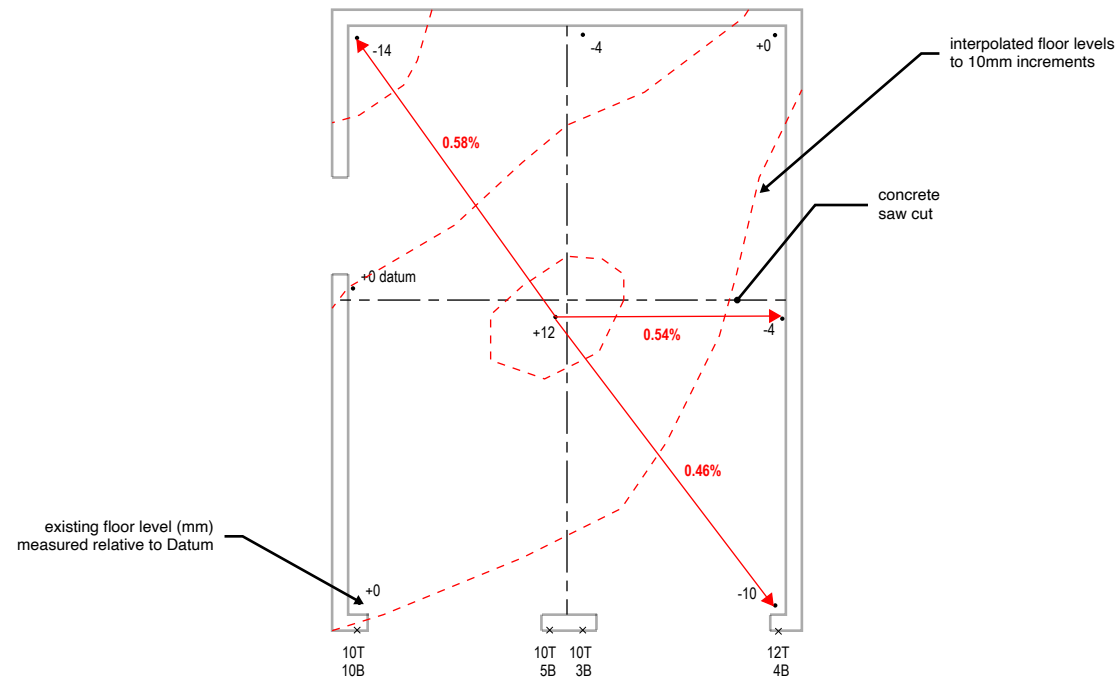
Drawing:

**Dwelling Subfloor
Inspection Plan**

Reviewed By: C/JG	Date: 26/01/24
Designed By: -	Job Number: 2023-104
Drawn By: PBM	Scale: ~1:100
Drawing Ref: S1-2	Revision: -

Key

	localised floor slope (%)
	interpolated floor contour
	existing floor level relative to datum



Notes:

Site visit completed by C.JG and PBM on 10.11.23.

Carpet to all areas other than those stated as having vinyl = (V)

Max differential level = 26mm

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Issue:

Detailed

Project:

**EQ Damage Assessment
2 Gosset Street
St Albans**

Drawing:

**Garage Floor Levels &
Interpolated Contours**

Reviewed By: C.JG	Date: 26/01/24
Designed By: -	Job Number: 2023-104
Drawn By: PBM	Scale: ~1:100
Drawing Ref: S2-0	Revision: -

APPENDIX E

Remediation Plan & Details by Grounded



Key

+4

target re-levelling levels relative to original datum (mm)



area requiring re-levelling

+6

existing floor level relative to datum

Notes:

Site visit completed by C.JG and PBM on 10.11.23.

Carpet to all areas other than those stated as having vinyl = (V)

Max differential level = 52mm

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Issue:

Detailed

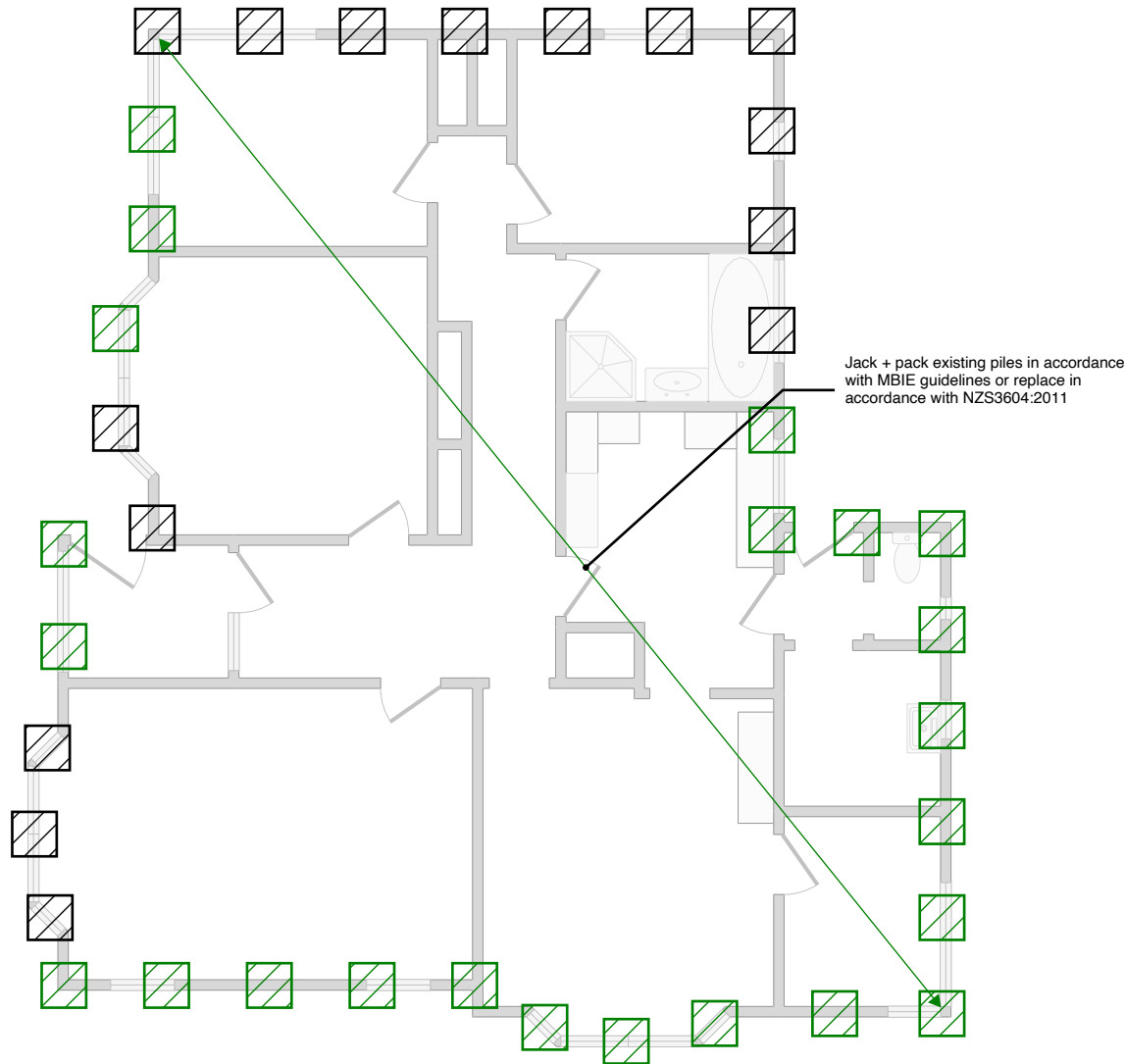
Project:

**EQ Damage Assessment
2 Gosset Street
St Albans**

Drawing:

**Dwelling Target
Re-Levelling Layout**

Reviewed By: C.JG	Date: 26/01/24
Designed By: -	Job Number: 2023-104
Drawn By: PBM	Scale: ~1:100
Drawing Ref: S3-0	Revision: -



Key



600mm x 600mm square jacking pads



600mm x 600mm square underpinning pads

Notes:

Jacking or underpinning pads to be spaced and no further than 1.5m centres.

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Issue:

Detailed

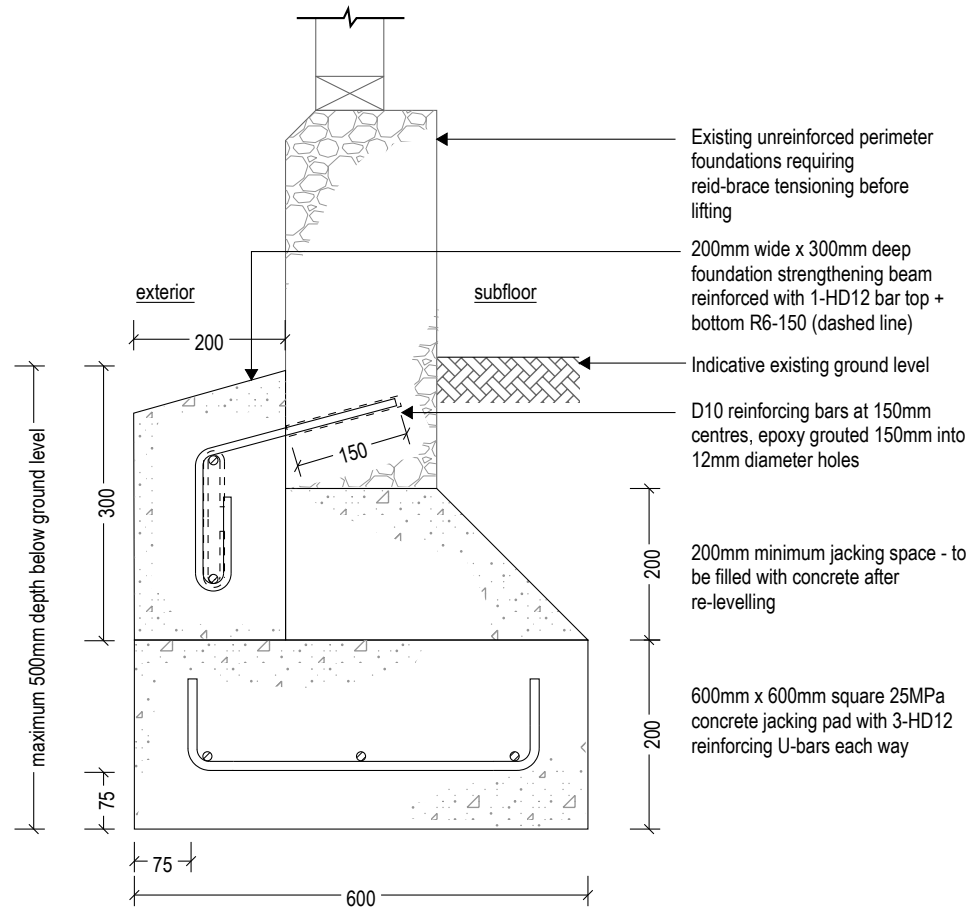
Project:

**EQ Damage Assessment
2 Gosset Street
St Albans**

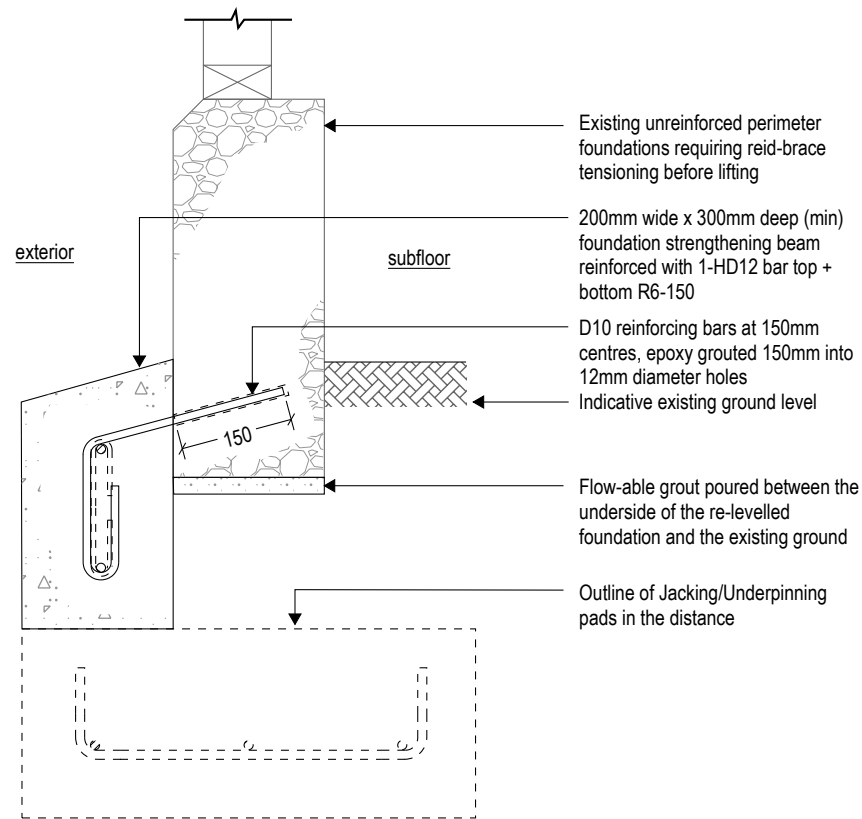
Drawing:

**Dwelling Remediation
Layout**

Reviewed By: C/JG	Date: 26/01/24
Designed By: -	Job Number: 2023-104
Drawn By: PBM	Scale: ~1:100
Drawing Ref: S3-1	Revision: -



A Jacking & Underpinning Pads 1:10



B Strengthening Beam (Between Pads) 1:10

Engineering Specification Notes

- All work shall comply with the relevant clauses of the N.Z. Building Code.
- The excavation depths shown are a minimum only. All excavations shall extend down to a minimum of 0.5m below ground level to bear on firm natural silts or gravels and a maximum depth of 0.7m below ground level. Ensure all organic material and any debris related to the original house construction are removed. Batter edges at a minimum of 1horz to 2vert or as required to maintain stability of the property. The excavation surface is to be sighted and approved by the Engineer.
- The bulk excavation surface shall be proof rolled with a steel drum roller or plate compactor to compact the soil surface disturbed by excavation.
- Place Bidim A19 geotextile (or pre-approved equivalent) over the excavated surface. Lap the geotextile up the excavation sides and leave sufficient lap to cover the top surface back to the foundation face. Side lap geotextile rolls to manufacturers requirements.
- Place and compact CCC AP65 hardfill in maximum 150mm deep layers to the underside of foundation level.
- The hardfill compaction is to result in a minimum density of 95% of the maximum dry density of the selected hardfill material. Nuclear densometer test at final height to verify that the density has been achieved.
- Provide the grading certificate and the maximum dry density certificate for the selected hardfill. Provide the ND results and certificates to the Engineer for approval prior to continuing with construction.
- Provide a minimum 10mm sand blinding or crusher dust to final surface layer.
- Provide 2 layers of 250 micron polythene vapour barrier to the underside of the foundation footprint area. Lap and tape seal in accordance with NZS3604:2011.
- All foundation concrete shall have a minimum compressive strength of 25MPa at 28 days. Maximum slump to be 80mm.
- All concrete shall be constructed in accordance with the requirements of NZS 3109:1997.
- Where designated D, reinforcement shall be deformed bars, where designated R reinforcement shall be plain bars, both being grade 300E complying with AS/NZS 4671:2001. Where designated HD, reinforcement shall be deformed bars of grade 500E MA complying with AS/NZS 4671:2001. All reinforcement to be manufactured by Pacific Steel NZ.
- Mesh reinforcing shall be Seismic SE Grade 500E Ductile. Where laps are not show,, they shall be 45 diameters for D bars and 75 diameters for HD bars. Laps of mesh shall be one full square plus 50mm.
- Provide full length lap bars at corners. Provide 300mm returns to all internal bar ends at external foundations.
- Provide minimum 50mm cover to all reinforcement to DPM, boxing, surfaces and any penetrations and provide a minimum 75mm cover where concrete is poured against natural ground and/or other surfaces.
- All foundation and floor slab concrete shall be thoroughly vibrated with mechanical vibrators when placed.
- Where the grade of steel is not stated, all structural steelwork shall be BHP-300 Plus or AS/NZS 3679.1 G300 as applicable.
- The contractor shall develop a considered site-specific safety plan to mitigate site safety risks during construction.
- All details on this plan take precedence to all other plans and specifications. These plans shall be read in conjunction with the Geotechnical Report by Petralogic dated 14 December 2023.
- A Geotechnical professional shall be engaged by the Owner to inspect and approve the bulk building platform excavation, hardfill ND test results and hardfill certificates.
- Grounded Consultancy Ltd shall be engaged by the Owner to inspect and approve the jacking/underpinning pad foundations prior to pouring concrete. To enable us to attend, please phone to book a mutually acceptable time, at least 2 working days in advance, quoting file number 2023-104.

