

Statement from Campbell Paton

Hi, I'm Campbell Paton and I'm an advanced builder by trade. I have 37 years' building experience.

I have owned the former Church building at 76 Silverton Street since March 2020.

I have a long connection with this building. From the age of 12 I attended this Church with my family, and we were heavily involved with Church activities. I had my 21st at this Church and 30 years later my son also had his 21st there. My sister was married at the Church.

I have looked hard at whether I can retain this building. It has substantial weather tightness issues as can be seen in the attached photos. The photos are not an exhaustive catalogue of all the damage/deterioration to the building but are good examples of the issues the building has. The weather tightness issues started before I owned the building, and the building has deteriorated significantly since.

I have looked at the costs for replacing the roof and earthquake strengthening:

- The cost of replacing the roof alone is north of \$1,000,000 plus GST (scaffolding, slate, new spouting and guttering, painting, replacement of timber, work).
- The cost of earthquake strengthening was estimated to be \$711,000 plus GST in 2015, and I estimate from discussions I have had with experts that it is now likely in the order of \$1.5m plus GST.

I have attached a quote for the scaffolding and estimate that the scaffolding would need to be erected for at least 12 months. The rental for the scaffolding (including safety checks) will be around \$150,000 plus GST for that period.

I think the southern wall will need to be opened and examined as this wall was originally plastered by the Church organisation due to a weather tightness issue and there is water egress.

I have not looked at the costs of repairing the external cladding (replacement of bricks and pointing, windows including framing, southern wall) as already the other costs are too high.

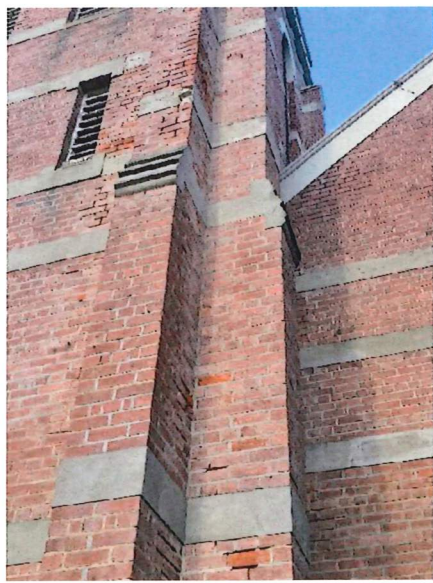
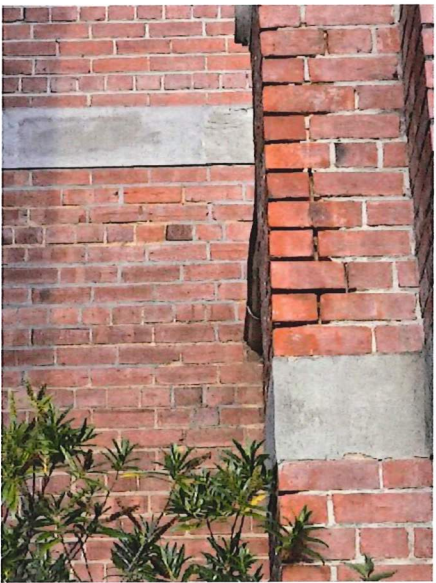
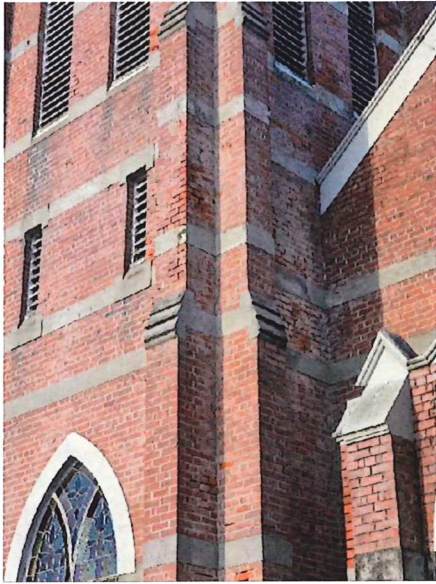
The toxic mould issue was caused by a leaking or burst pipe within the building which was not discovered for some time and caused substantial damage. This damage occurred when the Church owned the building.

