

**Before a Panel Appointed by the
Dunedin City Council**

In the Matter of the Resource Management Act 1991 (**RMA**)

And

In the Matter of Proposed Plan Change 1 (**PC1**) of the Partially
Operative 2024 Dunedin City Second
Generation District Plan (**2GP**).

Brief of Evidence of **Bruce Ian Chisholm**
on behalf of Campbell Paton
(Submission 264.01 on SHB3: BX001)

Dated 2nd May 2025

BRIEF OF EVIDENCE OF BRUCE IAN CHISHOLM

1. My full name is Bruce Ian Chisholm. I work as a consultant for Hanlon & Partners Limited.
2. I hold a Bachelor of Engineering (Civil & Structural) from Canterbury University. I am a Chartered Engineer and Member of the Institution of Professional Engineers New Zealand. I am also an International Professional Engineer.
3. I have over 50 years' experience in civil and structural engineering.
4. Although not necessary in respect of council hearings, I can confirm I have read the Expert Witness Code of Conduct set out in the Environment Court's Practice Note dated 1 December 2014 and agree to comply with it. I have complied with the Code of Conduct in preparing this evidence, and I agree to comply with it while giving oral evidence before the hearing panel. Except where I state that I am relying on the evidence of another person, this written evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in this evidence.
5. I have prepared the assessment of the condition of the exterior of BX001 which I append as Appendix 1.

Date: 2nd May 2025

Bruce Chisholm

Appendix 1: Assessment of Exterior Condition of BX001.

HANLON & PARTNERS Ltd.

CONSULTING STRUCTURAL ENGINEERS

BI Chisholm BE CMEngNZ IntPE CPEng (Civil & Structural)

219 HIGH STREET, DUNEDIN

Ph: 03 477 7475

E-mail: office@hanlons.co.nz

DI Hand BE (Civil) CMEngNZ CPEng (Structural)

1 May 2025

Campbell Paton

ca.paton@hotmail.com

Dear Campbell

RE: ANDERSONS BAY PRESBYTERIAN CHURCH

Further to our letter of 13 December 2024, you have asked us to comment further on the current condition of the building exterior.

Water is entering the building through the roof, the brick walls and the windows.

The building's fabric has not been maintained and can only be made good with the following. Patching up is not an option.

- **New Roof** – Replacement of the whole of the existing slate roof and flashings using steel corrugate would be the least expensive. Refurbishment of the existing slates would add to the cost. See Photo below.



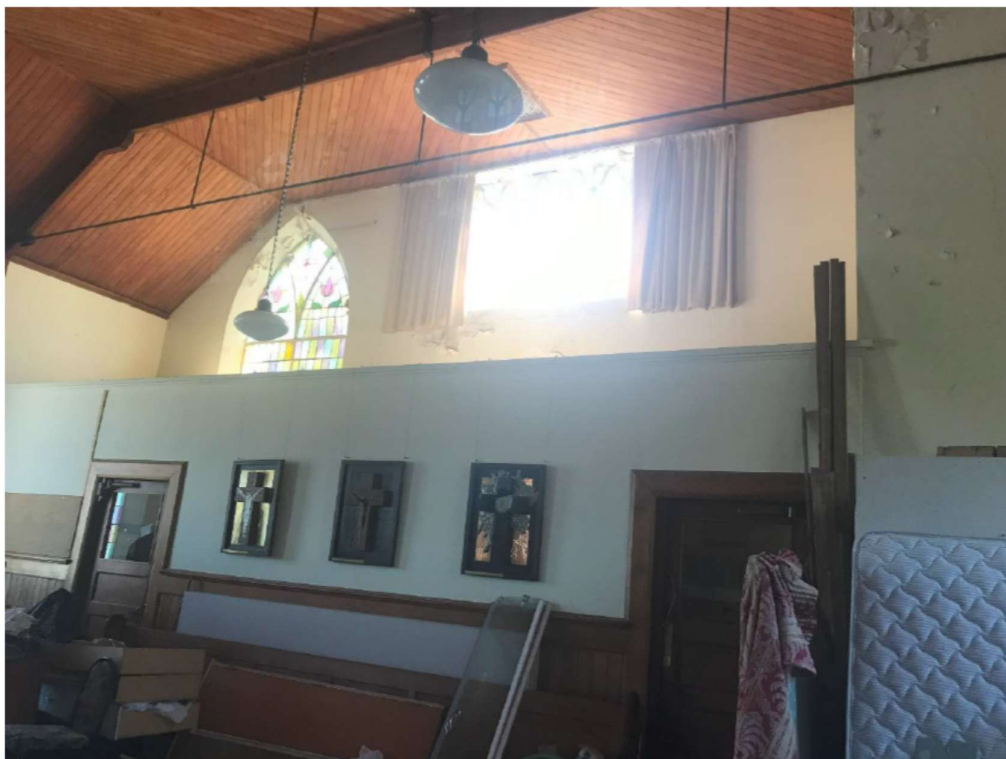
Job No. 21473

- **New Windows & Frames** – The lead glass feature windows are particularly bad. See photos below.



- **Brickwork & Plaster** – The whole building needs repointing with the plaster features repaired and waterproofing membranes applied.

The following photo shows water damage on the inside of exterior wall.



So the work necessary to allow for continued use is equivalent to a total renewal of the building exterior and with this it would be sensible to incorporate seismic strengthening.

Please call me should you wish to discuss this further.

Yours faithfully
Hanlon and Partners Ltd



Bruce Chisholm

c.c. Sweep Consultancy
Emma Peters
sweepconsultancy@gmail.com