Do not scale off drawings

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consultancy

CONSULTING CIVIL & STRUCTURAL ENGINEERS

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Issue:
Pricing

Project:
**Remediation Design
239 Clyde Road
Bryndwr**

Drawing:
**Structural Sections &
Engineering Specification**

Reviewed By: C J G	Date: 26/01/24
Designed By: PBM	Job Number: 2023-104
Drawn By: PBM	Scale: 1:10
Drawing Ref: S3-2	Revision: -



Ross Bailey
BUILDER LTD
craftsman builders | project management

Cost Plan Estimate

01/08/2024

2 Gosset Street
St Albans
Christchurch

Attention
EQC

Dear Hannah Calder & Chris Burnett

We are pleased to present the following Cost Plan Estimate based on Grounded Consultancy Engineers report dated 14th of May 2024

Total Cost

\$513,293.00 including GST

Five Hundred & Thirteen Thousand, Two Hundred & Ninety-Three Dollars, including GST

Clarifications, Tags & Exclusions

- P&G included at 8%
- Clarifications of P&Gs
- Contractors Margin included at 10%
- Contingency has been included at 10%
- No allowance for fluctuation
- Clarifications and tags, refer to executive summary
- GST is included

ROSS BAILEY BUILDING

Description	Quantity	Unit	Rate	Total
1 COST PLAN				
Executive Summary				
Cost Plan Estimate for Hannah Calder & Chris Burnett & Ross Bailey Builders Limited for the construction repairs at 2 Gosset Street, St Albans, Christchurch - REV1				
Clarifications				
The following should be read in conjunction with the Cost Plan:				
Cost plan priced at current rates as at 2nd Quarter 2024 - Escalation excluded				
P&G has been included at 8%				
Contractor's Margin has been included at 10%				
GST has been included at 15%				
Allowances and assumptions have been made where detailing is incomplete				
Fluctuations will be applied during the construction phase				
This cost plan includes provisional sums/quantities and prime cost sums				
No allowance for contracts works insurance				
The engineer recommends 50% of wall and ceiling linings to be replaced, we have allowed for the Lounge room, Dining room, Mater bedroom, Bedroom 3 and Hallway				
General Exclusions 1. External Professional Fees 2. Development Management Fees 3. Resource Consents 4. Watercare charges, infrastructure growth charges, development contributions or levies 5. Furniture, Fittings and Equipment unless stated in the body of the Estimate 6. Contamination 7. Escalation 8. Land cost 9. Sales fees 10. Marketing fees 11. Legal fees 12. Finance costs 13. Development Management fees 14. Holding costs 15. Any local or central Government taxes, duties, fees, rates or levies which are, or may become, payable.				

To Collection 0

Description		Quantity	Unit	Rate	Total
1 COST PLAN		(Continued)			
M2 = Meters squared M3 = Meters cubed M = lineal meters PS = Provisional Sum HRS = Hours DAYS = Days WKS = Weeks R/M = Rise per meter N/A = Not Applicable PQ = Provisional Quantity SUM = Totalled amount NO = Number CRS = Centres					
Documents used					
Cost Plan is based on Grounded Consultancy Engineers report dated 14th of May 2024 and home owners scope of works					

Page 2 of 32

Description		Quantity	Unit	Rate	Total
1	COST PLAN				(Continued)
Limitations This report is limited to the information provided by the client and observations that we have made in our desk top assessment. Escalation of costs should be considered a risk to achieving the attached estimates; however, no allowance has been made within these estimates for escalation beyond the date of this estimate as the programme for completion of physical construction works has not been provided. Our professional services are performed using a degree of care and skill normally exercised, under similar circumstances, by reputable consultants practising in this field at the time. The attached estimates have not been tested in the market via a tendering process. Specific Limitations – Quantity Surveying (j) While we will use our best endeavors to use all reasonable care and skill in carrying out the assessment consistent with that applied by reputable quantity surveyors practicing in the quantity survey industry in New Zealand at this time, we provide no warranty (expressed or implied) as to the material or findings presented in this report except and only to the extent that the laws of New Zealand impose a warranty or guarantee and without limiting the foregoing:- (i) Where our services are supplied to a consumer, who acquires, or holds itself out as acquiring our services for the purposes of a business as defined in the Consumer Guarantees Act 1993 (“ the CGA Act ”) , the provisions of the CGA Act shall not apply to our services; and (ii) Where our services are provided for business purposes as defined in the CGA Act then, if any liability arises under this report as a result of the provision of such services then such liability whether arising under contract, tort or otherwise is at all times limited to the contract price paid for this report. General Limitations of Property Values Ltd The purpose of this report is to summarize our inspection of the building for the client. This inspection is limited to a visual inspection only and is to give you a better understanding of the buildings conditions as observed at the time of inspection. There are therefore a number of limitations to our inspection, which you need to be aware of. These include the following:- a) This is a report of a visual only, non-invasive inspection of the areas of the building which were readily visible at the time of inspection. The inspection did not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation, or wiring) or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil.) b) This inspection did not assess compliance with the NZ Building Code including the Code’ s weathertightness requirements, or structural aspects. On request, specialist inspections can be arranged of weathertightness or structure or of any systems including electrical, plumbing, gas or heating. c) As the purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described in (a) , this report may not identify all past, present or future defects. Descriptions in this report of systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically identified in this report as having been inspected was excluded from the scope of the inspection. d) Without limiting the general nature of that statement, we mean that the report does not extend to areas behind walls, below the ground, behind other fixtures or obstructions such as signage, cladding, under floor coverings or in areas which pose health or safety hazards or which are too small and difficult to reach. Also excluded are areas, which would require specialized equipment to reach e.g. cranes or cherry pickers. e) The assessment does not extend to any facilities servicing the premises such as electrical systems, plumbing, ventilation plant, lifts or other mechanical systems. f) Damage and defects identified in this report may alter upon further work being carried out either to this building or any adjacent buildings, which may also be undergoing remedial or demolition work. Subsequent land movement or earthquakes may also alter the building. g) This report is not a substitute for any structural engineering or geo technical assessment report which you are strongly recommended to obtain and therefore our report is not to be relied upon as a statement that the building is fit for use either in part or in whole. h) The persons carrying out the inspection to compile this report are limited by this agreement and cannot be expected to find or discover all defects in the building and you accept that we did not build or perform work on this building and are not responsible for or liable for anything other than the completion of this report and our opinion on the aspects reviewed. i) Any third party report or externally sourced information annexed to this report is the responsibility of that third party and is attached for information only and we make no warranty regarding the same nor accept any responsibility for incorrect information contained therein. j) This report has been prepared by Property Values Ltd for the use of our Client. The findings and report content shall only be used by our Client and any use or reliance of this report by others without prior consent from Property Values Ltd is prohibited.					

To Collection

0

2 Gosset Street



ROSS BAILEY BUILDING

[illegible]

ROSS BAILEY BUILDING

Description		Quantity	Unit	Rate	Total
1	COST PLAN	(Continued)			
COLLECTION					
Page 1:					0
Page 2:					0
Page 3:					0
Page 4:					0
COST PLAN Carried to Summary:					0

2 Gosset Street

2 Gosset Street

Description		Quantity	Unit	Rate	Total
3 ENABLING WORKS & SERVICES (Provisional Sums)					
Enabling Works					
Plumbing Services Isolations/disconnections		1	item	1,500.00	1,500
Plumbing Services reconnection		1	item	1,500.00	1,500
Sediment Control					
Sediment mesh fence between warratahs standards excavated into topsoil		45	m	47.00	2,115
Remove and Reinstate					
Remove, store and reinstate gas station		1	sum	550.00	550
Remove, store and reinstate Heatpump		1	sum	550.00	550
Remove, store and reinstate timber fences in two locations		16	hrs	65.00	1,040
Lift, store and relay carpet		114	m2	25.00	2,850
Remove, dispose and reinstate glass balustrade		8	hrs	65.00	520
Demotion					
Cut, remove and dispose exposed aggregate concrete driveway		135	m2	80.00	10,800
Cut, remove and dispose exposed aggregate concrete paths		10	m2	80.00	800
Cut, remove and dispose concrete steps		2	sum	500.00	1,000
Protection					
Protect tile and vinyl flooring		26	m2	6.50	169
Protect kitchen, bathroom and laundry fixtures		1	sum	600.00	600
		0			

To Collection	23,994
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Description	Quantity	Unit	Rate	Total
4 FOUNDATIONS				
Foundations Repairs				
QUOTE: Smartlift Systems Limited	1	sum	95,312.00	95,312
Installation of our SmartLift tie bar system to unreinforced strip foundations				
Excavation and installation of 38 x concrete jacking pads, beneath concrete Foundations, as per Grounded details S3-2				
Installation of internal jacking points throughout sub-floor.				
Removal and disposal of 3 x chimney bases and from sub-floor.				
Removal and disposal of internal concrete foundation from subfloor				
Methodical levelling of structure using the SmartLift mechanical jack System.				
Excavation and installation of 52LM of Foundation Strengthening Beam, as per Grounded details S3-2.				
Packing of 25 x existing piling to our standard SmartLift detailing				
Supply/replace 13.5LM of timber bearers, where internal foundation elements Have been removed (based on a 100x100mm bearer) .				
Removal and replacement of 6 x piles based on a 500x500x500mm footing.				
Supply and install 6 x new piles where chimney bases and internal foundations have been removed (based on a 500x500x500mm footing)				
Sectional replacemEnt of concrete perimeter foundation where 2 x external bases have been removed (bases on a 750x300mm MBIE TC2 beam)				
Epoxy crack repairs to concrete perimeter foundation (allowance 10 cracks) .				
Back filling and compacting against foundations to original foundation level.				
Removal of debris generated by the Scope of works.				
Health and safety documentation (SSSP)				
SmartLift Licensed Builder Practitioners producer statement sign off (PS3) .				
Tags				
Dewatering of excavations				
Traffic management				
The subsequent replacement of timber due to rot or pest born deterioration.				
Hazardous material testing, removal, and cost of resulting delay if encountered.				
Any possible costs or delays relating to any possible archaeological material onsite.				
Plaster Finish				
Plaster finish to foundation wall	31	m2	85.00	2,635
	0			

To Collection 97,947

2 Gosset Street

2 Gosset Street

ROSS BAILEY BUILDING

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2 Gosset Street

2 Gosset Street

2 Gosset Street

ROSS BAILEY BUILDING

Description	Quantity	Unit	Rate	Total
8 LOUNGE				
Wall Linings				
Remove and dispose wall linings	54.0	m2	15.00	810
Clean framing ready for new linings	54.0	m2	10.00	540
Bracing element fixings	4	each	48.00	192
Additional framing for bracing elements	40	m	19.50	780
10mm GIB® Standard plasterboard to all internal walls, including stopping to Level 4 finish	54.0	m2	45.60	2,462
Ceiling Linings				
Remove and dispose ceiling linings	23.0	m2	17.00	391
Clean framing ready for new linings	23.0	m2	10.00	230
13mm GIB® Standard plasterboard to all internal ceilings, including stopping to Level 4 finish	23.0	m2	50.00	1,150
Remove, dispose and replace scotia	20	m	45.00	900
Decoration Internal				
Paint walls, including preparation	54.0	m2	22.00	1,188
Paint ceilings, including preparation	23.0	m2	25.00	575
Painting/Staining to skirting, including preparation	20.0	m	15.50	310
Painting/Staining to architrave and reveals, including preparation	20.0	m	15.50	310
Painting/staining to internal doors and frames, including preparation	1	no	185.00	185
Carpentry				
Carefully remove rimu skirting, clean and reinstate	20.0	m	15.00	300
Carefully remove rimu architrave, clean and reinstate	20.0	m	15.00	300
Allowance for damaged skirting and architrave	1	sum	500.00	500
Remove, dispose and replace rimu door due to previous easing	1	sum	1,145.00	1,145
Remove, dispose and replace large rimu window due to previous easing	2	sum	2,500.00	5,000
Remove, dispose and replace small rimu window due to previous easing	2	sum	1,000.00	2,000
Remove flooring for levelling access, clean framing	23.0	m2	30.00	690
Replace T&G flooring, additional nogging to take sheets	23.0	m2	283.00	6,509
Remove, store and replace ceiling rose	1	sum	195.00	195
	0			

To Collection 26,662

ROSS BAILEY BUILDING

Description	Quantity	Unit	Rate	Total
9 DINING				
Wall Linings				
Remove and dispose wall linings	47.5	m2	15.00	713
Clean framing ready for new linings	47.5	m2	10.00	475
Bracing element fixings	6	each	48.00	288
Additional framing for bracing elements	60	m	19.50	1,170
10mm GIB® Standard plasterboard to all internal walls, including stopping to Level 4 finish	47.5	m2	45.60	2,166
Remove Rimu panelling, store and reinstate	37	m2	65.00	2,405
Allowance for damaged Rimu paneling for above	1	sum	800.00	800
Ceiling Linings				
Remove and dispose ceiling linings	18.2	m2	17.00	309
Clean framing ready for new linings	18.2	m2	10.00	182
13mm GIB® Standard plasterboard to all internal ceilings, including stopping to Level 4 finish	18.2	m2	50.00	910
Remove, dispose and replace scotia	17.6	m	45.00	792
Decoration Internal				
Paint walls	47.5	m2	22.00	1,045
Paint ceilings	18.2	m2	25.00	455
Painting/Staining to skirting, including preparation	17.6	m	15.50	273
Painting/Staining to architrave and reveals, including preparation	25.0	m	15.50	388
Painting/staining to internal doors and frames, including preparation	2	no	185.00	370
Carpentry				
Carefully remove rimu architrave, clean and reinstate	25.0	m	15.00	375
Remove, dispose and replace rimu door due to previous easing	1	sum	1,145.00	1,145
Remove, dispose and replace large rimu window due to previous easing	2	sum	2,500.00	5,000
Remove, dispose and replace small rimu window due to previous easing	2	sum	1,000.00	2,000
Remove flooring for levelling access, clean framing	18.2	m2	30.00	546
Replace T&G flooring, additional nogging to take sheets	18.2	m2	283.00	5,151
	0			

To Collection **26,957**

2 Gosset Street

Description	Quantity	Unit	Rate	Total
10 OFFICE				
Decoration Internal				
Gap fill and paint walls	24.3	m2	33.00	802
Gap fill and paint ceilings	5.0	m2	35.00	175
Painting/Staining to skirting, including preparation	9.0	m	15.50	140
Painting/Staining to architrave and reveals, including preparation	16.0	m	15.50	248
Painting/staining to internal doors and frames, including preparation	1	no	185.00	185
Carpentry				
Ease internal door post levelling	1	sum	210.00	210
Remove, dispose and replace small rimu window due to previous easing	4	sum	700.00	2,800
Remove flooring for levelling access, clean framing	5.0	m2	30.00	150
Replace T&G flooring, additional nogging to take sheets	5.0	m2	283.00	1,415
	0			

