

Online Resource Consent Applications

From: Jane Anderson
Sent: Thursday, 26 May 2022 11:31 am
To: Submissions; Online Resource Consent Applications
Subject: FW: RC 216016
Attachments: 25052022111925-0001.pdf

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Jane

-----Original Message-----

From: Shona Robb [REDACTED]
Sent: Wednesday, 25 May 2022 11:23 a.m.
To: Jane Anderson [REDACTED]
Subject: RC 216016

Hi Jane,
Please find attached my submission opposing the rezoning of the land at 157 Levi Road by Foodstuffs (South Island) Properties Limited.

I really appreciate your help

Kind regards
Shona Robb
[REDACTED]

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)): Shona Robb

Physical Address:

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

Description of Proposed Activity: Pak n Save Rezoning.

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)

Pak n Save Rezoning

The reasons for my / our submission are:

proposed Pak n Save is out of zone and contrary to
District plan objectives and policies.
Inappropriate site ideally suited for residential development

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.)

Residential zoning continued

4. Submission at the Hearing

- ☒ I / We wish to speak in support of my / our submission.
- ☐ 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: Shirley Date: 19th May 2022

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.

For Office Use Only

Received at the Office on at am / pm

19th May 2022

To whom it may concern,

Reference 216016
157 Levi Road – Pak n Save rezoning

Thank you for the opportunity to make a submission on the Foodstuffs development at the corner of Levi Road and Lincoln Rolleston Road.

I am very much opposed to having a Pak n Save [REDACTED]
[REDACTED] for numerous reasons.

The zoning for the Pak N Save property is residential. The proposed Pak N Save proposal is out of zone, and contrary to the District Plan objectives and policies, including for residential areas. It is an inappropriate use of the site which is intended and ideally suited for residential development, being in close proximity to the town centre and the expanding services and facilities of Rolleston. Under the Governments medium density housing provisions, the site could support a significant number of houses, which are desperately needed at Rolleston given the extreme shortage of land supply for housing, and the current housing crisis.

The proposal is contrary to the Resource Management Act and will have significant adverse effects on environment, including my property. My particular concerns include, but are not limited to the matters set out below.

The majority of the established Pak n Save stores seem to be located in commercial and high traffic areas and I believe there are more suitable locations in the Rolleston area for this development.

Lincoln Rolleston Road and Levi Roads are high traffic area's and this would increase traffic and congestion at main arterial routes into the area plus increase the traffic noise.

The Pak n Save buildings are not designed to be attractive nor do they blend into the landscape. They are designed to stand out and dominate a location. The extra lighting would be a huge negative to any potential residents or any potential residential development. The landscaping is low, predominantly tussock with Cabbage trees and will not buffer noise nor beautify the area.

The traffic created from staff arriving from midnight to fill shelves, the food supply trucks starting prior to opening hours plus the increase in traffic to the store would impact on the volume of noise, the traffic and be a huge inconvenience to neighbouring properties.

The extra lighting around the development would create artificial brightness around our homes and with the store opening hours being 7am – 10pm (midnight around Christmas), this would definitely impact on the lack of evening darkness in the nearby properties.

There may be regulations around the insulation of the building to help restrict noise from the building however there will definitely be an increase in volume and it will be an annoyance factor to residents in a larger area.

I really appreciate your consideration of my concerns.

Kind regards

A handwritten signature in cursive script, appearing to read 'Shona Robb'.

Shona Robb



01 JUN 2022

Name: Carol



Planning Unit

Notice of Submission on an Application for Resource Consent

Application Reference:

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

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1. Submitter Details

Name of Submitter(s) (state full name(s)): Shona Robb

Physical Address:

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

Description of Proposed Activity: Resource consent application to erect and operate Pak n Save

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)

Pak n Save Rezoning. (Please see attached to this letter)

The reasons for my / our submission are:

proposed Pak n Save is out of zone and contrary to the District Plan objectives and policies. This is an inappropriate site. Ideally suited for residential development.

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.)

Residential zoning continued

4. Submission at the Hearing

- ☒ I / We wish to speak in support of my / our submission.
- ☐ 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: Shona Date: 1. June 2022

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.

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4. Only those submitters who indicate that they wish to speak at the hearing will be sent a copy of the planning report.

For Office Use Only

Received at the Office on at am / pm

1st June 2022

Planning Lead
Selwyn District Council
Rolleston 7643

Dear Sir/Madam

**Submission on RC 216016 Foodstuffs (South Island) Properties Limited
157 Levi Road – Pak n Save rezoning**

Thank you for the opportunity to make a submission on the Foodstuffs development at the corner of Levi Road and Lincoln Rolleston Road.

I wish to be heard at this hearing and would be willing to attend a pre-hearing meeting if required.

Submission Details

I am very much opposed to having a Pak n Save [REDACTED]
[REDACTED] for numerous reasons.

The zoning for the Pak N Save property is residential. The proposed Pak N Save proposal is out of zone, and contrary to the District Plan objectives and policies, including for residential areas. It is an inappropriate use of the site which is intended and ideally suited for residential development, being in close proximity to the town centre and the expanding services and facilities of Rolleston. Under the Governments medium density housing provisions, the site could support a significant number of houses, which are desperately needed at Rolleston given the extreme shortage of land supply for housing, and the current housing crisis.

The proposal is contrary to the Resource Management Act and will have significant adverse effects on environment, including my property. My particular concerns include, but are not limited to the matters set out below.

The majority of the established Pak n Save stores seem to be located in commercial and high traffic areas and I believe there are more suitable locations in the Rolleston area for this development.

Lincoln Rolleston Road and Levi Roads are high traffic area's and this would increase traffic and congestion at main arterial routes into the area plus increase the traffic noise. The adverse effects of traffic created from staff arriving from midnight to fill shelves, the food supply trucks starting prior to opening hours plus the increase in traffic to the store would impact on the volume of noise, the traffic and be a huge inconvenience to neighbouring properties and disrupt traffic into the area and the general Rolleston area.

The civil works are likely to occur over an extended period of time and will have negative effects of property values and the future practical access to sites along Levi Road and Lincoln Rolleston Roads.

The application fails to consider the adverse effects the access on Lincoln Rolleston Road and the potential for future development of these sites for residential purposes.

The Pak n Save buildings are not designed to be attractive nor do they blend into the landscape. They are designed to stand out and dominate a location. The extra lighting would be a huge negative to any potential residents or any potential residential development.

The landscaping is low, predominantly tussock with Cabbage trees and will not buffer noise nor beautify the area.

The extra lighting around the development would create artificial brightness around residential homes and with the store opening hours being 7am – 10pm (midnight around Christmas), this would definitely impact on the lack of evening darkness in the nearby properties.

There may be regulations around the insulation of the building to help restrict noise from the building however there will definitely be an increase in volume and it will be an annoyance factor to residents in a larger area.

I would like the application this development to be declined. I would be willing to engage with the Applicant in relation to potential mitigation measures which may resolve my concerns.

I wish to be heard and would consider a joint case with other submitters if they have similar submissions.

I really appreciate your consideration of my concerns.

Kind regards

