

**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 wish to speak at the hearings
Phone number	[REDACTED]
Preferred location to be heard	Christchurch City
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	Somewhat disagree
Comment	The only reason there is such high demand for housing in Selwyn and Waimakairi is because our transport system has artificially distorted the market by incentivising commuting long distances by car and disincentivising commuting by walking, cycling and public transport. There is increasing recognition of these market distortions, such that they will likely be resolved (or at least reduced) in the coming decade through GPS time-distance charging for driving, improved public transport, and far better environments for walking and cycling. This, combined with removal of unnecessarily restrictive planning rules that currently make dense development all but impossible, will lead to far higher demand in the inner city and along public transport corridors, and much lower demand in outlying auto-centric suburbs like Rolleston and Rangiora.
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	Neither agree nor disagree
Comment	Agree with intensifying the inner city and public transport corridors. Disagree with more auto-centric sprawl.
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	Unsure. I'm not sure home ownership should be a goal in itself. Overseas far higher percentages of people rent for their whole lives and still live perfectly satisfactory lives. I think as long as we humanise our laws around renting (which seems to be gradually happening) there's no reason why renting a house long-term should be any worse than owning it.
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	I don't think "direct" is the right term though. The plan should just seek to allow commercial development everywhere it can, and let businesses gravitate to wherever is the best spot for them.
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	
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	Agree
Comment	Predicting the future is always uncertain - these seem like the best information we have at the moment.
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	Very very strongly agree with this. The only thing I'd add is that the railway lines should possibly be in there as key future public transport routes. I'm yet to see any evidence that strongly counts them either in or out.
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	
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	
Talking Transport Blog Article.docx	