

**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 Pan)
Order 2014

AND

IN THE MATTER of the Subdivision Proposal
(part)

**STATEMENT OF EVIDENCE OF CHRISTIAN PAUL JORDAN
SUBMITTER #1098 AND #1122
9 JUNE 2015**

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DECISIONS SOUGHT

Rule 8.3.1.1 Table 1 SUPPORT Council's revised proposal (as at 5 June 2015, showing RMD minimum 200m²).

Rule 8.3.1.1 RD1 part 2. RMD minimum dimension shall be 13 x 16m. AMEND to include statement: "except where outline plans for a complying dwelling and carpark are provided".

1. INTRODUCTION

1.1 My full name is Christian Paul Jordan. I am a residential landlord and developer based in Christchurch. I have been involved in property in Christchurch since 1996.

1.2 I have previously submitted to the Panel on the Residential and Commercial Chapters.

2. SCOPE

2.1 My submission relates to the minimum site size and dimension in the RMD zone.

3. EXECUTIVE SUMMARY

3.1 I support the council's revised proposal to reduce the minimum site size in the RMD zone to **200m²** and remove the density rules that were in the notified proposal.

3.2 I propose that the minimum site dimensions rule be amended to allow the subdivision applicant to provide a plan for a complying dwelling in lieu of meeting the minimum dimension requirement.

4. Minimum Site Size RMD zone:

4.1 I covered this in my evidence submitted on the residential chapter dated 20 March 2015 paragraphs 4.9-4.16. As the Council's current revised proposal is in agreement with my suggestions, I will not cover this further.

5. Minimum Site Dimension RMD zone:

5.1 The 13m x 16m minimum dimension (208m²) requirement is too restrictive.

5.2 Because of the variability in orientation (and therefore recession planes and positioning for sun), and the variation in vehicle ingress, there is no single solution for a minimum site dimension. Therefore the subdivision applicant should be able to provide a complying dwelling plan in lieu of meeting the minimum dimension.

