

Index

Page 1 – 6	Submission Response
Page 7	Original Submission
Page 8 – 13	Rural Residential Strategy adopted June 2014
14 – 15	History of Weedons
16	Map of 619 Maddisons Road
17	Map of springs ward
18	Part of springs ward for decrease
19	Map of inner plains
20	Weedons and surrounds
21	Part of springs Ward inc Weedons and surrounds

V Crofts

DPR-0503

FSOO1

Submission Response

10 acres= 4.40 hectares

5 acres = 2.20 hectares

1 acre = 0.4047 hectares = 4047 square mtres.

Hello, my name is Voyna Crofts and I live on Maddisons Road, Weedons

I have lived in Weedons for 55 years -So although I do not have any 'expert' witness's, I have a fairly comprehensive knowledge and understanding of our area and surrounds.

The district of Weedons now sits in 'Springs' Ward – and also now seems to sit within the boundary of Rolleston

Weedons is an area with dry and very stony soil, which makes it perfect for building, with no threat of liquefaction.

Weedons is between Rolleston and Templeton heading towards Christchurch, and sits in an amazing location, central to Rolleston, Templeton, and West Melton, and minutes away to direct access to central Christchurch on the Southern Motorway and the new Film Studio development on Kirk Road.

In my submission I agreed with Roger & Gwenda Smithies to enable subdivision of 1 acre lots to allow for more growth and significantly more lifestyle options around the fringe of Rolleston.

I would suggest that the SDC look at decreasing the density in the Rural Inner Plains from 10 acres to 1 acre for this sole purpose, under the "Rural" zoning.

This could apply to all, or part of the Inner plains or to all or part of the Springs Ward, to include Weedons and with special attention given to the land between Rolleston and Templeton heading towards Christchurch.

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.

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

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 not agree that the Rolleston zone or the Lyttelton port require more land to be put aside for future development especially not heading in the direction of Christchurch City.

Planning for Quarries and industry should not be creeping towards Christchurch, they should be kept away from our prime housing opportunities.

All landowners would have the option of going down to 1 acre lots (0.404686 hctres) **more or less** for the purpose of lifestyle housing, incorporating one house per acre (0.404686 hctre). –

Rules should apply around 1 dwelling per acre specifically for lifestyle housing and not for business use, taking out any reverse sensitivity issues.

This would create an important living option to increase wellbeing and promote healthy living within the Selwyn District and would give people other choices. This is an option that Selwyn district is severely lacking.

Being in close proximity to existing settlements and within 30 km of central Christchurch and with little land available for this option in Christchurch, Selwyn could cater for this, and planning wise, it would create a buffer between industrial and townships , and makes total sense.

There are potentially hundreds of lifestyle parcels of land that would become available if the council looked at bringing down the minimum land area for the Inner plains.

Town water supply and sewerage pipes are now within 1 or 2 blocks away from Weedons and most of the inner plains area, and in my submission Selwyn District Council should continue to lay the pipes to supply access to these necessities to any new lifestyle blocks.

In my opinion this could and should be fast tracked as has the changed urban density rules in Rolleston.

To get the ball rolling - I am asking to subdivide my block at 619 Maddisons Road, LOT 1 DP 68141 BLKS XV XVI ROLLESTON SD from 5 acres down to a minimum of 1 acre lots, whether it be built on immediately or in the future. I am 66 years old, and am struggling to keep up with 5 acres. This is very unlikely to ever become a productive block. This was previously my father's horse racing stables. This has been my home for most of my life I would like to continue to live there. I believe these are relevant and reasonable points for you to consider consenting to this. There would be no adverse environmental effects arising, and there is a large road frontage for easy access. I am in the same block at the new community centre, Tennis Court, Golf Course, and 2 blocks from Weedon's School. This would be solely for the purpose of lifestyle housing with no business use. This would be subject to SDC bringing the town water supply and sewerage pipes down Maddisons Road.

