

**Greater Christchurch Partnership
Our Space 2018-2048 - Greater Christchurch Settlement Pattern Update**

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I am completing this submission	For myself
Hearings	
Do you wish to speak to the hearings panel?	I wish to speak at the hearings
Phone number	[REDACTED]
Preferred location to be heard	Christchurch City
Questions	
Question 1: Our Space highlights there is significant capacity for new housing through redevelopment in Christchurch City but to accommodate housing growth in Selwyn and Waimakariri it identifies additional greenfield land around Rolleston, Rangiora and Kaiapoi. <i>Do you agree or disagree with this approach and why?</i>	
Agree/disagree	Neither agree nor disagree
Comment	
Question 2: Our Space adopts the current planning framework that encourages a range of new housing types, especially in the central city, close to suburban centres within the City and around existing towns in Selwyn and Waimakariri. <i>Do you agree or disagree with this approach and why?</i>	
Agree/disagree	Somewhat agree
Comment	<p>Poorly planned greenfield development is called sprawl, but poorly managed intensification is just as bad. MDH is often sold as 'vibrant' and providing good access (to transport, employment and other services and facilities). The reality is that the 'vibrancy' is just noise and arguments with neighbours about carparks, along with good access to liquor stores, fast food and prostitutes. Planners who preach intensification by day tend to drive home to the quiet and predictable suburbs at night wondering why residents leapfrog over urban growth boundaries to live in Rolleston and Rangiora. While greenfields at least provide some mechanisms for 'controlling' one's environment (through covenants if nothing else) MDH/'up-zoned' areas lack any such mechanism. Until we find better ways of making MDH areas more acceptable, they will be unpopular. Density is a distraction; you need to think about mixed uses and governance/place-making.</p> <p>You should also consider what will happen if the government goes through with another NPS on Productive and Versatile Soils. Current LUCs are out of date and do not take likely impacts of climate change into account, so here's a chance to future proof.</p> <p>Consider the Copenhagen model of the hand rather than concentric circles - it makes integrated transport/housing/horticulture easier.</p>
Question 3: Our Space proposes to develop an action plan to increase the supply of social and affordable housing across Greater Christchurch and investigate with housing providers different models to make it easier for people to own their own home. <i>What elements should be included in this action plan?</i>	

Comment	<p>'Place-making' for up-zoned areas. Throughout this OUR SPACE document, you talk about collaboration and partners, and you've provided this 'consultation' opportunity...but there's not a single mention of any thing at all where people can be actively involved in localised decision-making and action. It is not 'OUR' space at all! People do not appear to live in your city. It has been thoroughly cleansed of human content.</p> <p>Thus the 'element' lacking in your plan is people, residents, small business owners, dog walkers and a governance structure to bring them into this process at a scale they can understand, but that is still meaningful for council in terms of infrastructure and zones? What institutions/mechanisms/budget lines in council will you create that will connect potential and actual residents with developers, consenting, investors etc? New Zealand is unfortunate in that we are too small to do large scale redevelopments of brownfield sites (besides the eastframe); thus we are reliant on patchy development and luck. We do not discuss 'ownership' as in how to enable people to feel like they 'own' their area as kaitiaki.</p> <p>In the absence of a large scale developer for MDH areas, we require a coordinating body akin to the 'symbiosis' described here https://rsa.tandfonline.com/doi/abs/10.1080/08111146.2011.557995#.W_zyXihuY2w where Davison talks about "the opportunities for urban intensification to reinforce and enhance the existing character of a place [that were] explored through a case study of a Vancouver neighbourhood where a proposed high-rise project was initially resisted by community members, but has subsequently been embraced by them. It is argued that in this case, through a participatory and debate-centred planning process, urban intensification and neighbourhood character became mutually dependent in an unlikely form of urban symbiosis". I am happy to provide copies of this and Davison's other articles about urban renewal and intensification authorities in Australia.</p>
<p>Question 4: Our Space adopts the current planning framework that directs new commercial development (office and retail) to existing centres to retain their viability and vitality, especially the central city, suburban centres and town centres in Selwyn and Waimakariri. <i>Do you agree or disagree with this approach and why? What further measures would support such development?</i></p>	
Agree/disagree	Neither agree nor disagree
Comment	A resilient city will actually have redundancy, diversity, modularity and distribution. Look what happened in the quakes. Why put all your eggs in a couple of baskets.? The National Planning Standards are going to make it even harder to promote appropriate mixings; don't make it harder through this document.
<p>Question 5: The Canterbury Regional Policy Statement and the District Plans for Christchurch City and Selwyn and Waimakariri Districts have already identified sufficient capacity for new industrial businesses. <i>Do you agree or disagree this is sufficient and in the right location and why?</i></p>	
Agree/disagree	Neither agree nor disagree
Comment	
<p>Question 6: The proposals in Our Space are informed by a Capacity Assessment that considers future demands for housing and business land, based on demographic changes and projections from Statistics New Zealand, and likely changes in our economy (including through business sector trends and impacts from technological change). <i>Do you agree or disagree with our evidence base and why?</i></p>	
Agree/disagree	Neither agree nor disagree
Comment	Demographics... Aging. Consider enabling partitioning. Esp of our many 220 squares houses. Liaise with housing providers like Versatile and whoever to offer a future-proof option that can be converted into a main house with internal self-contained flat for the elderly.
<p>Question 7: Our Space promotes greater densities around key centres to increase accessibility to employment and services by walking, cycling and public transport. This aligns with recent transport proposals that signal more high frequency bus routes and an intention to deliver rapid transit along the northern and south-west transport corridors. <i>Do you agree or disagree with this approach and why?</i></p>	
Agree/disagree	
Comment	See above

Question 8: Our Space aligns with broader infrastructure planning (including wastewater, water supply, stormwater, energy, telecommunications, community facilities, schools and healthcare) to help create sustainable, cohesive and connected communities. <i>Do you agree or disagree with this approach and why? What more could be done to integrate infrastructure planning?</i>	
Agree/disagree	Somewhat agree
Comment	Think more carefully about public space provision and what makes it 'public'. Think of the Wainoni Park redevelopment in early mid 2000s and the long term benefits of taking a developmental approach (rather than the developer focus adopted in this document with a rather misleading title of Our Space).
Question 9: What other points do you wish to make to inform the final Our Space 2018-2048: Greater Christchurch Settlement Pattern Update?	
Comment	10 minute neighbourhood is a great idea. It's the right unit of engagement. This is probably not the right place to make such a point but LTPs should have contingent funding pots to enable the ideas that surface in these sorts of consultations to be enabled. Find a way to get the consenting, strategy, LTPs and DP people in the same room more often, making places WITH people.
Attachments	