

# Submission Form



**Greater Christchurch  
Partnership**

**Te Tira Tū Tahī**  
One Group, Standing Together

HAVE YOUR SAY BY 30 NOVEMBER 2018

## OUR SPACE 2018-2048

Greater Christchurch Settlement Pattern Update

*Whakahāngai O Te Hōrapa Nohoanga*

### How to make a submission

*Online:* Make a submission using the online submission form at [www.greaterchristchurch.org.nz/ourspace](http://www.greaterchristchurch.org.nz/ourspace)

*Email:* [ourspace@greaterchristchurch.org.nz](mailto:ourspace@greaterchristchurch.org.nz)

*Post:* Our Space consultation, Greater Christchurch Partnership, PO Box 73012, Christchurch 8154

*Hand deliver:* Civic Offices, 53 Hereford Street

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## SUBMITTER DETAILS

Name: **Bellgrove Family Trust**

Address:

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\_\_\_\_\_

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Email:

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I am completing this submission:  For myself  On behalf of a group or organisation

If you are representing a group or organisation, how many people do you represent? \_\_\_\_\_

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## HEARINGS

Hearings are planned for February 2019.

Do you wish to speak to the hearings panel?

Yes, I wish to speak at the hearings  No, I do not wish to speak at the hearings

If you wish to speak at the hearings, please indicate your preferred location to be heard and provide a contact number.

Preferred location:  Christchurch City  Rangiora  Rolleston

Contact number: \_\_\_\_\_

## QUESTIONS

The questions below may help you structure your submission in relation to the various aspects covered in **Our Space 2018-2048**. Section 5.7 of **Our Space** briefly outlines some alternative options considered when preparing this document. You can make submission points under each question and/or other and more general comments under question 9.

### Housing growth

#### 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.

**Do you agree or disagree with this approach and why?**

Agree       Somewhat agree       Neither agree nor disagree       Somewhat disagree       Do not agree

Bellgrove Family Trust supports the recognition that further greenfield land is required around Rangiora to provide sufficient capacity for housing. The Trust also supports the proposed approach of fast-tracking changes to the Regional Policy Statement to facilitate the inclusion of the specified areas for development. It encourages the Panel to consider how it might ensure that the rezoning of these areas to enable development occurs in a timely manner, recognising that further delays to this process, the process of amending the RPS and the District Plan review process may threaten the ability of Councils to deliver sufficient housing capacity for their jurisdictions.

#### 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.

**Do you agree or disagree with this approach and why?**

Agree       Somewhat agree       Neither agree nor disagree       Somewhat disagree       Do not agree

The Trust considers that enabling a range of new housing types around existing centres is appropriate, and generally supports the continuation of this approach.

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.

**What elements should be included in this action plan?**

No comment

**Business growth**

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.

**Do you agree or disagree with this approach and why? What further measures would support such development?**

Agree       Somewhat agree       Neither agree nor disagree       Somewhat disagree       Do not agree

No 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.

**Do you agree or disagree this is sufficient and in the right location and why?**

Agree       Somewhat agree       Neither agree nor disagree       Somewhat disagree       Do not agree

No comment

## Growth needs

### 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.

**Do you agree or disagree with our evidence base and why?**

Agree       Somewhat agree       Neither agree nor disagree       Somewhat disagree       Do not agree

The Trust considers that, in view of the significant growth that Waimakariri generally (but Rangiora particularly) has experienced over the last decade, the high growth scenario may provide a better basis on which to assess demand.

## Transport and other infrastructure

### 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.

**Do you agree or disagree with this approach and why?**

Agree       Somewhat agree       Neither agree nor disagree       Somewhat disagree       Do not agree

No 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.

**Do you agree or disagree with this approach and why? What more could be done to integrate infrastructure planning?**

Agree       Somewhat agree       Neither agree nor disagree       Somewhat disagree       Do not agree

The Trust supports the identification of further greenfield areas for development which are currently, or can easily be, serviced with infrastructure. The areas identified in Rangiora fall within the projected infrastructure boundary in the Regional Policy Statement, and they are also areas which have been flagged for growth (and more particularly, infrastructure servicing for growth) by Waimakariri District Council since the initial proposal to establish the urban limit through Proposed Plan Change 1 in 2007. In the Trust's submission, removing the current constraints on development of the identified areas offers the most efficient and cohesive solution for the Councils to meet their obligations to provide sufficient development capacity.

### Other

### Question 9

What other points do you wish to make to inform the final Our Space 2018-2048: Greater Christchurch Settlement Pattern Update?

Bellgrove Family Trust strongly supports the recognition that demand for housing will require the release of further greenfield land to ensure that sufficient capacity is provided within the Waimakariri District in the short, medium and long term. Bellgrove also supports the areas selected for inclusion in the RPS as "Future Development Areas", and the proposal to fast-track amendment of that document to remove the current constraint on developing those sites. It does however strongly encourage the Panel and the members of the Greater Christchurch Partnership to consider how it might ensure the timely rezoning of the identified sites for development through to the District Plan level. Obtaining zoning which enables development is one of a number of key components required to facilitate the provision of housing. The proposal to defer decisions on when "Future Development Areas" may be developed to the District Plan reviews stage risks adding significant delay to the release of this land, which may impact on the ability of Councils to meet their obligations under the National Policy Statement on Urban Development Capacity. The Trust therefore requests that careful consideration is given to how greater certainty on the future of these areas may be provided to landowners and the wider community.

We require your contact details as part of your submission — it also means we can keep you updated throughout the project. Your submission, name and contact details are given to decision-makers to help them make their decision.

Submissions, identifying submitter names only, will be made available online. If requested, submissions, names and contact details may be made available to the public, as required by the Local Government Official Information and Meetings Act 1987.

If you consider there are compelling reasons why your name and/or feedback should be kept confidential please outline this in your submission.