

Narda Botha

From: Steve Roche [REDACTED]
Sent: Friday, 6 May 2022 6:44 pm
To: Submissions
Cc: Mark.Allan@aurecongroup.com
Subject: Submission for RC216016
Attachments: Form 13 RC216016 SM and BA Roche.pdf; Submission to RC216016 SM and BA Roche.pdf

To whom it may concern,

Please find attached Form 13 along with a second file containing our submission for RC216016 – Erect and operate a supermarket on Levi Road, Rolleston.
Also cc'd in is the applicant as per request on Form 12.

Thank you in advance for considering our standpoint on this matter.

Best regards,

Steve and Beth Roche

Planning Unit

Notice of Submission on an Application for Resource Consent

Application Reference:

RC 216016

Resource Management Act 1991 - Form 13

Send or deliver your application to: Selwyn District Council, PO Box 90, Rolleston 7643

For enquiries phone: (03) 347-2868

For enquiries email: planninginfo@selwyn.govt.nz

1. Submitter Details

Name of Submitter(s) (state full name(s)): STEVEN MICHAEL ROCHE

Physical Address: + BETH-ANN ROCHE

Address for Service (if different):

Email:

Telephone (day):

Mobile:

2. Application Details

Application Reference Number (if not stated above): RC 216016

Name of Applicant (state full name): FOODSTUFFS (SOUTH ISLAND) PROPERTIES LIMITED

Application Site Address: 157 LEVI ROAD, ROLLESTON

Description of Proposed Activity: ERUPT & OPERATE A SUPERMARKET

3. Submission Details

- I / We:
- ☐ Support all or part of the application
 - ☒ Oppose all or part of the application
 - ☐ Are neutral towards all or part of the application

The specific parts of the application that my / our submission relates to are: (give details, continue on a separate sheet)

PLEASE SEE ATTACHED FILE

The reasons for my / our submission are:

PLEASE SEE ATTACHED FILE

The decision I / We would like the Council to make is: (give details including, if relevant, the parts of the application you wish to have amended and the general nature of any conditions sought.)

PLEASE SEE ATTACHED FILE

4. Submission at the Hearing

- ☒ I / We wish to speak in support of my / our submission. — ONLY IF REQUIRED.
☐ I / We do not wish to speak in support of my / our submission.

☒ If others make a similar submission I / We will consider presenting a joint case with them at the hearing.

☐ Pursuant to section 100A of the Resource Management Act 1991 I / We request that the Council delegate its functions, powers, and duties required to hear and decide the application to one or more hearings commissioners who are not members of the Council. (Please note that if you make such a request you may be liable to meet or contribute to the costs of the commissioner(s). Requests can also be made separately in writing no later than 5 working days after the close of submissions.)

5. Signature

(Of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:

Date:

Signature:

Date:

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

6. Privacy Information

The personal information requested in the form is being collected by Selwyn District Council so that we can process your application. This information is required by the Resource Management Act 1991. This information will be held by the Council. You may ask to check and correct any of this personal information if you wish. The personal information collected will not be shared with any departments of the Council not involved in processing your application. However under the Official Information and Meetings Act 1987 this information may be made available on request to parties within and outside the Council.

7. Important Information

1. The Council must receive this submission before the closing date and time for submissions on this application.
2. You must also send a copy of this submission to the applicant as soon as reasonably practicable, at the applicant's address for service.
3. All submitters will be advised of hearing details at least 10 working days before the hearing. If you change your mind about whether you wish to speak at the hearing, please contact the Council by telephone on 347-2868 or by email at planninginfo@selwyn.govt.nz
4. Only those submitters who indicate that they wish to speak at the hearing will be sent a copy of the planning report.

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Received at the

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am / pm

Considerations and Recommendations for Resource Consent 216016

Submitted by S M and B A Roche

[REDACTED]

We oppose the current proposal for Resource Consent 216016

Introduction/Background

We have been the owners and residents of [REDACTED] since mid 2015, during this time we have seen Levi Road change from a semi-rural back road into the main throughfare into and out of Rolleston. Whilst we are not opposed to change and see change as inevitable, we **strongly oppose** the proposed location for a Pak’N’Save on Levi Road. Our reasons for this are outlined below.