To Collection	6,124
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Description		Quantity	Unit	Rate	Total
11 LAUNDRY					
Decoration Internal					
Gap fill and paint walls		22.2	m2	33.00	733
Gap fill and paint ceilings		4.2	m2	35.00	147
Painting/Staining to skirting, including preparation		8.2	m	15.50	127
Painting/Staining to architrave and reveals, including preparation		9.0	m	15.50	140
Painting/staining to internal doors and frames, including preparation		1	no	185.00	185
Carpentry					
Ease internal door post levelling		1	sum	210.00	210
Ease internal windows post levelling		1	sum	105.00	105
		0			

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2 Gosset Street

2 Gosset Street

2 Gosset Street

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2 Gosset Street

2 Gosset Street

2 Gosset Street

Description		Quantity	Unit	Rate	Total
15 BATHROOM					
Decoration Internal					
Rack out, plaster and paint walls		25.9	m2	33.00	855
Rack out, plaster and paint ceilings		5.6	m2	35.00	196
Painting/Staining to architrave and reveals, including preparation		9.0	m	15.50	140
Painting/staining to internal doors and frames, including preparation		1	no	185.00	185
Carpentry					
Ease internal door post levelling		1	sum	210.00	210
Ease internal windows post levelling		1	sum	105.00	105
Tiling					
Remove and replace tiling around bath and skirting		6	m2	250.00	1,500
		0			

Page 19 of 32

ROSS BAILEY BUILDING

Description	Quantity	Unit	Rate	Total
16 MASTER BEDROOM 1				
Wall Linings				
Remove and dispose wall linings	42.7	m2	15.00	641
Clean framing ready for new linings	42.7	m2	10.00	427
Bracing element fixings	4	each	48.00	192
Additional framing for bracing elements	40	m	19.50	780
10mm GIB® Standard plasterboard to all internal walls, including stopping to Level 4 finish	42.7	m2	45.60	1,947
Ceiling Linings				
Remove and dispose ceiling linings	14.6	m2	17.00	248
Clean framing ready for new linings	14.6	m2	10.00	146
13mm GIB® Standard plasterboard to all internal ceilings, including stopping to Level 4 finish	14.6	m2	50.00	730
Remove, dispose and replace scotia	15.8	m	45.00	711
Decoration Internal				
Paint walls, including preparation	42.7	m2	22.00	939
Paint ceilings, including preparation	14.6	m2	25.00	365
Painting/Staining to skirting, including preparation	15.8	m	15.50	245
Painting/Staining to architrave and reveals, including preparation	25.0	m	15.50	388
Painting/staining to internal doors and frames, including preparation	1	no	185.00	185
Carpentry				
Carefully remove rimu skirting, clean and reinstate	15.8	m	15.00	237
Carefully remove rimu architrave, clean and reinstate	25.0	m	15.00	375
Allowance for damaged skirting and architrave	1	sum	500.00	500
Remove, dispose and replace rimu door due to previous easing	1	sum	1,145.00	1,145
Remove, dispose and replace rimu window due to previous easing	2	sum	2,500.00	5,000
Remove flooring for levelling access, clean framing	14.6	m2	30.00	438
Replace T&G flooring, additional nogging to take sheets	14.6	m2	283.00	4,132
	0			

To Collection 19,770

Description		Quantity	Unit	Rate	Total
17 BEDROOM 2					
Decoration Internal					
Rack out, plaster and paint walls		35.9	m2	33.00	1,185
Rack out, plaster and paint ceilings		10.9	m2	35.00	382
Painting/Staining to skirting, including preparation		13.3	m	15.50	206
Painting/Staining to architrave and reveals, including preparation		20.0	m	15.50	310
Painting/staining to internal doors and frames, including preparation		2	no	185.00	370
Carpentry					
Remove, dispose and replace rimu door due to previous easing		1	sum	1,145.00	1,145
Ease internal windows post levelling		1	sum	210.00	210
Remove flooring for levelling access, clean framing		10.9	m2	30.00	327
Replace T&G flooring, additional nogging to take sheets		10.9	m2	283.00	3,085
		0			

Page 21 of 32

ROSS BAILEY BUILDING

Description	Quantity	Unit	Rate	Total
18 BEDROOM 3				
Wall Linings				
Remove and dispose wall linings	33.8	m2	15.00	507
Clean framing ready for new linings	33.8	m2	10.00	338
Bracing element fixings	4	each	48.00	192
Additional framing for bracing elements	40	m	19.50	780
10mm GIB® Standard plasterboard to all internal walls, including stopping to Level 4 finish	33.8	m2	45.60	1,541
Ceiling Linings				
Remove and dispose ceiling linings	9.6	m2	17.00	163
Clean framing ready for new linings	9.6	m2	10.00	96
13mm GIB® Standard plasterboard to all internal ceilings, including stopping to Level 4 finish	9.6	m2	50.00	480
Remove, dispose and replace scotia	12.5	m	45.00	563
Decoration Internal				
Paint walls	33.8	m2	22.00	744
Paint ceilings	9.6	m2	25.00	240
Painting/Staining to skirting, including preparation	12.5	m	15.50	194
Painting/Staining to architrave and reveals, including preparation	11.0	m	15.50	171
Painting/staining to internal doors and frames, including preparation	2	no	185.00	370
Carpentry				
Carefully remove rimu skirting, clean and reinstate	12.5	m	15.00	188
Carefully remove rimu architrave, clean and reinstate	11.0	m	15.00	165
Allowance for damaged skirting and architrave	1	sum	500.00	500
Ease internal door post levelling	2	sum	210.00	420
Ease internal windows post levelling	1	sum	210.00	210
Remove flooring for levelling access, clean framing	9.6	m2	30.00	288
Replace T&G flooring, additional nogging to take sheets	9.6	m2	283.00	2,717
	0			

To Collection 10,865

2 Gosset Street



ROSS BAILEY BUILDING

[illegible]

2 Gosset Street



ROSS BAILEY BUILDING

[illegible]

21 LANDSCAPING

[illegible]

2 Gosset Street

[illegible]

2 Gosset Street

2 Gosset Street

2 Gosset Street



ROSS BAILEY BUILDING

[illegible]

2 Gosset Street



ROSS BAILEY BUILDING

[illegible]

ROSS BAILEY BUILDING

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2 Gosset Street



ROSS BAILEY BUILDING

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ROSS BAILEY BUILDING

Description	Quantity	Unit	Rate	Total
COLLECTION SUMMARY	PAGE NO			
COST PLAN	1 - 4			0
PROFESSIONAL FEES	6			24,500
ENABLING WORKS & SERVICES (Provisional Sums)	7			23,994
FOUNDATIONS	8			97,947
CLADDING	9			13,710
MAIN ENTRY	10			5,775
HALLWAY	11			19,634
LOUNGE	12			26,662
DINING	13			26,957
OFFICE	14			6,124
LAUNDRY	15			1,646
BACK ENTRY	16			3,487
WC	17			1,091
KITCHEN	18			9,192
BATHROOM	19			3,190
MASTER BEDROOM 1	20			19,770
BEDROOM 2	21			7,219
BEDROOM 3	22			10,865
ROOF	23			800
DRAINAGE	24			800
LANDSCAPING	25			26,850
SCAFFOLD (Provisional Sums)	26			4,770
ELECTRICAL	27			6,568
PRELIMINARY & GENERAL	28			27,324
MARGIN	29			36,888
TAX	30			60,865
CONTINGENCY	31			46,663
Total Amount:				513,293

Preliminary & General Costs

1. INTRODUCTION

P & G's are defined as those expenses which are incurred before work in producing the project deliverable commences, together with those costs that are non-specific to a particular Bill or Activity list item. P&G cost therefore represents those costs which cannot be reasonably allocated to any specific identified activity on a project. In this regard the international Webster comprehensive dictionary defines the word preliminary as "antecedent or introductory to the main business" and defines the word general as "pertaining to including or affecting all of the whole; not local or particular". The term originates from civil engineering industry where those costs which are not attributable to a specific bill of quantity item rate or cost were collected under the heading "P & G expenses."

2. USE OF THE TERM

The use of the term is generally appropriate where a bill of quantity or an activity level contract value form part of the order or contract to be accepted or placed. This is because changes in the scope of work, either in terms of increase or decrease, will affect the cost of the activity or bill item only, and the impact on establishment cost and the management of the project will not form part of the price adjustment. In order therefore to address the cost of changes which are not directly related to a change in the work content of an activity or a change in the quantity of a BOQ item, the Bill or activity listing or BOQ will incorporate an item or a heading called P & G expenses.

Under this heading we find the following cost components:

1. mobilisation cost
2. insurance cost
3. finance charges
4. site establishment
5. site disestablishment
6. pre-construction management
7. site management of sub trades
8. personal equipment and hand tools
9. mobile scaffold
10. planning
11. generator for first month
12. cleaning and recycling of site
13. programming
14. material control
15. site offices
16. site meetings
17. signs & boards
18. sanitary expenses
19. health & Safety
20. protective clothing
21. material storage and protection
- :



Head Office

1. rental for premises
2. accounting
3. health & safety
4. protective clothing
5. general and senior management
6. retention and funding
7. equipment (computers, printer, photocopiers)
8. clerical and administrative personnel
9. quality assurance
10. quality control
11. security
12. payroll administration
13. secretarial services
14. data processing services
15. vehicles
16. etc.

Management

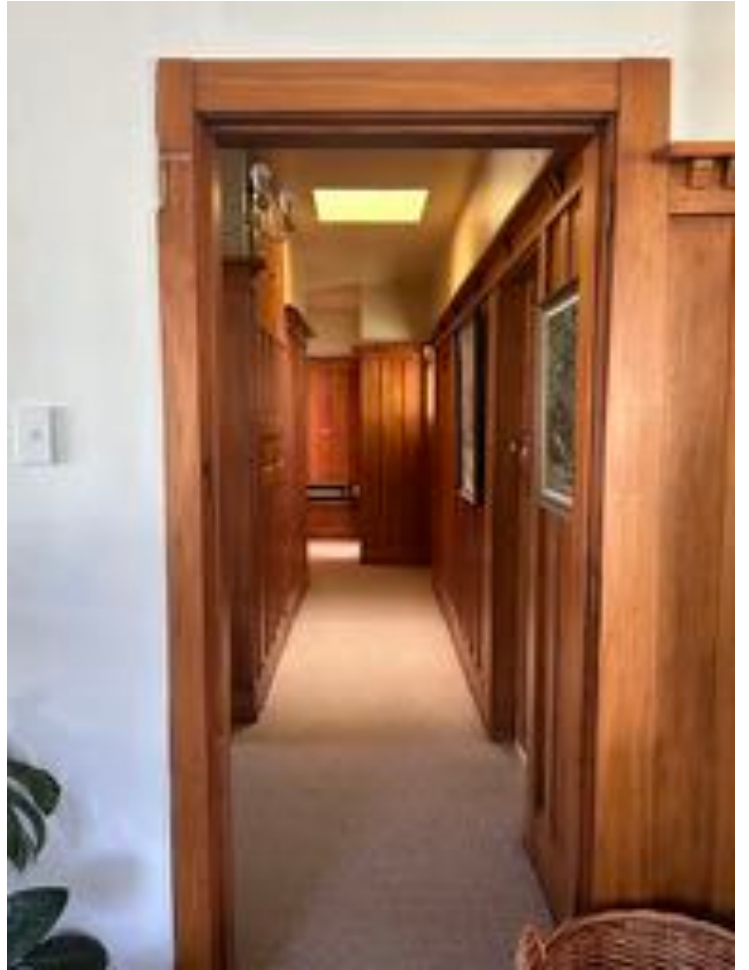
1. site quality assurance
2. site quality control
3. site planning
4. site contract administration
5. site buildings
6. site supervision
7. etc.















Architectural Drawing Set

Resource Consent Set

Project number 5593

A0 Site	A0.1	02	SITE PLAN - PROPOSED
A1 Plans	A1.1	01	PLAN OF EXISTING HOUSE
A1 Plans	A1.2	02	2 GOSSET STREET - FLOOR PLANS
A1 Plans	A1.3	02	25 WESTMINSTER STREET - FLOOR PLANS
A2 Elevations	A2.1	01	ELEVATIONS - 2 GOSSET STREET
A2 Elevations	A2.2	01	ELEVATIONS - 25 WESTMINSTER STREET
A2 Elevations	A2.3	02	WESTMINSTER STREET ELEVATION
A7 Schedules	RC1	01	EXCAVATION CALCULATIONS

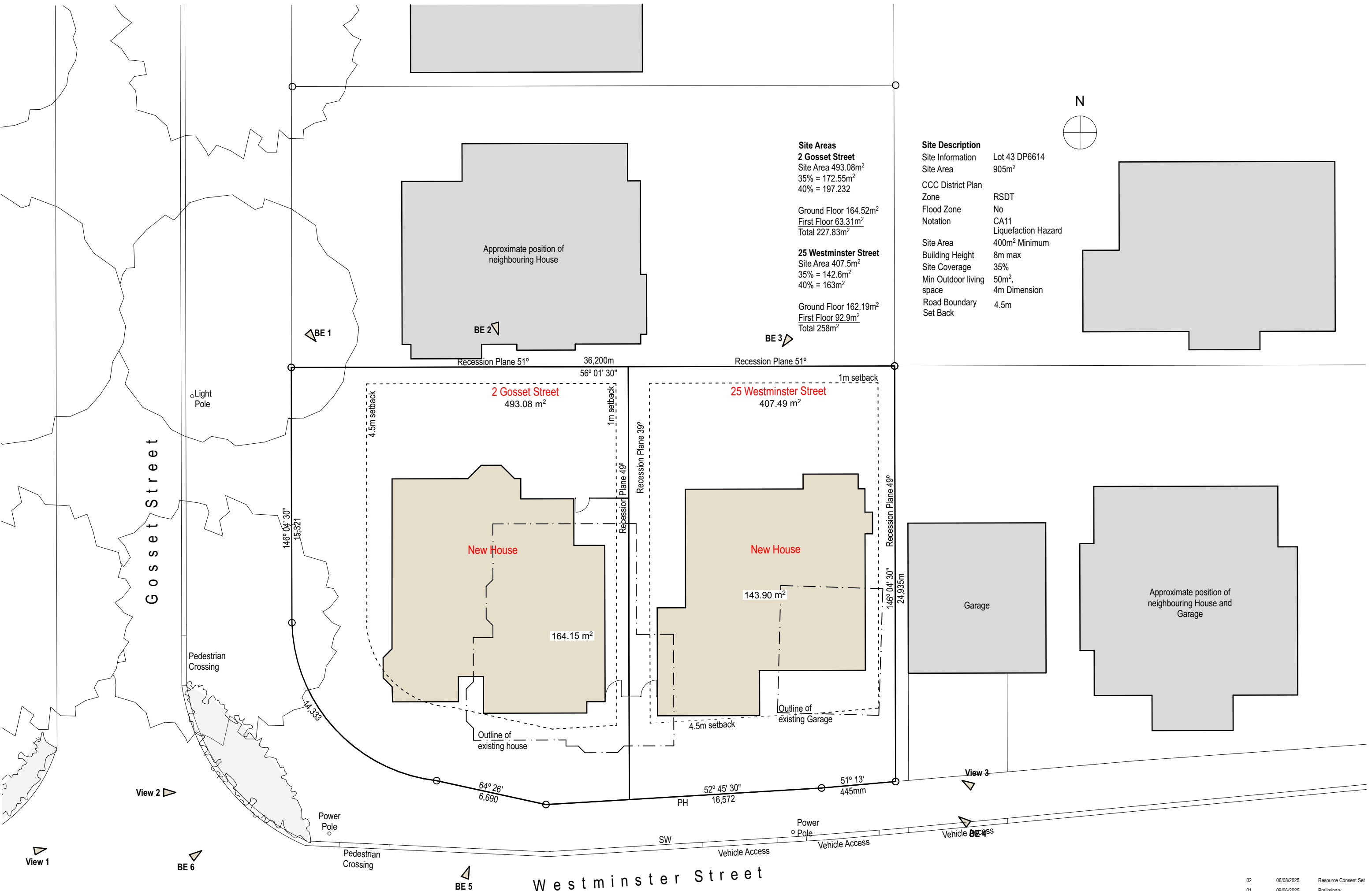


New Houses
 2 Gosset Street
 and
 25 Westminster Street

5 5 9 3

WILKIE + BRUCE
 ARCHITECTS

Telephone 03 379 7739 156 Armagh St Christchurch
 info@wilkieandbuce.co.nz PO Box 25-141 New Zealand