5.3 Any plans provided should only be to the standard expected for a resource consent.

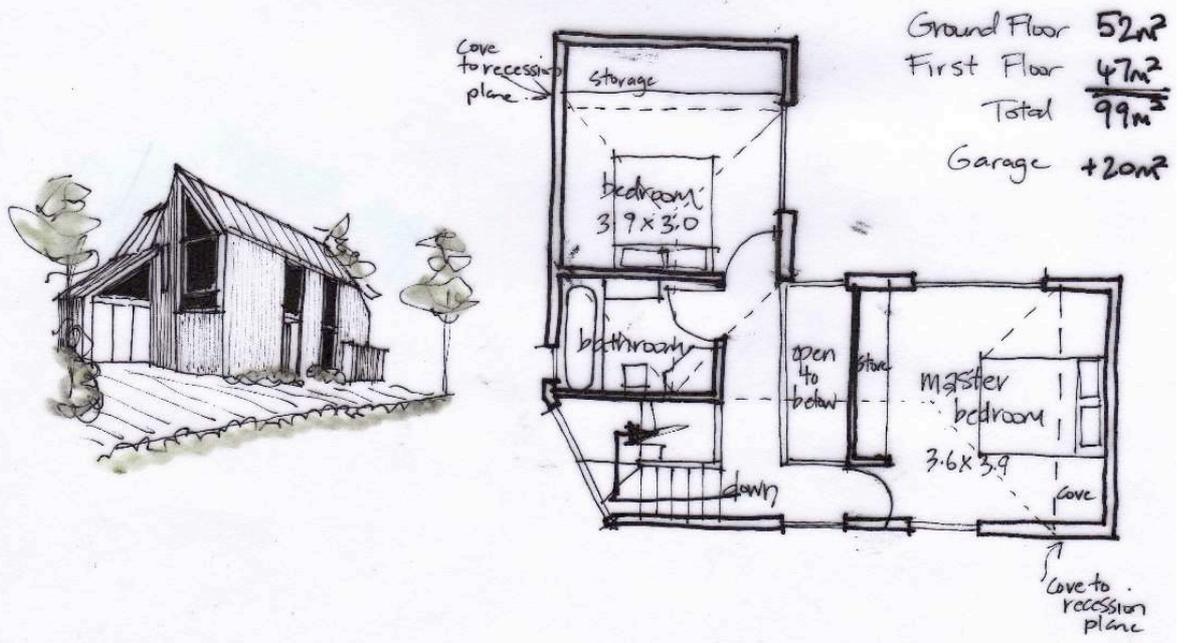
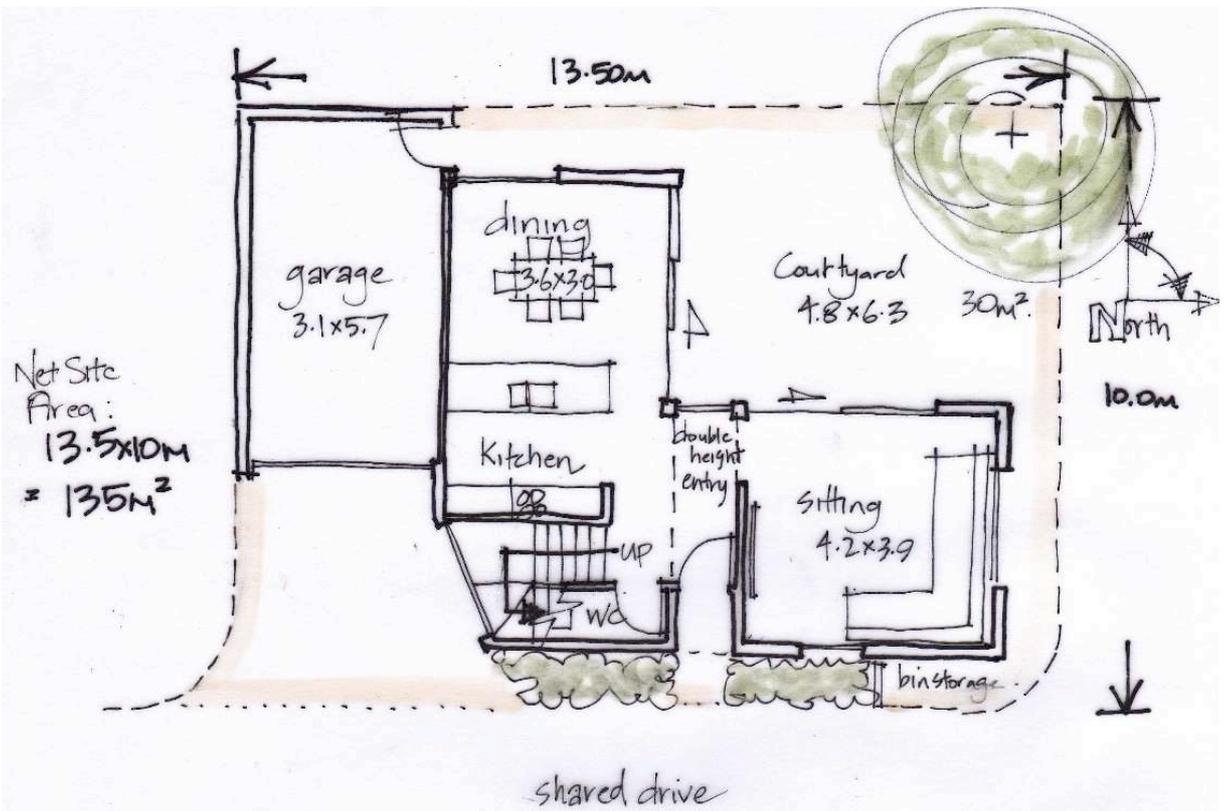
5.4 Also if plans are provided, this should not trigger a further resource consent issue. It should be dealt with within the standard subdivision consent process.

