

Before an Independent Hearings Panel
Appointed by Christchurch City Council

under: the Resource Management Act 1991

in the matter of: proposed Plan Change 14 to the Christchurch District
Plan

and: **Carter Group Limited**
(Submitter 824)

Summary Statement of William Fulton (Heritage) on behalf of
Carter Group Limited

Dated: 16 April 2024

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SUMMARY STATEMENT OF WILLIAM FULTON ON BEHALF OF CARTER GROUP LIMITED

INTRODUCTION

- 1 My full name is William Henry Fulton. I am a Director of Team Architects Christchurch and a Director of Team Architects Limited, a consortium of eight architectural practices across New Zealand.
- 2 I prepared evidence in relation to the submission made by Carter Group Limited (*Carter Group*) on Plan Change 14 to the Christchurch District Plan (*PC14*) dated 20 September 2023 (*EiC*). My qualifications, experience and confirmation I will comply with the Code of Conduct for Expert Witnesses (Part 9, Environment Court Practice Note 2023) are set out in my EiC and I do not repeat those here.
- 3 This statement is intended to provide a brief summary of my evidence.

SUMMARY OF EVIDENCE

- 4 My evidence addresses the condition of the Blue Cottage at Carter Groups property at 32 Armagh Street (*Site*) from a heritage architecture perspective.
- 5 I undertook a site visit (interior and exterior) of the Blue Cottage on 11 September 2023.
- 6 The building is in poor condition largely due to a lack of maintenance but also because it has not been used for a number of years and exposed to intruders and vandalism. Two large trees to the southern boundary are also negatively impacting on the state of the building.

BUILDING CONDITION

- 7 The poor condition of the building is partly a result of damage due to moisture ingress. All roof and rainwater goods need to be cleared of debris and connected directly to the stormwater system.
- 8 There are areas of rotten weatherboard especially where spouting and rainwater heads are not functioning allowing water to locally spill onto walls and cause rot.
- 9 A section of the west wall is missing where a chimney has been removed.
- 10 The external cladding and external trims need to be stripped back and repainted, with any rotten or borer damaged boards replaced.

- 11 The two trees to the southern boundary are having a negative impact on the condition of the building and in my opinion, they need to be removed to avoid further risk to the building.
- 12 The ground level and leaf litter have risen over time and are impacting the original stone foundations and the ability for the sub floor foundation to ventilate adequately.
- 13 The external timber joinery has been vandalised and boarded up with plywood sheets. Much of the glazing has been broken and will need to be replaced. The windows will need to be further assessed to determine what is required to make them function again.
- 14 The interior finishes are in a poor condition due to moisture ingress and vandalism. The damaged surfaces need to be removed and replaced.
- 15 The wall linings are a mix of lathe and plaster and sheet linings. There is isolated cracking in the lathe and plaster which will need to be repaired or replaced with new bracing elements.
- 16 I have referred to the Property Inspection Report by Informed Property Inspections dated 25 August 2023. This report documents the current condition room by room. While I generally agree with its observations relating to the buildings current condition, the report recommends full replacement of elements in most instances. I would advocate for a repair strategy that took a conservation approach and took into consideration the heritage significance of the building.
- 17 A Conservation approach is based on the principle of 'doing as little as possible but as much as necessary'. This means retaining as much intact heritage fabric and minimising the impact of any new work, while repairing any damaged material so that the building remains sound into the future.
- 18 Examples of this approach include Deans Cottage at Riccarton Bush or Grubb Cottage in Lyttelton, where the retention of original fabric and protection of heritage values were important considerations.



William Fulton

16 April 2024