

**BEFORE COMMISSIONER MCKAY APPOINTED BY NEW PLYMOUTH  
DISTRICT COUNCIL**

**UNDER**

the Resource Management  
Act 1991 (“RMA”)

**IN THE MATTER**

of an application under  
section 88 of the Act by  
**BRYAN & KIM ROACH  
& SOUTH TARANAKI  
TRUSTEES LTD** to the  
**NEW PLYMOUTH  
DISTRICT COUNCIL** for  
a land use consent to  
construct a dwelling and  
associated retaining and  
fencing at 24/26 Woolcombe  
Terrace, New Plymouth.  
(LUC24/48512)

**STATEMENT OF EVIDENCE OF CHRISTOPHER LAWRENCE BELL  
ON BEHALF OF BRYAN & KIM ROACH IN SUPPORT OF  
APPLICANT’S RIGHT OF REPLY**

**1. INTRODUCTION**

- 1.1 My name is Christopher Lawrence Bell.
- 1.2 I am a qualified Builder being a Site 2 Licensed Building Practitioner. I have been a builder for approximately 35 years and have worked for much of that time in New Plymouth.
- 1.3 I am the effective owner and director of Chris Bell Construction & Project Management Limited which I have owned and operated now for approximately 19 years; and employ and manage a staff of approximately 30 people.
- 1.4 Prior to starting up Chris Bell Construction & Project Management Limited, I previously worked for Clelands Construction, another well known New Plymouth building company for about 8 years; and, prior to that, also worked offshore as a builder in the Pacific Island’s for a few years.

- 1.5 I provide this evidence in support of Bryan and Kim Roach, and am authorised to give this evidence on their behalf.

## **2. CODE OF CONDUCT**

- 2.1 I have experience and expertise as a builder, business owner and director, predominantly in New Plymouth. In that context I, therefore, confirm that I have read the Code of Conduct for expert witnesses contained in the 2023 Environment Court Practice Note and that I agree to comply with it where relevant. I confirm I have considered all the material facts that I am aware of that might alter or detract from the opinions I express. In particular, unless I state otherwise, this evidence is within my sphere of expertise and I have not omitted to consider material facts known to me that might alter or detract from the opinions I express.

## **3. PURPOSE AND SCOPE OF EVIDENCE**

- 3.1 Chris Bell Construction (CBC) was engaged as the main contractor to construct Bryan & Kim Roach's new dwelling at 26 Woolcombe Terrace, New Plymouth.
- 3.2 More recently (on about 28 March 2025), I was asked by Bryan and Kim Roach to assist them with finding out what it would take to address the first two bullet points in paragraph 15.4 in the Statement of Evidence of Emma McRae (for Mr and Mrs Whyte) dated 19 March 2025 which I have been provided a copy of, i.e:
- Redesign of the building's eastern façade further away from boundary so it does not exceed HIRB envelope;
  - Reduction in height/angle of roof plan so it does not exceed HIRB envelope.
- 3.3 The Roach's new dwelling consists of a concrete slab on grade which sits on top of 36 reinforced concrete piles ranging in depth from 3.000m to 1.600m from the underside of the foundation, in total the deepest pile is 3.600m below the finished floor level. The ground floor slab is approximately 199sqm.
- 3.4 The 1st floor is approximately 198 sqm. The 1st floor is constructed from structural steel framing on which a 150mm thick composite floor sits. The concrete floor is attached to the structural steel by the way of nelson studs, which connects the concrete to the main structure. The weight alone for this 1st floor is in excess of 60 ton.

- 3.5 The possibility of moving this property approximately 1m towards the West is not feasible or possible due to the following reasons:
- Qty 36 piles x 500mm diameter reinforced concrete piles ranging from a depth of 3.600m to 2.200m into the ground;
  - The piles are connected to a ground beam, the beams are 500mm x 500mm and tie all of the piles into each other creating a mass slab/connection;
  - The ground floor slab is connected to the ground beam with reinforcing which ties the entire ground floor slab together;
  - There is also a town sewer that goes across the garage, the protection of this sewer has been designed so that the new property bridges the sewer line; and, to achieve this there are foundations to each side of the sewer which are 2.100m below the finished floor level; these foundations are connected to the house slab;
  - The 1st level slab is also constructed of concrete which is connected to the structural steel, which is then connected to the ground floor. This has created a mass rigid structure that is ties into each element.
- 3.6 Photographs of the above reinforced concrete piles and other matters I have described above are attached as **Appendix 1**.
- 3.7 In my professional view the moving of the house in any direction is not feasible and to be simply honest it's not possible. The only option to move the property would be a full demolition and rebuild which in today's market would be in excess of \$3 million dollars.
- 3.8 The cutting down and moving of the East side wall approximately 1.000m in towards the West is also not possible - as the load bearing walls holding up the 1st floor sit on the current exterior walls, and the weight is transferred down into the foundations and piles. There are also water proofing issues to consider and it is simply not feasible.

**Christopher Lawrence Bell**  
**Chris Bell Construction & Project Management Limited**

**28 April 2025**



## **APPENDIX 1 – Photographs from Chris Bell Construction**

# "APPENDIX 1"

**bc**  
**chrisBELL**  
Construction & Project Management Ltd

Phone 021 337 791  
Office (06) 769 6747

office@cbconstruction.co.nz  
www.cbconstruction.co.nz

PO BOX 3188  
NEW PLYMOUTH









