

# Submission Form



Greater Christchurch  
Partnership

Te Tira Tū Tahi  
One Group, Standing Together

HAVE YOUR SAY BY 30 NOVEMBER 2018

## OUR SPACE 2018-2048

Greater Christchurch Settlement Pattern Update  
*Whakahāngai O Te Hōrapa Nohoanga*

### How to make a submission

*Online:* Make a submission using the online submission form at [www.greaterchristchurch.org.nz/ourspace](http://www.greaterchristchurch.org.nz/ourspace)

*Email:* [ourspace@greaterchristchurch.org.nz](mailto:ourspace@greaterchristchurch.org.nz)

*Post:* Our Space consultation, Greater Christchurch Partnership, PO Box 73012, Christchurch 8154

*Hand deliver:* Civic Offices, 53 Hereford Street

## SUBMITTER DETAILS

Name: Rolleston Industrial Holdings Limited (RIHL)

Address: c/ Novo Group Limited

PO Box 365, CHCH 8013

Email: \_\_\_\_\_

\_\_\_\_\_

I am completing this submission:  For myself  On behalf of a group or organisation

If you are representing a group or organisation, how many people do you represent? 1

## HEARINGS

Hearings are planned for February 2019.

Do you wish to speak to the hearings panel?

Yes, I wish to speak at the hearings  No, I do not wish to speak at the hearings

If you wish to speak at the hearings, please indicate your preferred location to be heard and provide a contact number.

Preferred location:  Christchurch City  Rangiora  Rolleston

Contact number: \_\_\_\_\_

## QUESTIONS

The questions below may help you structure your submission in relation to the various aspects covered in **Our Space 2018-2048**. Section 5.7 of **Our Space** briefly outlines some alternative options considered when preparing this document. You can make submission points under each question and/or other and more general comments under question 9.

### Housing growth

#### 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.

**Do you agree or disagree with this approach and why?**

Agree       Somewhat agree       Neither agree nor disagree       Somewhat disagree       Do not agree

---

---

---

---

---

#### 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.

**Do you agree or disagree with this approach and why?**

Agree       Somewhat agree       Neither agree nor disagree       Somewhat disagree       Do not agree

---

---

---

---

---

**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.

**What elements should be included in this action plan?**

---

---

---

---

---

**Business growth**

**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.

**Do you agree or disagree with this approach and why? What further measures would support such development?**

- Agree       Somewhat agree       Neither agree nor disagree       Somewhat disagree       Do not agree

---

---

---

---

---

**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.

**Do you agree or disagree this is sufficient and in the right location and why?**

- Agree       Somewhat agree       Neither agree nor disagree       Somewhat disagree       Do not agree

See question 6 response below

---

---

---

---

---

## Growth needs

### 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.

**Do you agree or disagree with our evidence base and why?**

Agree

Somewhat agree

Neither agree nor disagree

Somewhat disagree

Do not agree

~~RIHL consider that the Capacity Assessment informing the industrial land demand assumptions for Rolleston fails to account for the space intensive and low employee occupancy nature of industrial buildings and activities at I Zone and I Port. Industrial activity at Rolleston includes a high proportion of low intensity sites/activities that among other things, reflects its servicing of the rural sector and two inland ports. Accordingly, a capacity assessment in this location that accounts for employee numbers and other typical demographic projections does not accurately reflect industrial land capacity.~~

## Transport and other infrastructure

### 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.

**Do you agree or disagree with this approach and why?**

Agree

Somewhat agree

Neither agree nor disagree

Somewhat disagree

Do not agree

---

---

---

---

---

**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.

**Do you agree or disagree with this approach and why? What more could be done to integrate infrastructure planning?**

- Agree       Somewhat agree       Neither agree nor disagree       Somewhat disagree       Do not agree

---

---

---

---

---

**Other**

**Question 9**

What other points do you wish to make to inform the final **Our Space 2018-2048: Greater Christchurch Settlement Pattern Update?**

---

---

---

---

---

---

---

**Submissions are public information**

We require your contact details as part of your submission — it also means we can keep you updated throughout the project. Your submission, name and contact details are given to decision-makers to help them make their decision.

Submissions, identifying submitter names only, will be made available online. If requested, submissions, names and contact details may be made available to the public, as required by the Local Government Official Information and Meetings Act 1987.

If you consider there are compelling reasons why your name and/or feedback should be kept confidential please outline this in your submission.