Site Areas
2 Gosset Street
Site Area 493.08m²
35% = 172.55m²
40% = 197.232

Ground Floor 164.52m²
First Floor 63.31m²
Total 227.83m²

25 Westminster Street
Site Area 407.5m²
35% = 142.6m²
40% = 163m²

Ground Floor 162.19m²
First Floor 92.9m²
Total 258m²

Site Description
Site Information Lot 43 DP6614
Site Area 905m²
CCC District Plan Zone RSDT
Flood Zone No
Notation CA11
Liquefaction Hazard 400m² Minimum
Site Area 400m² Minimum
Building Height 8m max
Site Coverage 35%
Min Outdoor living space 50m², 4m Dimension
Road Boundary Set Back 4.5m



New Houses
2 Gosset Street and 25 Westminster Street

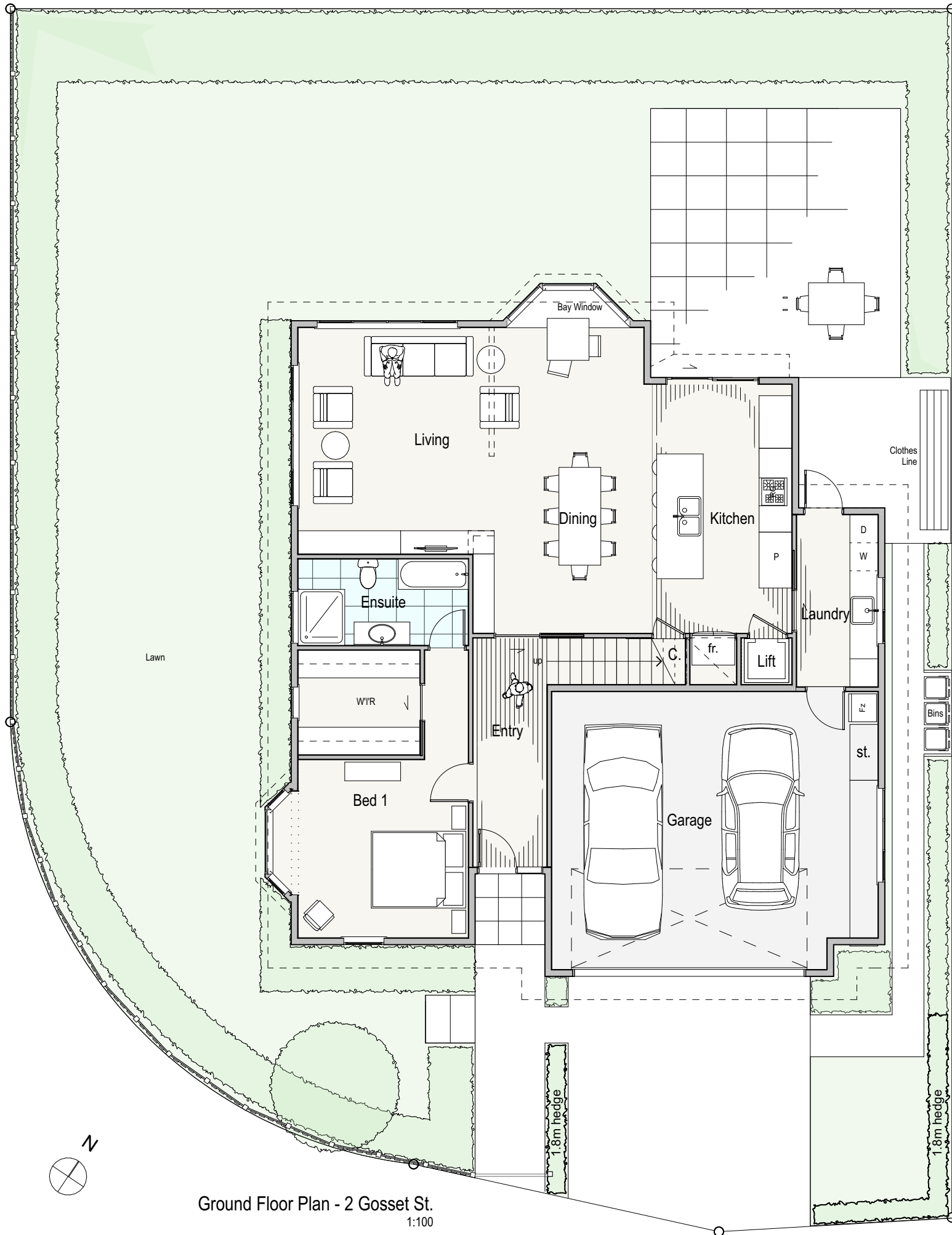
contractor to verify all dimensions before commencing work

PLAN OF EXISTING HOUSE

WILKIE + BRUCE
ARCHITECTS
Telephone 03 379 7739 156 Armagh St Christchurch
info@wilkieandbruce.co.nz PO Box 25-141 New Zealand

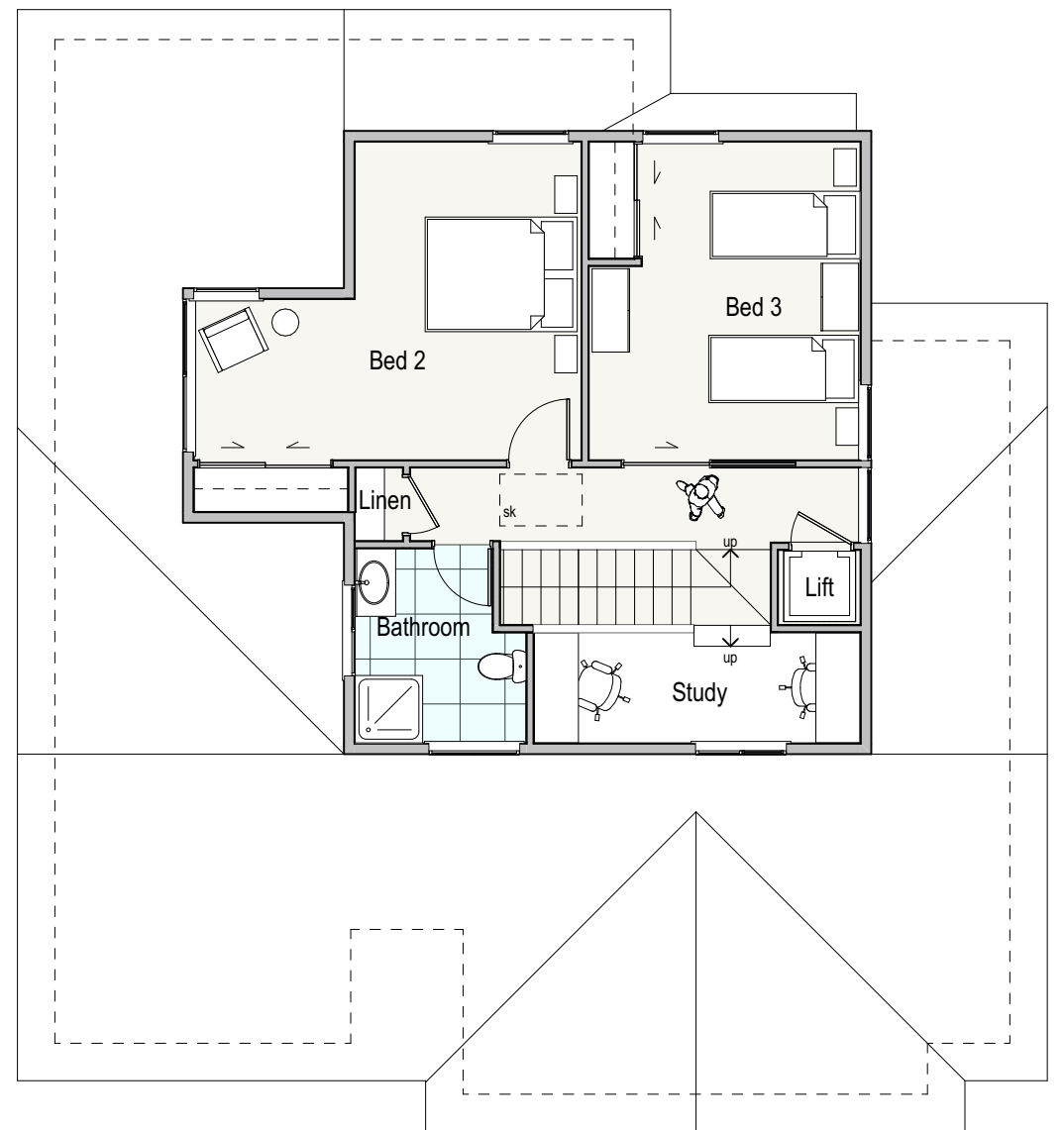
01	06/08/2025	Resource Consent Set
issue	date	amendment
design: AB		
date: May 25		
drawn: KH		
scale: 1:200	@A3	
file: 5593		rev: 01

A1.1



Ground Floor Plan - 2 Gosset St.
1:100

New Houses
2 Gosset Street and 25 Westminster Street



First Floor Plan - 2 Gosset St.
1:100

2 GOSSET STREET - FLOOR
PLANS

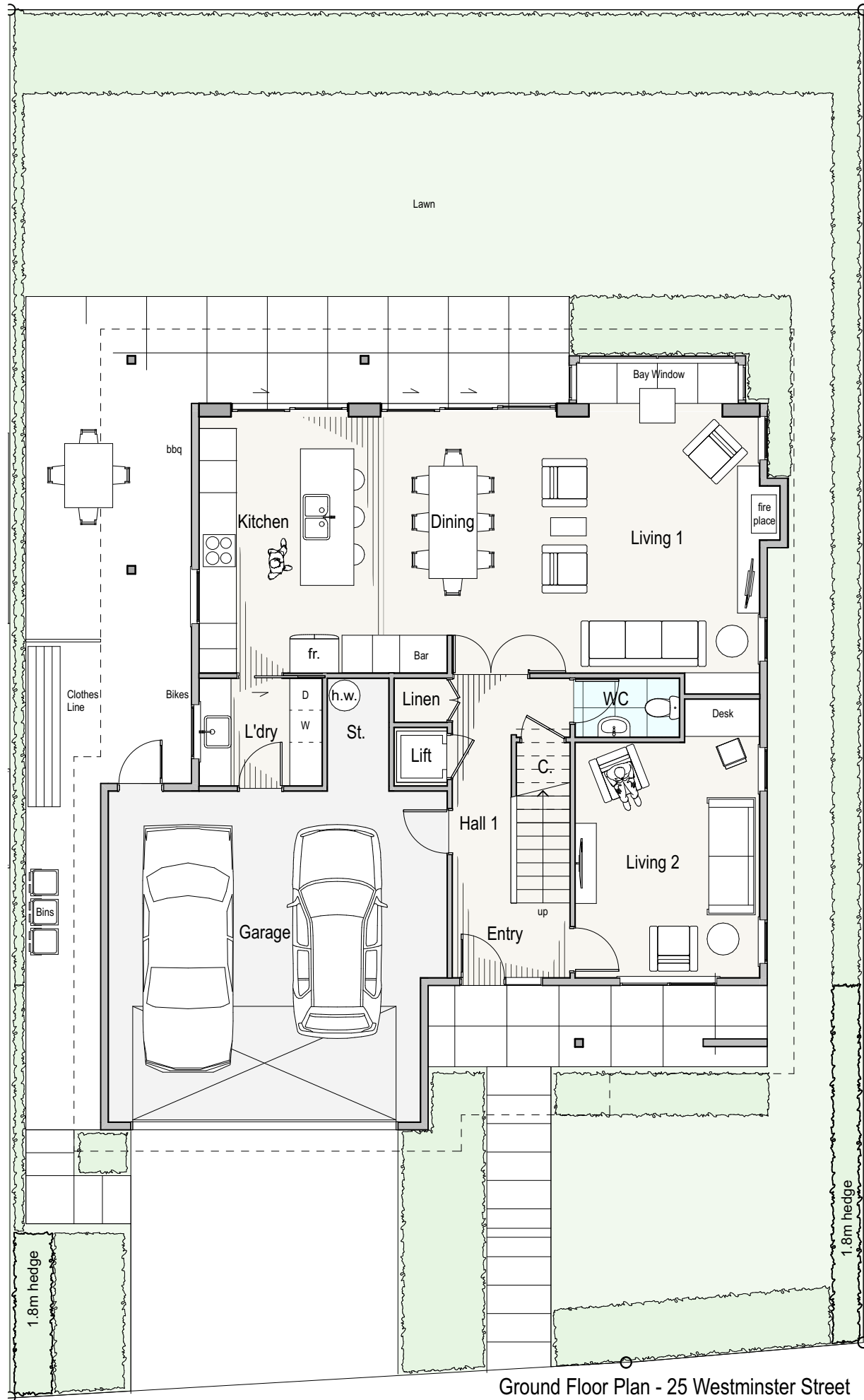
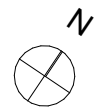
WILKIE + BRUCE
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contractor to verify all dimensions before commencing work

issue	date	amendment
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02	06/08/2025	Resource Consent Set

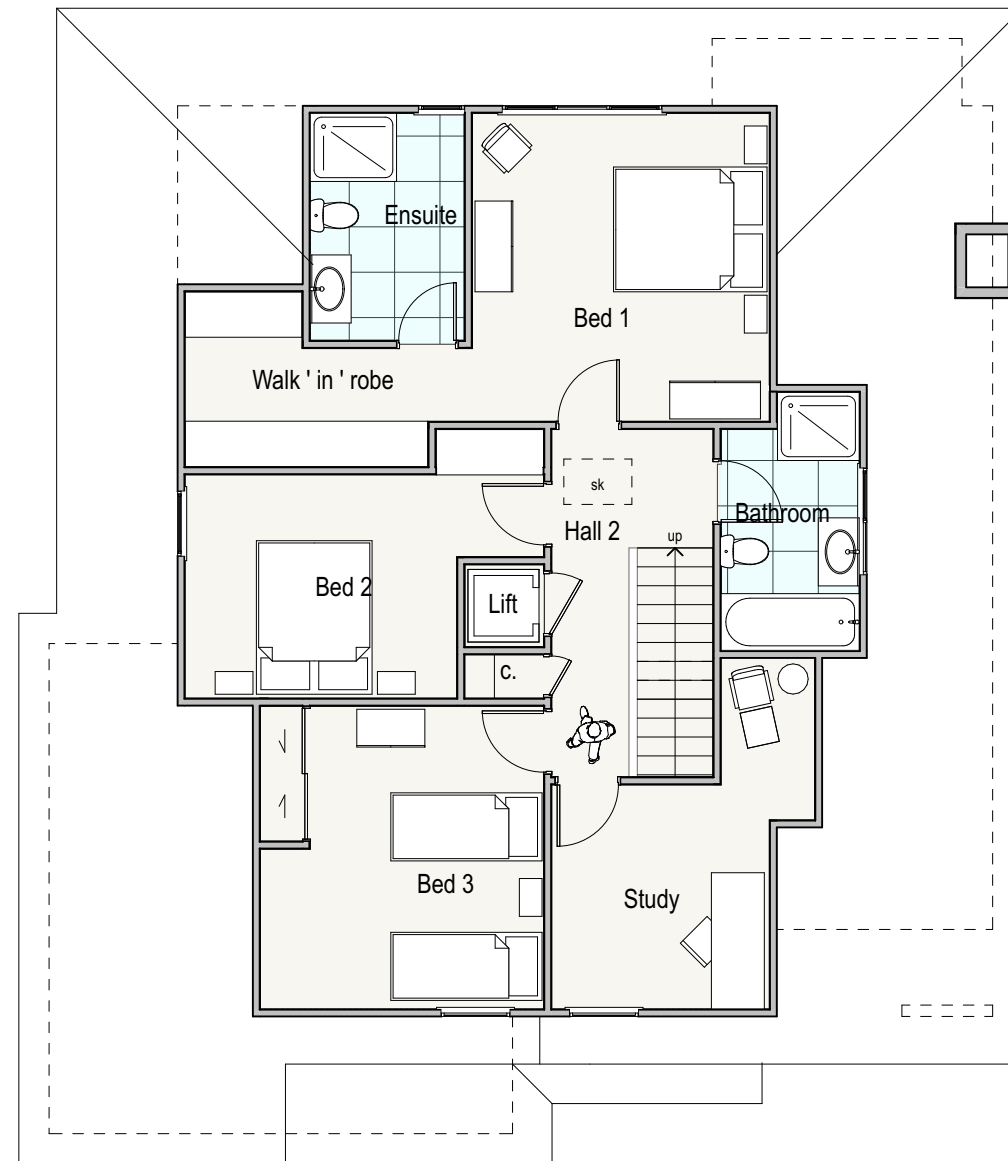
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date: May 25
drawn: KH
scale: 1:100
file: 5593

