

Before an Independent Hearings Panel
Appointed by Christchurch City Council

under: the Resource Management Act 1991

in the matter of: proposed Plan Change 14 to the Christchurch District
Plan

and: **Catholic Diocese of Christchurch**
(Submitter 823)

Summary statement of Jeremy Phillips (planning) on behalf of the
Catholic Diocese of Christchurch

Dated: 25 October 2023

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SUMMARY STATEMENT OF JEREMY PHILLIPS ON BEHALF OF THE CATHOLIC DIOCESE OF CHRISTCHURCH

INTRODUCTION

- 1 My full name is Jeremy Goodson Phillips.
- 2 I provided a statement of evidence in relation to the relief sought by the Catholic Diocese of Christchurch (*Catholic Diocese*) on proposed Plan Change 14 to the Christchurch District Plan (*PC14*) dated 20 September 2023 (*Evidence in Chief*). My qualifications, experience and confirmation I will comply with the Code of Conduct for Expert Witnesses (Part 9, Environment Court Practice Note 2023) are set out in my Evidence in Chief and I do not repeat those here.
- 3 This statement is intended to provide a brief summary of my evidence in relation to the Commercial and Central City Zones hearing topic. This includes updates where relevant in light of the rebuttal evidence filed for Christchurch City Council (*Council*).

THEMATIC ISSUES

- 4 My evidence for the Diocese on thematic issues echoes that which I provided for Carter Group, which I do not repeat here.

SITE SPECIFIC MATTERS

136 Barbadoes Street / cathedrals in the central city

- 5 My evidence supports the Diocese's submission seeking that the operative Plan provisions that recognise and provide for a new Catholic Cathedral at 136 Barbadoes Street be amended to extend that recognition and provision to other unspecified central city locations. My evidence has explained some of the unique design, form and functional requirements of a Cathedral which do not sit comfortably with the planning framework which is directed towards more conventional buildings. Accounting for those relatively unique attributes and that a Cathedral is envisaged to establish within the central city and is presumably an outcome to be encouraged in terms of a well-functioning urban environment and central city, I consider this amendment to be appropriate.
- 6 As to scope, I defer to counsel on this matter, but would note that NPS-UD Policy 3 seeks '*building heights and density of urban form to realise as much development capacity as possible*' in city centre zones. On my reading, enabling Cathedrals (being a component of urban form) to establish to their maximum potential would fall within the scope of this policy.

129-143 Armagh Street

- 7 I have addressed this property in my evidence and summary for Carter Group and do not repeat it here.

COMMERCIAL ZONE PROVISIONS

Chapter 15 – Commercial Zones

- 8 My evidence and summary for Carter Group also addresses the majority of submission points on this chapter by the Catholic Diocese.
- 9 To the extent that the Diocese has specific interests in the CCMUZ and a number of new or amended provisions for that zone, my evidence outlines similar concerns (albeit on different rules) to those that I have voiced in regards to other Commercial zone provisions for the Carter Group. In brief, I consider the new or amended rules for the CCMUZ I have addressed in my evidence are not appropriate and should be deleted.

Jeremy Phillips

25 October 2023