

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

-Received via online submission form-

Submitter details	
First name	Warren
Last name	Lewis
Email	
Street name and number	
Suburb	
Town/City	
Postcode	
I am completing this submission	On behalf of a group or organisation - Cashmere Park Trust
Hearings	
Do you wish to speak to the hearings panel?	I wish to speak at the hearings
Phone number	
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. Do you agree or disagree with this approach and why?	
Agree/disagree	Do not agree.
Comment	Most people want to have a section in Christchurch. There is only a limited demand for Group Housing in Christchurch. If people can't get a house and section in Christchurch they will be forced out to Rangiora or Rolleston. Restricting the new supply of sections in Christchurch will push the price of sections up which will push the prices of sections in Christchurch up. Hence this policy will simply make houses more unaffordable in Christchurch.
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/disagree	Neither agree nor disagree
Comment	This approach can only go as far as meeting the limited demand for more intensive development. With time, future generations may increase the demand for intensive development. Also as the population ages this will increase the demand for apartments. However this change will not be as quick as the Great Christchurch Partnership foresees.
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?	
Comment	Housing for ex inmates of our Prisons that removes their dependency on gangs for support. Such housing will need residential supervisors.
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/disagree	Do not agree
Comment	Many offices have migrated to suburban locations such as Addington and Roydvale. These offices have attracted staff that live nearby and staff have left who live far from such offices or

	service industries. This form of commercial development should not be forgotten, let alone disadvantaged by the planning framework, otherwise more transport demand will result.
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/disagree	Do not agree
Comment	Much of this land has been in the hands of a few owners who restrict development to keep the price up. If these owners thought that the area of industrial land could double quickly, they would sell bare land, and a true industrial land market would result.
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/disagree	Somewhat disagree
Comment	There are many factors not accounted for such as the increasing time delays of getting land rezoned, getting subdivision approval, getting resource consents, getting building consents, etc. This proposal is another planning process causing development delays, shortages of land and hence raising the price of land, development, and building including housing. The partners have put too much reliance on the past and too little on the future.
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/disagree	Somewhat disagree
Comment	Little account seems to be given to the future with autonomous vehicles, increase working from home, more variable working hours, increasing demand for more flexible working conditions, etc.
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/disagree	Do not agree
Comment	Limiting infrastructure by rigid planning is just another way to restrict the supply of land to develop. Local Authorities should respond to demand even if it means having special rating areas.
Question 9: What other points do you wish to make to inform the final Our Space 2018-2048: Greater Christchurch Settlement Pattern Update?	
Comment	Page 31 refers to Map A. However there is no Map A provided. There needs to be more flexibility in allowing new Greenfield areas especially where most of the infrastructure is already close to the boundary of these areas. The areas of Greenfield development proposed for Christchurch City is inadequate to satisfy the demand for house and section living. Hence housing will continue to get more unaffordable until it brings about an economic crisis such as happened in Ireland. Auckland has advanced further down the wrong track. Christchurch needs to take heed of that and start removing restrictions and rules that artificially reduce the supply of land for Urban use. If not the Government may simply open up the flood gates and allow huge areas be available for Urban use.
Attachments	
Greater ChCh Settlement Pattern Update - Submission 26.11.18.pdf 181120 RE-ZONING PROPOSAL SPARKS ROAD.pdf	

I am a Trustee for a Trust that owns land at 36 Leistrella Road, 126 Sparks Road, and 17 Northaw Street. These three 4 hectare properties are within an area called the Henderson Basin which also shows in the Draft for Our Space 2018-2048-Greater Christchurch Settlement Pattern Update as a Projected Infrastructure Boundary on Figure 16.

The east and north edges of the Trust's land is at the 50 year flood level and the land slopes from there into the basin on a very slight slope of 10cm per 100m, i.e. the land slope is 1 in 1000. This eastern 100m of this land is wasted as a retention pond and 4 hectare lifestyle blocks, as the storage volume for a 50 year storm in this area is only 1,800 cubic metres compared to millions in the basin, i.e. the average depth is only 5cm over an area of 3.6 hectares. This 100m strip of eastern land would be far better converted to residential land by filling with material excavated from the western portions of the Trust's land using compensatory storage techniques. This technique is used in all new subdivisions now to create detention ponds to compensate for the extra runoff from the new urban land. By the Trust restricting the development to the eastern 100m of the Trust's land there is also the potential to increase the amount of storage in the Henderson Basin. In addition, by building up the Trust's land to above the 200 year flood level, the Trust's land can act as a bund to protect the existing urban areas to the east of the Trust's land. Please see the attached plan.