A1.2
rev: 02



Ground Floor Plan - 25 Westminster Street
1:100

New Houses
2 Gosset Street and 25 Westminster Street



First Floor Plan - 25 Westminster Street
1:100

contractor to verify all dimensions before commencing work

25 WESTMINSTER STREET -
FLOOR PLANS

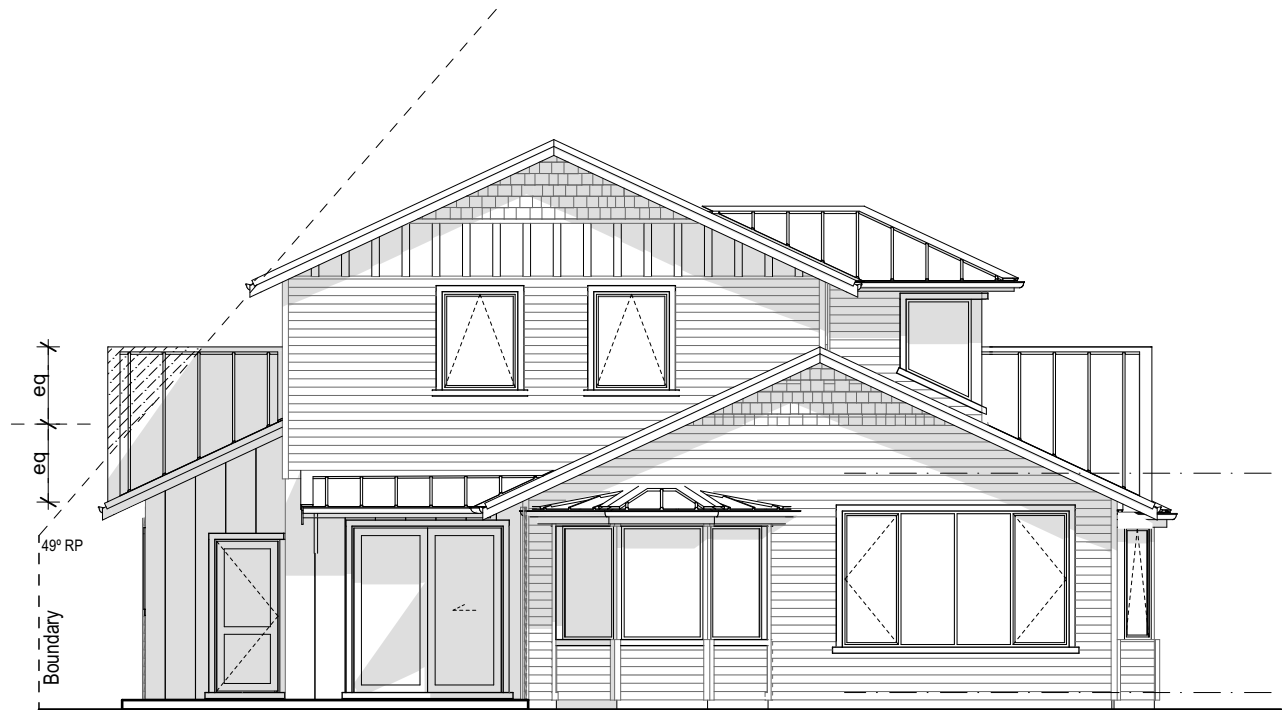
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date: May 25		
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elevation legend

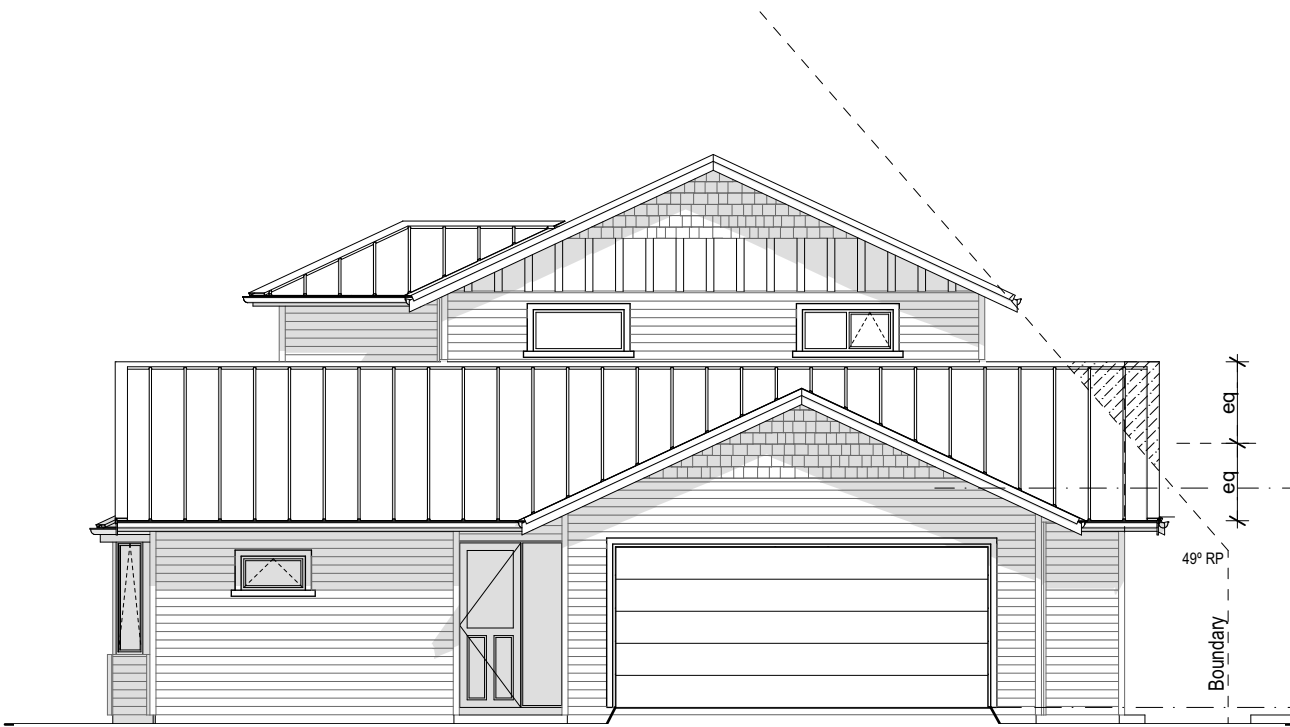
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-  Intrusion through recession plane



North Elevation - 2 Gosset Street
1:100



East Elevation - 2 Gosset Street
1:100



South Elevation - 2 Gosset Street
1:100



West Elevation - 2 Gosset Street
1:100

New Houses
2 Gosset Street and 25 Westminster Street

contractor to verify all dimensions before commencing work

ELEVATIONS - 2 GOSSET
STREET

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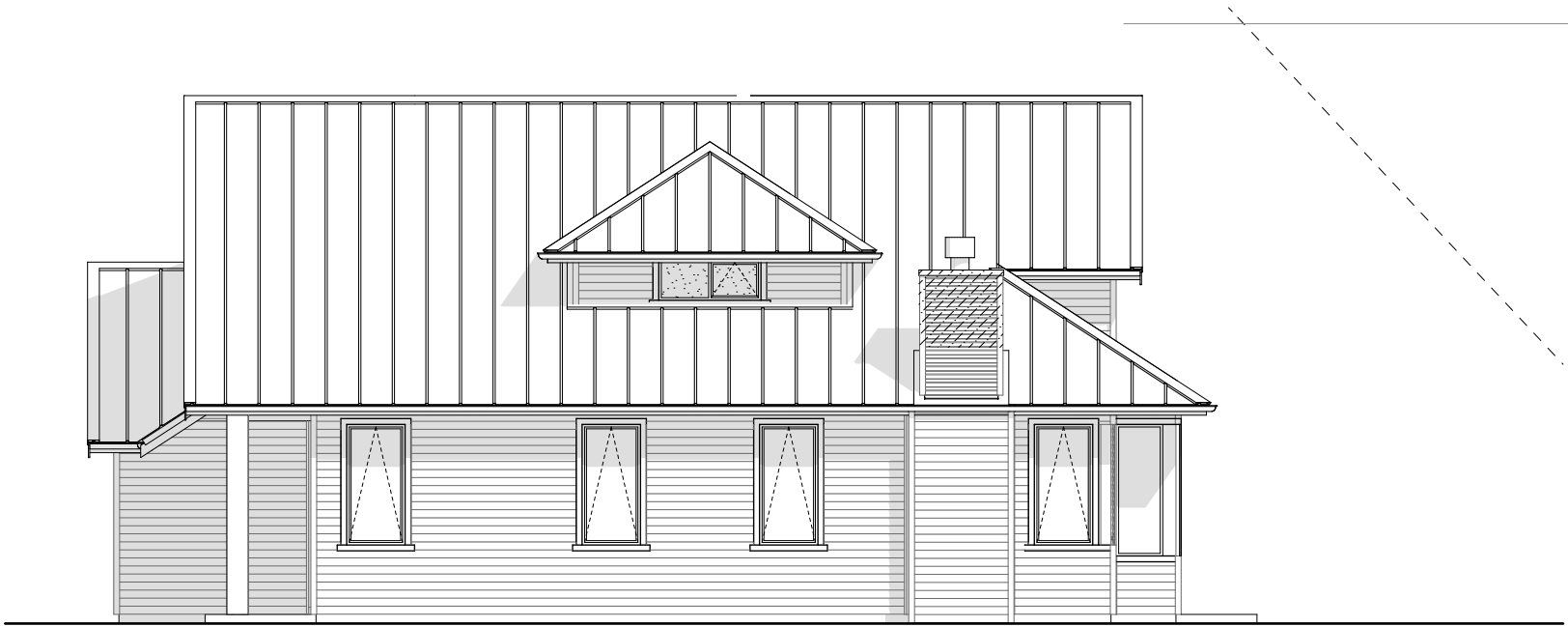
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elevation legend

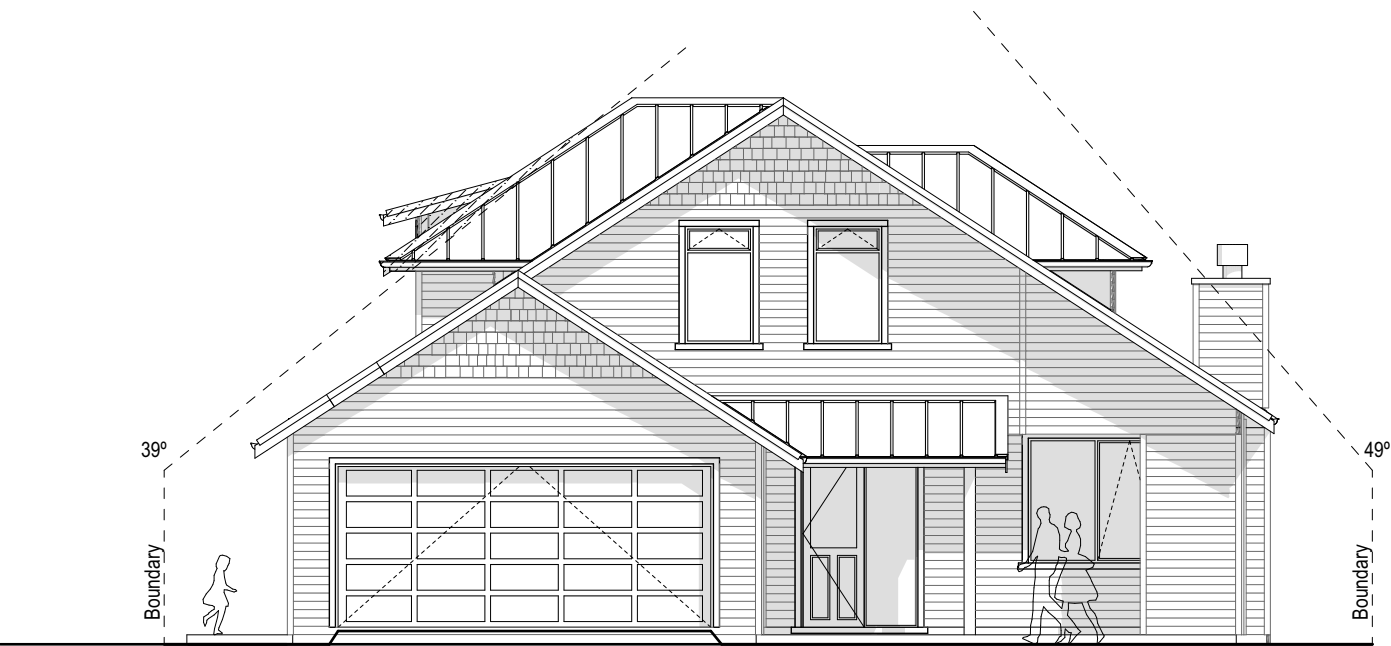
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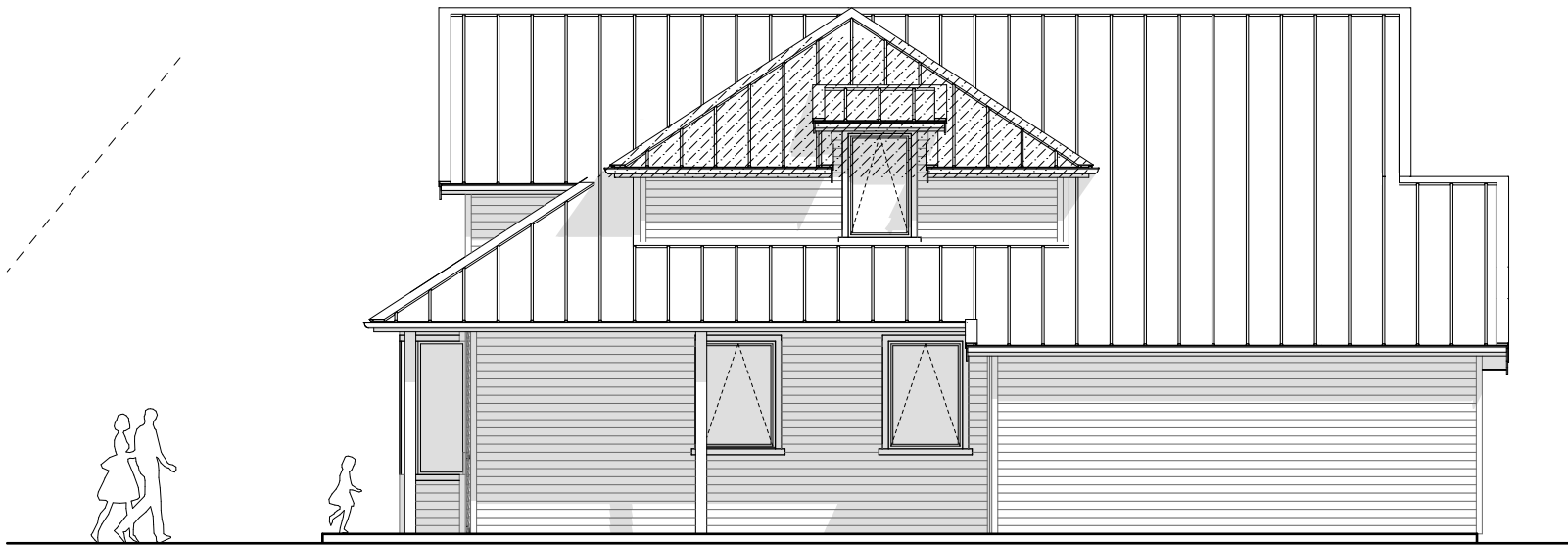
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1:100



