

# Submission Form



Greater Christchurch  
Partnership

**Te Tira Tū Tahī**  
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

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## SUBMITTER DETAILS

Name: Emily McDonald

Address: PO Box 365, Christchurch 8140

Email: emily@novogroup.co.nz

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 John Law

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## 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: 03 925 9314

## 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 re-development 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

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#### 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

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**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?**

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**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 vitality and vitality, especially the central city, urban 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

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**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

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## 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

The Canterbury Regional Policy Statement is considered to inadequately account for current and future industrial development trends, as the predicted infrastructure boundary contained in the CRPS's Land Use Recovery Plan Map 1A does not account for specific areas of land that are clearly suitable for industrial development but are not recognised as such.

Specifically, we consider the Rural Urban Fringe Zoning on the southeast corner of Main South Road and Barbers Road should have urban (industrial) development provided for, noting the existing and zoned land use activity surrounding the land. Specifically, this small pocket of Rural Urban Fringe zoning is bounded by zoned Industrial land to the east and south, small residential sized allotments along Main South Road to the north and Industrial land beyond this, and Barbers Road to the west. The land is in close proximity to main arterial roads and the railway corridor and can be readily integrated with the adjacent zoned industrial land and infrastructure. Conversely, the current identification of the land as non-urban / rural land overlooks these characteristics, the small allotment sizes, and the unlikelyhood of future productive rural land use.

## 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 intermodal 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

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**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 should be done to integrate infrastructure planning?**

- Agree       Somewhat agree       Neither agree or disagree       Somewhat disagree       Do not agree

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**Other**

**Question 9**

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

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**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.

search address

- Zones and Designations
- Other Notations
- Natural Hazards
- Natural and Cultural Heritage
- All Layers

District Plan Viewer MAP TYPE Map



### 671 Main South Road Property Search Results

The information below is relevant to the selected property. Click on the blue text below for more details.

Land Use Zones	Other Notations
<p>Zone</p> <p><b>RuUF</b> Rural Urban Fringe Zone</p>	<p>Airport Protection</p> <p> Christchurch International Airport Protection Surfaces</p>

This property is on the following planning maps: 36

### Map Legend Select All

- Land Use Zones
- Labels
  - Zone Labels
- Zone 
  - CL** Commercial Local Zone
  - IG** Industrial General Zone
  - IH** Industrial Heavy Zone
  - OCP** Open Space Community Parks Zone
  - OWM** Open Space Water and Margins Zone
  - RuUF** Rural Urban Fringe Zone
  - Transport Zone
- Designations and Heritage Orders
- Designation 
  - Designation
  - New Zealand Transport Agency (Future Works) Designation
- Other Notations
- Airport Noise 
  - 50 dB Ldn Air Noise Contour
- Airport Protection 
  - Christchurch International Airport Protection Surfaces
- Brownfield 
  - Brownfield Overlay Area
- Power Line 
  - 33kV Electricity Distribution Lines
  - 66kV Electricity Distribution Lines
  - 220kV National Grid
- Road Hierarchy 
  - Collector
  - Major Arterial
  - Minor Arterial
  - Central City Local Distributor
  - Central City Main Distributor
- Ruapuna Noise 
  - Ruapuna Outer Noise Boundary Overlay