In my original submission I also suggested that parts or all of the Rural inner plains with an area of 10 acres **or less**, be looked at for Rural Residential zoning. As I understand it, rural residential would allow half acre lots.

I am sure you are all familiar with the 'Rural Residential Strategy adopted in June 2014, and instead of me going over it all I have included this in the paperwork that I will hand to you. It does reiterate all that I have said.

But, now, and two years later because of certain unforeseen aspects arising, there are potentially a couple of 'elephants in the room' that may come into play, that were unknown at the time of writing

The 1st one being the areas of land now deemed to be productive LUC 1-3 land,

Weedons has, over the years, like most of the inner plains, gently changed from larger farming blocks of 20 acres or more down to 10 acres (4.4 hectares) or less non productive blocks. The soil that has recently been deemed 'productive' is extremely dry and stony, making it difficult to grow anything without large irrigators.

In my opinion, I believe that any land units of 10 acres or less would be unsuitable and very unlikely to become "productive".

People living on these smaller blocks do not in general own large expensive farming equipment for food production, but are more likely to have full time jobs larger houses and own boats.

In the last few years, a lot of the large land areas that were being used for food production have now been rezoned to small Industrial sections, and are also now being turned into quarries. This has been despite a lot of opposition specific to productive land use.

While the quarries want to dig up the stones to cart them to different areas, the stones are already there on this inner plains land, waiting to be built on!

Decreasing the remaining inner plains land size to 1 acre, would stop the spill of industrial sections and quarrying into some of Selwyn's finest locations, and be of great value to the City of Christchurch and Christchurch district council. → I would mention again the proximity to the new Film Studio development on Kirk Road.

Note; *As my land, has recently been assessed as LUC3, I suggest that being productive is quite difficult on a small 5 acre block like mine, and at my age I am unlikely to produce anything at all.*

The 2nd one is Christchurch Airport proposing a new flight path that doesn't include the Intensive Urban development area planning in Rolleston

Christchurch Airport said . - Nov 6th 2017, : Aircraft landing in Christchurch will soon fly higher over the city making less noise and emitting less carbon dioxide,

If that is the case, then surely flight path could be significantly reduced in size, . Would this would impact the airport or the aircraft at all??? Its mystifying why flight path changes direction to suit development? The flight path has not ever been over central Weedons and never been anywhere near my place or West Melton in the last 100 years.

In my opinion, It is strikingly coincidental, that when major subdivisions are proposed under the flight path, experts are brought in and the flight Path is changed

The projected population growth in the next 10 years is huge, and it doesn't seem reasonable for the airport to curtail growth on the fringe of Rolleston in the best of locations.

Forbes says :: Why would a flight path change?

Varying weather and operational conditions influence the flight patterns of aircraft near airports. Wind has the greatest impact on flight paths as aircraft need to land and take-off into the wind. **As the wind changes, the flight paths change accordingly.** – there is nothing said about altering the flight path to cater to intensive urban development.

It seems unreasonable that Christchurch Airport can restrict housing and development in the Selwyn District over 15 km's away. Its tricky to find maps, but i'm pretty sure that aircraft already fly over built up areas.

Looking at the minimum land area in the Rural inner plains at 1 acre, would therefore not be considered 'residential' but still 'rural' .

Another option that could be looked at would be optional halving any land holdings under 10 acres in the Rural inner plains.

Taking into account the incredible location in relation to Christchurch City, Rolleston, Templeton and West Melton, I believe it's the right time for this to happen

I am hoping the commissioners will place more importance on housing options in Selwyn at this time

In summary, I want land holdings in the Rural inner plains or in the Springs Ward including Weedons - of 10 acres or less, to be decreased to 1 acre for the purpose of rural lifestyle housing looking especially at land between Rolleston and Templeton. I want this fast tracked, and I want SDC to supply the infrastructure for the town water supply and effluent disposal for properties to join.

If this is not put in place now, Selwyn District will miss this very important opportunity for years to come.

