

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

**-Received via online submission form-**

Submitter details		
First name	Mark	
Last name	Brown	
Email	[REDACTED]	
Street name and number	[REDACTED]	
Suburb	[REDACTED]	
Town/City	Christchurch	
Postcode		
I am completing this submission	On behalf of a group or organisation	Hughes Developments Limited
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	Rolleston	
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	Agree	
Comment	HDL supports the provision of additional greenfield land in Rolleston. The growth of Rolleston commercial, industrial and community infrastructure continues to drive residential growth (along with other factors). Current supply levels identified in the capacity assessments potentially do not reflect what is actually happening in this space and the provision of additional greenfield land is essential.	
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		
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		
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>		
Agree/disagree	Somewhat agree	
Comment		
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>		
Agree/disagree	Neither agree nor disagree	
Comment		

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>	
Agree/disagree	Somewhat disagree
Comment	
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>	
Agree/disagree	Somewhat agree
Comment	
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	Agree
Comment	
Question 9: What other points do you wish to make to inform the final Our Space 2018-2048: Greater Christchurch Settlement Pattern Update?	
Comment	
Attachments	