South Elevation - 25 Westminister Street
1:100



West Elevation - 25 Westminister Street
1:100

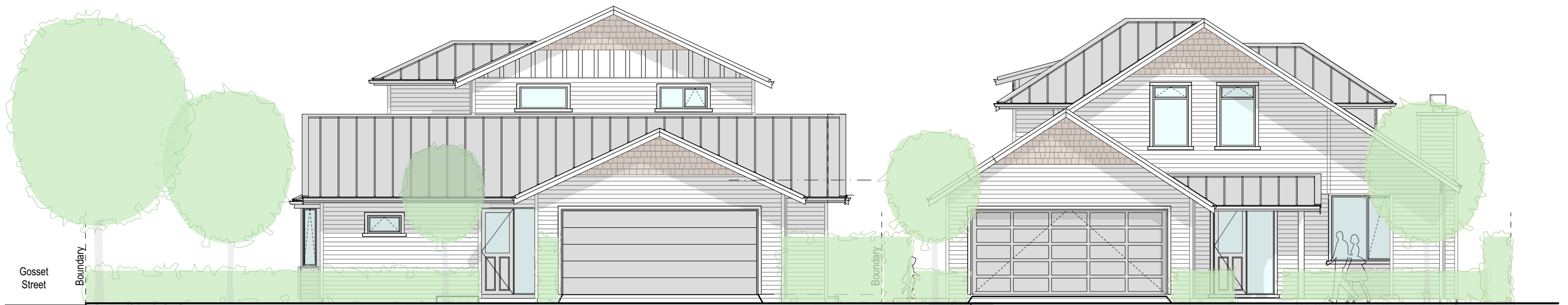
New Houses
2 Gosset Street and 25 Westminister Street

contractor to verify all dimensions before commencing work

ELEVATIONS - 25
WESTMINSTER STREET

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issue	date	amendment
01	06/08/2025	Resource Consent Set
design: AB		
date: May 25		
drawn: KH		
scale: 1:100, 1:1@A3		
file: 5593		
		A2.2
		rev: 01



2 Gosset Street

25 Westminister Street

View from Westminster Street
1:100

New Houses
2 Gosset Street and 25 Westminster Street

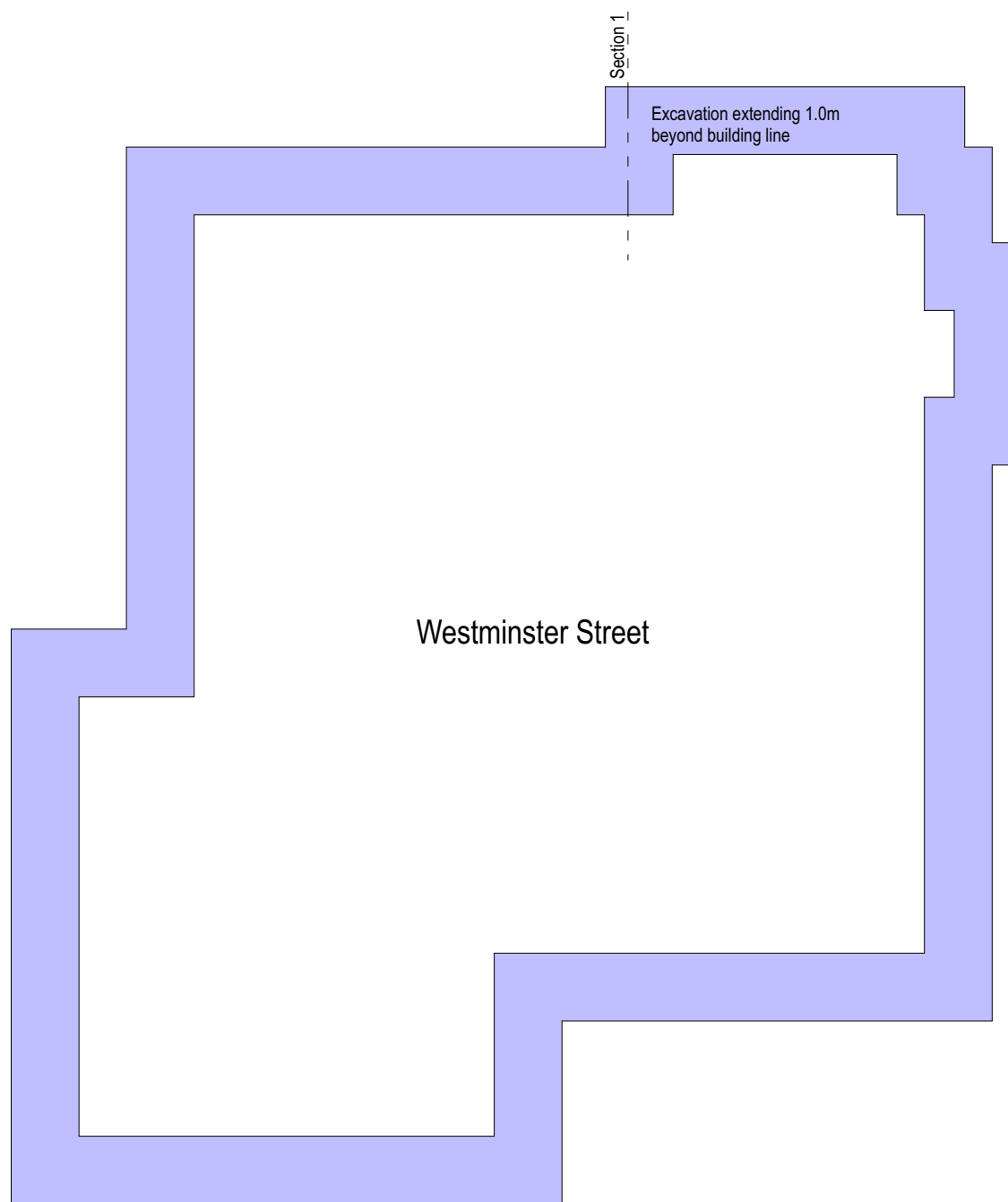
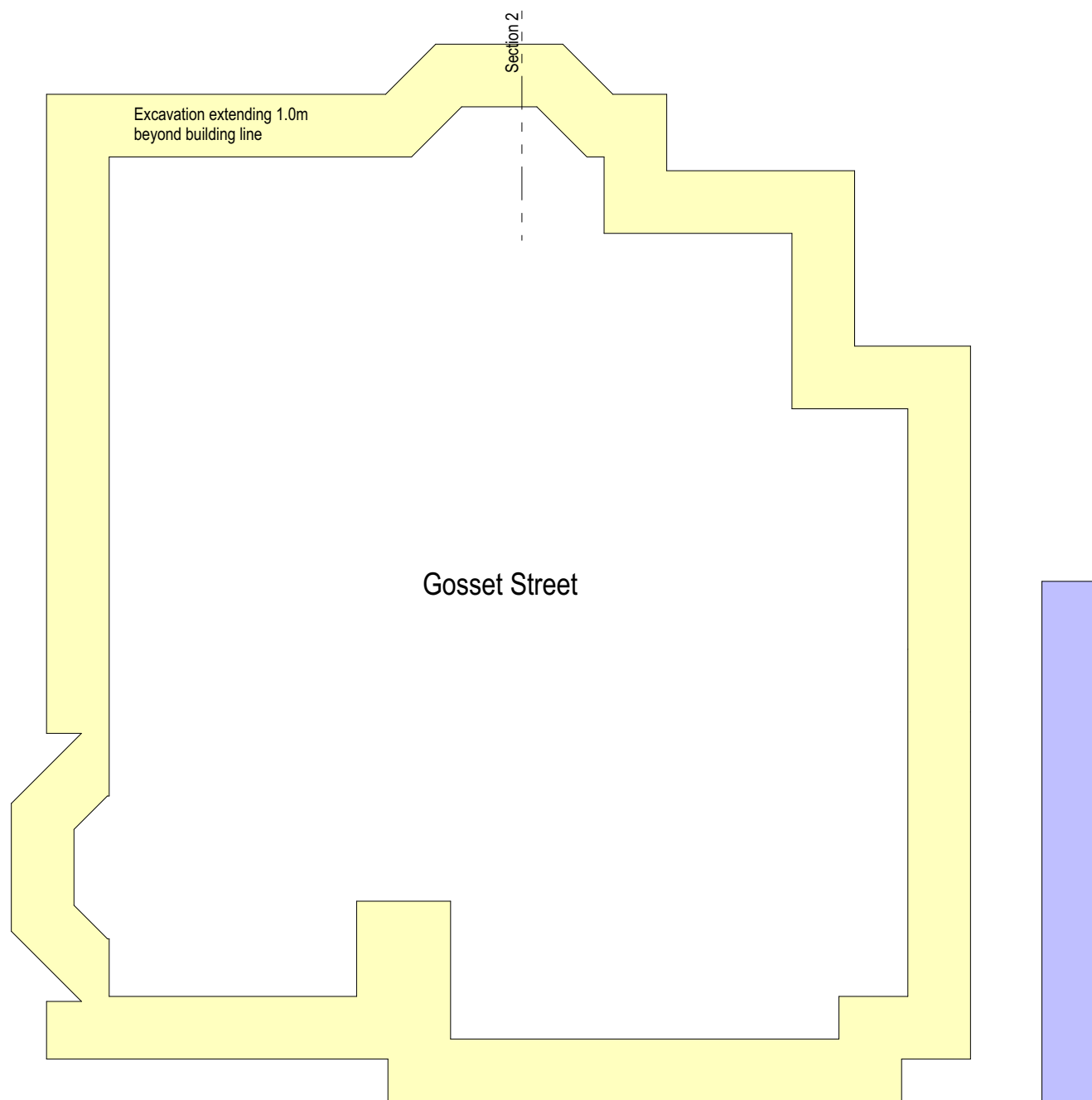
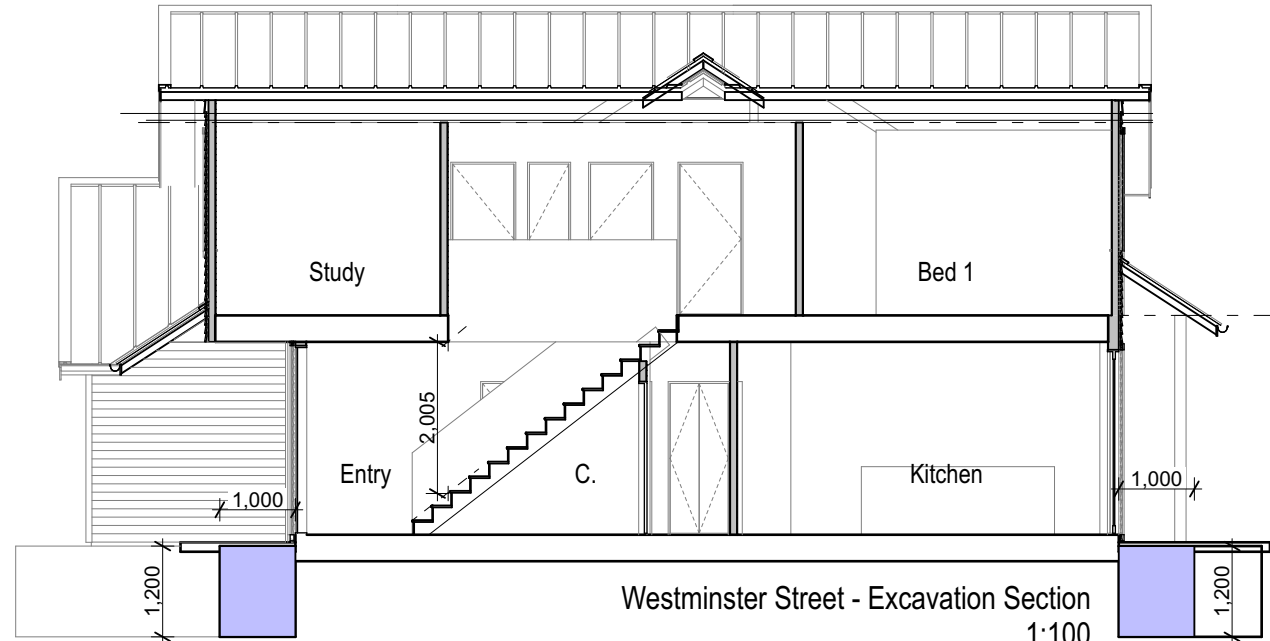
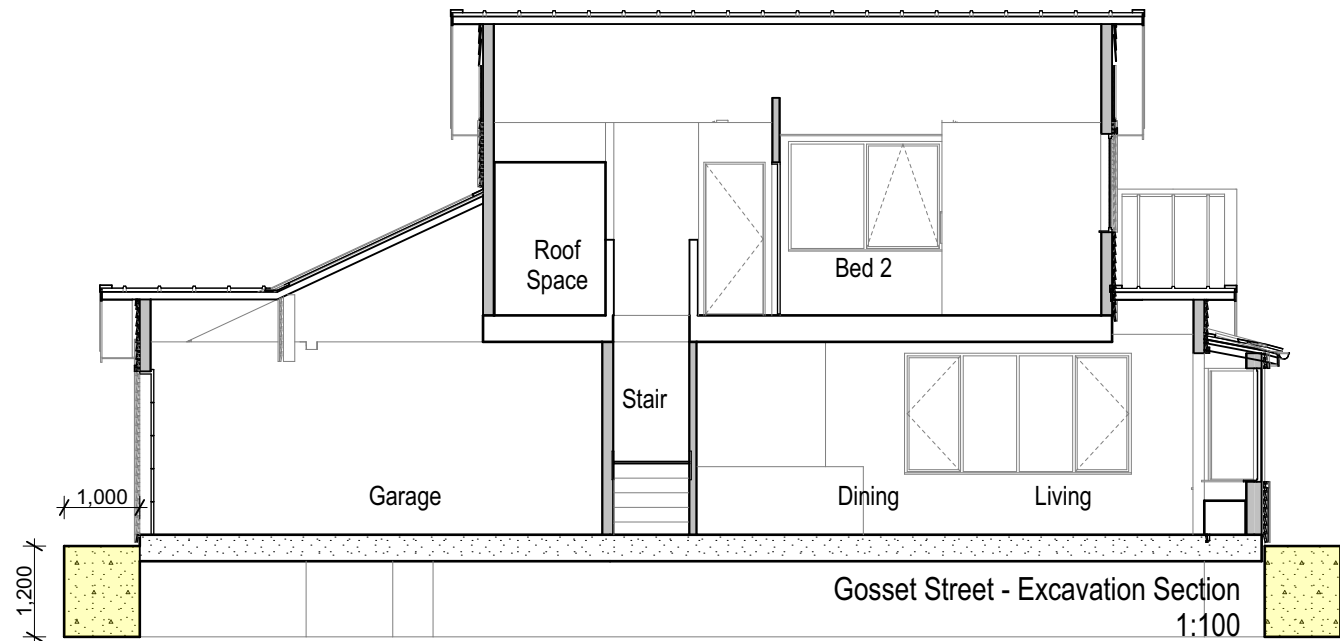
contractor to verify all dimensions before commencing work

