

## **BEFORE THE SELWYN DISTRICT COUNCIL**

**IN THE MATTER OF**                      The Resource Management Act 1991

**AND**

**IN THE MATTER OF**                      The Selwyn District Plan

**AND**

**IN THE MATTER OF**                      Application RC 216016- to establish a  
supermarket and associated facilities on  
the corner of Levi and Lincoln Rolleston  
Roads, Rolleston

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**SUMMARY OF EVIDENCE OF GABI WOLFER**

**ON BEHALF OF SELWYN DISTRICT COUNCIL**

**03/08/22**

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## 1. EXECUTIVE SUMMARY

- a. I have reviewed the request and the submissions and have addressed them as part of my assessment where they relate to my area of expertise. I have also reviewed the applicant's statement of evidence dated 18 July 2022, which includes a revised version of plans and amendments to the original proposal.
- b. In assessing the effects of the proposal on the adjacent properties I have used the Business 1 provisions and have considered the Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (EHS Act).
- c. Within my primary evidence I have assessed the proposal under the following topics: the site context, the town wide structure, the effects on the Rolleston KAC, possible alternative locations, site planning, urban form and character, the potential effects on neighbours at the interface on the different boundaries, proposed architectural treatment along building façades, effects on the pedestrian environment, including safety and effects from signage.
- d. I have identified issues within above topics and have made recommendations for the proposal to mitigate these effects.
- e. For the majority I am satisfied that the applicant has addressed outstanding issues from an urban design perspective and has followed recommendations on the proposal as requested in my principal evidence in para 6.
- f. Outstanding matters of concerns are the façade treatment along the North-West façade and the mitigation measures at the eastern boundary. I have identified these matters in the key findings below and discussed possible solutions in para 3.

## 2. KEY FINDINGS

- a. The findings of my review concludes that in a town-wide context, the site is suited to providing the township with the essential services of a supermarket at strategic road corridors leading into the Rolleston Township.
- b. The site's configuration is suited to accommodate a supermarket of the proposed scale. The proposed site contributes to a compact, consolidated urban form within a location that is accessible for all modes of transport.
- c. I agree with the commercial activity of the supermarket as applied for as long as it occurs in isolation, with no other commercial activities on site or in the immediate vicinity, thus avoiding an enlargement or fragmentation of the town centre.
- d. Due to the proposal's site's location and context, I agree with the proposed two main mitigation measures applied, setbacks and landscaping to visually reduce bulk and height of the supermarket building.

- e. I agree with the proposed signage, including free-standing signs at a maximum height of 6 meters as part of an overall signage and lighting strategy to limit light spill onto adjacent residential activities in a high amenity neighbourhood.
- f. Measures such as façade treatment and cladding, as well as a limited use of corporate colour are complementary components of the proposal and I support the applicant in reducing the use of corporate colour along the South-West façade.
- g. To ensure pedestrian safety, legibility, and amenity a clear path of at least 1.5 meters along all pedestrian routes need to be free of any overhang of cars, which the proposal achieves by incorporating bollards into the overall design.
- h. I consider the provision of the proposed open space in the North-West corner to provide visual relief for the remainder of the site, rather than meeting the intent of OPD 4 for a Neighbourhood Park.
- i. I agree with the proposal's UD assessment on providing views into the site as being important for safety and legibility reasons (CPTED) and support the amended design along the Levi and Lincoln Rolleston Roads boundary, which in time will become part of the avenue planting, as envisaged in the Rolleston Structure Plan.
- j. I have received the applicant's shading models for the supermarket and a mock-up for a residential development in accordance with the EHS Act applying MDRS. The modelling confirms that should the site be developed to that standard, similar shading effects can be expected.
- k. On 29/07/2022 the Commissioner for Private Plan Change 71 (PC71) has issued the final decision for a partial approval for a residential use. The ODP for PC71 shows a minimum density of 15hh/ha along the boundary with the proposed site. I consider that mitigation for visual amenity and outlook for adjacent residential sites has not been fully achieved.
- l. The proposal has addressed the challenge to provide an attractive, activated South-West façade that is modulated, relatable to the residential neighbourhood and fit with the internal layout of the building and its operational settings. The North-West façade, as one of two areas where the public will be present, requires further improvements at ground floor level. This façade sits at the end of a pedestrian walkway off Levi Road and will be frequented by customers that use click'n' collect.
- m. To meet CPTED principles and provide a safe and attractive pedestrian route additional glazing along the North-West façade needs to be provided. This is an outstanding matter that I have further discussed in para 3 below.