The reasons why the area shown to be developed in the attached plan should be included in the Urban Area of Christchurch are as follows:

- The area sought to be included in the urban limits meets all the objectives of the City Plan, and in fact meets most of the priorities, and objectives better than other more outlying areas. It almost appears that the objectives and policies had been written with this land in mind.
- The Trust's land is only 6km to Cathedral Square in a straight line, whereas Rolleston is 22km, Kaiapoi is 16km, and Rangiora is 25km from Cathedral Square. The land is closer to the City Centre than any other Greenfield site.
- The unique advantages of this area for urban development are:
  - i) It provides areas of stormwater cleansing by wetlands and swales for not just this area, but for all areas upstream. It is for this reason that the Christchurch City Council encouraged the Trust's owners to initiate a zone change to the City Plan before the Canterbury Earthquakes.

- (ii) It provides for landscaping wetland areas.
  - (iii) It naturalizes concrete and timber sided drains that have reached the end of their life and have started to cave in.
  - (iv) It provides large active and passive reserve areas.
  - (v) It encourages public access and provides fresh water recreation opportunities especially for families and children.
  - (vi) It can form part of the Christchurch cycle ways/walkways network.
  - (vii) It helps provide part of a very attractive large naturalized part of Christchurch where housing will have direct or almost direct access.
  - (viii) It is not only on the edge of existing residential development, it is becoming surrounded on all sides by existing housing.
  - (ix) The land already has frontage to three roads which have their infrastructure terminated to allow for extension into the Trust's land.
  - (x) It has already had the Engineering carried out for a Plan Change including Hydraulic Modelling, Geotechnical Testing, Traffic Reports etc.
  - (xii) The storage in the Henderson Basin can be increased thereby reducing the flood risks downstream.
  - (xiii) The filled urban land will act as a bund to protect existing urban land to the east from flooding.
- Due to the proximity to the City Centre, and Commercial and Industrial areas, the travel distances for people living on the Trust's land would be much less than some of Christchurch, most of the other proposed Greenfield sites, and several times closer than Rolleston, Rangiora and Kaiapoi. The Trust's land is so close to the City Centre that people can walk to the City Centre in 1 hour and bike there easily within 20 minutes along the new cycleways. Hence developing the Trust's land for residential use is much more sustainable than developing land further out.
  - Much of the Trust's land is already serviced, whereas most other Greenfield sites are not, i.e.

- (i) The roads are in place to serve the area and are less congested than roads elsewhere in the city.
- (ii) The area is well served by Public Transport with the Orbiter and other bus routes on Sparks Road, Hoon Hay Road, and Cashmere Road.
- (iii) The Sewage Treatment Plant for Christchurch City is a much cheaper plant to run than the smaller plants of the outlying towns of Rolleston, Rangiora and Kaiapoi.
- (iv) There are sewer mains in each of the 3 streets that serve this land. Some of these are deep enough to serve much of the site by Gravity alone. The sewer mains and pumps downstream of this site were damaged in places and had to be upgraded and repaired. However, these were meant to be repaired by 2014.
- (v) Water supplies are in each street that serves this area.
- (vi) The SW Christchurch Urban Area is well served by stormwater drains, creeks and rivers. In fact the Henderson basin is proposed to remain as an enhanced detention basin to process stormwater and to detain stormwater so as to keep flood flows to a minimum downstream.

The majority of the Henderson Basin will in time be enhanced by naturalizing waterways, deepening portions to increase detention volumes, and be landscaped to form a large regional park that has unique features such as springs and aquatic life. Such development is shown in outline form on the comprehensive development plans prepared as part of the City Council's SW Christchurch Development Plan.

- (vii) The area is well served by power with two major electrical substations on two of the boundaries of the area.
- (viii) The telecommunication network can be simply extended into the area as the networks go all around the area at present.
- (ix) The area is already well served by reserves. In addition the South Henderson Basin area is already being developed with a large area becoming reserves, wetlands, etc. Extending this to include the land to the east of Henderson's Road is also possible. It is intended that the Trust's land not proposed to be urban land would be gifted to the City Council to become part of the Henderson Basin reserve in lieu of infrastructure contributions.

- (x) There are 4 primary schools, 1 intermediate school, and two high schools in close proximity.
  - (xi) There are two large churches within walking distance.
  - (xii) The area is well served by local shops, service stations, medical centres, large shopping malls to the north, west and east, and pools at Halswell and at Pioneer Stadium. This land already has all the required community and social services already in place.
- Efficient and close public transport is already provided for this area and already provides better access than all the other Greenfield Priority Areas.