WESTMINSTER STREET
ELEVATION

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01	09/06/2025	Preliminary
issue	date	amendment
design: AB		
date: May 25		
drawn: KH		
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file: 5593		rev: 02

A2.3



	70.56 m3
	72.91 m3
Total	143.47m ³

New Houses
2 Gosset Street and 25 Westminster Street

contractor to verify all dimensions before commencing work

EXCAVATION
CALCULATIONS

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01	06/08/2025	Resource Consent Set
issue	date	amendment
design: AB		
date: May 25		
drawn: KH		
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file: 5593		
		rev: 01

RC1



View 1



View 2

New Houses
2 Gosset Street and 25 Westminster Street

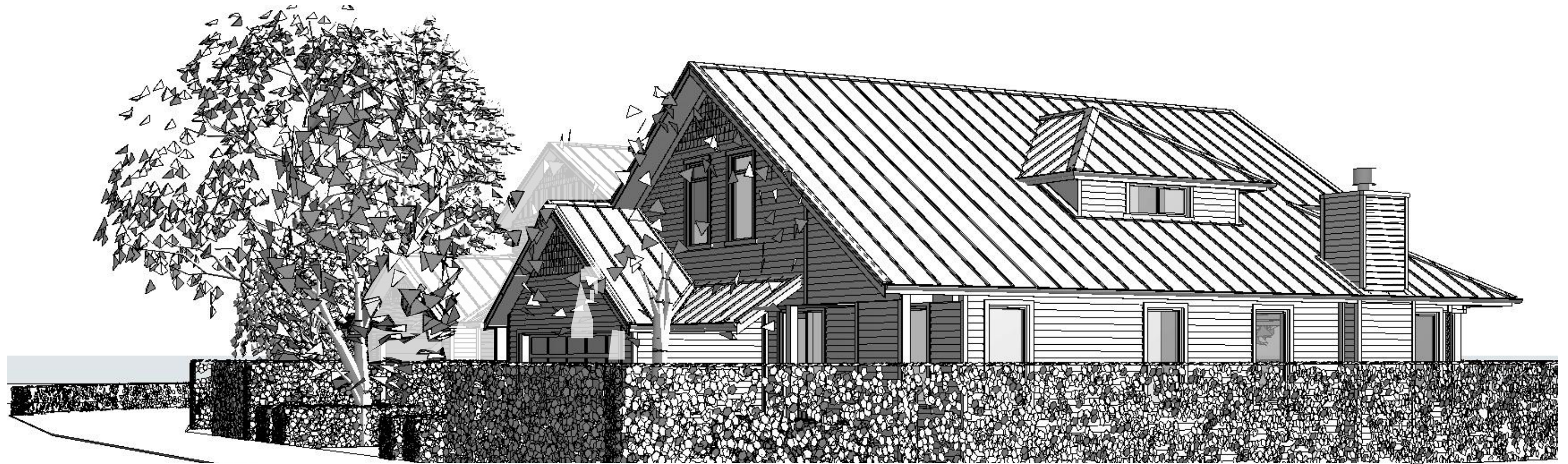
contractor to verify all dimensions before commencing work

View 1 and 2

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issue	date	amendment
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date: May 25		
drawn: KH		
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file: 5593		rev: 01

10.1



View 3



View 4

New Houses
2 Gosset Street and 25 Westminster Street

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View 3 and 4

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issue	date	amendment
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date: May 25		
drawn: KH		
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file: 5593		rev: 01

10.2



Birds Eye View 1



Birds Eye View 2

New Houses
2 Gosset Street and 25 Westminster Street

contractor to verify all dimensions before commencing work

Birds Eye View 1 and 2

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01	06/08/2025	Resource Consent Set
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date: May 25		
drawn: KH		
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file: 5593		
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		rev: 01



Birds Eye View 3



Birds Eye View 4

New Houses
2 Gosset Street and 25 Westminster Street

contractor to verify all dimensions before commencing work

Birds Eye View 3 and 4

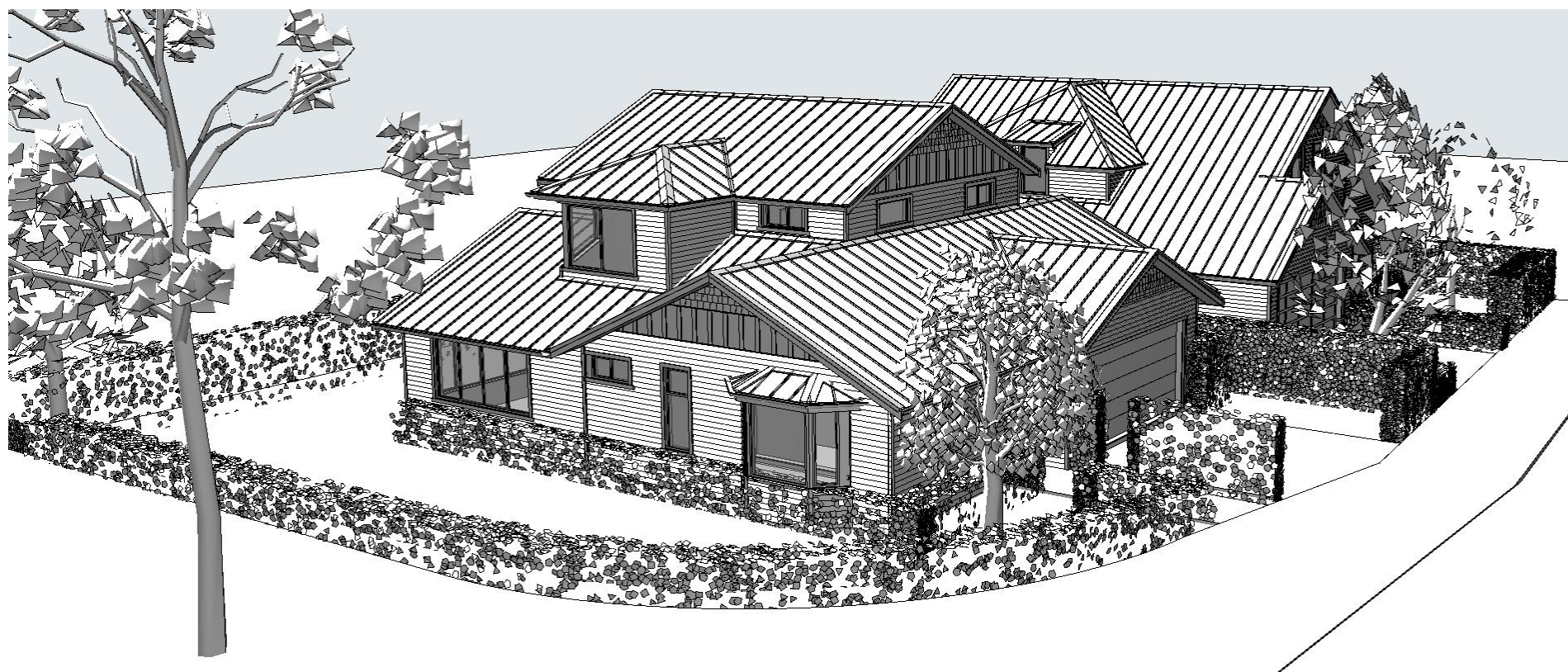
WILKIE + BRUCE
ARCHITECTS
Telephone 03 379 7739 156 Armagh St Christchurch
info@wilkieandbruce.co.nz PO Box 25-141 New Zealand

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10.6



Birds Eye View 5



Birds Eye View 6

New Houses
2 Gosset Street and 25 Westminster Street

contractor to verify all dimensions before commencing work

Birds Eye View 5 and 6

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01	06/08/2025	Resource Consent Set
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10.7

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 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.

Appendices

- CCC Site Record Form - 2 Gosset Street
- Engineer's Report (dated 14 May 2024)
- Cost Estimate (dated 01 August 2024)
- Photographs of existing house

Link to QV article about recent cost increases:

<https://www.qv.co.nz/news/staggering-increase-in-home-building-costs-over-4-years/>

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



RMA/2025/2601

HERITAGE IMPACT ASSESSMENT

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

11 November 2025

CONTENTS

1.0	Introduction
2.0	Statutory Framework
3.0	Recorded Historic Heritage
4.0	Site & Context
5.0	Historic Heritage & Statement of Significance
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7.0	Assessment of Effects
8.0	Historic Heritage Planning Provisions
9.0	Summary & Conclusions
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1.0 INTRODUCTION

Wilkie & Bruce Architects have been commissioned by Wenborn Developments Ltd (the applicant) to provide a heritage impact assessment (HIA) for the proposed demolition of the house at 25 Westminster Street in St Albans, Christchurch, in response to a request for information (RFI) issued by the Christchurch City Council (CCC) as part of the processing of an application for resource consent (RMA/2025/2613). The application also seeks approval to redevelop the site with two new freestanding houses.

The subject house is being used by the applicant as a family home after it was purchased from the previous owner-occupier in 2024. The applicant is an experienced property developer, including commercial property, residential subdivision and new houses, and purchased the house with the intention of completing a new residential development.

The house is formally assigned heritage value as a result of being in both a Character Area (CA) and a Residential Heritage Area (RHA) in the Christchurch City District Plan. The RHA requirements only came into effect on 17 December this year as part of Plan Change 13. The house is not scheduled in Appendix 9.3.7.2 Schedule of Significant Historic Heritage of the District Plan, nor is it listed on the NZHPT Register, but RHA3 is itself listed as a whole in the scheduled in new Appendix 9.3.7.3 for the District Plan (accessed via PC 13 web page).

Options for retention of the house on the site have been discussed with the applicant. The extent of repairs and alterations required to bring the house up to the standard provided by a modern (new) house are so significant the applicant does not wish to pursue any of them.

In summary, the proposal is to demolish the existing house and build two new houses suited to the specific heritage context. The purpose of this HIA is to assess any potential direct, indirect and cumulative impacts on the historic heritage arising from demolition and new development.

The property details are as follows:

Site Address	25 Westminster Street (sometimes referred to as 2 Gosset Street)
Site Area	905 square metres
Legal Description	Lot 43 DP 6614
Zone	Medium Density Residential Zone (MRZ)

Designations	None
Overlays	Malvern Character Area. Church Property Trustees North St Albans Subdivision (1923) Residential Heritage Area (HA3).

2.0 STATUTORY FRAMEWORK

Work affecting historic heritage in New Zealand is controlled by both the Resource Management Act and The Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA). The RMA is of relevance in this case as the Christchurch District Plan is the planning instrument prepared under the rules of the RMA which in turn creates the framework and specific rules under which this application is considered.

Protection of historic heritage from inappropriate subdivision, use and development are recognised as matters of national importance in Section 6 of the RMA. All persons exercising functions and powers under the RMA are required to provide for these matters when managing the use, development and protection of natural and physical resources.

The Christchurch District Plan adopts the definition of historic heritage created in Section 2 of the RMA, which is:

those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: (i) archaeological; (ii) architectural; (iii) cultural; (iv) historic; (v) scientific; (vi) technological'. Historic heritage includes: '(i) historic sites, structures, places, and areas; (ii) archaeological sites; (iii) sites of significance to Māori, including wahi tapu; (iv) surroundings associated with the natural and physical resources.

Section 7 of the RMA also requires particular regard to 'Other Matters', some of which relate closely to historic heritage:

- kaitiakitanga
- the efficient use and development of natural and physical resources
- the maintenance and enhancement of amenity values
- the maintenance and enhancement of the quality of the environment
- any finite characteristics of natural and physical resources
- the effects of climate change

Other New Zealand Legislation (acts of the New Zealand Parliament) which affect management of historic heritage provide frameworks and objectives which are similar to the RMA.

The house at 25 Westminster Street is not included on the NZHPTA National Heritage List. The subject site probably does not meet the definition of an archeological site under the provisions of HNZPTA 2014 as it was not subdivided before 1900 and is likely to have been farm land prior to the subdivision by the Anglican Church Property Trustees in 1923.

3.0 RECORDED HISTORIC HERITAGE

The history of the subdivision of the Church Property Trustees North St Albans Subdivision (1923) Residential Heritage Area (RHA3) is recorded in the Record Form prepared by Dr Ann McEwan of Heritage Consultancy Services dated 5 December 2025. This Record Form is viewable in the recently adopted section of the District Plan controlling historic heritage (PC13). A copy of the Area Record Form is appended.

Individual Site Record Forms for all the existing houses in RHA3 are included in the Area Record Form, including the house at 2 Gosset Street which is the subject of this application. (The legal title notes the address as 25 Winchester Street.)

The Record Forms provide a well researched and accurate record of the history of the development of the area and its features as they are today, to the extent it is unnecessary to re-state the content here.

The status of individual houses within RHA 3 is summarised on the map in the new Heritage Area Site Contributions Map in District Plan Appendix 9.3.7.8.2 A copy of this is appended.

A map showing the overlap of RHA3 with the Malvern Character Area is included in Appendix 9.3.7.9.2 of the District Plan. A copy of this is also appended.

4.0 SITE & CONTEXT

The site at 25 Westminster Street is a large residential section at the T intersection with Westminster Street in St Albans. It is on the north side of Westminster Street.

The suburban area identified in the District Plan as RHA3 is made up of 3 suburban blocks with mostly single storey houses in the Californian bungalow style. Westminster Street winds its way along the edge of a small waterway, which is generally not visible from the street, on its south eastern side. The owner of 25 Westminster Street has confirmed both Gosset Street and Westminster Street are quiet streets and are not used as much as through routes by cars as might be expected. Rutland Street is relatively busy and has the cycleway linking the city with Northlands on its west side.

With Rugby Park and St Albans School nearby, the area is well supported with public facilities for families living relatively close to the centre of the city.

Gosset and Malvern Streets both have significant established deciduous street trees which give them a very pleasant established character compared to the other streets in RHA3.

Many houses built at the time of the CPT subdivision still exist, but the condition of them varies significantly. Some have been maintained and restored with tidy gardens, while others are dilapidated and unkempt.

Many of the original houses have been added onto, often in the same style as the house, Approximately 15 have had an upper floor added. Photographs of all the two storey houses in RHA3 are appended.

There are 32 two level houses in the RHA (counting recent multi unit developments only once). 9 of the two level houses are substantial homes built around the time of the original CPT subdivision. There are 3 recently built freestanding two level houses, one of which has been designed in character with the area on a prominent corner (50 Jacobs Street at the intersection with Malvern Street).

There is a prominent two storey house in the bungalow style at the corner of Westminster and Jacobs Streets which appears to be original (41 Westminster Street).

A number of the houses in the RHA have been replaced, some recently, but there is an overall feeling of coherence, which arises largely from the consistency of the setback from the street boundary and the similarity of the building forms (low pitch gable roofs). Consistency with building materials and colours adds further to this. These are all features of the bungalow style and the original pattern of subdivision. The area has a readily identifiable, distinctive character.

Private ownership of cars in the early 1920's was not common and the Area Record Form notes the subdivision was linked to the city by a tram route. Garages were not provided and if so they were small detached single garages. Where houses have been replaced, different solutions have been adopted to incorporate attached garaging, depending on site orientation, access and the use of available land for private outdoor living and garden space.

The house and site at 25 Westminster Street are prominent when travelling east along Westminster Street, but less so when travelling west. The house itself, while possessing the typical features of a bungalow as identified in the Record Form, is plain compared to the average original house in Gosset Street.

The neighbouring houses on the east side of Gosset Street (12 to 18 inclusive) are original and appear to be well maintained. While not identical to each other, they are very similar and better examples of the modest bungalow style in the area than 25 Westminster Street is. They have a more decorative appearance due largely to their small secondary gables with bay windows facing the street, exposed rafter ends, and dentils (or brackets) along the bottom edge of the shingles to the gable ends. Entrance porches within the main building form on the north side of each house are visible from the street. 25 Westminster Street is plain by comparison, with its hipped roof and single dutch gable to each street elevation and vertical siding to gable ends instead of shingles. The entrance porch of 25 Westminster Street is also relatively plain. The neighbours' street fences have varying degrees of visual permeability, but the houses are clearly visible.