This is Sensible and Clever and the Most Logical direction for Efficient and Effective planning and for the flow of Rolleston

There has been mention of Constraints on land in other directions other than where the Carter Group are wanting to develop? , -shouldn't constraints on perfect locations be either rectified or overruled on occasion? Isn't that the point of having planning and submissions?

There has been a lot of mention of shortages in medium density sections. This must also apply to lifestyle planning.

Thank you for your time.

I support the submission made by Roger & Gwenda Smithies to enable subdivision of 1 acre lots to allow for more growth and significantly more lifestyle/house and garden options around the fringe of Rolleston, while still allowing more New Zealanders to have the luxury of being within close proximity to Christchurch Central City.

In addition to this I would like to submit that SDC consider and implement the rezoning of ALL inner city plains land in the Selwyn area to Rural Residential, with minimum of 1 acre lots.

This would free up a huge amount land for housing instantly.

The inner city plains zoning is now very outdated, with private plan changes everywhere, therefore smaller rural sections of 1 acre would be of far greater benefit to the growing population than 10 acres, therefore the Inner City Plains zoning should be amended to Rural Residential 1 acre lots, with special consideration around the fringe of Rolleston.

I would like to suggest specifically that the district of Weedons be included in rezoning to rural residential.

There is now the need for the close surrounds of Rolleston to be used for housing, and Weedons is the closest and best positioned district with safe and stoney soils that prevented liquefaction in the 2010 and 2011 earthquakes.

Weedons sits in closest proximity to Rolleston, Templeton and West Melton, minutes from the Motorway with fast and direct access to the central city, and minutes away from the new Film Studio in Kirk Road. It is perfectly situated for access to everything.

With rezoning of over a thousand acres for industry and commercial property, only blocks away, all being provided with water and sewerage disposal, I would suggest that adding the services required for housing with an adjoining area would be relatively easy to accomplish, and certainly worth the council's investment.

There are so many plan changes now all over the district, and mostly by developers, who can afford the huge fees associated with plan changes, that land owners have sold land for less than its worth, and this seems very unfair.

Instead of landowners having to sell their propertys to developers because of the huge fees and complicated processes and timeframes associated with subdivisions, this would benefit land owners directly, and make it a simple and timely solution to the housing shortage.

And at the moment it's a 'who's lucky' situation which is ridiculous and unfair.

This would also deter the unwanted quarrying of prime land in huge blocks in some of the best housing positions in New Zealand.

I suggest that the amended rezoning would be vital for the inevitable population sprawl between Rolleston, West Melton and Tempelton, and would be an attractive buffer for the larger lots further from the city, and would be a very forward thinking move for Selwyn District Council.

V. Crafts



22/4/2021

Rural residential strategy adopted June 2014

2000 sq metres = ½ acre

Historically

3.1 There has historically been a high demand for parcels between 2,000m² to 5,000m² in size with a rural outlook for lifestyle living in Selwyn District. This is particularly true for locations in close proximity to existing settlements and within 30km of the boundary with Christchurch City. Prior to the Living 3 zone, rural residential activities were administered predominantly through Existing Development Areas (EDA's), Living 2 zones and the utilisation of larger 4ha parcels within the Rural (Inner Plains) zone for lifestyle living purposes.

3.2 A broad range of densities have unfolded as development has been directed by individual plan change requests/variations and consented activities that have been driven by the aspirations of individual land owners.

3.3 This market-led approach has been variable in achieving an appropriate rural residential form, function and character within developments, contributing to: ♣ costly and fragmented infrastructure services ♣ incongruous interfaces between rural and urban areas ♣ future growth options of Townships being impeded ♣ giving rise to amenity conflicts and adverse reverse sensitivity effects between productive rural land uses and occupants of lifestyle blocks ♣ in some cases, large lot subdivisions have been created that display a suburban rather than a rural residential form, function and character

3.4 The absence of a strategic planning framework to guide rural residential growth has generated a perception that intensification of small rural land holdings on the periphery of townships is generally accepted as being appropriate. The expectations of land owners have been raised, which has resulted in property speculation and increased pressure for subdivision.

