

BEFORE THE INDEPENDENT HEARINGS PANEL

UNDER

the Resource Management Act 1991
and the Canterbury Earthquake
(Christchurch Replacement District
Plan) Order 2014

IN THE MATTER OF

**THE PROPOSED CHRISTCHURCH
REPLACEMENT DISTRICT PLAN –
CHAPTERS 15 AND 16 –
COMMERCIAL AND INDUSTRIAL**

SUBMITTER

**TAILORSPACE INVESTMENTS
LIMITED (SUBMITTER 1079)**

**STATEMENT OF EVIDENCE OF JEREMY GOODSON PHILIPS ON
BEHALF OF TAILORSPACE INVESTMENTS LIMITED**

Dated: 24 April 2015

INTRODUCTION

- 1 My name is Jeremy Goodson Phillips. I am a senior planner and Director practising with Novo Group Limited in Christchurch. Novo Group is a resource management planning and traffic engineering consulting company that provides resource management related advice to local authorities and private clients.
- 2 I hold the qualifications of a Bachelor of Science from the University of Canterbury and a Master of Science with Honours in Resource Management from Lincoln University, the latter attained in 2001. I am a grad-plus member of the New Zealand Planning Institute, a member of the Resource Management Law Association and a member of the Institute of Directors. I have held accreditation as a Hearings Commissioner under the MfE Making Good Decisions programme since January 2010 and have held endorsement as a Chair since January 2013.
- 3 I have 13 years of experience as a resource management planner, working within and for territorial authorities, as a consultant, and as an independent Hearings Commissioner.
- 4 I have particular experience in urban land use development planning in the Christchurch district, as a Council planner, but predominantly as a consultant to property owners, investors and developers. Based on that experience, I have an excellent understanding of the practical application and administration of District Plan provisions in Christchurch and the degree to which they provide clarity and certainty of outcome.
- 5 My specific experience relevant to this evidence includes the oversight and preparation of resource consent applications for an array of office, retail and industrial developments throughout Christchurch over the past decade. This experience has provided me with a very clear understanding of how current District Plan provisions are applied in a Christchurch context and their implications in terms of providing direction and certainty to those contemplating development activity.

- 6 I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014. I have complied with it in preparing this evidence and I agree to comply with it in presenting evidence at this hearing. The evidence that I give is within my area of expertise except where I state that my evidence is given in reliance on another person's evidence. I have considered all material facts that are known to me that might alter or detract from the opinions that I express in this evidence.

EVIDENCE

- 7 My evidence is presented on behalf of Tailorspace Investments Limited ('TIL') who filed submissions on the Commercial and Industrial Proposals (Chapters 15 and 16).
- 8 On the basis that my evidence for TIL on the Commercial Proposal would to a large extent, be the same as that which I have prepared on behalf of Scentre (New Zealand) Limited (submitter number 741 / FS1270) ("Scentre"), this statement essentially records that position, and otherwise records my agreement with the Council's amendments of 8 April 2015 to the Industrial Proposal and the justification for these amendments in Council's evidence, to the extent that this concerns the submissions filed by TIL.



Jeremy Goodson Phillips

24 April 2015