

Online Resource Consent Applications

From: Submissions
Sent: Thursday, 2 June 2022 5:32 pm
To: Online Resource Consent Applications; Jane Anderson
Subject: FW: Resource Consent Submission Form 13
Attachments: Submission-final.pdf

Categories: Narda

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

From: submissions@selwyn.govt.nz <submissions@selwyn.govt.nz>
Sent: Thursday, 2 June 2022 4:46 pm
To: Submissions <submissions@selwyn.govt.nz>
Subject: Resource Consent Submission Form 13

**** Your Details ****

*Resource Consent Number : RC216016

*First Name : Alistair

*Surname : Grant

*Box/Road/Street Number and Name : [REDACTED] or RD : Rolleston *Town/City : Rolleston Area Code :

7614 Email Address: [REDACTED] Organisation Name :

Contact Name : Alistair Grant

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: : Proposed Rolleston PAK N SAVE Supermarket *The specific part(s) of the application that my submission relates to are: : Application and AEE - Section 4 - especially 4.2 to 4.5 *My submission is in: : Opposition
*My Submission is: : See file attached below.

*I seek the following decision from the Selwyn District Council: : Reject this proposed development.

Supporting Information: : Submission-final.pdf, type application/pdf, 509.7 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. : Yes

Submission On RC216016 Proposed PAK N SAVE

I believe that 157 Levi Road is not an appropriate place for a supermarket for the following reasons and therefore the application should be rejected.

Traffic

- Levi Road is a narrow road and there are no immediate plans to widen it or add safety features that will make it safer for pedestrians and cyclists to use.
- Levi Road has become the main access into and out of Rolleston and there are already congestion issues in the morning and evening. Extra traffic and people turning into and out of the supermarket will add to this problem.
- At the Levi/Lowes/Masefield/Lincoln Rolleston intersection the extra traffic will cause more congestion and problems for cyclists and pedestrians trying to cross the road. We are already noticing many near misses and increased risk, particularly for the increasing numbers of school children heading to school.
- Staff parking - if staff park on Levi Road this will cause further safety issues - it will make it hard for residents to see oncoming traffic when getting onto Levi Road. If this proposal is approved then yellow lines should be placed on Levi Road opposite the supermarket. An example of this is all the cars belonging to employees of the warehouse and other businesses who park on both sides of Dryden Avenue.
- Residents on the northern side of Levi Road already face issues on a daily basis when trying to get out of or onto their properties due to the volume of and in many cases the speed of the traffic particularly traffic heading east out of Rolleston where many motorists think they are already on the motorway. The increasing numbers of school children on bikes, scooters and skateboards using the footpath is adding to this problem.
- Several of the affected properties don't have room to turn a vehicle around in their driveway and have to back out onto Levi Road.

Noise

- I don't think it's acceptable to allow heavy vehicle deliveries at 4:30 in the morning this close to residential housing. These vehicles will be slowing down and turning into the driveway off Levi Road which will generate more noise than a truck merely driving past. Refrigerated trucks are particularly noisy.
- There will also be an increase in traffic noise caused by vehicles slowing down to enter the supermarket and accelerating away from it.

Location

- An established residential area is no place for a large supermarket.
- The proposed site is within walking distance of two existing supermarkets, one of which is owned by Foodstuffs. Placement on the main road into Rolleston will negatively impact

a large number of road users especially commuters who are trying to get home from work and on a main collector road.

- The proposed site will do nothing to reduce the number of vehicle trips or encourage alternative transport such as walking or biking, and will result in even more short vehicle trips.
- See also the notes on traffic above with regard to siting it on Levi Road.

Associated issues

The supermarket is also likely to bring other undesirable impacts to the area such as:

- Vandalism
- Anti social activities in car park after hours e.g. boy racers, skateboarders,
- Litter and rubbish
- Trolleys on street, over driveways or pushed onto neighbouring properties

Impact on wellbeing , quality of life and mental health

We moved from Christchurch to Rolleston in 2010 looking for a quieter lifestyle and built our home on a traditional quarter acre section on the outskirts of the town. We understand the need for the subsequent rapid housing development following the earthquakes, however allowing a large supermarket in a residential area will have a detrimental impact on the safety and wellbeing of the residents in the neighbourhood. Every day we will be faced with a large commercial activity with associated signage, large numbers of shoppers and traffic noise as well as the extra stress of just getting out onto the road whether by cycle or car.

Levi Road residents, as well as those in surrounding streets, have already had to face a dramatic increase in traffic and noise. We are woken every weekday morning by car lights flashing into our house as they drive past. We know of parents who have had to stop taking their children to after school sports activities at Foster Park because of the difficulty getting out onto Levi Road.

Unlike many other areas in Rolleston, residents on Levi Road have no parks or green spaces or walkways to the north of Levi Road. A large, brightly lit supermarket and a substantial sealed car park along with the associated will cause even less feeling of being in a neighbourhood.

I believe this development would have a negative impact on the mental health of affected residents through increased stress. There will also be extra worry over how big an impact it will have on our property values.

Alistair Grant

