

Planning Unit

Written Approval for resource consent application

Section 95E(3), Resource Management Act 1991 – Form 8A

For enquiries phone: (03) 347-2868 or email: planning.info@selwyn.govt.nz

1. Affected Person's Details

Full Name of Person(s): Jake Hughes & Robin Hughes (Hughes Developments Limited)

I am / We are the: ☒ Owner(s) ☐ Occupier(s) ☐ Owner(s) and Occupier(s) ☒ Director(s) ☐ Trustee(s) of the following property: (Address of the property of the person signing this form)

Lot 1 Deposited Plan 596412, which borders the application site to the north, west and south-west

2. The Application Site (Address or location of the proposed development or activity)

597 East Maddisons Road, Rolleston (Lot 4011 Deposited Plan 596412)

3. The Proposal (Description of the proposed development or activity, including the ways it does not comply with the District Plan (attach extra pages if necessary))

Establishment and operation of a new supermarket and ancillary retail, with associated carparking, landscaping, signage and development works

4. Written Approval

This is written approval to the activity described above that is the subject of a resource consent application. I have read the full application for resource consent, the Assessment of Environmental Effects, and any site plans as follows: (List document names and dates)

Assessment of Environmental Effects prepared by Planz, dated 16 February 2024, and associated attachments, including the initialled plans attached

In signing this written approval, I understand that the Council must decide that I am no longer an affected person, and the Council must not have regard to any adverse effects on me.

I can confirm that I have viewed the application for resource consent and signed each page of the plans.

I understand that I may withdraw my written approval by giving written notice to the consent authority before a notification decision is made

All owners and occupiers of this property must have signed the approval form, if the property is held in a Trust, all Trustees must sign. Conditional written approvals cannot be accepted. Where this form has been signed on behalf of a trust or company, or under a Power of Attorney, please supply the necessary documentation to confirm that you have the signing authority.

Signature(s): (of person(s) giving written approval (or person(s) authorised to sign on their behalf – a signature is not required if you give your written approval by electronic means (note that the plans ~~do~~ still need to be signed)).

Signed: _____

Date: 19.2.24

19.2.24

Email address for service of person giving written approval: _____

Telephone: _____

Postal address (or alternative method of service of hard copy documents): _____

Contact person: (Name and designation, if applicable) _____

5. Privacy Information

All the relevant information on this form is required to be provided under the Resource Management Act 1991 for Selwyn District Council to process the resource consent application referred to. Under this Act this information can be made available to members of the public, including business organisations. The information produced may be made available to other departments of the Council. You have the right to access the personal information held about you by the Council which can be readily retrieved. You can also request that the Council correct any personal information it holds about you.

Information for persons signing a written approval form:

What is the District Plan?

The Selwyn District Plan is a document which guides the way the Selwyn District is developed and seeks to control any negative effects of development by giving every property in the District a zone. Each zone has different rules about the type of building, subdivision or land use that can occur in that area.

What is a Resource Consent?

When people wish to build or use a property in a way which does not comply with the rules in the Selwyn District Plan, they require special permission from the Council to do so and this is known as a Resource Consent. If they obtain resource consent they are able to build or use the property in accordance with that consent and do not have to comply with the District Plan. This process is set down in the Resource Management Act 1991. An application for Resource Consent can be considered in one of three ways. Applications are either publicly notified (allowing public involvement by any person), limited notified (allowing involvement by a limited number of directly affected people) or non-notified (often involving written approval from directly affected people).

If an application for a Resource Consent is to be processed as a non-notified application, the Resource Management Act requires that written approval must be obtained from every person whom the Council considers may be adversely affected to a minor or more than a minor extent. It is the responsibility of the applicant to consult with persons identified as being affected.

If you have been asked to give your written approval it is likely that this is because the Council considers you may be adversely affected by the proposed activity. This gives you the opportunity to consider the particular proposal and decide for yourself whether you are adversely affected and/or the degree to which you may be adversely affected. The Council has produced a more comprehensive pamphlet about the role of the 'affected persons' in the resource consent process, and this pamphlet is available at all Council Service Centres and Libraries or on the Council website: www.selwyn.govt.nz

If you are asked to give your written approval to someone's proposal as part of their application for a Resource Consent, you should do the following:

1. Request that the applicant (or their representative) explain the proposal clearly and fully to you, including the ways it does not comply with the District Plan.
2. Study the application and associated plans of the proposed activity provided by them in order to understand the effects of the proposal. If there are no plans available at this stage, you may wish to wait until they are available. Ask for time to consider the documents if you think you need it.
3. Decide whether the proposal will adversely affect you or your property. You are entitled to ask the applicant for more information, but you should make a decision about whether you will sign the form or not as promptly as is reasonable in the circumstances. You may suggest amendments to the proposal that you consider would reduce the effects of the proposal on you. If you do this you should sign only the amended version of the proposal. Written approvals obtained will usually be submitted to the Council by the applicant as part of their application.
4. If you are satisfied that the proposed activity will not adversely affect you and/or the effects are acceptable to you, you may decide to sign the affected person's approval form on this document and a copy of the associated application including plans. You should then return them to the applicant (or their representative). If you are willing to sign subject to some other condition being met, this will need to be the subject of a civil agreement between yourself and the applicant.
5. If you change your mind after signing the form, you may withdraw your approval at any time before the hearing, if there is one, or otherwise before a decision is made on the application, by advising the Council in writing that your approval is withdrawn.
6. If you consider that you will be adversely affected by the proposal and/or do not wish to sign the approval form, you will need to advise the applicant (or their representative). There is no obligation to sign this form, and no reasons need to be given.

Please note that if a property is owned by more than one person, all of the joint owners are considered to be 'affected persons'. If a property is rented out, the tenants are also considered to be 'affected persons'.

If you do not give your approval and you are considered by the Council to be an adversely affected person, then the application must be publicly notified or processed on a limited notified basis, and you will have a formal right to lodge a submission on the application. Alternatively, the applicant may proceed without the need for Resource Consent if they amend their proposal so that it complies with the Plan, or if they amend their proposal so that it still needs Resource Consent but the Council no longer considers that the proposal will affect you.

Please note that even though you may sign the affected person's approval form, Council must give full consideration to the application in terms of the Resource Management Act. However, if you give your approval to the application, Council is not able to have regard to any actual or potential effects the proposal may have on you. If Resource Consent is granted by the Council there is no way for either you or the Council to retract it later. You are therefore encouraged to weigh up all the effects of the proposed activity before agreeing to it. Further written information regarding affected persons' approvals, the Resource Consent process and hearings is available from the Council upon request.