EDA's, and rural residential environments in general, are often difficult to retrofit to residential densities as: ♣ not all land owners have development aspirations and enjoy the existing amenity ♣ the subdivisions rely on infrastructure designed for a limited number of households ♣ ad hoc subdivision of lots can lead to numerous rear driveways and a lack of connectivity through the area ♣ the developments are predominantly serviced by individual septic tanks or small scale sewerage treatment plants and bore supplied water

Variation 23 – '1km Rule'

3.22 Variation 23 to the Rural Section of the Proposed District Plan (PDP) removed the '1 Kilometre Rule' (1km Rule), which promulgated the development of rural zoned land to rural residential densities on the periphery of townships. The proposed densities were one house per hectare within a kilometre perimeter of the district's primary settlements and within 0.5km of the majority of smaller townships.

3.23 Decisions on Variation 23 formalised the removal of the 1km Rule from the PDP in December 2006. It was considered that this type of planning approach would facilitate ad hoc development.

This in turn, could have resulted in adverse environmental and infrastructural effects that would be inconsistent with the urban policy framework of the District Plan.

3.24 The decisions on Variation 23 considered there would be significant benefits in providing a low-density residential Living 2 zone to replace the 1km Rule and to rely upon submissions to define the limits of this zone³⁵. It was concluded that the 1km Rule was contrary to the 'no zoning' approach of the District Plan at the time

Historic outcomes Lifestyle living in the rural zones of Selwyn district 3.25 The SDP identifies that the single most significant resource management issue affecting the Plains is the demand for small allotments less than 4ha in size for residential development³⁶. 3.26 It is evident that some land owners purchase 4ha parcels for lifestyle purposes in the absence of affordable low-density living environments. These land holdings often become difficult to manage as only a small portion of the land is required for living purposes, with the remainder having to be maintained. This is a particular hindrance where a land owner's primary income is from employment in Christchurch City or other urban areas in the district. 3.27 The management of rural properties require a range of skills to ensure hedges and trees are trimmed, stock is appropriately cared for, weeds are managed, pasture and soil quality are maintained and fire hazards are avoided. There is anecdotal evidence suggesting that not all residents occupying lifestyle blocks and smallholdings have the skills necessary to manage rural land and stock to the necessary standard, and the rural land resource is underutilised as a result. 3.28 There are varying perceptions of what life in rural areas should entail, including amenity attributes and expectations that people hold about rural amenity³⁷. Occupiers of lifestyle blocks anticipate a quiet and pleasant semi-rural retreat, where they are not unduly affected by close neighbours or the fast pace of urban areas.

3.29 However, these ideals can conflict with the nature of rural zones, where the SDP recognises the utilitarian and functional qualities of the rural environment to support agriculture, productive land uses and strategic infrastructure. Rural activities invariably generate noise and odour emissions, vibrations, earthworks, spray drift, stock movements and other effects commensurate with primary production. Conflict can arise within established rural residential enclaves that are subject to the Rural Volume of the SDP where rural activities are provided for as permitted activities. 3.30 Conflicting land uses often lead to adverse reverse sensitivity effects, which arise where a new incompatible land use is introduced into an environment. This has the potential to limit the operation of existing (rural) legitimately established activities³⁸. The prevalence of reverse sensitivity effects and rural amenity conflicts prompted the Ministry for Environment to produce several brochures and publications in 2001 to educate urban dwellers contemplating a move t

3.31 The use of rural land holdings for predominantly lifestyle purposes can result in adverse visual effects through the domestication of the rural environment. This arises where extensive lawns, urban type fencing, exotic vegetation and garden structures that represent urban characteristics contrast with the utilitarian nature and openness of the rural landscape. 3.32 Most dwellings and their associated curtilage areas in rural settings display urban traits, but these can undermine rural landscape values where the cumulative effects of too many dwellings in proximity to each other collectively create an overabundance of domestication in the landscape.

