

Submission Form



**Greater Christchurch
Partnership**

Te Tira Tū Tahi
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

Email: ourspace@greaterchristchurch.org.nz

Post: Our Space consultation, Greater Christchurch Partnership, PO Box 73012, Christchurch 8154

Hand deliver: Civic Offices, 53 Hereford Street

SUBMITTER DETAILS

Name: Julian Russell Odering

Address: _____ 4

Email: a1

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? 22

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:

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 redevelopment 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

There is plenty of excess land in and around our 4 Ha garden centre at 205 Cashmere Road closer to town and able to be developed with room for parks cycle ways ect. Creating less carbon footprint Being close to where people work. Traffic flows are backed up now travelling to work upto 1.5 hours.

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

Despite many submissions to have excess land made into development we are constantly blocked by the C.C.C and E.Can Even though we have agreed to put substantial compensatory storage It makes better sense to use surplus land closer to the central city

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?

The R.M.A is a road block to affordable housing as is many council changes with building consents as well as stringent Health & Safety issues.

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 viability and vitality, especially the central city, suburban 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

After the earthquakes many commercial developments left the city for suburban or towns. This is support because the city centre is difficult to park in with congestion and confusing road layouts. I would rather shop outside the central city.

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

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

Again Central government moves slow in rezoning land with resource consents, Building consents when there is so much call for more land to be developed. The process needs to be speed up.

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 intention to 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

People prefer to live close to where they work most people don't trust public transport & cycling is somewhat unsafe and weather dependent. also public transport is liable for disruption as in Auckland & Wellington. Central city is becoming vehicle unfriendly.

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 more could be done to integrate infrastructure planning?

Agree Somewhat agree Neither agree nor disagree Somewhat disagree Do not agree

land we wish to develop has most infrastructure close by. Restricting our land development when millions more would be spent elsewhere establishing new infrastructure makes no sense.

Other

Question 9

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

To develop Greenfield land close to infrastructure such as power, sewer, water supply, schools, churches, roads, cycleways, hospitals ect just makes life easier for councils and residents. Many of the landowners close to us wish to put a comprehensive plan together to develop land. Despite countless submissions to E can & C.C.C we have been blocked out. This is unjust and unwarranted.

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.



LEWIS & BARROW LTD

Consulting Civil And Structural Engineers

CASHMERE ROAD

OPIHI STS

HURUNUI

ODERINGS NURSERIES

WAIPARA ST

