

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
STAGE 1 – CHAPTER 14
RESIDENTIAL AND CHAPTER 15
COMMERCIAL**

SUBMITTER **CHRISTIAN PAUL JORDAN
(SUBMITTER 1122)**

JOINT MEMORANDUM

Dated: 27 May 2015

CHRISTIAN JORDAN
SUBMITTER
christianpauljordan@hotmail.com

66B Winters Road
Christchurch 8051
027 2750 212

MAY IT PLEASE THE PANEL

1. This memo is filed jointly by Christian Jordan and the Christchurch City Council (Council).
2. Christian Jordan (Submitter 1122) is the owner of 9 Parlane St, Addington, a property located immediately adjacent to commercially zoned buildings at the corner of Lincoln Road and Parlane St in the business centre of Addington. The property is approximately 430m².
3. The property at 9 Parlane St has been occupied by a commercial building and in commercial usage from earlier than 1941.
4. 9 Parlane St is currently zoned Living 3 under the operative Christchurch City Plan.
5. The notified Replacement Plan showed the property zoned Residential Medium Density.
6. Christian Jordan filed a submission on the Replacement Plan seeking that 9 Parlane St be zoned Commercial Fringe, consistent with its current use.
7. No further submissions were filed in relation to Christian Jordan's submission.
8. Following discussions between the parties, Christian Jordan and the Council have agreed that the Residential Medium Density zoning is not appropriate, and given the proposed merge of the Commercial Fringe and Commercial Core zonings, that Commercial Core is the more appropriate zoning.
9. Mark Stevenson, in his evidence in chief, agrees with the rezoning to Commercial Core.¹
10. Attached and marked 'A' is the map showing the site that is proposed to be rezoned to Commercial Core, from Attachment C of Mark Stevenson's evidence in chief.

¹ Mark Stevenson evidence in chief, Attachment C, pages 5-7.

11. Christian Jordan will give evidence at the hearing of the Commercial Proposal in support of this change if required by the Panel. The parties note that Christian Jordan has made other submission points that have not been resolved between the parties.

DATED this 27th day of May 2015



C P Jordan



S J Scott / M D Leslie

Counsel for Christchurch City Council

'A'