3.33 The pressure to subdivide rural land holdings that have been utilised for predominately lifestyle purposes are exacerbated where the properties are located in close proximity to existing urban

settlements. There is a perception from land owners that these areas are in a holding pattern for future intensification⁴¹. This arises from the high demand for larger residential sections with a rural outlook close to the social, employment, schooling, recreational and retail opportunities afforded by urban settlements.

3.34 Subdivision also provides land owners with the opportunity to achieve a capital gain and to reduce the time and effort often associated with maintaining large properties. The chances of conflict occurring between activities in the rural environment are significantly increased where subdivision increases the number of small land holdings located close together and where the pattern of settlement intensifies as a result⁴². Furthermore, the intensification of peri-urban areas can inflate property prices, increase rates, and make it difficult for established rural activities and strategic infrastructure to expand⁴³.

3.35 The lack of direction and control as to the form and location of rural residential development in the SDP prior to the Gazetting of the LURP made the management of cumulative effects associated with incremental change to the rural environment and growth of Townships difficult to manage. The cumulative effects of individual and discrete developments have the potential to significantly affect, and change, the environmental values of peri-urban areas and rural environment when assessed on a collective basis⁴⁴.

4.28 Table 2 illustrates that as lot sizes fall below 20ha in size, productivity becomes focused more on intensive horticultural activities and less on grazing and cropping. The range of land uses on properties below 4ha in size are limited, with only greenhouse vegetables and outdoor flowers being a viable productive use on land holdings below 2ha in size. 4.29 This emphasises the trend for parcels below 4ha in size being occupied for predominantly residential lifestyle purposes where the primary income is generated from offsite activities. It also highlights the need to retain larger rural land holdings to support rural productivity

4.31 The findings suggest that rural land that is subdivided to allotments ranging in size from between 2ha to 40ha does not directly reduce its productivity. There is evidence to suggest that intensification promotes diversification and the economic returns from rural land holdings.

4.32 The subdivision of rural land holdings to below 4ha, and even more so below 2ha in size, are predominantly used for lifestyle purposes and are invariably removed from primary production. Parcels below 2ha in size are likely to be lost from any form of rural productivity and often fail to retain the character that is commensurate to rural land uses.

4.33 Anecdotal evidence suggests that even where land owners continue to use parcels below 2ha in size for rural productive uses, such as horticultural cropping, any revenue gained from the resulting activity is sometimes not enough to recuperate the capital required to pay contractors and other outgoing costs. That is not to say that hobby farms and other diverse land uses cannot be successful, but it does highlight that these activities are unlikely to result in a primary income and are invariably undertaken to compliment a semi-rural lifestyle.

4.34 Rural residential activities are generally recognised as developments that have both rural and residential components, although they have traditionally been difficult to define in absolute terms. The elements that define rural residential activities are determined by factors such as outlook, site

and building densities, open space, design vernacular and land uses. The resulting semi-rural character is quite distinct from the comparatively high densities typical of suburban forms of development.

4.36 Definitions of rural residential development vary greatly. Lincoln University researchers Cook and Fairweather identify that small holdings and lifestyle block developments encompass the development of land between 0.4ha to 30ha in size⁶³. The Real Estate Institute of New Zealand identify that lifestyle properties are land holdings between 1ha to 20ha, while any properties below 0.5ha in size are considered as residential⁶⁴. The Living 2 zones in the townships of the SDP that are contained within the area that is subject to the LURP currently provide land holdings that range from between 0.3ha to 1.5ha in size.

