

# 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: Hamish Wheelans

Address:

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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? Group of Development Companies

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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:

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## 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

The inclusion of additional land within Selwyn and Waimak districts is helpful however the availability of development land within Christchurch City is becoming constrained. Ground improvement on land zoned residential and currently undeveloped within Christchurch leads to such land becoming uneconomic to develop. As Christchurch has constraints such as CIAL Noise Contours, the Greater Christchurch Partnership should be considering further expansion of townships such as West Melton, Prebbleton, Woodend to cater for any shortfall.

#### 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

It is clear that the aim is to significantly increase the stock of multi-unit dwellings, irrespective of demand profiles. 60% of new growth is to be met by multi-unit developments (page 11), whereas demand for this type of housing would anecdotally be in the 15-20% demand profile. Local authorities determining the form of housing its residents should be allowed to live in goes beyond planning and becomes controlling. Furthermore the constraint of land supply for greenfields subdivision within Christchurch will have the effect of increasing the cost of raw or undeveloped land, feeding through to the increasing cost of housing for the majority of the market. Whilst multi-unit developments may use less land, they are more expensive per square metre to build due to the complexities of vertical height and multi-level.

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?**

Having an action plan is one thing. Being able to achieve that action plan is somewhat different. Private developers are unlikely to consider affordable housing as to achieve this would require cross-subsidisation by those which are not termed 'affordable'. If central/local government undertake to meet the cost of that subsidization, such as Kiwibuild then the action plan may have merit, otherwise it will not work.

**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

Requiring new commercial development within Key Activity Centres contradicts having availability of business and convenience shopping that can be reached without modes of transport. Constraining business locations will also lead to more bulk retail which has the effect of tipping the balance against the small shop, the shoe repair shop, the tailor, small food offering, etc, thereby sterilizing variety of offerings to be based around malls type shopping.

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

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## 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

Population growth is dynamic. Growth areas of Greater Christchurch will change and the factors leading to those changes may be unforeseen, taking into account technology, travel times, transport modes, self drive vehicles, ride sharing, etc. The ring fencing of townships based on currently known factors, growth models and reverse view economics will not enable growth locations to move with the needs of the population and technology.

## 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

I agree that growth should occur around KAC's however there is no allowance for a new KAC to be created. Northwood SupaCentre is an example of a centre that was not foreseen to the extent that it exists today. Planning environments need to be able to cope with change rather than being rigid.

Townships such as West Melton must have the ability to grow in form, extent and shape to enable greater retail offering, accommodation, businesses, to ensure alternative modes of transport are also cost effective and efficient.

#### 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

I feel it is hard to disagree with this question however I dont think the question invites commentary around delivery options of these forms of infrastructure. A more appropriate question would be to ask whether privately supplied infrastructure to encourage growth would be appropriate if it meant the population could have greater say in where and what form of housing they chose to live in, rather than this being determined by local and regional councils. Private and public sector needs to work together to deliver good outcomes.

Other

#### Question 9

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

I submit that the Settlement Pattern Update is based around planning ideals of constraining greenfield growth within Christchurch in the unproven hope that the population will embrace high density living. 45% of growth to be met by redevelopment of existing housing areas (through intensification) is unlikely to occur (figure 12). Furthermore constraining growth in Selwyn and Waimak to a handful of centres removes the potential for townships such as West Melton to grow, enabling efficiency in infrastructure and modes of travel.

I believe the update understates the growth that will occur in Selwyn in favour of Christchurch. Since 2011, Selwyn District has extracted a large population from Christchurch City based on better provision of land, wider scope of living environments and a more pro-active council in delivery of infrastructure. This will continue.

#### Submissions are public information

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.