

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

-Received via online submission form-

Submitter details		
First name	Cathy	
Last name	Campbell	
Email	[REDACTED]	
Street name and number		
Suburb		
Town/City		
Postcode		
I am completing this submission	On behalf of a group or organisation Role: Senior Resource Management Planner	Inovo Projects
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	<p>While on the face of things it would appear that there is land available within Christchurch City for green fields development, we are aware of a number of areas where to develop the land for residential are currently unsuitable from a geotechnical perspective. To enable them to be developed requires substantial earthworks which at times may mean that the area is not economically viable for residential development. Therefore, consider that additional green fields areas may be necessary within the City.</p> <p>We are also of the view that there may be a desire for growth within other townships, such as West Melton, which are within commuting distance of the City. Therefore in our view additional green fields developments may be required in areas such as West Melton</p>	
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 disagree	
Comment	<p>The approach of requiring a diverse range of housing is supported. However, the approach used currently within the CRPS of requiring a density of 15 households /ha means that developers are unable to get a diversely of housing types and densities. This is because each development has to achieve the 15 households/ha it means that developments don't have a diverse range of housing types/sizes</p>	
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		
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	Neither agree nor disagree
Comment	We support the need for certain types of commercial activities to be located within the main town centres like office space and retail. However, some commercial activities may be better to be located outside these areas
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	
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	Neither agree nor disagree
Comment	The approach being used is based on 'best guesses' at this point in time. Events outside anyones control can/have changed how the City and surrounding area has developed and the pace of this development.
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	Neither agree nor disagree
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	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	
Attachments	