### 3. OUTSTANDING MATTERS

#### EFFECTS AT THE EASTERN BOUNDARY (RESIDENTIAL INTERFACE)

- a. I understand the applicant has since received affected party approval from the site to the East.
- b. I do however consider this matter relevant from an urban design perspective in terms of maintaining the character and amenity values of Selwyn townships.
- c. I consider that placing the building closer to the eastern edge has shifted the impact of the bulk of the building (height and width) along this interface at the site's eastern boundary, with only 18.5 meters setback compared to 50 meters plus on the other interfaces.
- d. The approval of PC71 means mitigation at this commercial-residential interface becomes particularly relevant in terms of possible amenity effects such as: shading, noise, visual amenity and outlook.
- e. I concur with the applicant that shading would be of an acceptable level and agree with the applicant's recommendation having a maximum planting height at 7-8 meters to limit shading for adjacent future residential sites. I note in the context of amenity that Mr Reeve, who has reviewed acoustic effects on behalf of Council, has raised concerns about potential noise effects on future dwellings along this boundary.
- f. Other amenity effects from the proposal, such as visual amenity and outlook, will be instant and very much visible and mitigation remains an issue.
- g. Given the orientation of the PC71 site, the impact on outlook will highly likely be at an interface where people will place their private outdoor living space. The issue being that despite landscape measures, the bulk of the building remains visible for residential neighbours for a prolonged time.
- h. As suggested in my primary evidence to reduce the proposal's bulk, height and substantial continuous façade length (85 meters), the proposed landscape buffer needed to be effective in a shorter time frame or additional measures, such as further façade articulation needed to be taken to mitigate the visual effects from the proposal.
- i. The applicant has since changed the planting palette, but as Mr Milne states in his evidence para 108 and displayed in Option B, page 23, the earliest mitigation benefits would be achieved in 5 years and that only after 10 years the mitigation starts to provide effective visual screening.
- j. Other mitigation measures, including deeper sections and retaining the shelterbelt hedging until planting reaches maturity relies on the cooperation and application of these measures on the adjacent PC71 site.

- k. **I conclude that the effects from the proposal on amenity and the potential residential character along this boundary and future residential activities can only be partly mitigated and relies on measures outside the proposed site.**

#### **EFFECTS ALONG AND WITHIN DE-FACTO PUBLIC SPACE (NORTH-WEST ELEVATION)**

- a. The applicant refers in the RFI to a '35 meters wide and 4 meters high glazing band' along this frontage. I agree that this form of glazing will provide daylight and some vistas, it does however not contribute to any passive surveillance onto space occupied by the public at ground (eye) level.
- b. This added glazing is only approximately 8% of the overall length of the building façade, with most of the building having a solid façade (55 meters to the east and 39 meters to the west of the glazing respectively) along a path, where the public is present.
- c. Further modulation and façade treatment along the click'n'collect area and at the end of the pedestrian route accessing the site off Levi Road are required.
- d. For safety reasons pedestrians need to have visibility round building corners. A solid façade at eye level becomes an issue from a safety and CPTED perspective for pedestrians using the footpath between the main entrance and the click and collect area and the pedestrian network beyond.
- e. The initially proposed 'light filled main access stair fully glazed to the northwest,' also referred to in Mr Burns evidence para 18 as 'additional glazing has been provided to the northwest stair corner is displayed in the final (architectural) plans as glazing along the south-west façade only. Extending this glazing to wrap around the corner as initially proposed would provide the required visibility.
- f. **I consider that pedestrian safety and legibility in a space where the public is present requires additional glazing at eye level.**

#### **4. CONCLUSION**

The proposal can from an urban design perspective be supported if measures to improve pedestrian safety and residential outlook as outlined in para 3 can be achieved.