This land is so close to the city centre that not only is bike travel viable but so is walking. There is already an excellent bus service to this area.

Car usage will be less for residents of this area than any other Greenfield site due to its proximity to the City Centre and the Commercial and Industrial areas of Christchurch, which are mostly to the south of the city. It is also handy to Canterbury University, Lincoln College, and Christchurch Polytechnic.

- The development of the Trust's land is within the concepts set out in the Christchurch City Council South West Christchurch Area Plan, and a part of the Trust's land was included as one of the first areas to be developed.  
This shows how Urban development can proceed together with the creation of a large reserve, naturalized waterways, walkways, cycle ways, lowland forest and a large reserve for active and passive recreation. This area would attract native wildlife and could be developed to be similar to Riccarton Bush, only much larger.
- The present Trust's land use is probably temporary, as only horticulture and residential use are economically viable due to the high value and high rates payable on such land. Even horticulture has problems with Residential so close, i.e. sprays, noise, dust, etc. Hence the land either gets developed as proposed or remains as 4ha lifestyle blocks. 4ha lifestyle blocks this close to the city obviously are an anomaly that the Christchurch Urban Development Strategy should correct.

The best use for the Trust's land is obviously residential to the East, and a waterway and wetland reserve as shown on the attached plan, with the site providing its own stormwater disposal, as well as providing flood routing of water inflows from upstream as in the past. To leave this land rural while developing rural land twice to five times further out would be to go against the Objective of Urban Consolidation.

Removal of the existing use of the land, grazing cattle (the only viable livestock allowed) from this land removes a potential source of pollution of the streams that surround the site even with all waterways fenced off.

- **Comprehensive Development Plan**

The outline development plan, Attachment 2, shows the vision by the Trust for the area, and forms a discussion document for all the stakeholders. The best time to develop the final plan would be after the New Christchurch District Plan includes this land in the New Neighbourhood Residential Area zone.

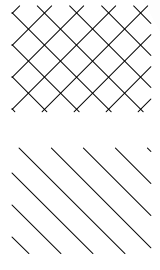
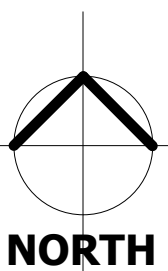
- **Timing**

Of all the areas of Greenfield Development, the eastern part of the Trust's land should be one of the first to be developed for the following reasons:

- (i) It has all the required infrastructure already in place, contrary to other Greenfield sites.
- (ii) It is the closest Greenfield site to the City Centre and therefore the most sustainable area for Greenfield development.
- (iii) It has all the Community facilities already in place.
- (iv) It provides for a much larger reserve area than would be provided by other Greenfield sites.
- (v) It provides the stormwater cleansing for those areas that drain into the proposed wetlands, reserve areas, and naturalised waterways.
- (vi) It removes cattle effluent from the area and substitutes naturalised lowland areas that cleanse runoff and reduce flooding in the Heathcote.
- (vii) It balances carbon use of the Urban Development with the absorption of carbon by the planted reserve areas.
- (viii) The environmental effect overall is much more positive than other Greenfield areas.

- (ix) It provides the start of a unique regional park that could be naturalized with native forests, large springs accessible to the public viewing, naturalized waterways, and naturalized wetlands. As such it would combine in one large park the best features of Hagley Park, Travis Wetlands and Riccarton Bush.
- (x) It can provide links between Westmorland and Schools for children on cycles without having to use busy roads.
- (xi) It adds to the network of scenic cycle ways/walkways.





AREA TO BE GIFTED TO THE CHRISTCHURCH CITY COUNCIL IN LIEU OF INFRASTRUCTURE CONTRIBUTIONS

AREA TO BE RE-ZONED RNN

I am a Trustee for a Trust that owns land at 36 Leistrella Road, 126 Sparks Road, and 17 Northaw Street. These three 4 hectare properties are within an area called the Henderson Basin which also shows in the Draft for Our Space 2018-2048-Greater Christchurch Settlement Pattern Update as a Projected Infrastructure Boundary on Figure 16.

