

**BEFORE INDEPENDENT HEARING COMMISSIONERS
IN CHRISTCHURCH**

TE MAHERE Ā-ROHE I TŪTOHUA MŌ TE TĀONE O ŌTAUTAHĪ

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of the hearing of submissions on Plan Change 13 (Heritage)
to the Christchurch District Plan

**STATEMENT OF PRIMARY EVIDENCE OF GAVIN STANLEY ON BEHALF OF
CHRISTCHURCH CITY COUNCIL**

QUANTITY SURVEYING

HERITAGE: HERITAGE ITEMS

Dated: 28 May 2025

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DATED: 28 NOVEMBER 2023

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DARES BURY LANE, 67 FENDALTON – 28 MAY 2025

EXECUTIVE SUMMARY

1. My full name is **Gavin John Stanley**. I am a founding member and a Senior Quantity Surveyor at Rhodes + Associates Limited.
2. I have prepared this statement of evidence on behalf of the Christchurch City Council (the **Council**) in respect of matters arising from the submissions and further submissions on Plan Change 13 to the Christchurch District Plan (the **District Plan; PC13**).
3. I provided expert evidence in 2023 for Plan Change 14 (PC14) on Daresbury Homestead. I reaffirm the content of this evidence and attach that evidence as **Appendices A, B and C**.
4. My evidence relates to budgets/estimates provided by building owners/representatives and relates to whether or not these budgets/estimates are reasonable for the project as listed below:
 - (a) #874 - HIN 185 - Dwelling, Daresbury and Setting - 9 Daresbury Lane, 67 and 67B Fendalton Road, Christchurch

INTRODUCTION

5. My full name is **Gavin John Stanley**; I am a founding member and a Senior Quantity Surveyor at Rhodes + Associates Limited. I have been at Rhodes + Associates Limited since its inception in January 2013.
6. At Council's request I provided Quantity Surveying evidence for PC14 on the submission seeking that Daresbury Homestead be removed from the Schedule.
7. I reaffirm the content of this evidence and attach my statement of evidence in chief (**Appendix A**), rebuttal evidence (**Appendix B**) and summary statement (**Appendix C**).

Qualifications and experience

8. I hold the qualifications of BSc in Quantity Surveying from the University of Wolverhampton, United Kingdom.
9. I have worked as a Quantity Surveyor for 35+ years for both Contractors and Private Practice.

10. Whilst in the United Kingdom I worked for a contractor which conducted extensive works to properties for both 'The National Trust' and 'English Heritage'. The majority of works undertaken concentrated on restoration and preservation of those buildings which were of Grade 1 (exceptional national, architectural or historical importance.), Grade 2* (buildings of high importance and are deemed as having more than special interest) and Grade 2 (buildings are of special interest).
11. I moved to New Zealand in June 2011 and initially worked for WT Partnership. In January 2013 I was invited to help form Rhodes + Associates with Lindsey Rhodes where I am a shareholder and Senior Quantity Surveyor.
12. I have been extremely fortunate whilst working in New Zealand to continue to be involved with various heritage projects across the country.
13. I have been involved with 'The Arts Centre of Christchurch' a major heritage project since 2011 and was instrumental with Lindsey Rhodes in setting budgets and providing financial/contractual advice in the initial stages for the repair and rebuild of an extremely challenging but rewarding project.
14. Christchurch City Council had previously appointed me to provide expert evidence during 2015-2016 and 2023-2024 in respect of the Christchurch District Plans.
15. I am a Member of the New Zealand Institute of Quantity Surveyors.

Code of conduct

16. While this is a Council hearing, I have read the Code of Conduct for Expert Witnesses (contained in the 2023 Practice Note) and agree to comply with it. Except where I state I rely on the evidence of another person, I confirm that the issues addressed in this statement of evidence are within my area of expertise, and I have not omitted to consider material facts known to me that might alter or detract from my expressed opinions.

Scope of evidence

17. My statement of evidence reaffirms my statement of evidence, rebuttal evidence and summary statement previously provided for PC14 which addresses Submission #874 by Daresbury Limited, which seeks to remove Daresbury Homestead.

18. My statement of evidence addresses the following matters in relation to Daresbury Homestead:
- (a) To review and update costing information provided.
 - (b) To provide budget estimates for various schemes where requested if that information is missing.
 - (c) To exclude any additional works which may be required since the costing information was published or due to further deterioration of the building.
19. Since I prepared evidence for PC14, I have updated the cost escalation for the current period. This is a change to my evidence and is attached as **Appendix D**.
20. In conclusion, the following represents the revised current differences between my and Mr Harrison's estimates, all of which have now been escalated to date:
- (a) Replacement replica (reconstruction using alternative materials and construction methods to achieve the overall look of the original). Estimated at \$8,975,538 and excludes paving, driveway and works to fountain which have been included within the repair estimate).
 - (b) Replacement modern high end multi-level house. Not changed due to this being a high-level estimate based on extremely limited information with no escalation calculation required. Estimated at between \$7,853,868 and \$11,218,878 and excludes paving, driveway and works to fountain which have been included within the repair estimate.
 - (c) Replacement Repair Estimate Option 3 – Adjusted Option 2 (Changes To Value Of %'s Of Margins, Contingencies, Professional Fees, P&G), excluding and deduction for betterment, my allowance is now calculated at \$7,984,555 whereas Mr Harrison's escalated calculation changes to \$8,437,293 a difference of \$452,738 and includes paving, driveway and works to fountain.
 - (d) The difference between my repair estimate Option 3 of \$7,984,555 and my replacement estimate of \$8,975,538 is an additional \$990,983 although paving, driveway and works to fountain will need to be factored in, making the retention and repair of the heritage elements a favourable proposition.

- (e) The difference between my repair estimate Option 3 of \$7,984,555 and a proposed modern structure with a high standard of finish of between \$7,853,868 and \$11,218,878 although paving, driveway and works to fountain will need to be factored in, would be either a saving of \$130,687.00 or an addition of \$3,234,323.

Date: 28 May 2025

Gavin John Stanley