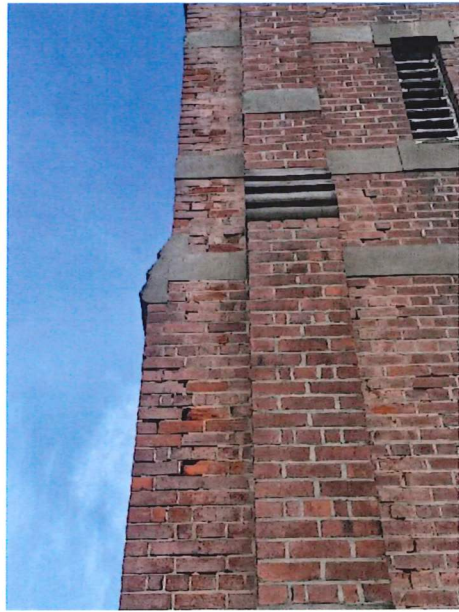
Even if funding could be found to make the building weather tight, deal with the toxic mould issue and earthquake strengthen it, further funding would then be required to turn the building into a useable space for residential activity.

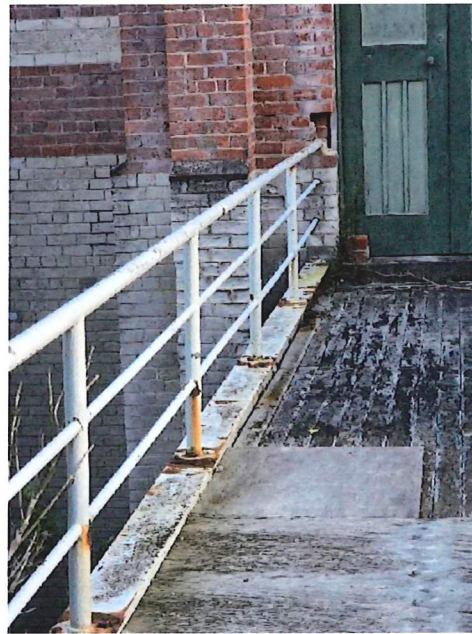
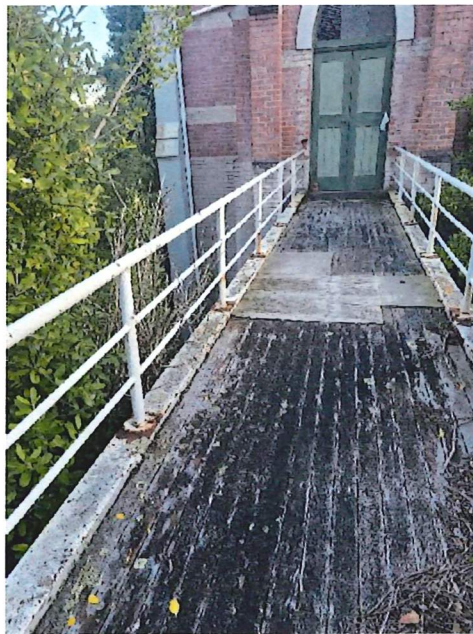
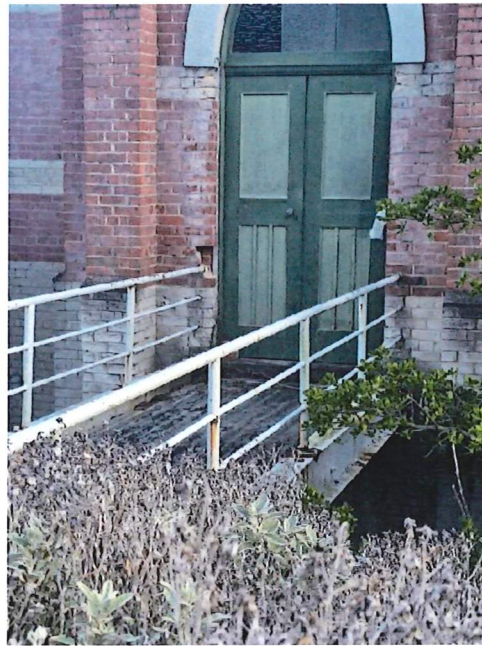
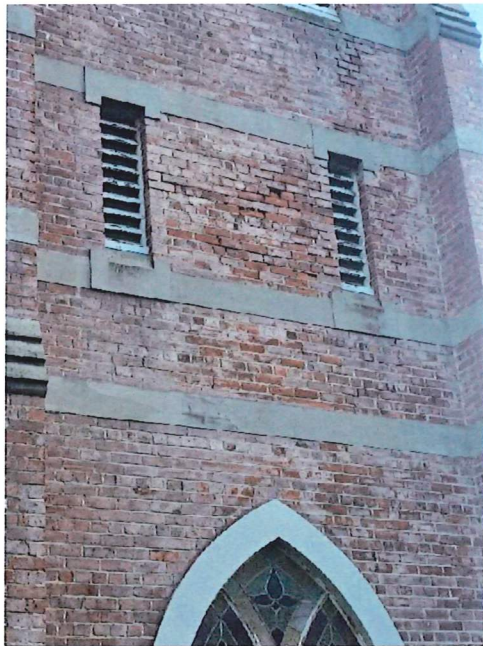
It does sadden me that the building is in such a state of disrepair that I will be demolishing it especially if it's scheduled. I hope to salvage materials from the building and repurpose those materials on site for new dwellings.

