

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

**-Received via email-**

Submitter details	
First name	John
Last name	Dryden
Email	
Street name and number	
Suburb	
Town/City	
Postcode	
I am completing this submission	
Hearings	
Do you wish to speak to the hearings panel?	
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	
Comment	
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	
Comment	
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	
Comment	
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	

Comment	
<p>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></p>	
Agree/disagree	
Comment	
<p>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></p>	
Agree/disagree	
Comment	
<p>Question 9: What other points do you wish to make to inform the final Our Space 2018-2048: Greater Christchurch Settlement Pattern Update?</p>	
Comment	<p>A . 2.2 and 5.4 CULTURAL</p> <p>Why is there no discussion of the cultural aspirations and needs of the majority of people who live and will live, in our City?</p> <p>Why did our early European settlers settle here-- what were they seeking? the Garden City movement and the Suburban rather than the Urban style of living , the freedom the car provides and the social freedom this provides and the settlement pattern it allows, the importance of large open spaces such as Hagley Park in shaping the form of the City, recognition of the change of seasons, heritage buildings etc etc . These sorts of matters are far more important to the majority of people than the narrow ones you mention.</p> <p>B Why is the report anonymous? There should be a list of members of The Greater ChCh Partnership and there professional advisors and their qualifications. so we can have some confidence in the report as a whole</p> <p>C Intensification of existing residential areas will fail unless good urban design principles are enforced.</p> <p>However not with standing the above , i agree with the overall pattern of development you propose.</p>
Attachments	