

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

**-Received via online submission form-**

Submitter details	
First name	Pat
Last name	McIntosh
Email	[REDACTED]
Street name and number	[REDACTED]
Suburb	[REDACTED]
Town/City	Christchurch
Postcode	[REDACTED]
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	Do not agree.
Comment	This is very old fashioned thinking. We should be planning for sustainability and improved environments not growth. It does not make sense to promote encroaching on productive farmland to produce suburban sprawl. Satellite towns lead to increased travel costs (private and public) and reduced sense of community.
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	Do not agree
Comment	See above. There is no need to encourage growth.
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	Rent to buy schemes, shared equity, new building of higher density housing on brownfield sites.
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	No need for additional centres.
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	
Comment	This is responsive rather than value led. Suggested growth is mostly related to immigration rather than indigenous population increase which is likely to reduce with time. Immigration levels are politically controlled and not likely in my view to continue at the current rate.
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	
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	I do not agree with the growth projections.
Attachments	