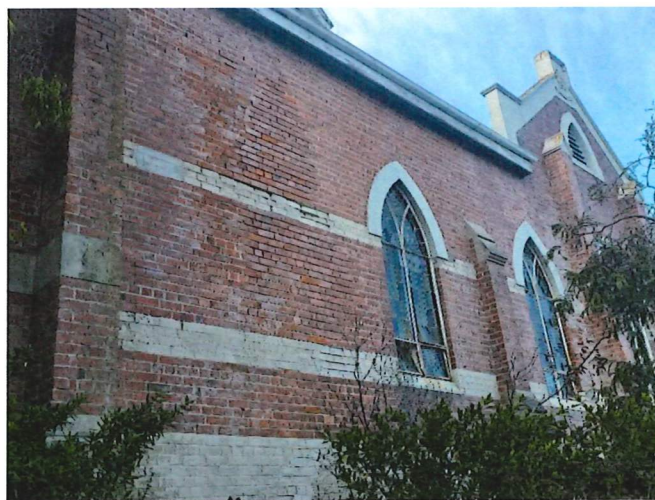
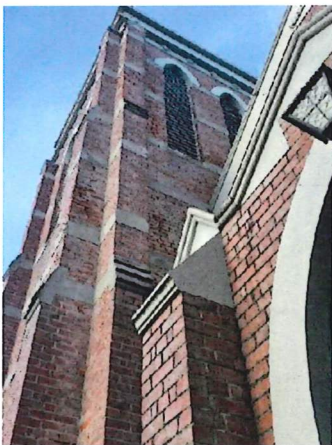
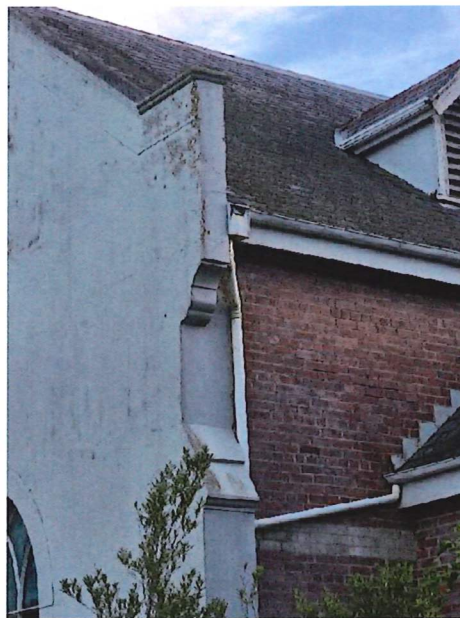
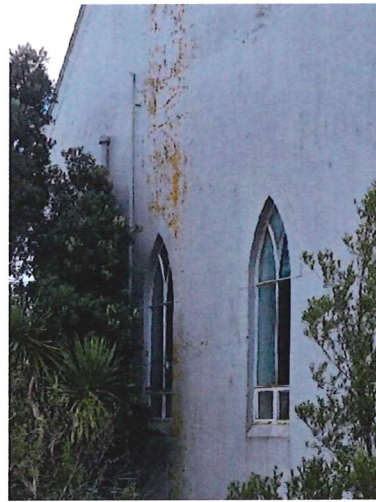
I ask the panel to please not schedule the building as a heritage building as the building is too far gone and the site needs to be used to provide housing in this area.