WOOLWORTHS NEW ZEALAND
RESOURCE CONSENT
FOR ROLLESTON SOUTH - FARINGDON OVAL

08 FEBRUARY 2024

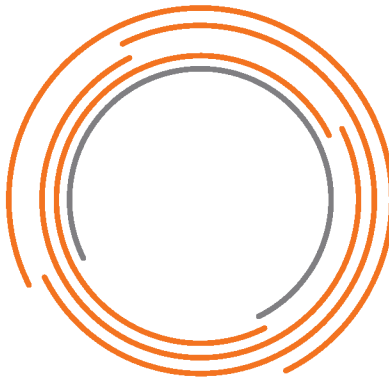
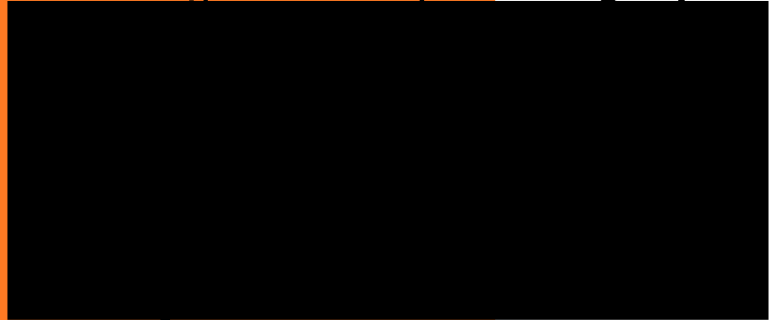
Approved 19.2.24

Jake Hughes
Director
Hughes Developments Limited



Approved 19.2.24

Robin Hughes
Director
Hughes Developments Limited



asc architects

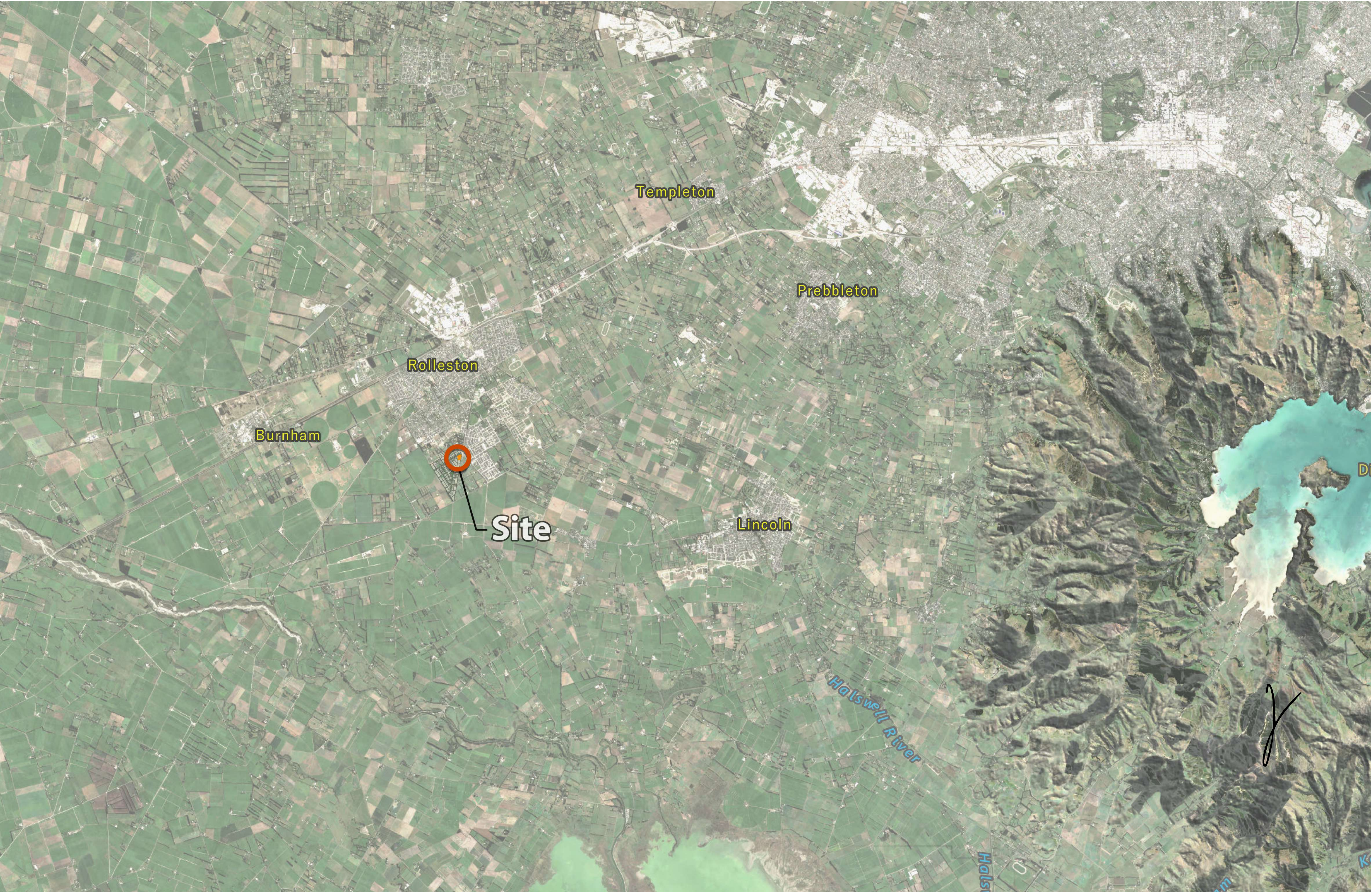
designgroup

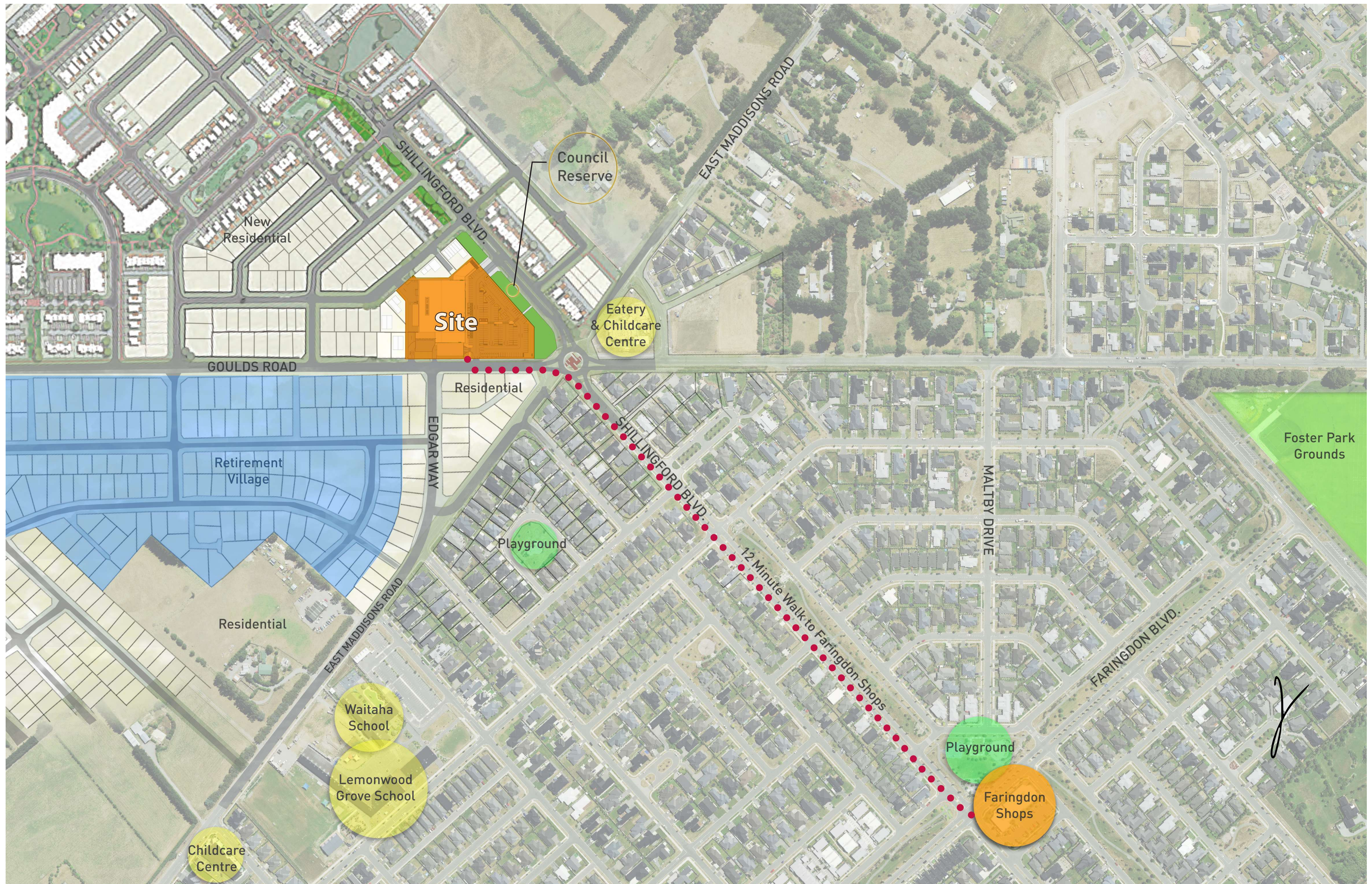
17 maidstone street
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po box 5736, auckland 1141
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architecture

