

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

-Received via online submission form-

Submitter details	
First name	Tony
Last name	Dale
Email	██████████
Street name and number	██████████
Suburb	██████████
Town/City	Christchurch
Postcode	██████
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	Christchurch city currently has a housing surplus, and your predictions (to 2048!) for a large population increase are probably wrong. Don't waste highly productive agricultural land surrounding Christchurch - instead, please try and get more people back to the city, especially inside the four avenues (Bealey, Fitzgerald, Moorehouse and Rolleston).
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	Agree
Comment	The intensification you desire has already been occurring in our own area, north of Riccarton Road to Matai Street, with the construction of town houses, small unit complexes for, eg: older residents, and so on. This has happened within the existing zoning and resource consent framework. So I suppose this is a success. But what are you going to do about the moribund city centre? You really need to find ways to encourage the construction of housing that attracts the population back inside the four avenues.
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	Put this housing inside the four avenues. It is well known that a mixture of young families, older citizens and other social types living close together makes for a healthy community. Social/affordable housing should support such a community, as a strategy to revitalize the city centre.
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	You need to direct commercial development towards the city centre, especially.
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	Agree
Comment	Eastern Christchurch, especially, still has many buildings standing that once housed thriving industrial enterprises, now defunct. It would be heartening indeed to see some of them converted back to industry from their current functions as art spaces, cafes and second-hand shops.
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	Your projections of demographic changes out to 2048 are certainly wrong. A far less risky approach would be to plan now for changes out to 2030, and regard anything further out as a "blue skies" scenario.
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	Do not agree
Comment	Please don't encourage high population density around suburban centres while the city centre remains moribund. You need to concentrate on moving commerce and population back inside the four avenues.
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	In fact you are not doing enough of this. It should be your highest priority.
Question 9: What other points do you wish to make to inform the final Our Space 2018-2048: Greater Christchurch Settlement Pattern Update?	
Comment	It's especially disappointing to see a continuing emphasis on supporting key activity centres in the suburbs. This is inappropriate while the centre of Christchurch continues to decline - something caused in large part by the growth of these suburban centres. I want our city centre to be a place I drive to, not drive through.
Attachments	