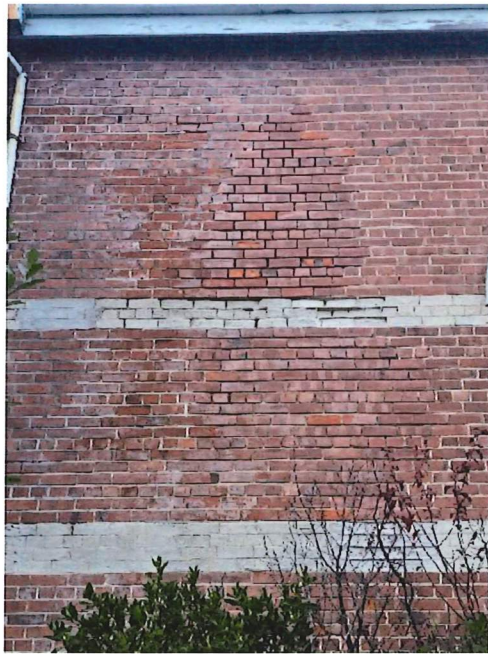
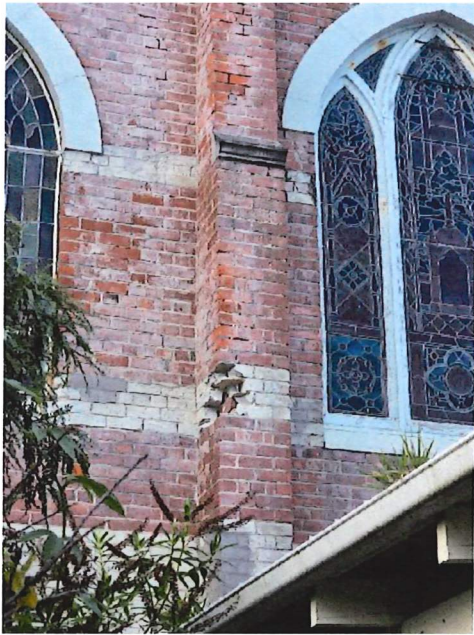
Exterior Cladding:

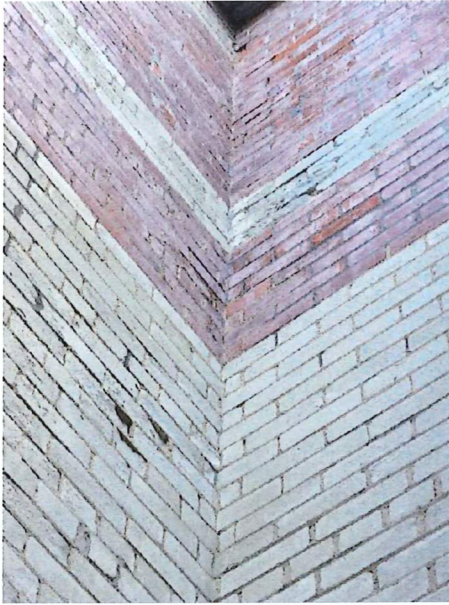


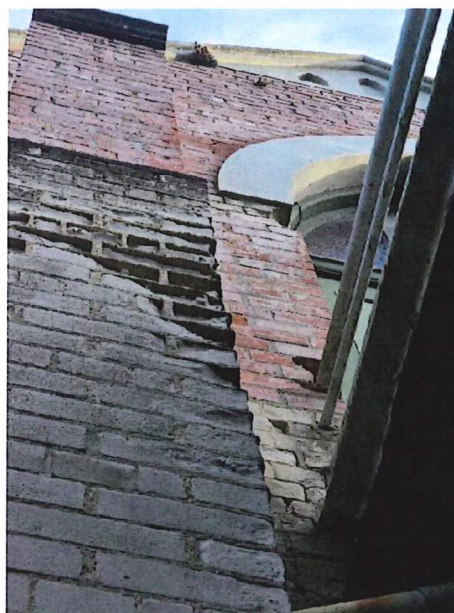






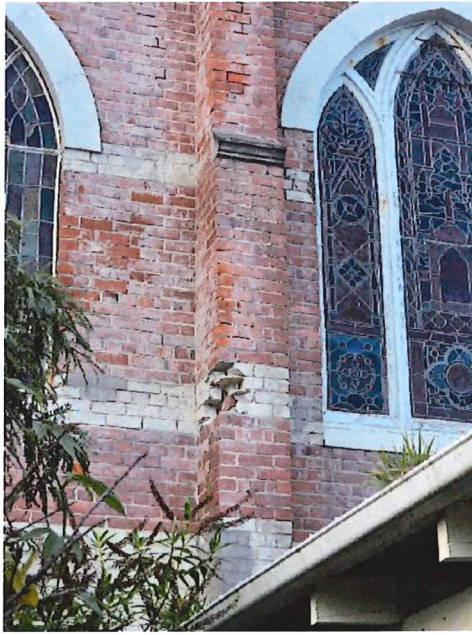
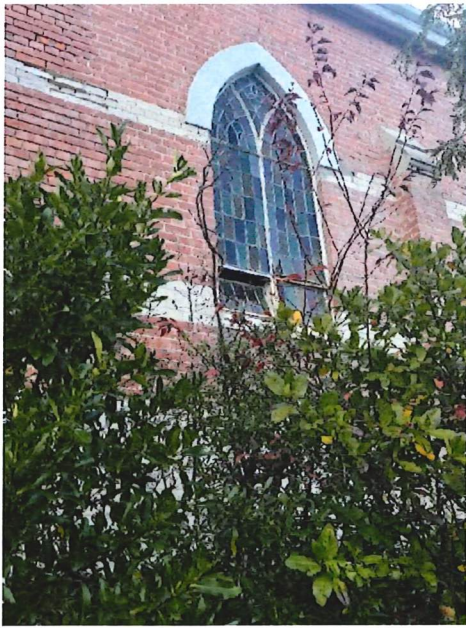