interior design

urban design





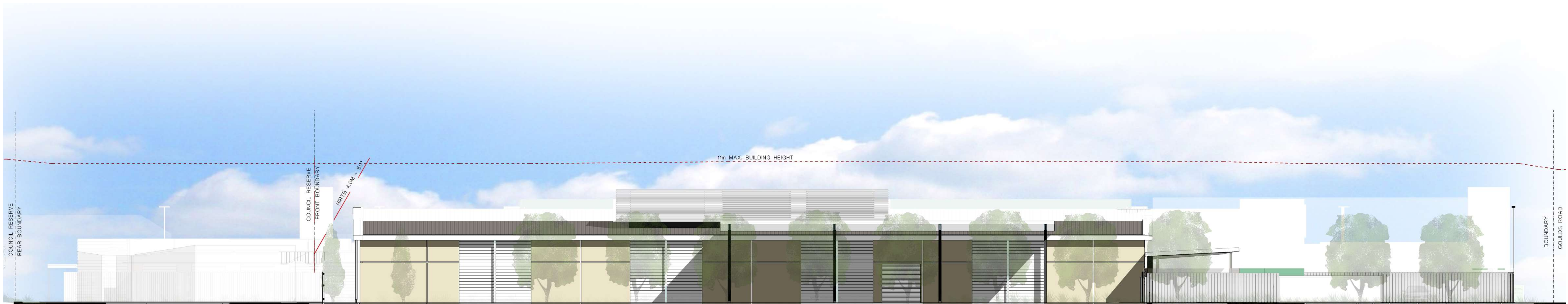




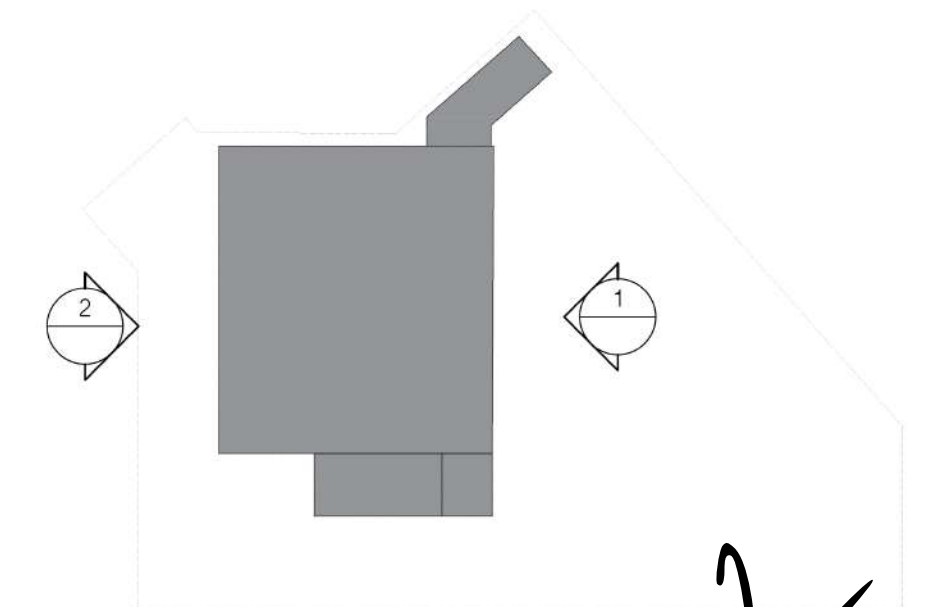




ELEVATION 01 - NORTHERN ELEVATION

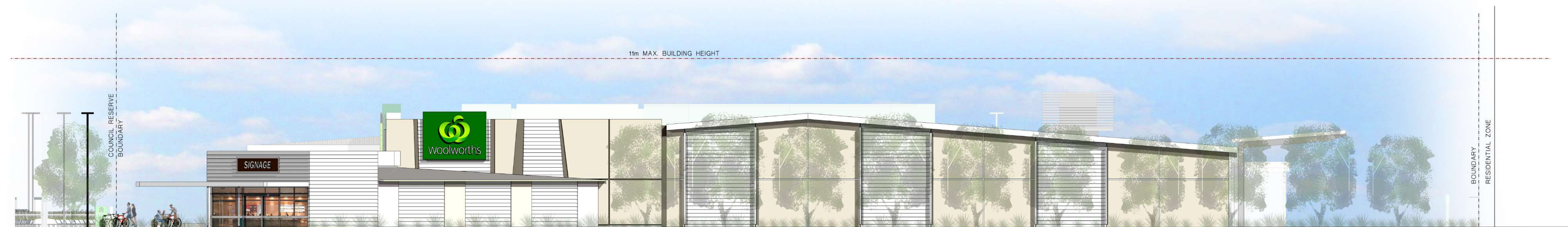


ELEVATION 02 - SOUTHERN ELEVATION

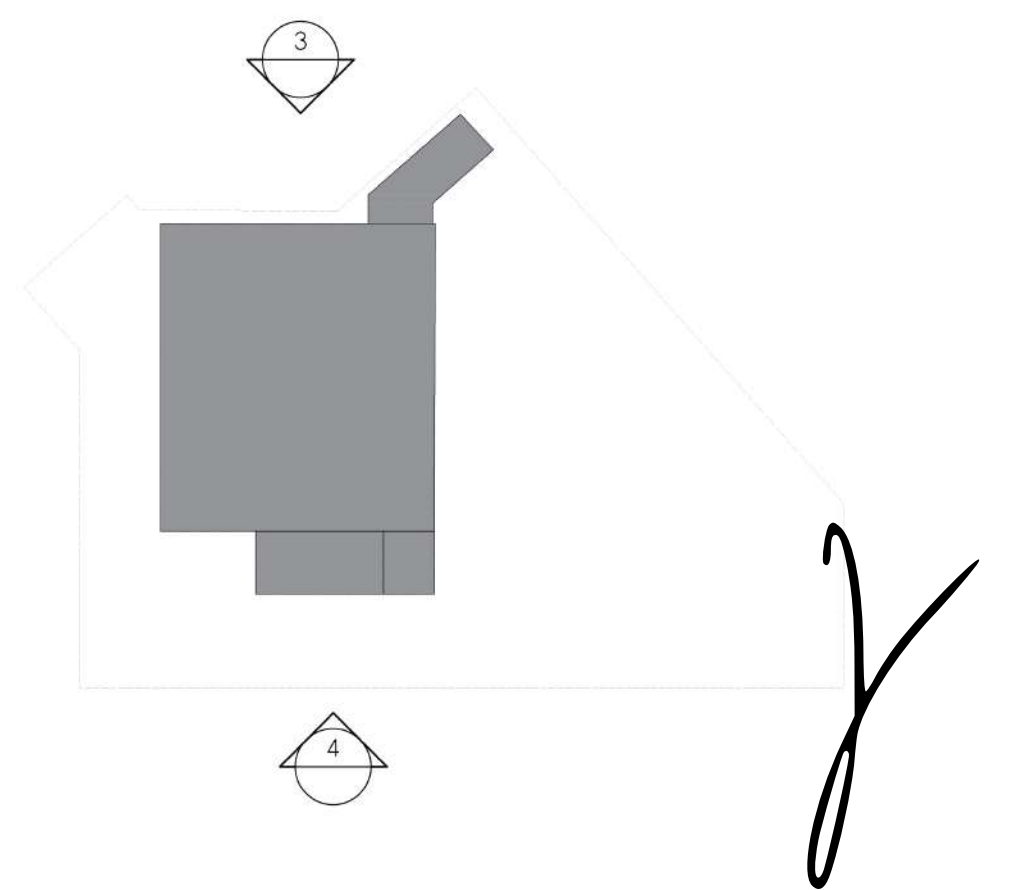


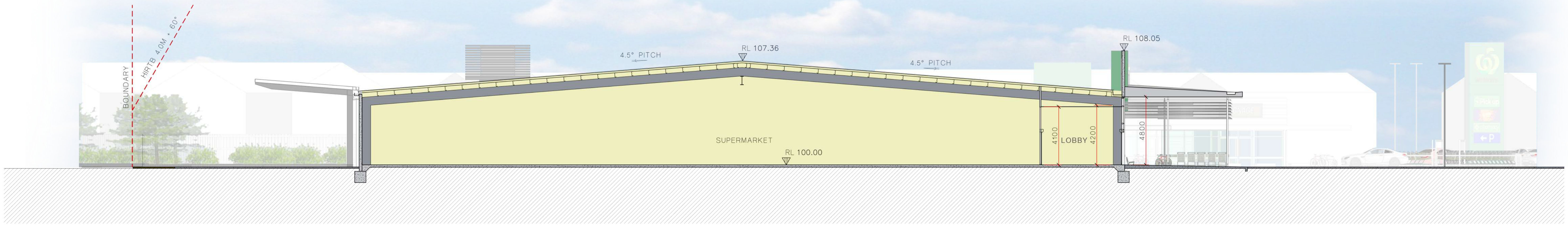


ELEVATION 04 - EASTERN ELEVATION

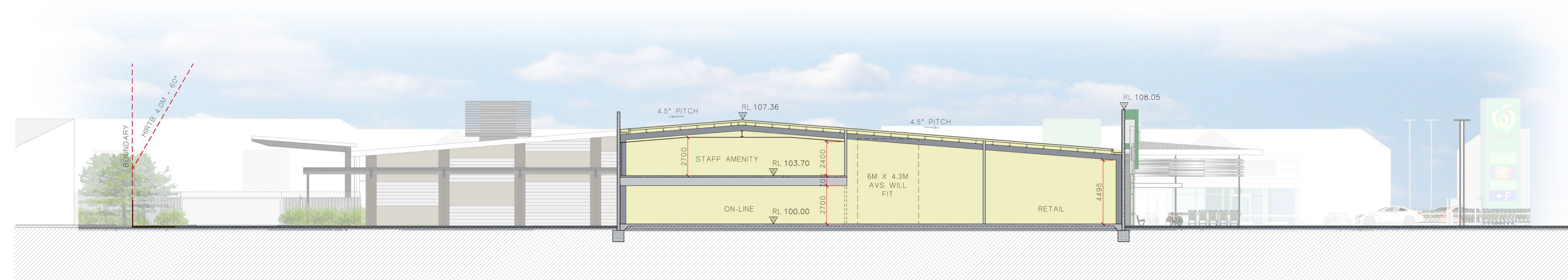


ELEVATION 03 - WESTERN ELEVATION

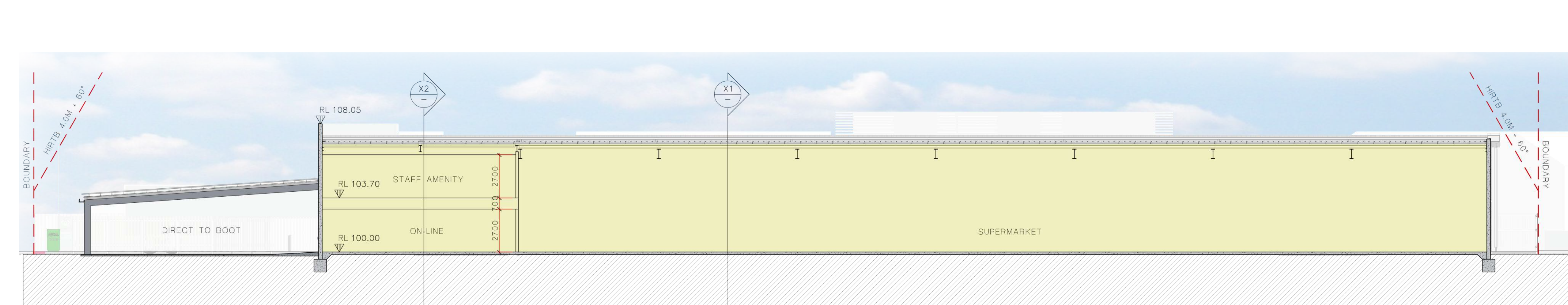




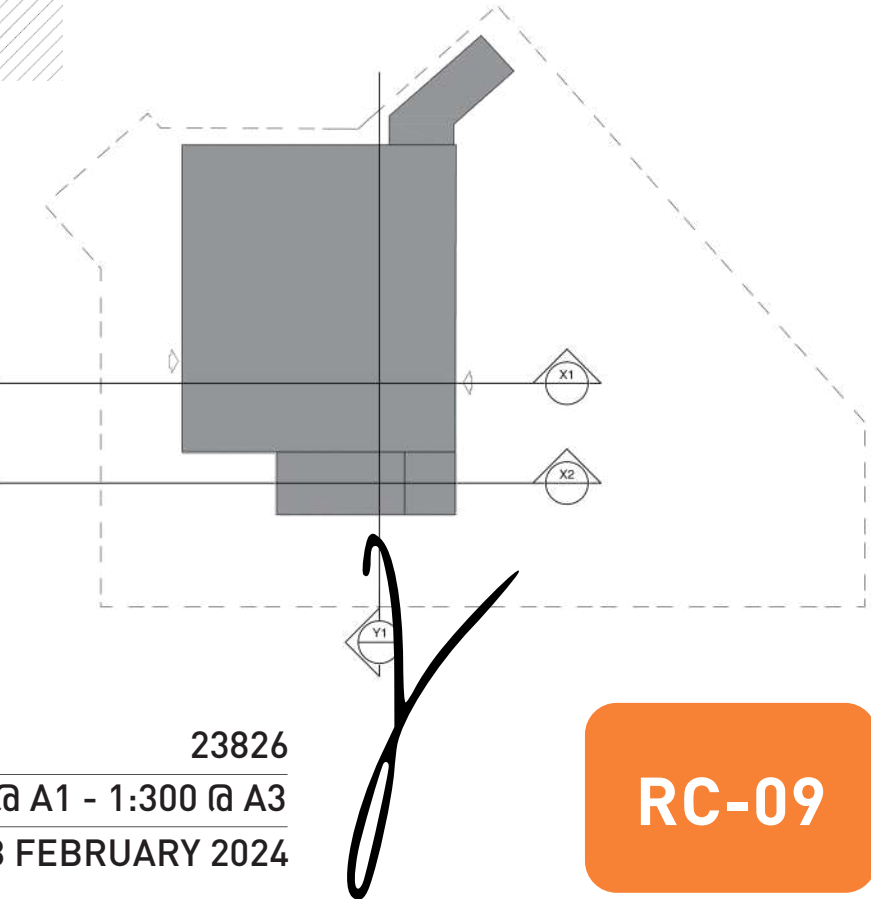
SECTION X1

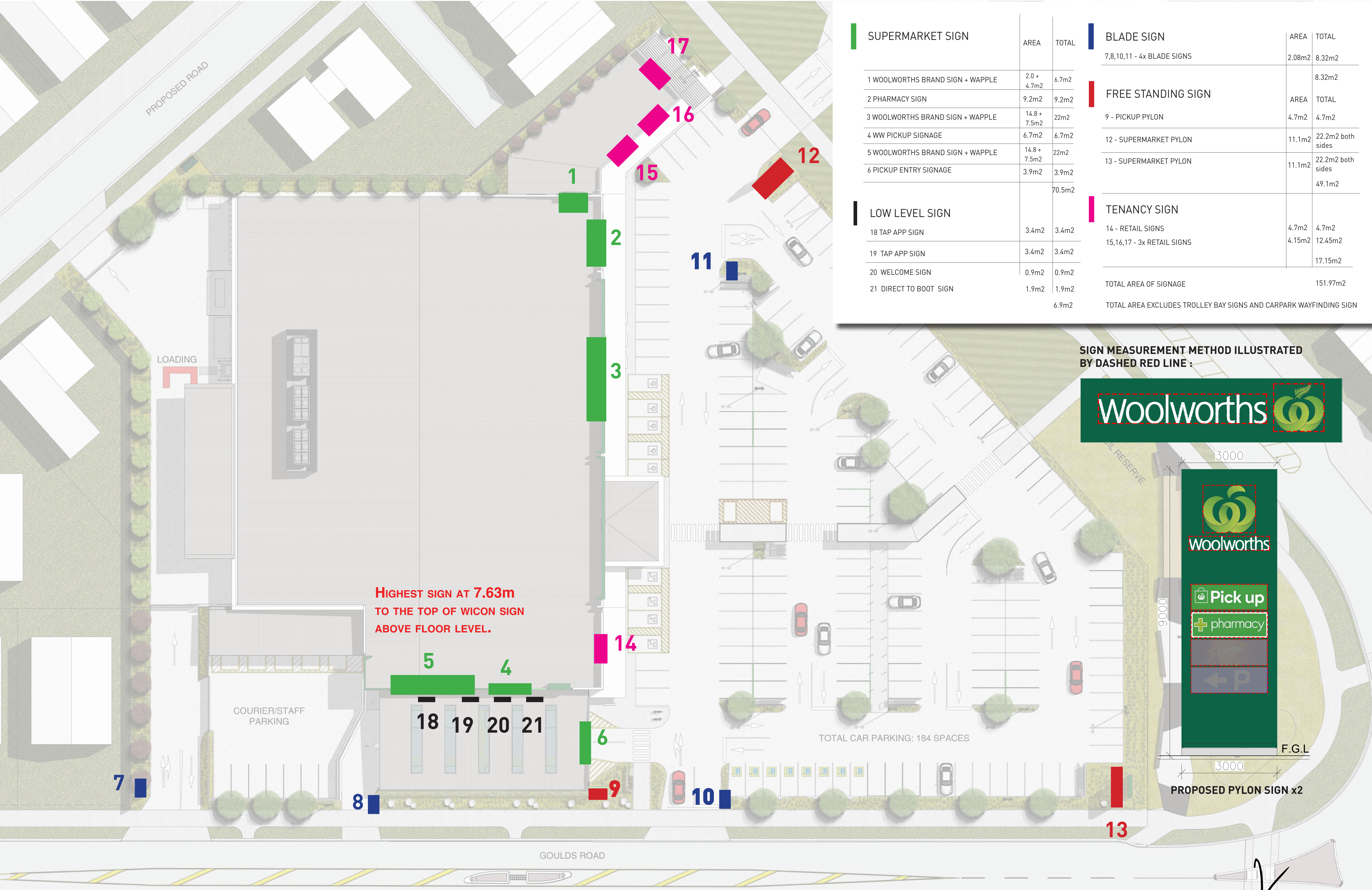


