

**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	Do not agree
Comment	There is no justification for doing so. These towns clearly do not have employment sufficient for their populations, as the 100000 vehicle trips per day shows. the plan includes very little in terms of additional business land or encouragement for businesses to locate there. the shortfall in housing predicted is premised on commuting to christchurch, not any demand from industry. it isn't sustainable in terms of the RMA or in any other way, including fossil fuel use, emissions, road network capacity. do you actually hate polar bears? 30000 more houses is a significant amount. PT uptake in these places is very low.
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	agree in relation to the city. selwyn and waimak don't need any more housing, as above.
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	distribution of units within GC and in relation to shops/services, and urban design.
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	office space at the airport should be capped at currentl levels to encourage development in the city centre
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 disagree
Comment	as above, selwyn and waiak have a massive employment shortfall, resulting in 100000vpd into christchurch. there is evidently insufficient industrial or other activities on these districts.
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	as above, 100000vpd into christchurch daily for work would suggest insufficient employment base in selwyn and waimak, so why make it worse worth 30000 more houses. are you expecting taxpayers and ratepayers to pay for the lifestyle choices of selwyn and waimak residents.
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 disagree
Comment	RT is fine but are ccc ratepayers going to bear the brunt of that cost? i don't see why they should when the benefits will largely be to selwyn and waimak commuters. also given low PT uptake, i'd suggest it won't be used and people will till commute from selwyn and waimak by car. transport within the city - phasing of traffic signals is a massive problem in the city. it seems they are phased to disrupt and slow traffic in peak hours to encourage use of bikes or PT and then they stay phased like that outside peak hours. uses more fuel, creates more emissions and slows bus trips.
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	
Question 9: What other points do you wish to make to inform the final Our Space 2018-2048: Greater Christchurch Settlement Pattern Update?	
Comment	selwyn and waimak seem to contain very few hazards, including appearing immune to sea level rise or tsunami. selwyn and wamak residents don't contribute to providing or operating costs of ccc assets.
Attachments	