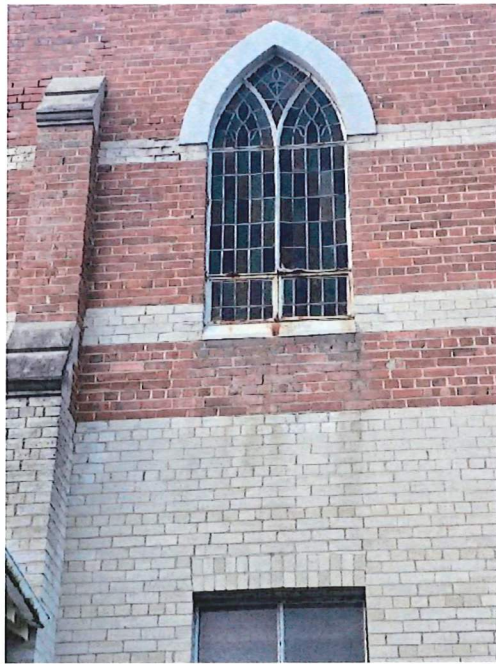
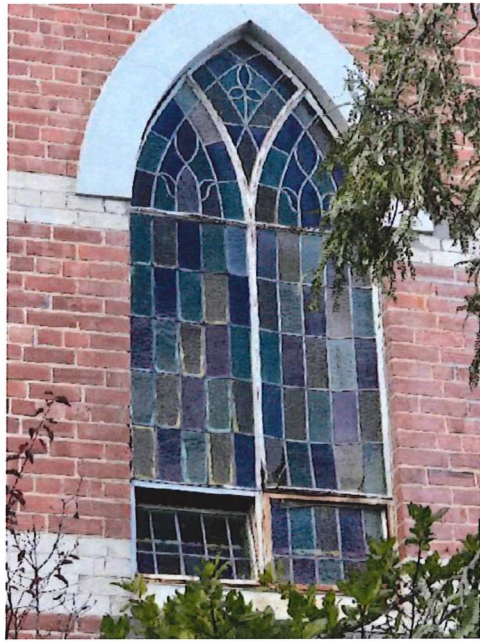
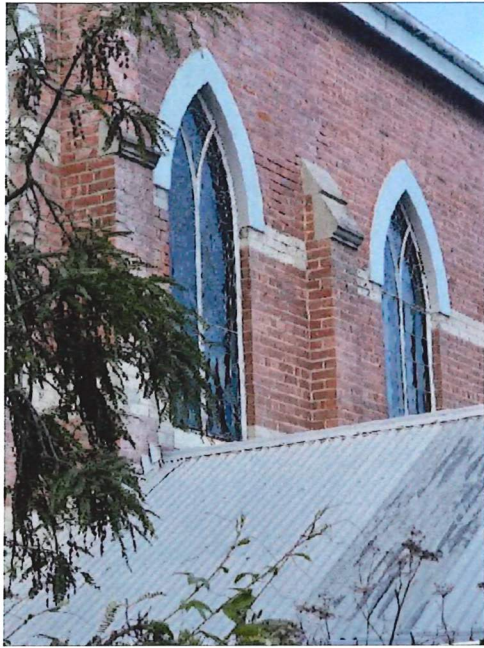


