

Submission No: 027

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

-Received via online submission form-

Submitter details

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I am completing this submission	For myself

Hearings

Do you wish to speak to the hearings panel?	I wish to speak at the hearings
Phone number	██████████
Preferred location to be heard	Please note that I am unavailable from 22.02.2019 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
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Comment	It is interesting that two of the fastest growing areas in NZ are Selwyn and Waimakariri. The CCC have unfortunately used the Resort Consent Act to stifle easy and cost effective development within the city boundaries. There is plenty of safe Greenfields space within 7-8kms of the central City. The loss of rates for the CCC has been enormous already with people moving out of the CCC area. It is already apparent the areas that are being encouraged for redevelopment are already looking like slum areas with the small houses and small blocks. The traffic to these areas is diabolical at critical times of the day. There are still good 'rural' blocks within Ch-Ch central with good transport systems and future bikeways planned right on the doorstep. Unfortunately, and questionably, CCC have placed the urban boundary right around two blocks we own in the middle of the city area at 195 Port Hills Road and 125 Scruttons Road, which CCC have, on record, tried to buy on several occasions. Both blocks of and are surrounded by CCC land. Please see the attached submission.
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	Do not agree
Comment	I find it incredibly disturbing to find in last weekends 'The Press' that Real Estate Agents are advertising the fact that CCC are 'gifting' up to \$25,000K of the people of Christchurch's money to anyone that purchases an apartment in the City. This is an appalling abuse of our rates. The CCC has had the opportunity to create some terrific opportunity's for Residential Mixed density zoning and also Mixed Residential / Business Density zoning within the Christchurch City area. Major international studies have shown sprawling cities to be much higher on a quality of life index.
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	Is it the responsibility of the ratepayer of Ch-Ch to provide and fund social and affordable housing? Is this a financial success for the CCC? We pay for social housing through our taxes, so this is a double hit. It is proven through other Councils that these are not a successful investment. Making more land available will ensure land prices come down anyway.
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	Somewhat disagree
Comment	I think that it is important the CCC is open-minded with new commercial development within suburbs. It was well noted in the times of the Earthquakes that these suburban communities needed more commercial activity within themselves. Not everyone wants to shop in a Mall or the City, especially those that were in these places during the Earthquakes. They are not a joy to be in and are not community-minded in the slightest. It is important that suburban communities are allowed to grow and be allowed to develop as a community centre for the people of that area.
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	Do not agree
Comment	Why not make more land available instead of having just enough? As a Policy this has failed dismally in the past. This does not seem to be sensible forward thinking and could be detrimental to future growth.
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	Do not agree
Comment	Is Statistics NZ asking the right questions of what people are wanting or are the peoples answers being dictated to by the constraints put on them by previous poor planning?
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	Do not agree
Comment	It appears that the promotion of greater densities around malls and other key centres is already leading to higher crime and slum-like living on top of each other. Not all of the population want a unit or a tiny section without a backyard or garden. I am pleased to see that action is taking to provide rapid transport along transport corridors.
Question 8: Our Space aligns with broader infrastructure planning (including wastewater, water supply, storm-water, 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	Neither agree nor disagree
Comment	We have been at 125 Scruttons Road, 8kms from the city, for 27 years and still do not have sewerage, no curb and channelling or street lighting. Wouldn't it be nice if the CCC looked after their ratepayers first?
Question 9: What other points do you wish to make to inform the final Our Space 2018-2048: Greater Christchurch Settlement Pattern Update?	
Comment	It is noted in the attached submission that an agreement between the planners for CRL and CCC that 195 Port Hills Road is generally well located for urban activities and importantly that rezoning of this site has merit. Therefore, we do not understand why the urban boundary was placed on the only block of land on Port Hills Road - the main road between Lyttelton and the City which is surrounded by commercial and housing blocks? Is it because CCC have tried to buy this and the land at 125 Scruttons Road several times to no avail?
Attachments 1004.residential-Closing-Legal-Submissions-16-9-15	