The east and north edges of the Trust's land is at the 50 year flood level and the land slopes from there into the basin on a very slight slope of 10cm per 100m, i.e. the land slope is 1 in 1000. This eastern 100m of this land is wasted as a retention pond and 4 hectare lifestyle blocks, as the storage volume for a 50 year storm in this area is only 1,800 cubic metres compared to millions in the basin, i.e. the average depth is only 5cm over an area of 3.6 hectares. This 100m strip of eastern land would be far better converted to residential land by filling with material excavated from the western portions of the Trust's land using compensatory storage techniques. This technique is used in all new subdivisions now to create detention ponds to compensate for the extra runoff from the new urban land. By the Trust restricting the development to the eastern 100m of the Trust's land there is also the potential to increase the amount of storage in the Henderson Basin. In addition, by building up the Trust's land to above the 200 year flood level, the Trust's land can act as a bund to protect the existing urban areas to the east of the Trust's land. Please see the attached plan.

The reasons why the area shown to be developed in the attached plan should be included in the Urban Area of Christchurch are as follows:

- The area sought to be included in the urban limits meets all the objectives of the City Plan, and in fact meets most of the priorities, and objectives better than other more outlying areas. It almost appears that the objectives and policies had been written with this land in mind.
- The Trust's land is only 6km to Cathedral Square in a straight line, whereas Rolleston is 22km, Kaiapoi is 16km, and Rangiora is 25km from Cathedral Square. The land is closer to the City Centre than any other Greenfield site.
- The unique advantages of this area for urban development are:
  - i) It provides areas of stormwater cleansing by wetlands and swales for not just this area, but for all areas upstream. It is for this reason that the Christchurch City Council encouraged the Trust's owners to initiate a zone change to the City Plan before the Canterbury Earthquakes.

- (ii) It provides for landscaping wetland areas.
  - (iii) It naturalizes concrete and timber sided drains that have reached the end of their life and have started to cave in.
  - (iv) It provides large active and passive reserve areas.
  - (v) It encourages public access and provides fresh water recreation opportunities especially for families and children.
  - (vi) It can form part of the Christchurch cycle ways/walkways network.
  - (vii) It helps provide part of a very attractive large naturalized part of Christchurch where housing will have direct or almost direct access.
  - (viii) It is not only on the edge of existing residential development, it is becoming surrounded on all sides by existing housing.
  - (ix) The land already has frontage to three roads which have their infrastructure terminated to allow for extension into the Trust's land.
  - (x) It has already had the Engineering carried out for a Plan Change including Hydraulic Modelling, Geotechnical Testing, Traffic Reports etc.
  - (xii) The storage in the Henderson Basin can be increased thereby reducing the flood risks downstream.
  - (xiii) The filled urban land will act as a bund to protect existing urban land to the east from flooding.
- Due to the proximity to the City Centre, and Commercial and Industrial areas, the travel distances for people living on the Trust's land would be much less than some of Christchurch, most of the other proposed Greenfield sites, and several times closer than Rolleston, Rangiora and Kaiapoi. The Trust's land is so close to the City Centre that people can walk to the City Centre in 1 hour and bike there easily within 20 minutes along the new cycleways. Hence developing the Trust's land for residential use is much more sustainable than developing land further out.
  - Much of the Trust's land is already serviced, whereas most other Greenfield sites are not, i.e.

- (i) The roads are in place to serve the area and are less congested than roads elsewhere in the city.
- (ii) The area is well served by Public Transport with the Orbiter and other bus routes on Sparks Road, Hoon Hay Road, and Cashmere Road.
- (iii) The Sewage Treatment Plant for Christchurch City is a much cheaper plant to run than the smaller plants of the outlying towns of Rolleston, Rangiora and Kaiapoi.
- (iv) There are sewer mains in each of the 3 streets that serve this land. Some of these are deep enough to serve much of the site by Gravity alone. The sewer mains and pumps downstream of this site were damaged in places and had to be upgraded and repaired. However, these were meant to be repaired by 2014.
- (v) Water supplies are in each street that serves this area.
- (vi) The SW Christchurch Urban Area is well served by stormwater drains, creeks and rivers. In fact the Henderson basin is proposed to remain as an enhanced detention basin to process stormwater and to detain stormwater so as to keep flood flows to a minimum downstream.

The majority of the Henderson Basin will in time be enhanced by naturalizing waterways, deepening portions to increase detention volumes, and be landscaped to form a large regional park that has unique features such as springs and aquatic life. Such development is shown in outline form on the comprehensive development plans prepared as part of the City Council's SW Christchurch Development Plan.

