

**BEFORE THE CHRISTCHURCH REPLACEMENT  
DISTRICT PLAN INDEPENDENT HEARINGS PANEL**

**IN THE MATTER** of the Resource Management  
Act 1991 and the Canterbury  
Earthquake (Christchurch  
Replacement District Plan)  
Order 2014

**AND**

**IN THE MATTER** of the Commercial and  
Industrial Proposal

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**STATEMENT OF EVIDENCE OF CHRISTIAN PAUL JORDAN  
SUBMITTER #1098 and #1122  
24 APRIL 2015**

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## **DECISIONS SOUGHT** (in order addressed)

1. Planning Map Change: 9 Parlane St – SUPPORT COUNCIL’S REVISED PROPOSAL
2. Planning Map Change: Addington/Mixed Use – SUPPORT IN PART COUNCIL’S REVISED PROPOSAL but include two extra blocks and allow office activity in CM rules.
3. Rule 16.2.3.4 Recession Plane – SUPPORT COUNCIL’S REVISED PROPOSAL
4. Rule 16.2.2.5 NC3 (Noxious/Offensive activities) – SUPPORT COUNCIL’S REVISED PROPOSAL
5. Rule 16.2.3.3 Setback to residential – REVERT TO NOTIFIED PLAN
6. Rule 16.2.3.6b Landscaping – AMEND to allow buffer to residential.

## **1. INTRODUCTION**

- 1.1 My full name is Christian Paul Jordan. I am a landlord and developer based in Christchurch. I have been involved in property in Christchurch since 1996. I previously submitted to the Independent Hearings Panel on the residential and subdivisions chapter. I have a degree in Mathematics from the University of Canterbury and previously worked as Investment Analyst.

## **2. SCOPE**

2.1 My submissions relate to:

- Site Specific rezoning of 9 Parlane St Addington.
- General zoning in Addington around the city end of Lincoln Rd.
- Recession planes on residential zone boundaries.
- Zoning of Cranford St block.

## **3. EXECUTIVE SUMMARY**

3.1 Site specific rezoning 9 Parlane St:

I support the Council's revised proposal dated 8 April 2015 to rezone 9 Parlane St from residential medium density to commercial core, the site has been in commercial use since before 1941 and the rezoning will have little impact.

3.2 General rezoning Addington:

I in part support the Council's revised proposal dated 8 April 2015 to rezone parts of Addington and Riccarton from industrial general to the new commercial mixed use zone. However the two blocks fronting Moorhouse Ave west of Selwyn St should also be included.

3.3 Residential boundary recession planes:

I support the Council's revised proposal dated 8 April 2015 returning the recession plane requirement to existing City Plan rules where the recession plane of the adjoining residential zone is used.

3.4 498-520 Cranford St:

The Council did not support my submission to rezone this block to Commercial Fringe. Rezoning to Commercial Core is not appropriate. Instead focus on buffering industrial from residential.

#### **4. Site Specific Rezoning of 9 Parlane St Addington**

4.1 I support the Council's revised proposal to amend the planning maps to rezone **my** 430m<sup>2</sup> property from *residential medium density* to *commercial core*.

4.2 The site:

- has been occupied by the current commercial buildings since at least 1941
- has current commercial usage based on existing use rights
- has only one direct boundary to other residential zoned properties (the rear boundary borders a private access road) and that boundary has existing buildings built to that boundary, along nearly its entire length.
- has no potential for residential usage without demolition of the existing buildings

4.3 The residential impact is minor, as:

- the loss of *actual* residential capacity by this rezoning to commercial is *zero* (current commercial usage)
- the loss of *potential* residential capacity by this rezoning to commercial is at most 2 potential units (assuming 47hh/ha)
- the current commercial buildings have no setback to the existing residential boundary and any future replacement building would require greater setbacks to comply with the plan rules hence there would be no greater impacts along the single residential boundary than what currently exists.

4.4 The rezoning to commercial core allows the consolidation of commercial activity around the existing Lincoln Rd commercial centre without impacting on the residential neighbourhood.