SECTION X2



SECTION Y1





SUPERMARKET SIGN	AREA		TOTAL
	AREA	TOTAL	
1 WOOLWORTHS BRAND SIGN + WAPPLE	2.0 + 4.7m2	6.7m2	8.32m2
2 PHARMACY SIGN	9.2m2	9.2m2	
3 WOOLWORTHS BRAND SIGN + WAPPLE	14.8 + 7.5m2	22m2	49.1m2
4 WW PICKUP SIGNAGE	6.7m2	6.7m2	
5 WOOLWORTHS BRAND SIGN + WAPPLE	14.8 + 7.5m2	22m2	49.1m2
6 PICKUP ENTRY SIGNAGE	3.9m2	3.9m2	
		70.5m2	
LOW LEVEL SIGN	AREA		TOTAL
	AREA	TOTAL	
18 TAP APP SIGN	3.4m2	3.4m2	17.15m2
19 TAP APP SIGN	3.4m2	3.4m2	
20 WELCOME SIGN	0.9m2	0.9m2	17.15m2
21 DIRECT TO BOOT SIGN	1.9m2	1.9m2	
		6.9m2	
BLADE SIGN	AREA		TOTAL
	AREA	TOTAL	
7,8,10,11 - 4x BLADE SIGNS	2.08m2	8.32m2	17.15m2
FREE STANDING SIGN	AREA		TOTAL
	AREA	TOTAL	
9 - PICKUP PYLON	4.7m2	4.7m2	17.15m2
12 - SUPERMARKET PYLON	11.1m2	22.2m2 both sides	
13 - SUPERMARKET PYLON	11.1m2	22.2m2 both sides	49.1m2
TENANCY SIGN	AREA		TOTAL
	AREA	TOTAL	
14 - RETAIL SIGNS	4.7m2	4.7m2	17.15m2
15,16,17 - 3x RETAIL SIGNS	4.15m2	12.45m2	
			17.15m2
TOTAL AREA OF SIGNAGE			151.97m2
TOTAL AREA EXCLUDES TROLLEY BAY SIGNS AND CARPARK WAYFINDING SIGN			

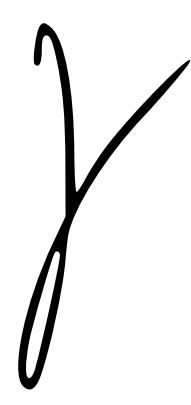
SIGN MEASUREMENT METHOD ILLUSTRATED BY DASHED RED LINE :