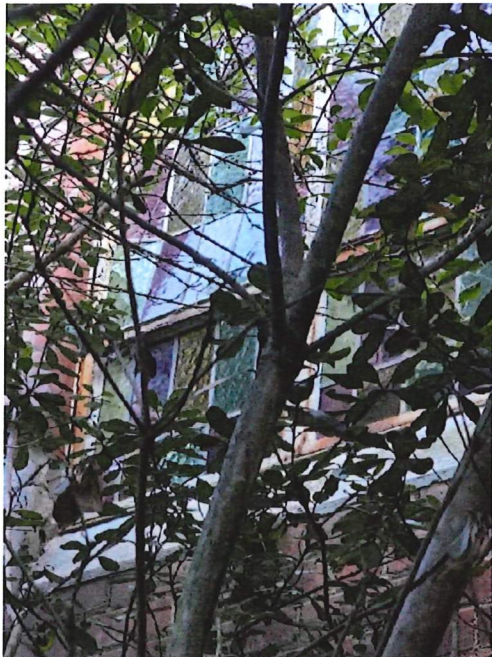


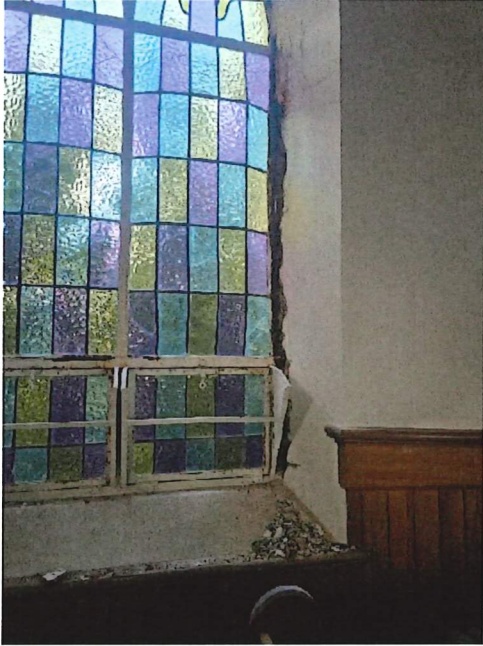
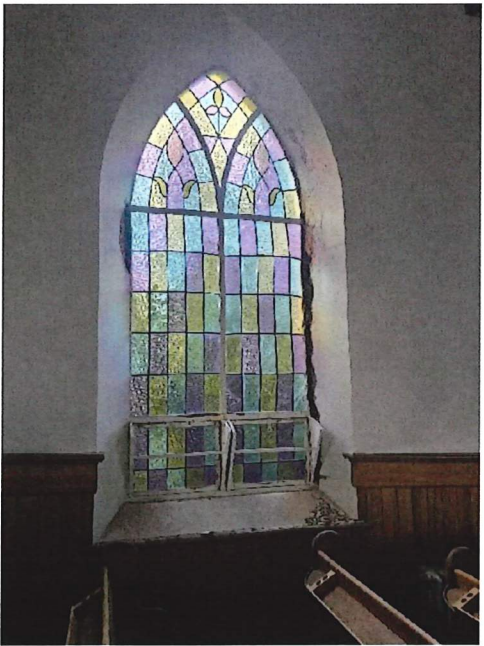
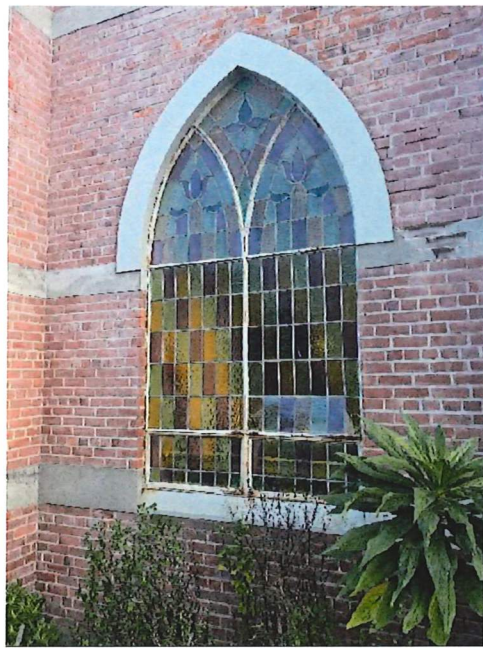
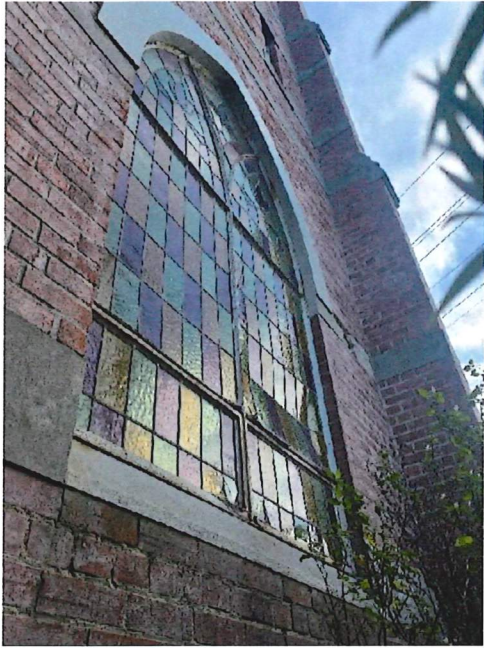
Windows:

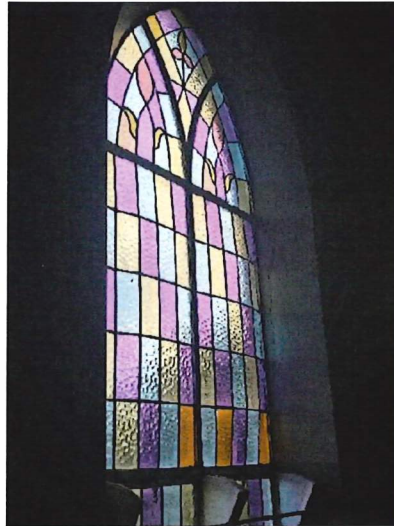
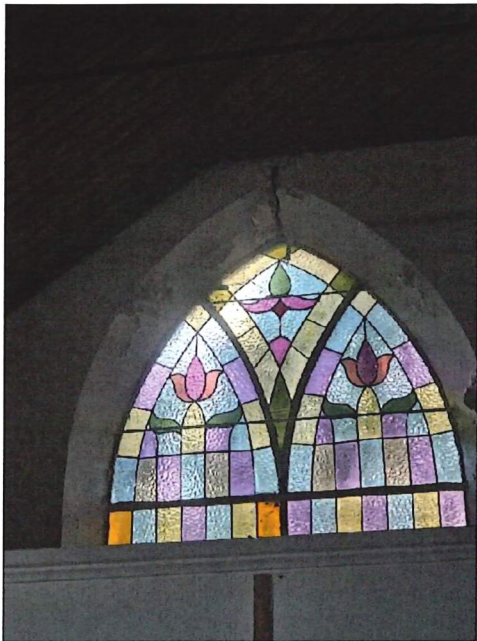


