

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

-Received via online submission form-

Submitter details	
First name	Martin
Last name	Pinkham
Email	[REDACTED]
Street name and number	[REDACTED]
Suburb	[REDACTED]
Town/City	Kaiapoi
Postcode	[REDACTED]
I am completing this submission	For myself
Hearings	
Do you wish to speak to the hearings panel?	I wish to speak at the hearings
Phone number	[REDACTED]
Preferred location to be heard	Rangiora
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	Agree
Comment	However, the lack of a long term settlement plan in Waimakariri is disappointing and is likely to lead to a poor urban form.
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 lack of a long term transportation planning in Waimakariri is not encouraging settlement close to the existing towns. In addition, the Kaiapoi Regeneration Plan does not support higher density close to the town centre.
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	Lower development contributions Apartment style living (and discourage townhouse development) Encourage government to overhaul the body corporate legislation and tenancy legislation Larger scale developments eg whole blocks
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	The lack of a long term public transportation planning in Waimakariri is not encouraging commercial development close to the existing commercial areas. In addition, the Kaiapoi Town Centre Plan is unlikely to support growth in central Kaiapoi.

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	The currently zoned land should be developed first. However, if further industrial development is required in Waimakariri it should be between Kaiapoi and the Waimakariri River
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	Somewhat disagree
Comment	The "evidence" is very hard to follow
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	The approach is sound, but I do not have any confidence in the current structure to deliver an efficient system in a timely manner. The development of all Transport infrastructure should be delegated to a stand alone authority like Auckland Transport or a Canterbury wide Public Private Partnership like Transwaste.
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	The approach is sound, but I do not have any confidence in the current structure to deliver well planned high quality systems. The development of 3 Waters infrastructure should be delegated to to a stand alone authority like Auckland's WaterCare or a Canterbury wide Public Private Partnership like Transwaste.
Question 9: What other points do you wish to make to inform the final Our Space 2018-2048: Greater Christchurch Settlement Pattern Update?	
Comment	Our Space lacks any detail about how the plan will be implemented.
Attachments	