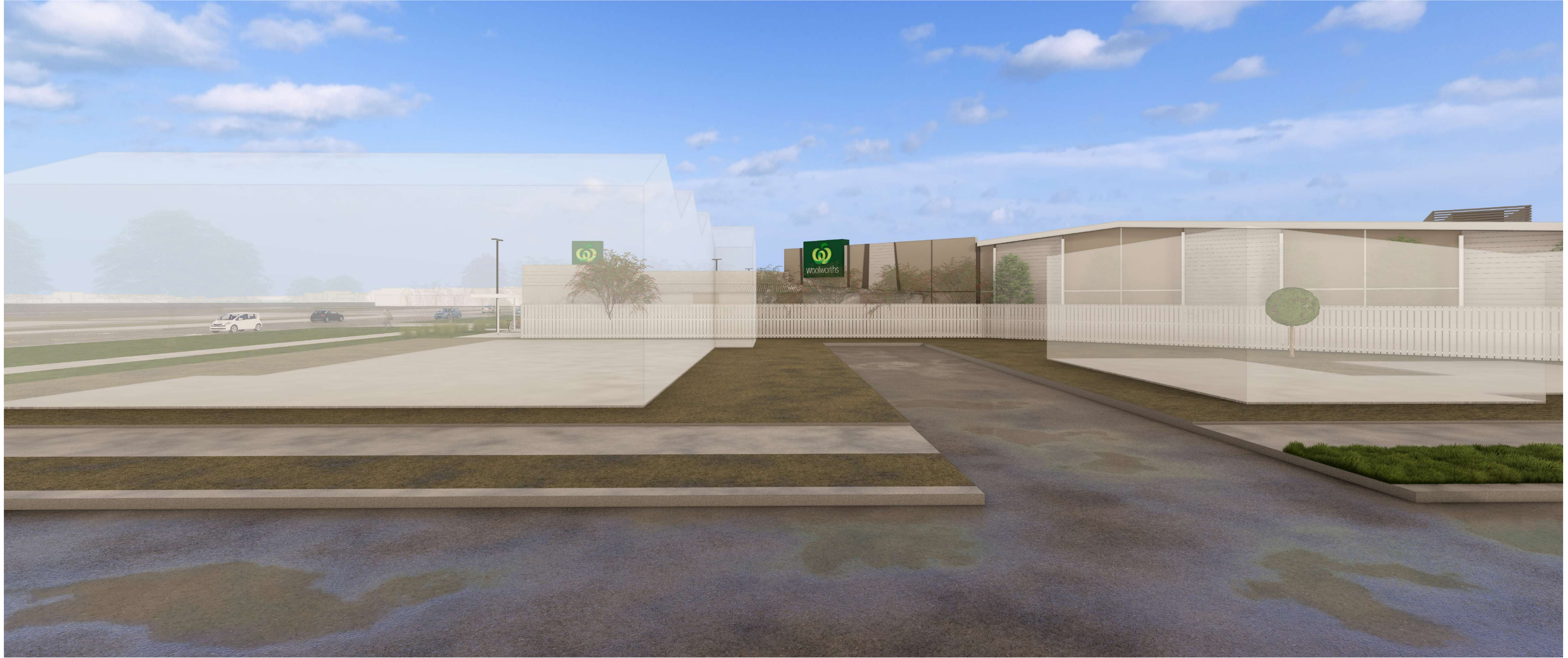


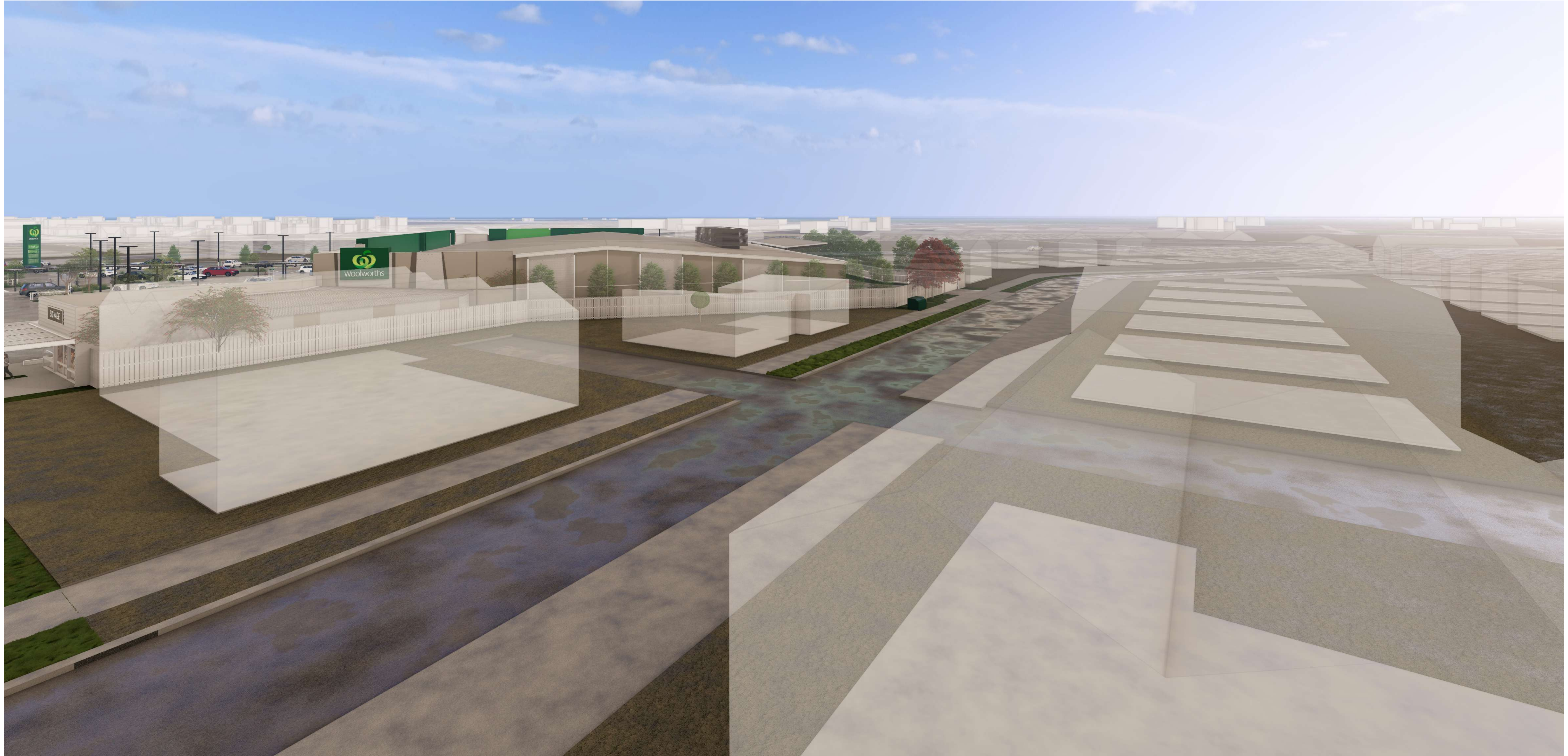


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y





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PROJECT NAME
WOOLWORTHS SUPERMARKET

