

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

-Received via online submission form-

Submitter details	
First name	Richard
Last name	Graham
Email	[REDACTED]
Street name and number	[REDACTED]
Suburb	[REDACTED]
Town/City	Christchurch
Postcode	[REDACTED]
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	[REDACTED]
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. <i>Do you agree or disagree with this approach and why?</i>	
Agree/disagree	Do not agree
Comment	<p>My submission is that the urban growth plans, including this document, have failed to answer the primary question as to whether growing Greater Christchurch to over 600,000 people represents the best outcome for the region.</p> <p>This plan takes a directive from Statistics NZ on population growth and then identifies land to house those people on but fails to question whether Greater Christchurch should want to grow to over 600,000 people or whether the needs and desires of the current population and the existing environment are better served by a different growth curve or potentially no population growth at all.</p> <p>There is no assessment of the impact of further urban expansion on the existing rural amenity. Further afield there is no assessment of how increasing Greater Christchurch's population impacts on holiday destinations within the Canterbury region and how they will cope with rising demand and ever decreasing amenity.</p>
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	Agree
Comment	All new developments should be encouraged to provide a range of housing typologies that provide for a range of family sizes and requirements.
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	

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	Agree
Comment	New commercial development should be contained within existing commercial hubs where possible, particularly encouraging greater activity within the CBD.
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	Agree
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	Do not agree
Comment	<p>I do not dispute the figures that the Statistics NZ projections are providing but I have serious concerns that there does not appear to be a rigorous process to determine whether Greater Christchurch should be accepting those levels of population growth.</p> <p>There needs to be a study undertaken to determine how to achieve the best outcome for Greater Christchurch - how does Christchurch become the best little city in the world - and how the urban form, population numbers, transport links, recreational infrastructure fit into that outcome.</p> <p>The current draft strategy seeks to find an answer to a projected population number without questioning if the end population number is the best outcome for the region.</p>
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	Agree
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	Do not agree
Comment	<p>The infrastructure planning is only required once the assessment work has been done to confirm the optimum population figure, not so we can accommodate a population that is based on a statistical projection.</p> <p>There is nothing 'sustainable, creative or cohesive' about the manner in which the projected population for 2048 has been determined and this work needs to be undertaken before this strategy is adopted.</p>
Question 9: What other points do you wish to make to inform the final Our Space 2018-2048: Greater Christchurch Settlement Pattern Update?	
Comment	My key concern about this process and proposed strategy is that it is based on a statistical projection from Statistics NZ and a strategy is being developed to provide housing and infrastructure for an arbitrary number of people without any rigorous work being undertaken to determine what the ideal population of Greater Christchurch should be in order to develop the best City we can.

Population growth for the sake of growth is not usually a good outcome and we need to be asking better questions at the front end of the process around:

1. What is the vision we are seeking to achieve in the medium - long term?
2. How and why will this benefit our town/City, region and country?
3. What are the optimum population levels we should be targeting?
4. How do we create a sustainable and buoyant economy without sole reliance on constant population growth?

The strategy in its current form is deficient as it only seeks to provide an answer to a statistical projection on population rather than asking the questions to determine what the optimum population should be. It may be that the answer is that we only want 500,000 people and other locations/solutions will need to be found beyond that.

Attachments