

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)

Statement of evidence of Tom Chatterton (quantity surveying) on
behalf of Carter Group Limited

Dated: 20 September 2023

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STATEMENT OF EVIDENCE OF TOM CHATTERTON ON BEHALF OF CARTER GROUP LIMITED

INTRODUCTION

- 1 My full name is Thomas Graham Chatterton.
- 2 I am a Quantity Surveyor and Director of Rider Levett Bucknall (RLB). I have held this position since April 2023. I was previously employed by RLB as a quantity surveyor for over 11 years and prior to this held quantity surveyor and contract administration roles in the United Kingdom.
- 3 I hold a Bachelor of Science (Honours) in Quantity Surveying from Nottingham Trent University in the United Kingdom.
- 4 I am the Chair of Canterbury Branch of the New Zealand Institute of Quantity Surveyors and the South Island Education Trust Committee and I sit on the South Island Property Council executive.
- 5 I have broad quantity surveying experience across residential and commercial projects and in the public and private health sectors.
- 6 I am familiar with the building that is the subject of Carter Group Limited's submission on proposed Plan Change 14 to the Christchurch District Plan, the Blue Cottage at 325 Montreal Street.

CODE OF CONDUCT

- 7 While this is not an Environment Court hearing, I note that in preparing my evidence I have reviewed the Code of Conduct for Expert Witnesses contained in Part 9 of the Environment Court Practice Note 2023. I have complied with it in preparing my evidence. I confirm that the issues addressed in this statement of evidence are within my area of expertise, except where I state that I am relying on the opinion or evidence of other witnesses. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

COSTS ESTIMATE

- 8 I was asked by Mr Philip Carter to review a Property Inspection Report of the Blue Cottage prepared by Kyle Brookland, and to prepare a cost estimate for repair of the building.
- 9 I prepared a Costs Estimate Report dated September 2023, which is attached as **Appendix 1** to my evidence.
- 10 I note that I have reviewed the evidence of Mr Gavin Stanley for Christchurch City Council which provides a cost estimate for repair of the Blue Cottage. Within my Costs Estimate Report (see page 1), I have commented on the differences in approach and scope

between Mr Stanley's work and my work. In summary, Mr Stanley's costings relate to a redecoration and some minor repairs, whereas my costings represent essentially a deconstructed and rebuilt version of the building. This is based on my understanding of the works that would be required to bring the building up to a required quality while maintaining its heritage.

Tom Chatterton

20 September 2023

ORDER OF COSTS - ESTIMATE

September 2023

MAKE GOOD HERITAGE SITE 325 MONTREAL STREET



MAKE GOOD HERITAGE SITE 325 MONTREAL STREET

ORDER OF COSTS - ESTIMATE

PROJECT DETAILS

Basis of Estimate

This is a cost estimate for the heritage building situated at 325 Montreal St Christchurch, for the Carter Group.

These costs are based on the project being competitively tendered with local suppliers.

Items Specifically Included

Heat pumps incl Outdoor Units

LED Recessed lighting

Note: Following the review of "Statement Of Primary Evidence of Gavin John Stanley on behalf of Christchurch City Council - Qualifying Matter:Heritage (Heritage Sites)" in which sets out a Budget Repair Estimate for 325 Montreal Street, we note the following differences in the scope of works priced:

Structure and envelope

This estimate allows for the removal and replacement of a new tiled roof, new flashings and rainwater goods, and the inclusion of replacing of damaged trusses and framing. The Rhodes estimate allowed for redecorating roof and minor repairs only.

This estimate allows a new foundation beams and building releveing, The Rhodes Estimate allowed for "minor repairs" only.

This estimate allows for the careful replacement of all external wall framing. The Rhodes estimate assumes the existing framing is not changed,.

This estimate allows for the full replacement and decoration of weatherboards, insulation and building paper. The Rhodes Estimate allowed for redecorating only.

This estimate allows for new double glazed sash windows throughout. The Rhodes estimate allows for repairs only.

Architectural

This estimate allows for a full internal demolition and replacement of internal walls, new finishes, doors, fittings and joinery and make good throughout the property, compared to the light redecoration and minor make good noted in the Rhodes Estimate.

Services

This estimate allows for the full removal and replacement of electrical works, plumbing fittings and reticulation and 3no. new heatpumps including external units. The Rhodes estimate allows for some electrical and plumbing works only.

External Works

This estimate allows for removal of debris, arborists, site clearance, and new landscaping. The Rhodes estimate allows for remove spoil to expose vegetation to expose foundation stone, and a provisional sum to remove a tree on the north east corner.

General

MAKE GOOD HERITAGE SITE 325 MONTREAL STREET

ORDER OF COSTS - ESTIMATE

PROJECT DETAILS

This estimate is a worst case scenario for the replacement of all aspects of the existing structure. Coupled with the Heritage requirements and approvals process required with such projects, means an increase in programme durations P&G costs along with careful construction methodologies, these considerations places this estimate comparatively high v compared to a new build facility of a similar size.

