

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

-Received via online submission form-

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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	Somewhat agree
Comment	I agree with growth north into Waimakariri and South West into Selwyn but I think new housing should be integrated with new rapid services. I would like to submit the following paper on how I believe this could work. https://medium.com/land-buildings-identity-and-values/greater-christchurchs-future-the-fat-banana-aba0402f16a4
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	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	New housing areas should be a mix of market rate, affordable housing (KiwiBuild) and state housing. I believe an Urban Development Authority should be used. This will require a close and constructive relationship between the Greater Christchurch Partner councils and Central government. I would like to submit the following paper on my thoughts about this. https://medium.com/land-buildings-identity-and-values/building-at-pace-and-scale-in-greater-christchurch-b07b326dc473
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	Agree

Comment	Greater Christchurch is a common labour market. I would suggest Greater Christchurch read the works of Alain Bertaud for the land-use implications of this fact.
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	Somewhat agree
Comment	This may require further monitoring and assessment. See my above point about Alain Bertaud
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 agree
Comment	I did not understand what the rationale was for the decline in growth from 2023 for all growth scenarios.
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	Densification requires rapid transit to support it. Greater Christchurch needs more concrete plans for implementing rapid transit. This plan needs to be implemented in the short to medium term.
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	Cooperation with central government's proposed UDA process.
Question 9: What other points do you wish to make to inform the final Our Space 2018-2048: Greater Christchurch Settlement Pattern Update?	
Comment	My preference is that Greater Christchurch ends the housing and transport monopoly of automobile dependence. I elaborate on this point in the following paper, which I would like to submit for consideration. https://medium.com/land-buildings-identity-and-values/what-if-tradies-preferred-trams-to-utes-5e29ba4988a6
Attachments	