

# Gilberthorpes Road Residential Units, Christchurch

Kāinga Ora

## Delivering buildability and value engineering

### Scope

Farrell Construction was engaged to design and build new residential units for Kāinga Ora at Gilberthorpes Road in Hei Hei, Christchurch. The development included eight double-storey units and three single-storey homes, providing high-quality housing that meets the needs of the local community.

### Process

The build comprised block wall slab-on-grade foundations, timber framing with mid-floor joists, and long-run roofing. Cladding combined Hardie Linear board, Hardie EasyLap panel and batten, and brickwork, complemented by a high standard of interior finish. Throughout the programme, Farrell worked closely with the architect to resolve design issues and apply value engineering principles, ensuring efficiency and buildability. All structural and finishing carpentry, from framing to fit-out, was undertaken by Farrell's in-house team to guarantee quality and control.

### Solution

Delivered on time and within budget, the 12-month project achieved all quality and safety expectations. The outcome is a modern, well-built housing development that supports Kāinga Ora's mission to provide warm, dry, healthy homes for New Zealand families.

### Sector

Living

### Service

Main contractor:  
Design & build

### Timeframe

12 months  
Complete 2024

### Consultants

Architect: Kainga Ora  
Engineers: Kirk Roberts