Existing Issues

Levi Road has not been without its problems, there have been ongoing issues with speeding and more recently severe congestion. Due to the narrow road, there are also issues with on street parking. We currently see the following issues:

- 1) **Congestion** – After the installation of the Weedons Interchange, Levi Rd became the main road into and out of Rolleston. In addition to this, Rolleston’s growth has been exponential over the last few years resulting in congestion and traffic jams, particularly noticeable in mornings and evenings during peak times. There have been no changes or upgrades to Levi Rd after the interchange was commissioned. Essentially a semi-rural back road has become the main entrance to the town without any changes.
- 2) **Road noise** – A combination of chip seal and heavy traffic causes noticeable and nuisance road noise from very early morning late into the night. This can only get worse with increased trucks and cars at the proposed new supermarket.
- 3) **Traffic management** – Our observation of other stand-alone Pak’N’Save stores is that they all have their own traffic light controlled entries/exits. This is clearly due to the busyness of the stores and their intersections. The proximity of the proposed Levi Road Pak’N’Save entry/exit to the Masfield Drive and Beaumont Drive intersections would become problematic should traffic controls need to be installed retrospectively. This problem would be made worse with the current and future high traffic volumes. If the plan goes ahead as drawn, this will become a busy and dangerous intersection, particularly turning right into or out of the Pak’N’Save to/from Levi Road.

- 4) **Resident access** – As previously mentioned, Levi Rd can become extremely busy. It can be challenging just to get out of our driveway at times and turning towards Masefield Drive is near on impossible unless a courteous driver lets us in. Backing a trailer needs to be planned ahead for off peak times or traffic needs to be stopped to perform this task. High curbing creates a need to enter driveways very slowly, great for pedestrian safety but causes traffic back up and at times abuse from impatient drivers following behind.
- 5) **On Street Parking** – Due to the narrow lanes, parking on the roadside partially blocks the lane. Although not impossible or illegal to do this, we are reluctant to do so after having one of our vehicles rear-ended whilst parked on the road side.
- 6) **Safety** – The intersection of Levi Road and Masefield Drive is very busy and dangerous to cross by pedestrians in its current form. This intersection is crossed by a large number of both high school and primary school pupils each day. Again, courteous drivers play a large role in preventing accidents here.

Alternative Locations:

Rolleston is not short of alternative locations for this proposed supermarket, for example, the Izone has plenty of vacant land that still has good visibility from SH1 particularly around the NPD.

With the proposed new fly over and purpose-built wide roads we believe this would be a much more suitable location than an already busy residential area.

We understand Pak’N’Save are a business and want to maximise customers and passing traffic but this should not be at the expense of residential safety and quality of life.

With so much vacant land in the Izone it seems a waste to develop good pastoral or residential land for the purpose of retail.

Rolleston already has an established and planned town centre along with the Izone, both of these are well planned and designed areas. We see no need to add satellite retail areas outside of these existing areas.

If, and only if, the Pak’N’Save was to be approved for Levi Road, the following items would all need to be addressed:

- a) Install traffic lights at the Masefield Drive and Levi Road intersection (currently controlled by a roundabout) including both pedestrian and cycle crossings. The intersection of Lowes Rd and Tennyson St is a great example of how this could be achieved.
- b) Ensure ample onsite parking is provided for staff, we don’t want the neighbouring streets used as a staff carpark as is observed in so many retail locations.

- c) Make the Pak’N’Save entry on Levi Rd left in and left out only and have the main entry as shown at the far end of the site on Lincoln Rolleston Road controlled by traffic lights.
- d) Extend the cycle path on Lowes Road along Levi Road to Strauss Drive
- e) Widen Levi Road by narrowing the grass berm on the northern side to allow both safe entry and exit to homes and safe on street parking. Install proper driveway crossings at existing driveways. **We would strongly oppose the addition of no parking lines as a band-aid fix.** The width of Lowes Road past the Masefield Drive intersection is a good guide.
- f) Widen the southern side of Levi Road by creating an easement on Foodstuffs’ property and having the suggested left in and left out entry/exit within their property boundary.
- g) Widen the road or adjust the road markings on Lincoln Rolleston Road to allow for safe access to homes and on street parking on the southern side.
- h) Replace chip seal on Levi Road with asphalt between Masefield Drive and Strauss Drive to reduce road noise.

Conclusion

For the above reasons we strongly oppose this application for a supermarket at 157 Levi Road, Rolleston.

We would be happy to discuss any of these points in more detail or present this in person should this be of value.

Yours sincerely,

Steve and Beth Roche

[REDACTED]
[REDACTED]
[REDACTED]