4.37 The evidence presented to the Commissioners hearing submissions on Change 1 to the CRPS identified three forms of rural residential development⁶⁵. It was confirmed that there was not a great demand for land holdings of at least 4ha in size as people often had off-site employment, did not have the time necessary to maintain larger land holdings and the economic return was not viable without a primary income from a source other than the property. 4.38 The Commissioners found that there was a clear indication from the evidence presented that the prospective land owners were seeking one of the following two categories of land holding for rural residential purposes: (a) parcels ranging from between 0.5 to 2ha that could support the running of a few animals and/or an extended garden or orchard OR (b) parcels ranging from between 0.2 to 1ha for a 'larger lot' lifestyle

4.39 The reasons given for the preference for either of

4.44 It is evident from the research, anecdotal evidence and site visits undertaken in the formulation of this Strategy that parcels ranging in size from 0.15ha to 0.3ha demonstrate large lot residential elements, which align more with urban forms of development.

4.45 Land holdings that range in size from between 0.3ha to 2ha, are better able to demonstrate the residential and rural character elements that typify rural residential environments, with the overall number of lots within any given location also being an important consideration.

4.46 Properties that are greater than 2ha in size generally continue to be productive and are predominantly retained for rural purposes, small holdings or hobby farms.

5.112 There are a number of w āhi taonga, springs and identified archaeological features within the location criteria outlined in Appendix 1. There are no identified w āhi tapu or mahinga kai sites within the study area, although there are several Silent File and w āhi taonga sites.

5.113 The following w āhi taonga sites include:

♣ Ovens (C44 to C47) – West Melton Study Area ♣ Caves (C54 & C60) – Tai Tapu Study Area ♣ Pits (C55 & 58) – Tai Tapu Study Area ♣ Oven (C56) – Tai Tapu Study Area ♣ Pa/Pits (C57) – Tai Tapu Study Area ♣ Ovens/Midden (C59) – Tai Tapu Study Area ♣ Artifact (C61) – Tai Tapu Study Area ♣ Pits (C62) – Tai Tapu Study Area ♣ Burial sites and oven (C63) – Tai Tapu Study Area ♣ Midden/oven (C64) – Tai Tapu Study Area ♣ Oven (C65) – Prebbleton and Lincoln Study Areas

Protecting and enhancing indigenous biodiversity and natural habits 5.128 Human habitation and modification of the Canterbury Plains has resulted in a considerable loss of the indigenous

biodiversity in the area, and poor protection of what now remains. Natural habitats and endemic fauna on the Plains are acutely threatened, with less than 10% of the indigenous biodiversity remaining¹¹⁰. 5.129 An article in *The Press* newspaper quoted additional findings, identifying that¹¹¹: "Analysis... confirms that agricultural intensification over the past 10 years has led to the highest rate of native vegetation loss since European colonisation" 5.130 The national significance attributed to protecting areas of significant indigenous vegetation and habitats of native fauna is identified in Section 6 (c) of the RMA. 5.131 The SDP requires investigations to be undertaken at the time of resource consents and when considering the appropriateness of rezoning proposals (among other processes) to determine whether any given site contains significant indigenous biodiversity. The SDP prescribes the process and criteria for identifying significant areas of indigenous biodiversity¹¹². 5.132 Council is also a partner in the preparation and implementation of the Canterbury Biodiversity Strategy, which sets out a vision to sustain and enhance biodiversity both now and in the future¹¹³. 5.133 It is critical that the necessary site investigations to

Area 3 is not subject to any identified natural hazards, potentially contaminated sites, Protected Trees, cultural sites, heritage sites or sites of ecological value and there are no significant servicing constraints. The exceptions are upgrades that are required to be undertaken to the reticulated water and wastewater supplies. ♣ Avoids any identified Significant Natural Areas, Intensive Farming Activities, designated sites or any other strategic infrastructure. The exception is Transpowers national grid that runs in a west to east direction through Area 3. The potential adverse reverse sensitivity effects of any rezoning of the land will be considered as part of the plan change process. ♣ Additional site specific assessments will be required to confirm the presence of any potentially contaminated soils associated with the historic farm use and land used for car storage. In addition, geotechnical investigations will also be required to establish the lands susceptibility to liquefaction and lateral spread during large earthquake events. ♣ Area 3 is devoid of any Class I or II versatile soils.