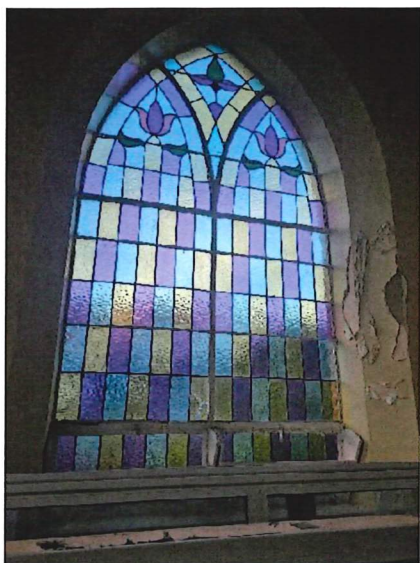




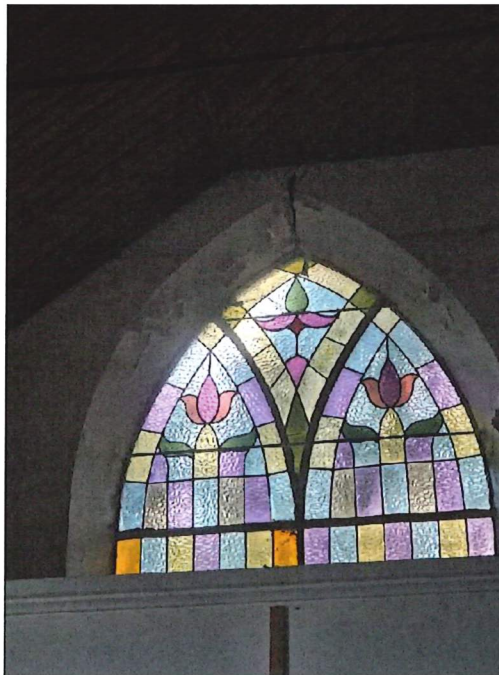


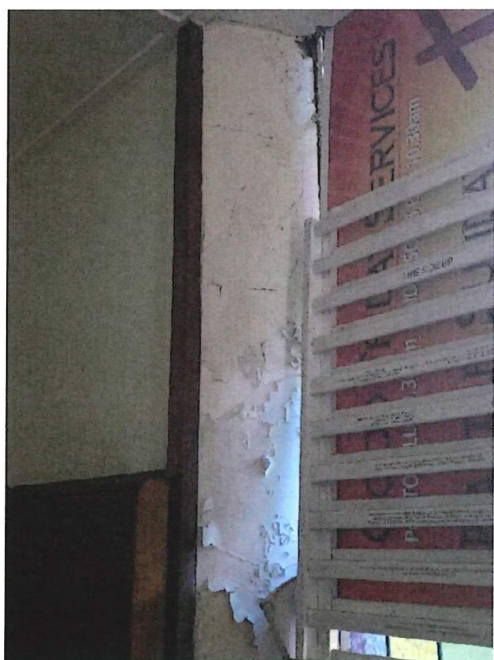
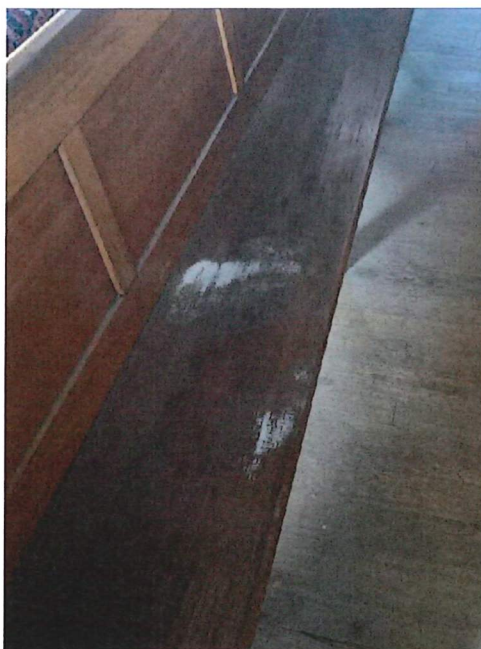
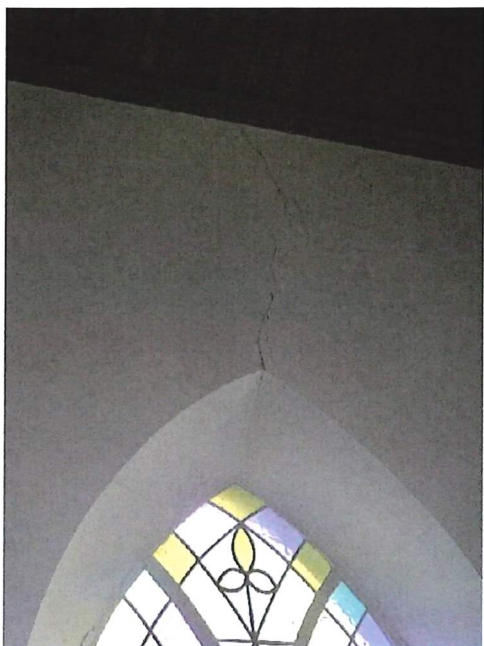






Internal: Water Egress Damage & Toxic Mould.







BRAMWELL SCAFFOLDING LIMITED**QUOTATION for: Campbell Paton**

The Team at Bramwell is pleased to submit a quotation for:
76 Silverton Street, Andersons Bay, Dunedin 9013, New Zealand

ATTENTION	Campbell Paton (Email: ca.paton@hotmail.com Phone: 021 448446)
DATE	19 May 2025
QUOTE #	D32548 / Andersons Bay Presbyterian Church
PREPARED BY	Bryce Randell (Phone: 027 788 4446) 0800 BRAMWELL

Scope of Works	Erect, Dismantle & Cartage	Weekly Rental Cost
Estimate for Full exterior scaffold to the church building and tower Temporary roof over the church building shrink wrapped down to existing roof height Moving and covering HV powerline and covering LV powerline All associated craneage and traffic management to complete the scaffold Engineer certification for sheeted scaffolding	\$113,862.00	\$2,779.00
Weekly Scaffold Safety Inspections	\$50 - Standard	

This Quotation is Valid for 60 Days | All prices are EXCLUSIVE of GST

IMPORTANT NOTES

- Prices are exclusive of GST and there is a minimum hire period of one week.
- A Scaffold Inspection Fee applies to all erected scaffolds each week.
- Our standard charge out rate for non-quoted items is \$60 per hour plus transport and a fair rental for additional Equipment required.
- 70% of EDC will be charged at point of Erection and 30% of EDC will be charged once Offhired . Unless noted above our EDC rates assume working during normal hours are 7:00am-4:30pm Monday-Friday. Rental commences on the earlier of sign off or use of each section.
- Retentions will not apply to this Contract.
- This quote and any contract are subject to the availability of labour and equipment at the time the Equipment is required. All quotes are provided on the attached terms of trade. Please ensure you read and understand them.
- Bramwell Scaffolding will take all practical care but will not be responsible for damage to roofs.
- Bramwell Scaffolding will take all practical care but will not be responsible for damage to gardens.
- Scaffolds will be build in accordance with New Zealand Scaffolding Good Practice Guidelines.