ADDRESS
Cnr Goulds Rd & Shillingford Blvd, Rolleston

CLIENT
Countdown NZ

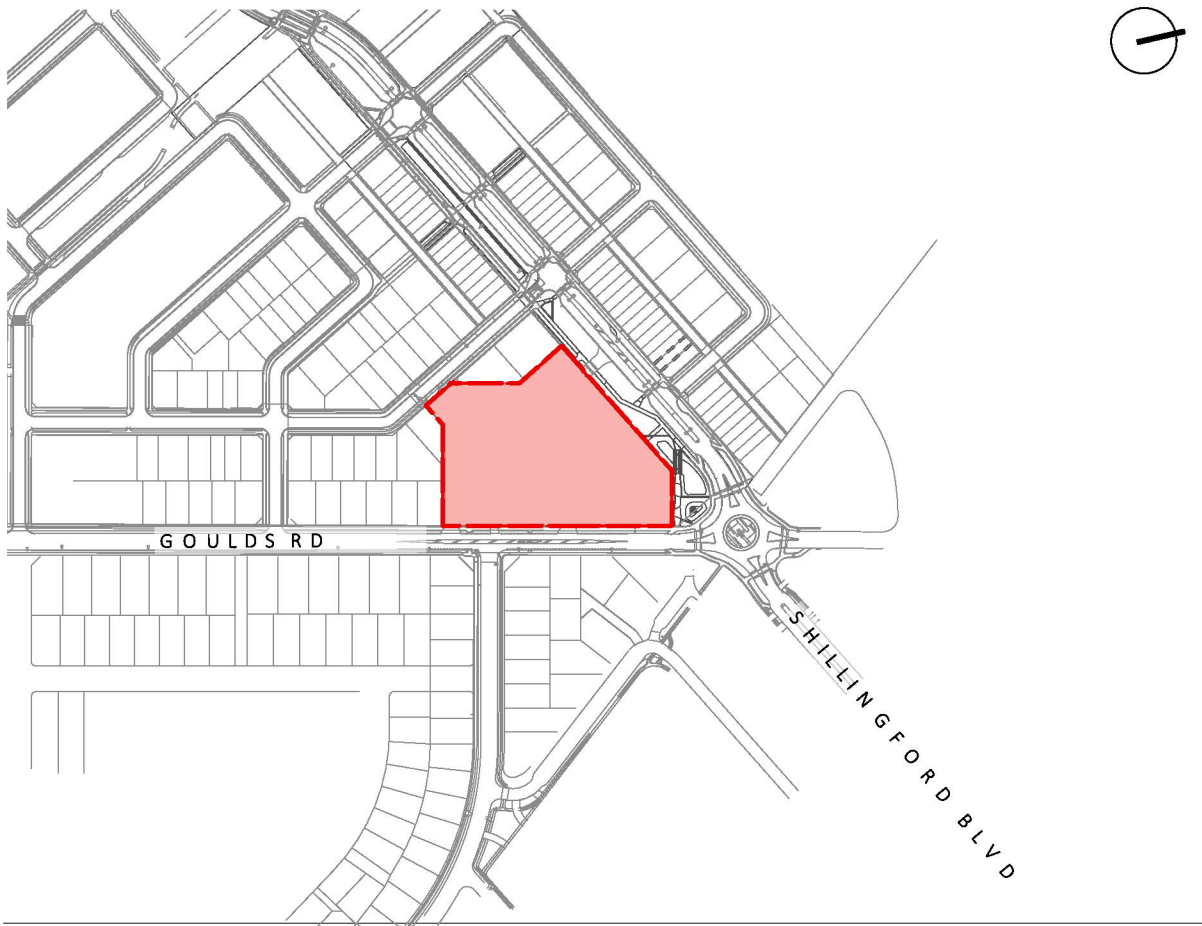
LANDSCAPE DESIGN

RESOURCE CONSENT
09.02.24

PREPARED BY
 **Kamo Marsh**
Te Uruti Building, 48 Hereford St, PO Box 2833, Christchurch 8140
Mountaineer Building, 32 Rees St, Queenstown 9300
T. 03 366 8181 E. admin@kamommarsh.co.nz W. kamommarsh.co.nz

REFERENCE NO.
5440

SITE LOCATION PLAN



Approved 19.2.24



Jake Hughes
Director
Hughes Developments Limited



Robin Hughes
Director
Hughes Developments Limited

SHEET NO.	SHEET TITLE	SHEET SUBTITLE
0000	COVER SHEET	LANDSCAPE DESIGN
1001	LANDSCAPE MASTERPLAN	SITE WIDE
1701	SPECIMEN TREE PLAN	SITE WIDE
8001	PRECEDENT IMAGES	HARD & SOFT PALETTE
8002	PRECEDENT IMAGES	PLANTING PALETTE
8003	LANDSCAPE RENDERS	SITE WIDE
8004	LANDSCAPE RENDERS	SITE WIDE

- NOTES**
1. Confirm set out of all dimensions on site prior to commencing work.
 2. Do not scale off drawings.

- LEGEND**
- Parcel boundary
 - Asphalt
 - Insitu plain concrete
 - Insitu plain concrete with black oxide additive
 - 200 x 100 Firth 'set' precast paver bands
 - Garden bed
 - Hedge - trimmed to 1.0m high
 - Specimen tree
 - Bike stands (by others)
 - Bollards (by others)
 - Indicative covered walkway shelter (by others)
 - Woolworths Signage (by others)
 - Indicative seating bench
 - Low stone wall (900mm)
 - Boulders (800-1200mm)

- LEGEND**
- 1 Raised crossing to prioritise pedestrian movement and provide traffic calming.
 - 2 Two tones of concrete to define key areas and entry point and create surface/texture contrast with asphalt roading.
 - 3 Precast concrete paving setts adjacent to coloured concrete path, used to highlight key pedestrian entry points into the site.
 - 4 Pedestrian node with seating. Seating next to low stone feature walls off Goulds Rd & Shillingford Blvd entries.
 - 5 Shelter structures to main pathway through car park to provide pedestrian refuge at crossing points.
 - 6 Outdoor paved area with low planting to the perimeter to be used by retail development.
 - 7 Pedestrian path to connect into proposed pathway in adjacent Council reserve.
 - 8 Planting along the boundary and between carparks to have a mix of ground covers and shrubs (Max height 1m).
 - 9 Visibility splay (5 x 2m). No planting or structures in visibility splay to exceed 0.5m in height.
 - 10 Locally sourced boulders (800-1200mm approx size) to break up large garden areas and provide interest along the street frontage and entry areas.
 - 11 Low hedging (clipped to 1000mm high) as a formal boarder to sections of the development and to screen views of carparking from the streetscape adjacent.



