

Online Resource Consent Applications

From: Submissions
Sent: Tuesday, 24 May 2022 8:23 am
To: Online Resource Consent Applications; Jane Anderson
Subject: FW: Submission RC 216016
Attachments: Scan_20220523.jpg; Scan_20220523 (2).jpg; Scan_20220523 (3).jpg; Scan_20220523 (4).jpg

Categories: Narda

From: [REDACTED]
Sent: Monday, 23 May 2022 5:33 pm
To: Submissions <submissions@selwyn.govt.nz>
Subject: Submission RC 216016

To Whom it may concern.

We wish to serve a notice of our submission RC 216016 against Foodstuff constructing and operating a supermarket at 157 Levi Road.
Form 13 and the attached letter details the reasons for our submission.

Thank you for your consideration

Alan Blair Haylock and Kathreen Joy Haylock

Planning Unit

Notice of Submission on an Application for Resource Consent

Application Reference:
RC216016

Resource Management Act 1991 - Form 13

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

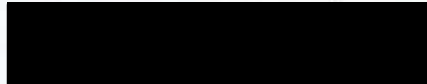
For enquiries phone: (03) 347-2868

For enquiries email: planninginfo@selwyn.govt.nz

1. Submitter Details

Name of Submitter(s) (state full name(s)): Alan Blair Haylock, and Kathreen Joy Haylock

Physical Address:



Address for Service (if different):

Email:



Telephone (day):

Mobile:



2. Application Details

Application Reference Number (if not stated above): RC216016

Name of Applicant (state full name): Foodstuffs (South Island) Properties Ltd.

Application Site Address: 157 Levi Road, Rolleston, Rural Section 7556 contained within Record of Title CB18F/727

Description of Proposed Activity: All land consents necessary to establish and operate a Pak'n Save supermarket and associated access, loading, carparking, signage, earthworks and landscaping at 157 Levi Road Rolleston

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)

Total opposition to the rezoning of the land at 157 Levi Road and surrounding block to allow the building of a Foodstuffs Pack n Save supermarket.

The reasons for my / our submission are:

See attached sheets

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.)

We would like Selwyn District Council to refuse the application RC216016 and continue to keep the living zz zone DDP4 for low and medium density housing.

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: 

Date: 21/5/22

Signature: 

Date: 21/5/22

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

Alan Blair Haylock and Kathreen Joy Haylock

21st May 2022

To whom it may concern,

Reference RC 216016

157 Levi Road – Foodstuff - Pak n Save rezoning

We are very opposed to rezoning the land at 157 Levi Road and the surrounding block (Rural Section 7556 contained within Record of Title CB18F/727) from Living zone DDP4 for low and medium density housing to commercial / retail under a 'discretionary activity' to allow the building of a Foodstuffs -Pak n Save [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 our property. Our particular concerns include, but are not limited to the matters set out below.

Levi Road and Lincoln Rolleston Road are main arterial routes with high traffic demand at peak times, with traffic backed up from the Levi / Lincoln Rolleston Road roundabout back to Strauss Drive. Allowing a Pak n Save supermarket to be built on the corner would increase traffic and congestion of these main arterial routes into the area plus increase the traffic noise.

Foodstuffs propose three entrances / exits from Levi Road. (4.3.1). Two of these exits are left turn only (access C and E), adding to the congestion at the Levi, Lincoln Rolleston roads roundabout. The proposed main entrance (Access D) on Levi Road is situated opposite Beaumont Drive which also has right turning traffic controlled with a give way. The proposal also includes a pedestrian refuge on this intersection. We believe this proposal of having a main entrance (Access D) onto Levi Road causes a traffic hazard. Beaumont Drive is already being used as an alternative route into Rolleston at peak traffic times.

Currently we personally have parking available on both the north and South west sides of the road outside our property, contrary to Foodstuff statement 3.5. We also have a large vehicle and can enter and exit our property in both directions without impediment by traffic islands / pedestrian refuges. The majority of times we turn right out of our property towards Rolleston.

Foodstuffs 4.3.2 Servicing movements.

Traffic is created from 4.30am to midnight with truck and car movements.

This is a huge increase on vehicular traffic we have currently.

Trucks are unloaded with forklifts which 'beep' when being used as a safety measure. This beeping is an intrusive noise, especially in the middle of the night. Table 2 shows that this intrusive noise will continue for a minimum of 45 minutes.

The increase in traffic to the store would impact on the volume of noise, the traffic and be a huge inconvenience to all neighbouring properties.

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.

Foodstuff 4.5 Signage.

We object to the Pak n Save signage being over maximum height and size. Due to the dominance and colour of the building the excess signage is excessive and contrary to Selwyn district Council 7.1 Outdoor signs General.

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 lighting will impact on evening darkness in the surrounding properties.

Foodstuffs 7.2.2 Flooding

'Modelling shows that during the 1:200 year flood, stormwater from Beaumont Drive to the north of the Site cuts across Levi Road and into the Site. After site development, it is anticipated the 1:200 flood can be directed further south-west on Levi Road, to enter the Site at the proposed landscaped area in the western corner.'

This proposed landscape area is directly opposite our property and could therefore impact through wave action caused by vehicular movement into our property.

It is our belief that if Selwyn District Council grants Foodstuffs the zone change for a discretionary activity and allow the building of a Pak n Save Supermarket they will be encouraging the duopoly of the two supermarket chains.

Pak n Save has an existing resource consent to replace New World with Pak n Save at 84-92 Rolleston drive RC185461. They do not require the site at the corner of Levi and Lincoln Rolleston roads.

Selwyn District Council has worked hard to try and create a town centre. To allow another supermarket to be built within 500 meters of the existing Town Centre will further fragment and enlarge the Centre of Rolleston in a very undesirable manner.

We would appreciate your consideration of our concerns.



Alan Blair Haylock Kathreen Joy Haylock

