

**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

**SUPPLEMENTARY EVIDENCE OF
GAVIN STANLEY ON BEHALF OF CHRISTCHURCH CITY COUNCIL**

18 June 2025



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SUPPLEMENTARY EVIDENCE OF GAVIN STANLEY

1. I remotely observed the Hearing of submissions on Plan Change 13 session on 17 June 2025 from 4:00 pm to close.
2. I have reviewed the table that Mr Harrison presented in evidence.
3. Repair Estimate
 - a) The differences in our estimates remain on the repair estimates, and he has presented no new evidence or adjustments apart from the additional cost fluctuations where we have both used the same calculations. The differences had been previously addressed in my PC14 Rebuttal Evidence dated 9 October 2023 and PC13 Summary of Evidence dated 17 June 2025 and were as highlighted by Mr Harrison in the hearings of 17 June 2025.
 - b) The difference in the value is as Mr Harrison noted around \$452,738 or put plainly Mr Harrison's estimate is 5.67% higher than my estimate.
4. Replacement Estimates
 - a) Both my and Mr Harrison's replacement estimates are identical in value.
5. Comparison of Estimates
 - a) As per my PC13 Summary Statement dated 17 June 2025, I have adjusted the repair estimate values to exclude specified external works to allow direct comparisons between the replacement estimates. In doing this I had reduced my repair estimate by \$201,913 and Mr Harrison's repair estimate by \$173,391, a difference between us of \$28,522 which is a direct result of the difference in percentages applied for Preliminaries and Margin.
 - b) This has increased the differences between myself and Mr Harrison's repair and replica/modern structure replacement estimates by \$201,913. (all identified in Item 6-e-ii of my PC13 Summary of Evidence dated 17 June 2025)
6. I further note that within my Item 6-e-ii-2 of my PC13 Summary of Evidence dated 17 June 2025 there was a typographical error where I should have stated 'addition of \$71,226' and not 'saving of \$71,226'.

Date: 18 June 2025

Gavin Stanley