

From: [Crofts, Voyna](#)
To: [Mailroom Mailbox](#)
Subject: Chapter 6 CRPS submission
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Attachments: [image001.png](#)
[submission_ecan_saved.PDF](#)
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- (1) reply promptly to that effect, and remove this email and the reply from your system;
- (2) do not act on this email in any other way.

Thank you.

RMA FORM 5

Submission on publicly notified Proposed Change 1 to Chapter 6 of the Canterbury Regional Policy Statement

CLAUSE 6 OF SCHEDULE 1, RESOURCE MANAGEMENT ACT 1991

Note to person making submission:

The submission period for Proposed Change 1 to Chapter 6 of the Canterbury Regional Policy Statement closes at **5pm Monday 15 February 2021**.

To return this form you can:

- email it to **mailroom@ecan.govt.nz** (subject line: Chapter 6 CRPS submission)
- post it to **Customer Services, Environment Canterbury, PO Box 345, Christchurch 8140**

Your submission (or part of your submission) may be struck out if at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

To: Environment Canterbury

1. Submitter details

Please note: all fields marked with an asterisk () are required.*

Name of submitter(s)* _____

Submitter address* _____

City/Town* _____ Postcode* _____

Contact name (if different from above) _____

Contact organisation _____

Contact email address _____

Contact address (if different from above) _____

City/Town _____ Postcode _____

Contact phone number _____

Please note that by making a submission your personal details, including your name and contact details, will be made publicly available in accordance with the Resource Management Act 1991. While all information in your submission will be included in papers which are available to the media and the public, your submission will be used only for the purpose of this process.

2. Trade competition declaration* (Please tick the statement that applies)

I could gain an advantage in trade competition through this submission.

☐ Yes ☐ No

If yes: I am directly affected by an effect of the subject matter of the submission that

(a) adversely effects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

☐ Yes ☐ No

Note: *If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.*

3. Submission details*

☐ I am enclosing further supporting information in addition to this submission form.

Provision to which my/our submission relates: <i>(Please specify the provision or other aspect of the proposed change your submission relates to)</i>	My/our position on this provision is: <i>(Select one option)</i>	My/our reasons for supporting/opposing the amended provisions are:	The decision I/we want is: <i>(Please specify if you want the provision to be retained, amended or deleted)</i>
	<input type="checkbox"/> Oppose in part <input type="checkbox"/> Oppose in full <input type="checkbox"/> Support in part <input type="checkbox"/> Support in full		
	<input type="checkbox"/> Oppose in part <input type="checkbox"/> Oppose in full <input type="checkbox"/> Support in part <input type="checkbox"/> Support in full		

2. Submission details*

	<input type="checkbox"/> Oppose in part <input type="checkbox"/> Oppose in full <input type="checkbox"/> Support in part <input type="checkbox"/> Support in full		
	<input type="checkbox"/> Oppose in part <input type="checkbox"/> Oppose in full <input type="checkbox"/> Support in part <input type="checkbox"/> Support in full		

Signature of submitter (or person authorised to sign on behalf of submitter) _____ **Date** _____

Note: A signature is not required if you make your submission by electronic means.

Submission on

Identify Future Development Areas in Rolleston – and Amend Selwyn District Plan

6.3.12 Future Development Areas

6.3.3 Development in accordance with outline development plans

6.3.1 Development within the greater Christchurch area

I would like the Selwyn District Plan (or the Greater Christchurch plan) to be amended to see all Rural Inner City Plains land rezoned into rural residential, or smaller.

This would free up hundreds of larger sections for housing instantly, with perhaps minimum of half acre - 1 acre lots in some areas.

My submission particularly relates to the parcels of land zoned as Rural Inner city Plains around the township of Rolleston and specifically the district of Weedons

Enabling private land owners with 5 -10 acres lots and above, to go to smaller lots without the huge cost, red tape and insane timeframes associated with private plan changes, would be hugely beneficial for housing developments that are needed in the short term.

Weedons is the closest district to Rolleston and West Melton, being nestled in between both of these areas, and closer to the city than both of those districts, and also very close to the new Film Studio development on the corner of Maddisons and Kirk Road, being about 3 k's or less.

The new Southern Motorway gives Weedons and its residents the closest and fastest access to the central city coming right to Weedons Ross Road is easily accessible , and with only a 20 minute drive time to Christchurch City has reduced travel time, emissions, and fuel usage.

Weedons has its own highly regarded school, brand new community centre, golf course, tennis courts and a very strong cricket club. These would all benefit greatly by a stronger population within this district. –

Weedons is a district that has historical significance, and it would be such a shame to see this district disappearing and being blended into Rolleston and the Rolleston Industrial area.

There are a large number of applications for private plan changes from Inner City Plains to Living Z in and around Rolleston and West Melton, and it would seem a very sensible and reasonable next step to take for the Selwyn District Council.

Instead of Selwyn District Council preventing the population growth in Weedons, this should be a priority district .

The Rolleston town water and sewerage services are now practically on the doorstep of this district, so it could easily be extended to accommodate this area.

There is a general lack of larger sections in the Selwyn District, and when they do become available are very sought after.

6.1.5 Rural Residential Impacts

Although there is already large industrial development to the West of Christchurch, I would not agree that the land pattern for the district of Weedons has been established.

I would also find it doubtful that the Rolleston Izone, or the Lyttelton Iport require more land to be put aside for future development.

At the moment the Rolleston Izone is the largest industrial park in New Zealand, with around 500 acres, and the Iport has doubled that - notwithstanding the huge Ngai Tahu developement still to be actioned, which is also several hundred acres.

There has been huge Industrial growth with rezoning of the Rolleston Izone and Iport with private developers misuse of some of the best farming soils, and best situated land, and this is continuing and alarmingly heading towards the city rather than away from it .

There is also an alarming swing in the number of quarries taking advantage of the best soils and the best sited land that would otherwise be perfect for housing. The fact that this is being allowed in the Greater Christchurch area is surprising everyone.

If more land is however to be set aside for Industrial growth inc quarrying, I submit it should be moving away from the city and the Greater Christchurch Area, not be taking up prime housing opportunities for the growing population, especially within easy reach of the new Film Studio. This would also have to be taken into account with regards to the proposed Roydon Lodge quarry, that is being appealed at the moment.

I suggest that more land further out of "Greater Christchurch", could be set aside for development of Industrial, perhaps further to the SouthWest towards Burnham prison, - and the spread of the Izone and Iport should **not** be heading towards the central city and the district of Weedons, encroaching on and eventually wiping out adjoining districts.

Weedons deserves a future, the people that live there are passionate about the area, visitors describe it at 'a hidden gem' and often comment 'great little spot you've got here',

however Selwyn District Council and private developers seemed hellbent on wiping it out with their Industrial growth rezoning and quarrying applications.

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