Items Specifically Excluded

GST

Resource consent

Carter Group Management Costs

Development Contributions

Legal Fees

Finance Costs

Escalation

Works outside of the 20 x 15m site boundaries

Documents

Dave Pearson Architects Ltd plans

Wilson and Hill Outline Specification and site visit

Informed property inspections building report

Additional Price Options

MAKE GOOD HERITAGE SITE 325 MONTREAL STREET

ORDER OF COSTS - ESTIMATE



GFA: Gross Floor Area
Rates Current At August 2023

LOCATION SUMMARY

Ref	Location	GFA m ²	GFA \$/m ²	Total Cost \$
ALL	325 Gloucester Street Works	146	6,767	988,000.00
ESTIMATED NET COST		146	6,767	988,000.00
MARGINS & ADJUSTMENTS				
	Design Contingency	5.0%		49,400.00
	Construction Contingency	15.0%		155,610.00
	Professional Fees	15.0%		178,951.50
	Resource Consent			Excl.
	Building Consent	0.8%		10,975.69
	Development Contributions			Excl.
	Legal Fees			Excl.
	Finance Costs			Excl.
	Heritage Works Contingency	5.0%		69,146.86
	Escalation			Excl.
	Rounding	0.0%		-84.05
ESTIMATED TOTAL COST		146	9,945	1,452,000.00

MAKE GOOD HERITAGE SITE 325 MONTREAL STREET



ORDER OF COSTS - ESTIMATE

LOCATION ELEMENTS ITEM

ALL 325 Gloucester Street Works

GFA: 146 m² Cost/m²: 6,767
Rates Current At August 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SP	Site Preparation				
1	Reduce levels around the building to expose sub floor vents	m ²	300	30.00	9,000.00
88	Clear site of debris and hazardous material	m ²	146	50.00	7,300.00
2	Remove existing ramps to front door and make good, ready to reinstate stone steps	Item			1,500.00
84	Tree arborist	Item			6,000.00
7	Remove existing T&G floor boards and carefully store for reuse.	m ²	146	20.00	2,920.00
18	Remove existing roofing iron,	m ²	217	30.00	6,510.00
37	Strip existing wall linings	m ²	465	20.00	9,300.00
79	Miscellaneous make good items	m ²	146	50.00	7,300.00
	SP - Site Preparation			341/m²	49,830.00
SB	Substructure				
3	Relevel foundations	m ²	146	300.00	43,800.00
4	Replace foundation stones to the east and north facades	m ²	146	50.00	7,300.00
5	0.25 thick polythene to ground beneath the house	m ²	146	5.00	730.00
6	R1.3 Insulation to underside of house.	m ²	146	30.00	4,380.00
10	Make good sub-floor vents	Item			750.00
	SB - Substructure			390/m²	56,960.00
FR	Frame				
11	Replace existing deteriorated timber joists and bearers	m ²	146	150.00	21,900.00
15	Replace external wall timber framing with new where required	Sum			20,000.00
16	Ensure structural compliance for external and internal framing	Item			7,500.00
	FR - Frame			338/m²	49,400.00
RF	Roof				
19	Replace roofing iron	m ²	217	120.00	26,040.00
86	EV for slate roofing	m ²	217	200.00	43,400.00
20	R6.0 Insulation to roof	m ²	217	40.00	8,680.00
21	New fascias & barge boards	m	39	120.00	4,680.00
22	New spouting and downpipes	m	47	200.00	9,400.00
23	New valley flashings	m	24	120.00	2,880.00
24	New soffit linings	m	33	80.00	2,640.00
87	Timber battens for slate roofing	m ²	217	50.00	10,850.00
85	Allowance for new trusses	Item			25,000.00
	RF - Roof			915/m²	133,570.00
EW	Exterior Walls and Exterior Finish				
12	Remove existing weatherboard assume 100% removal	m ²	204	20.00	4,080.00
13	Install new weatherboards	m ²	204	220.00	44,880.00

MAKE GOOD HERITAGE SITE 325 MONTREAL STREET

ORDER OF COSTS - ESTIMATE

LOCATION ELEMENTS ITEM

ALL 325 Gloucester Street Works (continued)