- (vii) The area is well served by power with two major electrical substations on two of the boundaries of the area.
- (viii) The telecommunication network can be simply extended into the area as the networks go all around the area at present.
- (ix) The area is already well served by reserves. In addition the South Henderson Basin area is already being developed with a large area becoming reserves, wetlands, etc. Extending this to include the land to the east of Henderson's Road is also possible. It is intended that the Trust's land not proposed to be urban land would be gifted to the City Council to become part of the Henderson Basin reserve in lieu of infrastructure contributions.

- (x) There are 4 primary schools, 1 intermediate school, and two high schools in close proximity.
  - (xi) There are two large churches within walking distance.
  - (xii) The area is well served by local shops, service stations, medical centres, large shopping malls to the north, west and east, and pools at Halswell and at Pioneer Stadium. This land already has all the required community and social services already in place.
- Efficient and close public transport is already provided for this area and already provides better access than all the other Greenfield Priority Areas.

This land is so close to the city centre that not only is bike travel viable but so is walking. There is already an excellent bus service to this area.

Car usage will be less for residents of this area than any other Greenfield site due to its proximity to the City Centre and the Commercial and Industrial areas of Christchurch, which are mostly to the south of the city. It is also handy to Canterbury University, Lincoln College, and Christchurch Polytechnic.

- The development of the Trust's land is within the concepts set out in the Christchurch City Council South West Christchurch Area Plan, and a part of the Trust's land was included as one of the first areas to be developed.  
This shows how Urban development can proceed together with the creation of a large reserve, naturalized waterways, walkways, cycle ways, lowland forest and a large reserve for active and passive recreation. This area would attract native wildlife and could be developed to be similar to Riccarton Bush, only much larger.
- The present Trust's land use is probably temporary, as only horticulture and residential use are economically viable due to the high value and high rates payable on such land. Even horticulture has problems with Residential so close, i.e. sprays, noise, dust, etc. Hence the land either gets developed as proposed or remains as 4ha lifestyle blocks. 4ha lifestyle blocks this close to the city obviously are an anomaly that the Christchurch Urban Development Strategy should correct.

The best use for the Trust's land is obviously residential to the East, and a waterway and wetland reserve as shown on the attached plan, with the site providing its own stormwater disposal, as well as providing flood routing of water inflows from upstream as in the past. To leave this land rural while developing rural land twice to five times further out would be to go against the Objective of Urban Consolidation.

Removal of the existing use of the land, grazing cattle (the only viable livestock allowed) from this land removes a potential source of pollution of the streams that surround the site even with all waterways fenced off.

- **Comprehensive Development Plan**

The outline development plan, Attachment 2, shows the vision by the Trust for the area, and forms a discussion document for all the stakeholders. The best time to develop the final plan would be after the New Christchurch District Plan includes this land in the New Neighbourhood Residential Area zone.

- **Timing**

Of all the areas of Greenfield Development, the eastern part of the Trust's land should be one of the first to be developed for the following reasons:

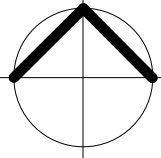
- (i) It has all the required infrastructure already in place, contrary to other Greenfield sites.
- (ii) It is the closest Greenfield site to the City Centre and therefore the most sustainable area for Greenfield development.
- (iii) It has all the Community facilities already in place.
- (iv) It provides for a much larger reserve area than would be provided by other Greenfield sites.
- (v) It provides the stormwater cleansing for those areas that drain into the proposed wetlands, reserve areas, and naturalised waterways.
- (vi) It removes cattle effluent from the area and substitutes naturalised lowland areas that cleanse runoff and reduce flooding in the Heathcote.
- (vii) It balances carbon use of the Urban Development with the absorption of carbon by the planted reserve areas.
- (viii) The environmental effect overall is much more positive than other Greenfield areas.

- (ix) It provides the start of a unique regional park that could be naturalized with native forests, large springs accessible to the public viewing, naturalized waterways, and naturalized wetlands. As such it would combine in one large park the best features of Hagley Park, Travis Wetlands and Riccarton Bush.
- (x) It can provide links between Westmorland and Schools for children on cycles without having to use busy roads.
- (xi) It adds to the network of scenic cycle ways/walkways.

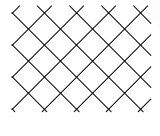


# LEWIS & BARROW LTD

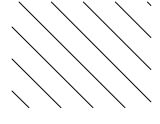
Consulting Civil And Structural Engineers



**NORTH**



AREA TO BE GIFTED TO THE CHRISTCHURCH CITY COUNCIL IN LIEU OF INFRASTRUCTURE CONTRIBUTIONS



AREA TO BE RE-ZONED RNN