

**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 do not wish to speak at the hearings
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	Agree.
Comment	I believe that further Greenfield land is required to the EAST of Rangiora to provide sufficient capacity for housing growth and to balance the Rangiora township. I support and encourage the fast tracking of changes to the Regional Policy Statement so the Waimakariri District Council (WDC) can consider this land for rezoning and thus provide the Council with sufficient land for housing and infrastructure development, which can be released and completed in a timely manner.
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	
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	No 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	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. <i>Do you agree or disagree this is sufficient and in the right location and why?</i>	
Agree/disagree	
Comment	No 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	Neither agree nor disagree
Comment	I believe, a better basis to assess demand on, is to reflect upon the significant growth that Rangiora has experienced since the Christchurch Earthquakes - which demonstrates high demand.
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	
Comment	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. <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	I strongly support the identification of further Greenfield areas which can easily be serviced with infrastructure. The areas that have been identified in Rangiora fall within the projected infrastructure boundary in the Regional Policy Statement. It is my understanding that this area has been flagged for growth since the initial proposal to establish the urban limit through Proposed Plan Change 1 in 2007. Removing the current constraints on development of the identified areas offers the most resourceful way for Council to meet its development capacity obligations.
Question 9: What other points do you wish to make to inform the final Our Space 2018-2048: Greater Christchurch Settlement Pattern Update?	
Comment	I support the areas selected for inclusion in the RPS as 'Future Development Areas' and support the fast tracking of any amendment necessary to that document to remove current constraints on developing those sights. I would encourage the Panel of members of the Greater Christchurch Partnership to consider the proposal to defer decisions on 'when future development areas' may be developed at the District Plan Review level carefully. I believe to defer these decisions to the District Plan Stage risks adding significant delays to the release of land, and thus may impact on the Councils abilities to meet their obligations under the National Policy Statement on Urban Development Capacity. I believe greater certainty for landowners and the community should be given careful consideration.
Attachments	