

## Online Resource Consent Applications

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**From:** Submissions  
**Sent:** Tuesday, 31 May 2022 3:57 pm  
**To:** Online Resource Consent Applications; Jane Anderson  
**Subject:** FW: Resource Consent Submission Form 13  
**Attachments:** Consent-objection-RC216016.docx

**Categories:** Narda

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

From: submissions@selwyn.govt.nz <submissions@selwyn.govt.nz>  
Sent: Tuesday, 31 May 2022 3:55 pm  
To: Submissions <submissions@selwyn.govt.nz>  
Subject: Resource Consent Submission Form 13

**\*\* Your Details \*\***

\*Resource Consent Number : RC216016  
\*First Name : Nicholas & Glenda  
\*Surname : Brown  
\*Box/Road/Street Number and Name : [REDACTED] or RD :  
\*Town/City : Rolleston  
Area Code : 7614  
Email Address : [REDACTED] Organisation Name :  
Contact Name :  
Phone Number : [REDACTED]

**\*\* Submission \*\***

\*The type of consent is: : Land Use Consent The location of the consent is: : 157 Levi Road, Rolleston The proposed activity/change is: :  
\*The specific part(s) of the application that my submission relates to are: : Entirety of application \*My submission is in: : Opposition \*My Submission is: : Refer attached file submission details.  
\*I seek the following decision from the Selwyn District Council: : Resource consent should be declined.  
Supporting Information: : Consent-objection-RC216016.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 15.7 KB

**\*\* Hearing \*\***

\*Do you wish to be heard in support of your submission? : I don't wish to be heard \*If others make a similar submission, I would consider presenting a joint case with them at the hearing. : No

## Submission objecting to RC216016

Submitted by:

Nicholas & Glenda Brown  
[REDACTED]

Not consistent with the proposed district plan (or indeed any planning) and will cause adverse impacts on the character and amenity of the surrounding existing residential area. The proposed building is massive at over 7200m<sup>2</sup> and 12.4m high. That, along with huge signage will be significant visual dominance and cause adverse shading across existing nearby housing. Unacceptable levels of rubbish, noise and light pollution for a residential area. Simply it is inappropriate for the setting.

There is plenty of supply of existing commercial land which has been planned for and be eminently more suited to a large, busy & noisy supermarket operation. For example land in Izone has far safer access for traffic. Should be placed in existing commercial zone area such as Izone which has better access for wider Selwyn community and less impact on residential area.

If a supermarket must be placed within residential housing, then it should be properly planned within a new subdivision. This would allow transparency for purchasers of adjacent residential property full knowledge in their buying decision. There are plenty of these planned subdivisions to choose from. For example, plan change PC73 south of Rolleston could be an ideal place for commercial development including a supermarket to act as a buffer to the waste water plant.

Noise will be a negative impact on nearby residential properties and the resident's quality of life and wellbeing. Excessive noise, particularly at night will be a detriment to peoples living. Acoustic peer review has already identified that reasonable noise limits will be exceeded, particularly at night.

Proposed operating hours 15+ hrs/day 7 days/week. Allowing for night fill and deliveries from 4:30am this takes the total operating hours effectively to near 24hrs/day 7days/week.

Hours of operation excessive. No need to be open before 7.30am or after 9.30pm. Current New World operates on more reasonable hours. When do local residents get any respite from the traffic, noise and light.

Road traffic impacts. Intersections of streets on Levi rd opposite would become very dangerous, as would the intersection of Levi rd /Tennyson st.

Above traffic issues will present dangers to the many school children; other pedestrians and cyclists transiting through the area. Creates difficulty and safety concerns accessing the cycleways that come off Levi and Lincoln-Rolleston Road.

Staff (approx. 250 according to the proposal) hunting for parks in the surrounding streets will also create nuisance by parking inappropriately and damaging berms etc.

Also will add to unnecessary traffic and dangers to school children; pedestrians and other residents.

Increase of online shopping reduces need for physical shop.

Another off license liquor outlet with long hours – is this desirable or wise?

Negative impact on property values of surrounding existing housing. These were purchased in good faith with no anticipation of change to commercial zoning. This would be unfair to existing residents.

Is another supermarket really needed? If so then we should be encouraging competition. Allowing one of the current duopoly to build another supermarket serves only to entrench their position. This in turn severely restricts opportunity for real competition to establish and flourish.

Selwyn district already has four supermarkets (two in Rolleston, one in Lincoln, one in Prebbleton) as well as Four Square markets in West Melton, Darfield. Proposed siting is within 2km of 2 other existing supermarkets and would draw traffic from opposite side of Rolleston and further afield.

Foodstuffs already have consent for a larger supermarket on the New World site which is in existing commercial zoned area.

Levi Road is a two lane country road that is already near capacity for the traffic flow. Not able to be widened to allow for turning lanes or four lanes. Already difficult to turn out of Beaumont Drive at peak times and the increased traffic will make worse. Increased traffic at greater speeds unsafe for cyclists and in side roads used by children that live in the area. Levi Road is already being broken up by increased traffic and is not designed to support large numbers of b-trains and other heavy articulated trucks turning. In addition, the turning circle of the trucks will likely cause them to cross the centre line causing regular very dangerous situations.

Current sewerage, power, water, storm water facilities in the area are already at capacity and close to struggling to cope with current residential growth in the area. A commercial facility will put too much strain on the utilities.

Proposal has failed to take into account additional traffic attracted to the area from those living outside of Rolleston.