GFA: 146 m² Cost/m²: 6,767
Rates Current At August 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
14	Replace existing deteriorated timber scribed corner facing boards and window facing boards with new that match existing profile	Sum			5,000.00
25	Install building paper	m ²	204	20.00	4,080.00
26	R3.6 Insulation to external walls	m ²	204	30.00	6,120.00
27	Replace timber eaves buckets at gable ends	No	10	500.00	5,000.00
28	Remove all externally mounted conduits and make good	Item			500.00
29	Paint the facade	m ²	194	30.00	5,820.00
51	New Chimneys	No	3	5,000.00	15,000.00
EW - Exterior Walls and Exterior Finish				620/m²	90,480.00
WW Windows and Exterior Doors					
30	Replace existing timber windows, incl sills, external facings & internal architraves	No	10	2,200.00	22,000.00
32	Sash weights to be increased	No	10	250.00	2,500.00
33	Front entry door	No	1	1,500.00	1,500.00
34	Rear entry door	No	1	1,500.00	1,500.00
WW - Windows and Exterior Doors				188/m²	27,500.00
PN Interior Walls					
17	Replace timber framing with new where required	Sum			20,000.00
PN - Interior Walls				137/m²	20,000.00
DR Interior Doors					
35	Internal doors to be made and installed including architraves made to match	No	9	1,200.00	10,800.00
DR - Interior Doors				74/m²	10,800.00
FF Floor Finishes					
8	Allowance to replace broken, rotten or borer T&G floor boards.	Sum			3,500.00
9	Carpet on Underlay	m ²	127	80.00	10,160.00
36	Tiling to bathroom, kitchen and laundry including tanking	m ²	20	200.00	4,000.00
FF - Floor Finishes				121/m²	17,660.00
WF Wall Finishes					
38	Install 13mm standard gib, l4 stopped and painted throughout	m ²	465	85.00	39,525.00
39	Timber skirtings	m	155	35.00	5,425.00
40	Cornices & mouldings	m	155	50.00	7,750.00
WF - Wall Finishes				361/m²	52,700.00
CD Ceiling Finishes					
41	Allow new 13mm GIB ceilings throughout, incl L4 stopped and painted	m ²	146	85.00	12,410.00
43	New timber ceiling battens	m ²	146	75.00	10,950.00
44	EV for curved hallway ceiling	m ²	12	150.00	1,800.00

MAKE GOOD HERITAGE SITE 325 MONTREAL STREET



ORDER OF COSTS - ESTIMATE

LOCATION ELEMENTS ITEM

ALL 325 Gloucester Street Works (continued)

GFA: 146 m² Cost/m²: 6,767
Rates Current At August 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
45	Ceiling roses	No	4	300.00	1,200.00
	CD - Ceiling Finishes			181/m²	26,360.00
FT	Fittings and Fixtures				
42	Kitchen and Laundry Joinery	Item			20,000.00
46	Composite stone bench tops	m	6	900.00	5,400.00
50	Wardrobe allowance	No	3	2,500.00	7,500.00
70	Toughened glazed shower screen to bath	No	1	1,000.00	1,000.00
71	Curtains	No	10	750.00	7,500.00
72	Mirror to bathroom	No	1	600.00	600.00
	FT - Fittings and Fixtures			288/m²	42,000.00
PB	Sanitary Plumbing				
47	Double sink to kitchen	No	1	1,200.00	1,200.00
49	Sink to laundry	No	1	1,000.00	1,000.00
52	Bathroom Sink	No	1	650.00	650.00
53	Bath	No	1	1,200.00	1,200.00
81	Shower	No	1	500.00	500.00
54	Hot water cylinder	Item			7,000.00
55	Hot and cold reticulation	m ²	146	50.00	7,300.00
56	Cold water main connection	Item			2,000.00
74	Gas	Item			Excl.
	PB - Sanitary Plumbing			143/m²	20,850.00
HV	Heating and Ventilation Services				
80	Heat pumps	No	3	7,000.00	21,000.00
82	Extractor fans	No	2	500.00	1,000.00
	HV - Heating and Ventilation Services			151/m²	22,000.00
FS	Fire Services				
67	Smoke detectors	No	9	200.00	1,800.00
	FS - Fire Services			12/m²	1,800.00
EL	Electrical Services				
60	New switchboard	Item			5,000.00
61	New meter & connection	Item			5,000.00
62	New wiring throughout	m ²	146	50.00	7,300.00
63	New LED Recessed lights	No	31	600.00	18,600.00
64	New power outlets	No	27	400.00	10,800.00
	EL - Electrical Services			320/m²	46,700.00

MAKE GOOD HERITAGE SITE 325 MONTREAL STREET



ORDER OF COSTS - ESTIMATE

LOCATION ELEMENTS ITEM

ALL 325 Gloucester Street Works (continued)

GFA: 146 m² Cost/m²: 6,767
Rates Current At August 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SS	Special Services				
65	TV aerial	Item			1,000.00
66	Broadband fibre connection	Item			1,000.00
68	Data outlets	No	9	350.00	3,150.00
69	Security System	Item			2,000.00
73	Phone line connection	Item			1,500.00
	SS - Special Services			59/m²	8,650.00
DG	Drainage				
57	Drainage runs incl trenching	m	16	300.00	4,800.00
58	Connection to stormwater	Item			2,000.00
59	Connection to sewer	Item			2,000.00
	DG - Drainage			60/m²	8,800.00
XW	Exterior Works				
75	General landscaping allowance	m ²	300	150.00	45,000.00
	XW - Exterior Works			308/m²	45,000.00
PG	Preliminaries				
76	Preliminaries and general allowance	Item			117,159.00
77	Additional time for Heritage approvals	Item			50,000.00
	PG - Preliminaries			1,145/m²	167,159.00
MG	Margins				
78	Margin	Item			89,821.90
	MG - Margins			615/m²	89,821.90
NA	Not Applicable				
83	Rounding	Item			-40.90
	NA - Not Applicable			-1/m²	-40.90
325 GLOUCESTER STREET WORKS				6,767/m²	988,000.00