5.5 I have provided two sketches to illustrate my points.

6. Sketch 1:

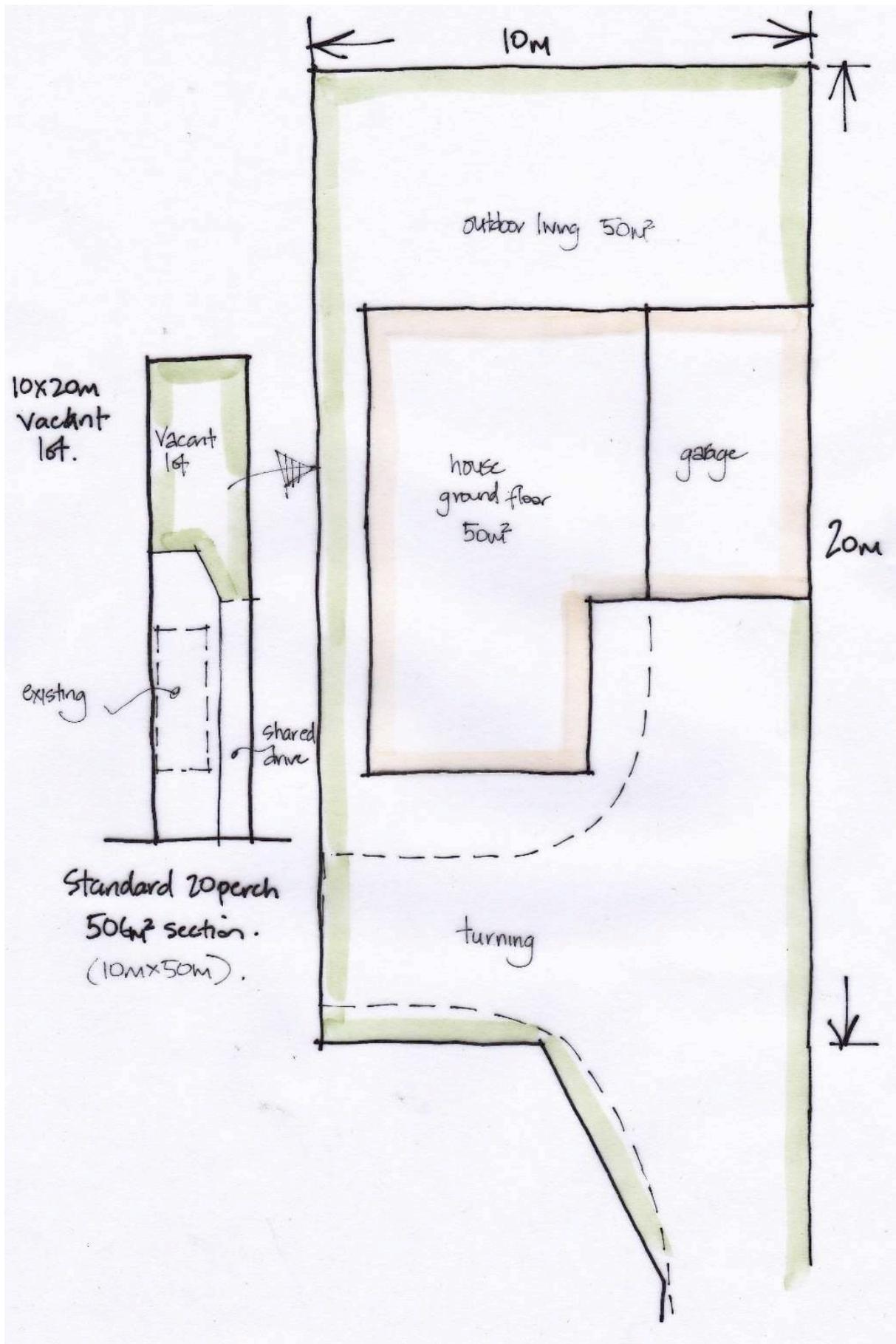
6.1 Demonstrates that a complying 2 storey standalone townhouse of adequate design can comfortably sit on a net site of 10m x 13.5m or 135m². This shows that if a 135m² site can accommodate a detached dwelling, then 200m² could amply do so.

6.2 (Of note this floor plan is 119m² on 135m² of land or 0.88 site density. If half the width of the shared drive was included (assuming units on the other side of the drive) the total site area would be 155m² which equates to 65 households per hectare – double the RMD density target. NB: This freestanding unit achieves a similar density to intensive 3 storey complexes).



7. Sketch 2:

- 7.1 Demonstrates a 10 x 20m site as a subdivision of a typical 10m x 50m, 506m² (20 perch or 1/8 acre) RMD section (typical in Linwood, St Albans, Sydenham etc).
- 7.2 An adequate footprint can be obtained on such a section, and there should be no impediment to creating such a vacant site (a minimum dimension rule of 13 x 16m would make this site non-complying)
- 7.3 Such vacant sections would provide a good opportunity for a first time home builder at an affordable cost.



Christian Jordan

A handwritten signature in black ink, appearing to be 'CJ', written in a cursive style.

9 June 2015