4.5 The rezoning also allows for the change of tenants and business use to occur without the onerous and expensive task of seeking resource consent for such a change.

4.6 The current residential zoning of the building has meant that the property has been “in limbo” over the decades and therefore has been neglected. Rezoning will give

certainty to its future and allow investment and improvement to occur which will positively impact the immediate area.



*Photo 1: Current Aerial View of 9 Parlane St*



*Photo 2: The site in 1941 (from canterburymaps.govt.nz). The buildings are virtually unchanged.*



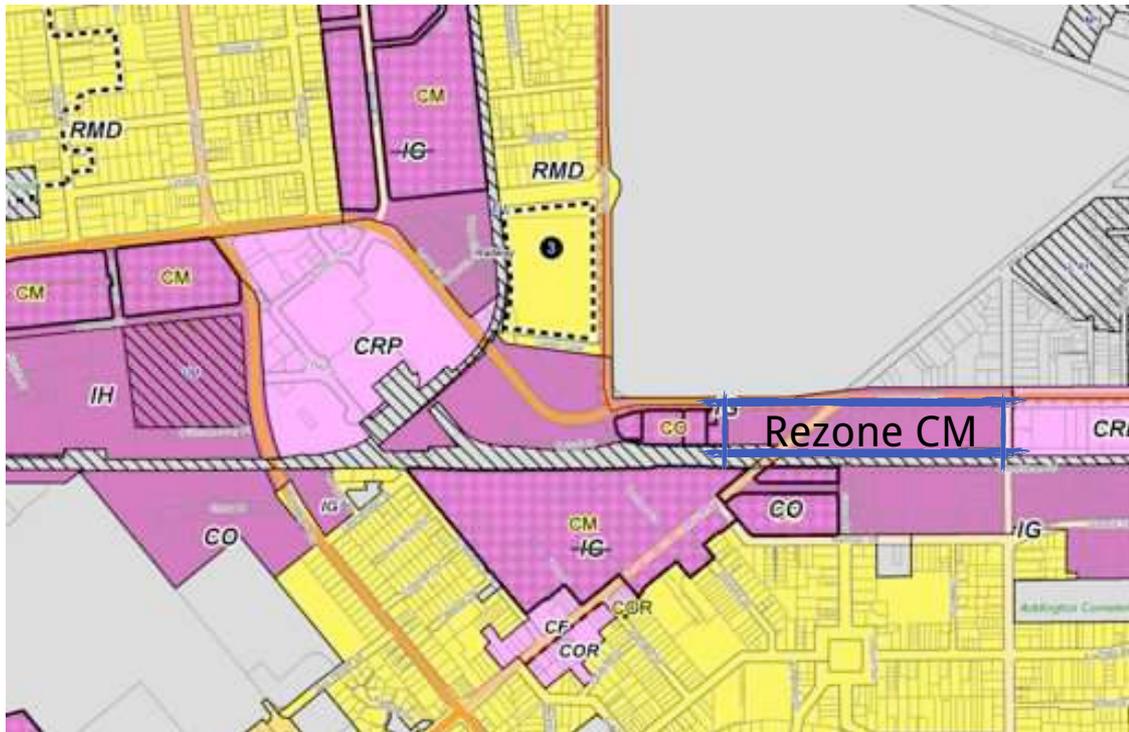
*Photo 3: Current Street View of 9 Parlane St. The building is built to the road boundary and south-eastern (residential) boundary of the site. (Garage is on adjacent residential property).*



*Photo 4: Current Street View from Parlane St (from the Lincoln Rd side). The gable roofed building behind the power pole is also on 9 Parlane St. The office block to the left of the picture is fronting Lincoln Road. (Pictures from Google Maps).*

## 5. General Rezoning Addington:

- 5.1 I support in part the Council's revised proposal to create a new *mixed use zone* around Lincoln Rd and Mandeville St, however for consistency this should be extended to sites fronting Moorhouse Ave and Lincoln Rd over the two blocks west of Selwyn St. Shown on *plan below*:



- 5.2 Also office space should be allowed in the mixed use zone as restricted discretionary with the sole matters of discretion being access and adequate carparking.
- 5.3 The reason for my view is that the area is naturally developing into a commercial hub with a focus on office activity and hospitality. Allowing this type of activity around the key intersection of Lincoln and Moorhouse and also along Moorhouse fronting Hagley Park would enhance the area further and create a better link with the central city than allowing only industrial activities in these key locations. *See photos 5 and 6.*
- 5.4 In reality any redevelopment of sites in these zones is likely to incorporate office space and the plan should recognise this rather than requiring any such application to go through a drawn out resource consent process.

