

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

-Received via online submission form-

Submitter details					
First name	Geoff				
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Email					
Street name and number					
Suburb					
Town/City					
Postcode					
I am completing this submission	<table border="1"> <tr> <td>On behalf of a group or organisation</td> <td>Robert and Margaret Spark and Richard and Dawn Spark, Spark Bros Ltd</td> </tr> <tr> <td>No of people in group: 4</td> <td>Role within organisation: Governance</td> </tr> </table>	On behalf of a group or organisation	Robert and Margaret Spark and Richard and Dawn Spark, Spark Bros Ltd	No of people in group: 4	Role within organisation: Governance
On behalf of a group or organisation	Robert and Margaret Spark and Richard and Dawn Spark, Spark Bros Ltd				
No of people in group: 4	Role within organisation: Governance				
Hearings					
Do you wish to speak to the hearings panel?	I wish to speak at the hearings				
Phone number					
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	We own land immediately adjacent to the east boundary of Rangiora between Boys and Marsh Roads which we believe SHOULD BE INCLUDED in the plan for rezoning and housing development. This is because it will be close to the proposed light rail as well as will help balance the town and help centralise the town centre. There is already some sewage pipe infrastructure in place via Waimakariri District Council easement. We are a well established farming family in the district and have a history of collaboration with Waimakariri District Council. We also own land on north side of Boys Road which is included in the plan which we support.				
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					
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	Agree				
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	Agree
Comment	Rangiora will continue to grow as it is such a good location to live and has good access to Christchurch and many recreational options closeby
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	
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	