

**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 do not wish to speak at the hearings
Phone number	
Preferred location to be heard	
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 disagree
Comment	The proposals show large areas of greenfields development in Rangiora and Rolleston that will lock in auto dependence for the lifetime of this plan. This is not a sustainable approach and the plan needs to address this
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	It is essential that planning takes place now to enable future residents of these towns to have options for transport other than private vehicles (autonomous vehicles are wishful thinking)
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	Key worker housing for staff such as nurses, police officers, teachers should be encouraged
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	Accessible cities with reliable, sustainable links between them. This probably means dedicated rights of way
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	No 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	Do not agree
Comment	Demographic changes post earthquake (shift from city to towns) was a shock, and these rates were very high. Basing projections on these high rates continuing for the next ~30 years is dangerous, and potentially self-serving by the selwyn/waimak councils
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	Agree
Comment	I agree with the principle here, I disagree with the approach. This needs to be a priority, of acquiring land, ensuring rights of way are identified now and kept clear for when these routes are built. Councils need a way to fund this development, whether it's regional fuel taxes, congestion charges, or a targeted rate to capture the increases in land value
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	Neither agree nor disagree
Comment	No 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	This plan has some good ideas and appears to have taken note of the need for coordinated planning between the various councils. On the other hand, there are terrible decisions being made every day (one example is allowing Briscoes to build its own complex down the road from Northlands, with no walking link locking in need to drive). If the area is to achieve the goals of this report, being are going to need to be upset, and to be told the truth, and have the various mayors/councillors defend their decisions
Attachments	