5.4 Restricting office space in the area in order to encourage development in the CBD is not beneficial as the market will decide where and how such buildings are built and the area fronting Hagley Park is certainly a location where office space is not out of place.



*Photo 5:* Moorhouse Ave looking west towards Lincoln Rd intersection and Hagley Park. (Office building in photo 6 is visible in distance). Are the sites suitable only for industrial use?



*Photo 6:* Moorhouse Ave looking east, Hagley Park on left. Surely the underdeveloped sites between the current office building and Lincoln Rd are suitable for further office space or perhaps even apartments above commercial space? Leaving the zoning industrial inhibits future development.

## **6. Residential Boundary Recession Plane:**

- 6.1 I support the Council's revised proposal dated 8 April 2015, to revert to the current city plan rules in relation to recession planes (Rule 16.2.3.4).
- 6.2 The rule in the notified plan was confusing as it was not clear when the lower recession plane on the south boundary applied (ie: does it apply to a boundary facing south-south-west or just one facing exactly south?).
- 6.3 The rule in the notified plan allowed buildings significantly higher than the previous plan. For example on the north-west side of a residential suburban zone a building 8m from the boundary could be 10.3m high (45 degree recession) instead of the current 6.7m (29 degree recession). That is over 50% higher.
- 6.4 The impact on residential neighbours and their ability to obtain winter sunshine would be significant, therefore the Council's revised proposal should be upheld. (Respective recession plane for the adjoining residential zone applies).



*Photo 7:* This is an example of the impact higher industrial buildings could have on residential neighbours (Wiremu St Redwood). Both industrial buildings were built within the last 10 years under resource consent. A buffer between residential and industrial zones should be required.

## **7. Cranford St Block:**

- 7.1 The Council did not support my submission to rezone 498-520 Cranford St commercial fringe, and indeed the removal of the commercial fringe zone makes zoning it commercial core inappropriate.
- 7.2 My reasoning for the rezoning is that the site is not particularly suitable for industrial intensification as it is surrounded by a school and housing and would in the longer term likely be suitable for commercial use such as the properties immediately to the east which are proposed to be rezoned commercial core. Also much of this land is adjoining the residential neighbours and school is largely undeveloped and intense industrial activity would have a significant impact. *See plan and photos below:*



*Planning Map:* The industrial zone west of the COR zone has large boundaries to both residential properties and the primary school.





*Photo 11:* Car wreckers recently moved onto site adjoining the primary school.



*Photo 12:* Industrial activity without any screening or separation. Inappropriate on a school or residential boundary?

7.3 Since rezoning (to commercial) is unlikely, I make the following suggestions to reduce the impact of industrial on adjoining residential boundaries:

7.4 The revised proposal with 16.2.2.5 NC3 Heavy Industrial Activity/Noxious or Offensive Activity listed as non-complying should be supported.

7.5 The building setback to residential neighbours in the industrial general zone in 16.2.3.3 should remain as 6m as notified:



*Photo 9:* The impact of reduced setbacks with no buffer.

7.6 16.2.3.6b requires trees to be planted along a residential boundary, yet there is no requirement for setback of activities or screening of activities. I suggest that within 6m of a residential/school boundary permitted activities should be restricted to:

- i) vehicle parking or access
- ii) landscaping
- iii) outdoor storage provided that it is no higher than the height of any solid screening.

This would create a buffer and avoid the situation in photo 11 and 12 (cars stacked near the boundary).

Christian Jordan

A handwritten signature in black ink, appearing to be 'CJ', with a horizontal line underneath it.

24 April 2015