A private plan change request has been lodged with the Council to rezone the land from its current Rural (Inner Plains) zoning to a Living 3 Zone that facilitates the development of approximately 14 rural residential households (PC41) for Area 4. This request had been publicly notified and submissions and further submissions received at the time this Statutory was prepared.

6.56 A Council water race runs along Hamptons Road in front of Area 6. The Christchurch to Little River Rail Trail is located on Birchs Road, which includes a formed off-road connection from the intersection of Birchs and Trices Roads to Lincoln. 6.57 A private plan change request has been lodged with the Council to rezone the land from its current Rural (Inner Plains) zoning to a Living 3 Zone that facilitates the development of approximately 18 rural residential households (PC36) for Area 6. This request had been publicly notified and submissions and further submissions received at the time this S♣

♣ The sites enable rural residential development to be consolidated with the settlement pattern of Prebbleton (Weedons)."

Landscape values

♣ Proposals for all the locations will need to include layouts, interface treatments and development controls to avoid any potentially adverse visual and amenity effects and achieve the necessary degree of 'ruralness' and 'rural residential character'. These environmental effects will need to be considered under the plan change process. ♣ The size of Areas 4, 6 and 9 support small rural residential nodes, which will enable each parcel to achieve the necessary degree of 'ruralness' and avoid adverse visual effects associated with larger rural residential nodes where the number of smaller sections collectively represent more 'urban' characteristics. ♣ The location and characteristics of Areas 5, 7, 8 and 9, including the small scale of the node, enables site specific layouts, design controls and interface treatments to achieve the necessary degree of 'ruralness', 'openness' and rural residential character.

REQUIREMENT OF SDC

8.10 There is a mandatory requirement for SDC to monitor and review rural residential housing uptake and the impacts it may have on the recovery and rebuild of Greater Christchurch under the LURP and Chapter 6 of the CRPS. Regular reviews are necessary given the amount of residential and business growth that has occurred within the commuter belt of Selwyn district with Christchurch City over a sustained period of time, particularly given the trade-offs and risks that are attributed to rural residential development.

8.11 As a consequence, the RRS14 is to be reviewed within 5 years of being adopted. Regular and robust monitoring shall

be undertaken to inform this review. A 5 year review period will ensure that the effects of rural residential development and the rate of up-take of zoned blocks can be quantified. 8.12 The following aspects of rural residential development should be monitored to inform this 5 year review:

♣ quantifying the amount of land identified in the adopted Strategy that has been rezoned, subdivided and issued building permits ♣ undertaking analysis to establish whether the anticipated outcomes within the rural residential development itself are being met, in addition to its impact on the consolidated management of residential growth and rural amenity/productivity ♣ providing updated information in respect to settlement patterns, infrastructure works programmes and constraints ♣ confirming that the adopted Strategy is consistent with current legislative requirements, community outcomes and policy initiatives ♣ undertaking any other monitoring tasks determined by the Canterbury Regional Council to assist that organisation in delivering its monitoring and review functions under Chapter 6 of the CRPS and the LURP

8.13 SDC shall work collaboratively with Canterbury Regional Council, in combination with the other strategic partners to integrate this monitoring with other initiatives and processes being advanced as a consequence of the LURP and Chapter 6 of the CRPS.



WEEDONS SCHOOL TE KURA O KARAMU

In the early days, Weeden (as Weedons was originally known) was a very important link in the transport chain as it was halfway between Christchurch and the Selwyn Hotel and the coach horses were changed there. The accommodation house and stables on the south side of the main road were licensed in July 1859 and owned by James Main who called his inn Half Way House. He sold the inn to William Weeden in March 1861.

William Weeden was an enterprising man, who after having a well dug and finding an abundant water supply at fifty-seven feet decided to establish a township on the same side of the main road as the inn.

