

Online Resource Consent Applications

From: Submissions
Sent: Tuesday, 7 June 2022 8:37 am
To: Jane Anderson; Online Resource Consent Applications
Subject: FW: Proposed RC216016 Pak n Save Rolleston
Attachments: Considerations and Recommendations for Resource Consent 216016.pdf

Categories: Narda

From: Donna Webb [REDACTED]
Sent: Sunday, 5 June 2022 9:19 a.m.
To: Submissions <submissions@selwyn.govt.nz>
Subject: Proposed RC216016 Pak n Save Rolleston

To whom it may concern,
Please read the attached outlining serious considerations
Please advise when you have done so, so we know you have received this.
Thank you

Sent from my iPad

Considerations and Recommendations for Resource Consent 216016

Proposed Pak'nSave Supermarket 157 Levi Road – Corner Levi Road and Lincoln Rolleston Road

Submitted by Shane & Donna Webb

We oppose the current proposal for Resource Consent 216016

Introduction/Background

We have been the owners and residents of [REDACTED] since 2005, during this time we have seen Levi Road change from a semi-rural back road into one of the main thoroughfares into and out of Rolleston. Our reasons for opposing this consent 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 the morning and evening during various peak times. As a resident of Beaumont Drive it is extremely hard to exit and turn right on to Levi Rd. The speed of the traffic coming off the Lincoln/Rolleston roundabout heading to Weedons interchange is very dangerous and someone will be **serious hurt soon**. 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 to improve safety or ease of use**.

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'nSave 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'nSave entry/exit to the Masefield 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'nSave to/from Levi Road.

5) Staff Car Parking – Due to the narrow lanes and limited staff car parks proposed within the Pak'nSave boundary's, the only place left is to spill into the surrounding narrow residential streets.

6) Safety

1. 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 daily by large numbers of both high school and primary school pupils and will only increase with Pak'nSave traffic added.
2. I also have concerns about the smell and dangerous outcomes of having a Fuel Station in the heart of a residential area

7) Duopoly - do we allow a duopoly to continue in NZ when we already have 2 supermarkets within kilometre radius?

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.

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 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'nSave 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 staff carparking as is observed in so many retail locations.

c) Make the Pak'nSave **main entrance on Lincoln/Rolleston Rd** where the current Road is wide enough to cater for 4 lanes with traffic lights opposite the wastewater treatment plant without disturbing any residential residents.

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.

Yours sincerely,
Shane & Donna Webb

[Redacted Signature]

Email: [Redacted] Phone: [Redacted]