Across the road the house on the corner is now used for offices and community spaces by the Rutland Street Baptist Church (5 Gosset Street). It is a more attractive example of a Californian bungalow than 25 Westminster Street, with a hint of Greene & Greene in the design of the low overlapping roofs on the north side. It is open to the street with a low stone fence. 7 Gosset Street is a plain single storey concrete block veneer building with a Decramastic tile roof. It's overall form is vaguely bugalowesque and it observes the street setback of the houses.

The neighbouring house to the east on Westminster Street (1 Carrington Street) is a good example of a bungalow with many decorative features. It is taller than the average bungalow in the area and has a steeper roof pitch. It appears to be in good condition. It has gables facing both Westminster Street and Carrington Street. It is set back from Carrington Street, but not Westminster Street. Like 25 Westminster Street, this house has a very plain Skyline double garage accessed off Westminster Street.

The south side of Westminster Street is a mix of styles, but the two houses directly over the road, one old and one new, reinforce the traditional character of the area. The south side of Westminster Street is not in RHA3.

To summarise, from the outside, the houses either side of 25 Westminster Street are good examples of the original houses in the Californian bungalow style in RHA 3, but 25 Westminster Street is itself an average example. The site is however very visible from Westminster Street from the west.

The historic context of the subject site is summarised in the Area and Site Record Forms.

5.0 HISTORIC HERITAGE & STATEMENT OF SIGNIFICANCE

The heritage significance of the house at 25 Westminster Street is established through the creation of the Malvern Character Area and Church Property Trustees North St Albans Subdivision (1923) Residential Heritage Area (HA3) in the Christchurch District Plan. This assessment places reliance on the accuracy of The Area Record Form and the individual Site Record Forms it contains.

6.0 THE PROPOSAL & ALTERNATIVES CONSIDERED

Options for retention discussed with the owner:

- i) Retention with no alteration. This would be in essence refurbishment, attending to deferred maintenance and upgrading where possible. Add double garage.
- ii) Alterations, including new foundations, to correct deficiencies with and damage to the existing house. This would entail moving living spaces to the north end of the house and bedrooms to the south and build two new bathrooms. Add double garage. The house remains in the existing location.
- iii) Alterations including new foundations, but lifting the house and rotating it 180 degrees to put the existing living spaces at the north end. This would include adding a bathroom and other interior alterations. Add double garaging.
- iv) As for iii) but repositioned on the site to allow a second house to be built on a section subdivided off the existing site.

Option for redevelopment:

- v) Redevelopment of the site with two new houses designed to suit the specific features of the Malvern Character Area/RHA 3

It is the owner's view, based on experience, the existing house will not provide the modern standard of comfort and convenience expected by homeowners if any of the alternative options for retention listed above are pursued, and the cost involved in upgrading and altering it would not be recovered if the the property was sold, particularly if foundations are replaced. The hidden cost of new building services required as part of any major renovation contribute to a high cost/ square metre, as do other upgrades required to meet NZ Building Code standards. Note the owner was misled by the vendor when he purchased the property into believing there were no restrictions on redevelopment of the site other than the normal RSTZ rules. A plan of the existing house is attached.

7.0 ASSESSMENT OF EFFECTS

Appendix 9.3.7.1 of the District Plan provides the criteria for the assessment of significance of heritage values.

The impact of repair on the heritage fabric values of this defining building

Historical & Social

The historical and social values of the building are by association and relate to the origins of the area as a subdivision undertaken by the Anglican Church Property Trustees in the early 1920's rather than a specific social history of a public figure or family. Repairs and alterations to bring the house in the style of the original up to a modern standard would not change this.

Cultural & Spiritual

The cultural and spiritual values of the site and building relate to its presence as a demonstration of the way of life of a cohort of middle class Christchurch residents in the interwar period. Repairs and alterations in the style of the original to bring it up to a modern standard would not change this.

Architectural & aesthetic value

The Area Record Form notes bungalows were often designed and built by builders without an architect. Without a detailed design for alterations to the house it is difficult to comment on an element by element basis on the changes required to the heritage fabric and resulting changes in heritage values. It is possible to repair, alter and renovate the existing house faithfully in the existing style, which would in this case be an appropriate strategy if the owner wished to keep it.

Technological & craftsmanship value

The Area Record Form notes the houses in the area are timber framed and built from materials that are still commonly used today. Construction of a house in 1923 would have been completed without the power tools used today. Repairs, alterations and refurbishment to this house, if undertaken, would utilise the modern equivalent construction techniques to those used at the time of original construction. The house is not unique in its method of construction or the type and extent of craftsmanship employed. It has fewer crafted exterior features than its neighbours and cannot be described as an exemplar or noteworthy. Replacement of foundations would mean the loss of the existing perimeter concrete footing, but even this can be completed in a way that appears original.

Contextual value

The existing house makes a contribution to the area (context) through its siting, scale, forms and materials. Repairs, alterations and additions can be completed in a sympathetic way to preserve and enhance the heritage values of the building and area. There are examples of this in the neighbourhood. The sense of uniformity within the streetscape with the consistent setback, forms, architectural style and detailing are part of the authentic heritage values of the area.

The Impact of demolition on the values of the residential heritage area

25 Westminster Street is one of approximately 112 houses in RHA3. 64% (72) sites in the RHA are identified as *defining* on the HA3 Site Contributions Map. Each house on each property contributes a little bit to the character of the area.

It is important to note the application for resource consent to demolish the existing house includes redevelopment of the site with two new houses designed to suit the context.

Historical & Social

The Individual Site Record Form for 25 Westminster Street does not identify a specific social history for this house, it reflects more on generally on middle class origins.

While it would be possible to make a list of the previous owners from the legal title and research their histories, it is questionable whether this would be of any interest to persons other than members of those families. Demolition of the existing house will eradicate a physical artefact which may act to trigger memories for descendants of occupiers of the house and others who have memories of the area. This is a small group of people who are unlikely to still live in the area. Demolition of the house would not impact on the recorded history of the original subdivision by CPT. The historic use of the site will continue if the proposed redevelopment proceeds (free standing houses).

Cultural & Spiritual

Cultural values of the area relate primarily to its middle class origins. The demolition of the existing house would have a very limited impact on the cultural values of the RHA.

Architectural & aesthetic value

Demolition of the existing house without sympathetic redevelopment would have an impact on the values of the RHA. The aesthetic values of the area are established by the combined effect of coherent appearance of houses (architectural style) and urban design features (siting/scale/forms/setbacks, etc.) As the existing house is not noteworthy architecturally, its demolition would not significantly alter the architectural values of the area. The urban design features of the house which contribute to the aesthetic appeal of the area can be reestablished on the site through considered design, including reference to the prevailing style.

Technological & craftsmanship value

The house is of less significance and craftsmanship value than its neighbours, being built later (c.1937). Bungalows built earlier during the 1920s in the CPT subdivision have more of the exterior features associated with the craftsmanship of the Californian bungalow style.

Contextual value

Demolition of the existing house would not change the context it is in.

Beneficial Indirect Effects

The proposed demolition of the existing house forms part of a proposed redevelopment. The demolition of the house at 25 Westminster Street and its replacement with two houses designed to reinforce the architectural character of the RHA is likely to increase the desirability of the area. This in turn increases the probability of future renovations, alterations and additions to existing houses in the area being completed in the prevailing architectural style.

8.0 HISTORIC HERITAGE PLANNING PROVISIONS

A review of the proposed development from a heritage perspective in relation to the objectives and policies of the Canterbury Regional Policy Statement (CPRS) is not included in this Assessment. The review of the proposed development in this Assessment is based on the requirements of the Christchurch City District Plan.

In the District Plan, the house at 25 Westminster Street is in the first instance identified as being in RHA3 and then secondly as a *defining building*. The Area is scheduled in the District Plan, but the house itself is not listed as a *highly significant* or *significant* heritage item. Regardless the house should be treated as a heritage item by virtue of being in the RHA.

The purpose of an RHA is to identify and maintain the heritage value of a group of buildings (houses) to protect the positive contribution they collectively make to an area.

The adoption of Plan Change 13 by the Christchurch City Council on 17 September this year brings the RHAs into effect. Although this application for resource consent was made before this date, assessment of the proposal against the relevant objectives and policies and matters of discretion arising from the adoption of the provisions of PC 13 is provided here. The sections of PC13 relevant to this application are Policy 9.3.2.2.8 and Rule 9.3.6.5 (matters of discretion).

9.3.2.2.8 Policy - Demolition of scheduled historic heritage of heritage items

- a. When considering the appropriateness of the demolition of a heritage item scheduled in Appendix 9.3.7.2 or a defining building or contributing building in a heritage area scheduled in Appendix 9.3.7.3, have regard to the following matters:
- whether there is a threat to life and/or property for which interim protection measures would not remove that threat;
 - whether the extent of the work required to retain and/or repair the heritage item or building is of such a scale that the heritage values and integrity of the heritage item or building would be significantly compromised, and the heritage item would no longer meet the criteria for scheduling in Policy 9.3.2.2.1.
 - whether the costs to retain the heritage item or building (particularly as a result of damage) would be unreasonable;
 - the ability to retain the overall heritage values and significance of the heritage item or building through a reduced degree of demolition; and
 - the level of significance of the heritage item.

Addressing each item in turn:

PC 13 Policy 9.3.2.2.8

- There is no threat to life or property
- The integrity of the heritage item could conceivably be retained by completing a major renovation of the type described above, but it would result in overcapitalisation. The owner does not want to pursue this option.
- Insistence on retaining this house (heritage item) would create a significant financial risk for the owner. The likelihood of the end value exceeding the cost of alterations and renovation is very low, especially given the very large increases in the cost of construction since 2022.
- There is no obvious scaled down project involving partial demolition the owner wishes to pursue.
- The house is a modest bungalow in a pleasant, coherent suburban area. It is not a civic or community building. It has some prominence being on a street corner, which is visual only. Being a private house, it is not used by the public and does not have associations for community members or casual passers by beyond its function as a private house. Being a relatively plain example of a Californian bungalow, it does not attract attention.

9.3.6.5 Residential Heritage Areas (excluding Akaroa Township Heritage Area) – demolition or relocation of a **defining building or contributory building**

- a. The effect of the works on the **heritage values of the building or site** and the collective **heritage values** and significance of the **heritage** are including the overall integrity and coherence of the **heritage area**.
- b. Whether the building is a **defining building or contributory building**.
- c. The extent to which the **heritage fabric or heritage values** have been damaged by natural events, weather and environmental factors, and necessity and practicality of work to prevent further deterioration.
- d. Whether the costs to retain the **building on site** would be unreasonable.
- e. The ability to retain the overall **heritage values of the building** through an alternative proposal.
- f. The extent of photographic documentation that will occur prior to, during and on completion of the works.

Addressing each item in turn:

PC 13 Rule 9.3.6.5

a.

The design for the replacement houses respects and reinforces the overall integrity and coherence of the heritage area. The coherence of the area is due to the similar appearance of the houses and distance they are set back from the road boundary. Landscaping (trees and shrubs) tends to be low and street fences are low or non-existent. The amenity of Gosset Street is enhanced by the very large street trees.

b.

The house for which is the subject of this application for resource consent to demolish is identified as a *defining building* in the RHA 3. It is on a corner and is very visible from Westminster Street when heading north east. The site deserves a contextual design and the identified positive attributes of the RHA have been included in the design proposal.

c.

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.

d.

To simply renovate the existing house with the minimum amount of change would not meet normal modern lifestyle expectations. The deficiencies with the house are:

- It is not well orientated on the site with living areas facing south east.
- Living spaces do not open to private, sheltered outdoor living space.
- It has a single bathroom.
- The thermal performance is poor and it is not double glazed.

To renovate this house for a normal modern lifestyle to overcome these deficiencies would require major alterations including:

- Lifting the house to build new foundations and lowering it onto them.
- Rotating the house through 180 degrees to put living space on the sunny, private side.
- Alterations to achieve access to outdoor living space
- Double glazing of windows, or replacement of them with thermally broken frames.
- Addition of a bathroom or ensuite.
- Landscaping and siteworks to suit the repositioned house.
- Consequential construction work and new building services arising from the above.

The renovations and alterations required are major. As the foundations require replacement the cost/sq metre will be similar to the cost of building a new house, and the level of comfort (thermal performance) would still not be as good.

The benefit to the community which may arise from the retention of the house cannot be justified when the cost to the owner is taken into account. This house is not a civic or community building.

e.

The heritage values of the RHA and Character Area are as much about the pattern of settlement as they are about the individual buildings.

The heritage values in the RHA have been used as a guiding influence for the replacement houses, as best as is possible to do so with setbacks, building forms, landscaping, and materials arising from the features of the remaining original bungalows. While this is not the same as keeping the heritage fabric of the existing house, it does provide the visual continuity and coherence appropriate for this RHA. The decision required is whether or not to impose a major renovation on an unwilling owner, or allow a sympathetic design to be implemented. Further discussion on this is provided below.

f.

A photographic record can be provided.

9.0 SUMMARY & CONCLUSIONS

As is often the case, the arguments around retention of this heritage item centre on the question of private cost versus public benefit. The heritage values of the Church Property Trustees North St Albans Subdivision (1923) Residential Heritage Area (HA3) arising from the consistency and coherence of the type of houses and their siting are real. A lack of development pressure has ensured preservation of the area to date.

The revised zoning of the area to be Medium Density Residential Zone (MRZ) anticipates intensification. It is possible to intensify housing in the area and still retain the heritage values through considered, sympathetic design.

Two scenarios are possible for each of the *defining buildings* and *contributory buildings* in the future.

- i) Renovation involving restoration and alteration to recycle and repurpose an old house for family living, or
- ii) Demolition and replacement with a new house, or houses, in a style in keeping with the identified attributes of the RHA.

While faithful renovation is a desirable strategy in terms of retention of authentic heritage fabric and would support the heritage values of the RHA, the insertion of some new houses into the RHA is more likely to have positive long term consequences from a heritage perspective. It is appropriate to consider economic forces which will increase the likelihood of investment in the area. Construction of two new houses on the corner of Gosset Street and Winchester Street will increase property values nearby which in turn will encourage others to renovate existing houses. There is evidence of this being the case at the northern end of RHA3 where a recently built two storey house in a traditional style on the corner of Malvern and Jacobs Streets (50 Jacobs Street) has prompted a major renovation on the site next door (48 Malvern Street). Refer to appended photographs.

The house at 25 Winchester Street 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.

10.0 RECOMMENDATIONS

It is recommended the following is undertaken to mitigate as far as possible the effects of the demolition of the house at 2 Gosset Street

- Historic Building Record prior to demolition to record the structure of the building and preserve by record its history (i.e. a photographic record).
- The salvage of building materials and elements as far as is practicable for incorporation into alteration work to similar dwellings by owners of similar houses nearby.
- To make an Historic Building Record publicly available on a permanent basis.

As there is no historical evidence the subject site was occupied in the 19th century it is unlikely there are pre-1900 features surviving below ground which will meet the definition of an archeological site. It is recommended an archeological authority is not required.

11.0 APPENDICES

APPENDIX 1:	AERIAL PHOTO OF HA3 FROM DISTRICT PLAN
APPENDIX 2:	CCC HERITAGE AREA & SITE RECORD FORM
APPENDIX 3:	SITE CONTRIBUTIONS MAP FROM DISTRICT PLAN
APPENDIX 4:	FLOOR PLAN OF EXISTING HOUSE
APPENDIX 5:	PHOTOGRAPHS OF EXISTING HOUSE
APPENDIX 6:	PHOTOGRAPHS OF ALL EXISTING 2 STOREY HOUSES IN RHA3
APPENDIX 7:	EXPERT STATEMENT

12.0 ATTACHMENTS

Refer also to the following attachments:

DESIGN PROPOSAL - ARCHITECTURAL
DESIGN PROPOSAL - LANDSCAPE ARCHITECT