A registered plan dated December 1862 shows seven streets and some three hundred quarter acre sections. These were advertised for sale at ten pounds for those adjoining the Great South Road and seven pounds ten shillings for the others. Only four sections sold and in June 1863 the inn was again advertised for sale because of Mr Weeden's financial problems so the township never eventuated.

William White became the licensee and he in turn sold Half Way House to Thomas Ranger who in May 1870 let the licence lapse and he took over the Rolleston Hotel.

The coming of the railway in 1866, the railway-line being on the other side of the main road to the inn meant there was no longer the same need for a hotel and stables.

It was Weeden's discovery of water that led to farms being established in the district. Mr J.J. McClelland bought 364 acres from the Crown and later increased his holding to 448 acres.

From 1867 Anglican and Methodist clergy held divine service in a sod hut at Weedons. It is also said that at this time a school was conducted in a private house but that the children then went to Templeton by train and walked the four miles home if they didn't manage to get a ride.

The establishment of a local church and school resulted from donations of land from Mr J.J. McClelland who gave an acre for the school at the north-west corner of his farm Clarendon on the Weedons-Ross Road. Mr J.J. Peacock of Christchurch gave an acre from the 50 acre section adjoining for a Wesleyan Church and half an acre for the school. Mr McClelland gave a 25 pound donation as well as the land and the school was opened in 1871.

In it's last year in 1876 the Provincial Government set aside 58 and a half acres as a recreational reserve and two years later 10 acres of this land was taken for a cemetery. The Courtenay Road Board appointed Trustees Robert Pitken, James McDowell, Robert



WEEDONS SCHOOL TE KURA O KARAMU

Thompson and Robert Munro as the Weedons Cemetery and Recreation Board. In 1889 the recreation area was constituted a domain and the trustees now Robert Thompson - Chairman, Robert Curragh, James and Richard McDowell and Patrick Manion became a Domain Board.

The cemetery was tidied but during the seventy-two years it never saw a burial. The graveyard at the Methodist Church being used, so, in May 1950 the area was restored to the Domain. (Although there are rumours that one person was exhumed and moved to the graveyard at the Methodist Church, this has never been verified.)

As a matter of interest Weedons has the oldest cricket club in New Zealand. For two years from 1942 the Domain was used by the New Zealand Military Forces for a Battery Unit training camp.

When the Air Force supply depot, between Templeton and Weedons on Jones Road was opened in 1942 during World War 2, the need for a railway station and siding close to the base resulted in the Weedons Air Force Base railway station coming into being. The original Weedons station a few miles south retained its identity and so Weedons had the distinction of being the only place in New Zealand to have two recognised railway stations. Both have long since been demolished.

The railway line from Christchurch reached Weedons early in the 1860's and travel and the transport of goods became considerably easier for the settlers.

The original name for the district was Weeden after William Weeden the innkeeper but when a railway employee painted the station's name on a sign he changed forever the name to Weedons. It has been pointed out that the sign-writer was probably not a pupil of the school!!!!

The official recognition of the name Weedons seems to have taken place about 1880.

Selwyn District Plan

619
19 Maddisons Road,
olleston Rolleston Selwyn
istrict



Property Specific District Plan Chapters

View Full District Plan

Zoom to selected property

Clear selected property

erative: 03 May 2016

vision: 25 Jan 2023

Change

e following information applies to this

roperty

Search for an address...

619 Maddisons Road



Maddisons Road

628

619

610

601

631

613

60 m

 Ellesmere Ward
  Rolleston Ward
  Roads

 Malvern Ward
  Springs Ward

Springs Ward (2022 boundaries)



possible
part of Springs Ward
consideration for decrease
from 10 acres to Rural
1 acre lifestyle ?



- | | |
|---|--|
|  Ellesmere Ward |  Rolleston Ward |
|  Malvern Ward |  Springs Ward |

Roads

Springs Ward (2022 boundaries)