REV	DATE	BY	ISSUE
F	09.02.24	AP	RESOURCE CONSENT
E	07.02.24	AP	DRAFT PLANS/REPORT
D	02.02.24	AP	DRAFT PLANS/REPORT
C	30.01.24	AP	DRAFT PLANS/REPORT

PROJECT	WOOLWORTHS SUPERMARKET ROLLESTON SOUTH - FARINGDON OVAL
ADDRESS	Cnr Goulds Rd & Shillingford Blvd, Rolleston Countdown NZ
CLIENT	

LANDSCAPE MASTERPLAN
SITE WIDE
RESOURCE CONSENT

Kamo Marsh
Te Uruti Building, 48 Hereford St, PO Box 2833, Christchurch 8140 Mountaineer Building, 32 Rees St, Queenstown 9300
T. 03 3668 181 E. admin@kamo-marsh.co.nz W. kamo-marsh.co.nz

Design AP/TS Drawn AP Check TS	Date 09.02.24 Scale 1:500@A3
REF. NO. 5440	PAGE 1001 REV F

ID	Qty	Latin Name	Common Name	Scheduled Size	Approx. Size - 5 Years	Height At Maturity
Ca.b.Fa.	8	<i>Carpinus betulus</i> 'Fastigiata'	European Hornbeam	2200/45L	3.0m H x 1.5m W	12.0m H x 4.0m W
Do.v.p.	14	<i>Dodonaea viscosa</i> purpurea	Purple Ake Ake	1000/3.3L	4.0mH x 1.5 W	6.0M H x 2.5m W
Gr.l.	50	<i>Griselinia littoralis</i> (hedge)	Kapuka/Broadleaf	700/6.0L, spaced at 600mm centres	1.0m H trimmed hedge	1.0m H trimmed hedge
La.n.	3	<i>Laurus nobilis</i>	Bay Laurel	1600/35L	3.0m H.x 1.5m W	8.0m H x 3.0m W
Ma.g.LG.	2	<i>Magnolia grandiflora</i> 'Little Gem'	Magnolia Little Gem	1800/45L	3.0m H x 2.5m W	4.0m H x 3.0m W
Pl.Eu.Sp.	19	<i>Pittosporum eugenioides</i>	Lemonwood / Tarata	2500/45L	4.0m H x 1.5m W	12.0m H x 4.0m W
Po.t.	6	<i>Podocarpus totara</i>	Tōtara	2200/35L	3.5m H x 2.5m W	8.0m H x 5.0m W
Pr.Ama.	2	<i>Prunus</i> 'Amanogawa'	Upright Flowering Cherry	2200/45L	3.0m H x 1.0m W	7.0m H x 2.0m W
Ps.c.	4	<i>Pseudopanax crassifolius</i>	Lancewood	1500/12L	5.0m H x 1.0m W	12.0m H x 3.0m W

The site plan illustrates the layout of the Woolworths Supermarket and its associated parking and service areas. Key features include:

- Proposed Road:** A new road is shown running diagonally across the top left, with an "EXIT ONLY" arrow indicating traffic flow.
- Parking Areas:**
 - COURIER PARKING x 5:** Five parking spaces for couriers, each with a "CANOPY OVER" and "COURIER" label.
 - STAFF PARKING x 7:** Seven parking spaces for staff.
 - Gr.I. (50):** A large parking area for general traffic, with a "PICK UP / EXIT" zone.
- Building and Service Areas:**
 - Woolworths Supermarket:** The main building footprint is shown with various internal sections.
 - Online Orders:** A dedicated area for online orders, measuring 290m².
 - Staff Amenity:** A staff amenity area located above the online orders section, measuring above 200m².
 - Service Areas:** Includes "SKIP & PALLETS", "WHEELIE BINS x11", "CONTAINER PLANT", and "CANOPY OVER" for trucks.
- Surrounding Zones:** The site is bordered by "RESIDENTIAL ZONE" on the top and left sides.
- Access Points:** Labeled as "Po.t. (3)", "Pi.Eu.Sp. (9)", "Pi.Eu.Sp. (2)", "Pi.Eu.Sp. (8)", "Do.v.p. (6)", and "Ca.b.Fa. (3)".
- Scale and Orientation:** A scale bar indicates 0, 10, and 20 meters. A north arrow is present near the courier parking area.

1. Confirm set out of all dimensions on site prior to commencing work.
2. Do not scale off drawings.



PRECEDENT IMAGES

HARD PALETTE



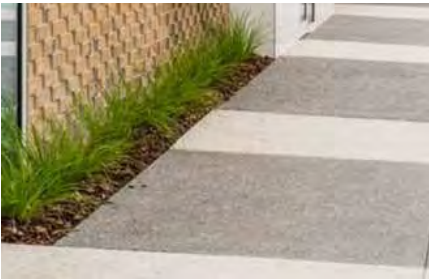
Stand-alone timber bench seats to be scattered within the development for pedestrians to linger.



Low feature walls with oxford grey basalt veneer. Used to frame key entry points into the development. Opportunity to integrate seating into the design. The basalt veneer will tie into materiality of walls existing in the surrounding Faringdon development.



Firth precast concrete modular paving ('Holland' modules) to key pedestrian entry points into the site (flush with adjacent concrete surface).



Two tones of concrete to define key areas and entry point and create surface/texture contrast with asphalt roading.



Locally sourced boulders (800-1200mm approx size) to break up large garden areas and provide interest along the street frontage and entry areas.

SOFT PALETTE

An attractive pedestrian environment with opportunities to rest or gather can draw people in and encourage them to spend more time within the development.



Evergreen trees within carpark area to provide additional canopy coverage.

Low hedging and specimen trees as a formal boarder to sections of the development and to screen views of carparking from the streetscape adjacent.



Planting will be predominantly native and are suitable for the Rolleston climate. The selected species will tie into the planting proposed in the Council reserve adjacent to the site as well as the wider Faringdon area.



Planting in car park area will require minimal maintenance. Low growing shrubs and strategic tree locations will ensure high visibility of development signage and provide safe passage for pedestrian and vehicles moving through the site.



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INDICATIVE PLANTING PALETTE

SPECIMEN TREES



Pseudopanax crassifolius



Carpinus betulus Fastigiata



Prunus amanogawa



Magnolia 'Little Gem'



Dodonea viscosa 'Purpurea'



Pittosporum eugenioides



Laurus nobilis



Podocarpus totara

LOW UNDER PLANTING - (1M HIGH MAX)



Libertia grandiflora



Carex testacea



Griselinia littoralis



Chionochloa flavicans



Phormium cookianum 'Emerald Gem'



Hebe 'Topiaria'



Lomandra tanika



Hebe emerald gem



Coprosma 'Red Rocks'



Hebe decumbens



Muehlenbeckia axillaris



Phormium 'Jack Spratt'



Pittosporum 'Golf Ball'



Raphiolepis 'Oriental Pearl'



Astelia 'Silver Spear'

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PROJECT
ADDRESS
CLIENT

WOOLWORTHS SUPERMARKET
ROLLESTON SOUTH - FARINGDON OVAL
Cnr Goulds Rd & Shillingford Blvd, Rolleston
Countdown NZ

PRECEDENT IMAGES
PLANTING PALETTE
RESOURCE CONSENT

Kamo Marsh
Te Uruti Building, 48 Hereford St, PO Box 2833, Christchurch 8140
Mountaineer Building, 32 Rees St, Queenstown 9300
T. 03 3668 181
E. admin@kamo-marsh.co.nz
W. kamo-marsh.co.nz

Design AP/TS Drawn AP Check TS	Date 09.02.24 Scale 1:200@A3
REF. NO. 5440	PAGE 8002 REV F

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INDICATIVE LANDSCAPE RENDERS



VIEWPOINT A - TO SUPERMARKET ONLINE ORDERS ENTRY FROM STREET
(LOOKING WEST)



VIEWPOINT B - SHILLINGFORD RD ROUNDABOUT TO COUNCIL RESERVE
(LOOKING SOUTH WEST)



VIEWPOINT C - VIEW TO SUPERMARKET FROM COUNCIL RESERVE
(LOOKING SOUTH WEST)



VIEWPOINT D - FROM RESERVE PEDESTRIAN LINK
(LOOKING SOUTH INTO SITE)

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LANDSCAPE RENDERS
SITE WIDE
RESOURCE CONSENT

Kamo Marsh
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Design AP/TS
Drawn AP
Check TS
REF. NO.
5440

Date 09.02.24
Scale NTS
PAGE 8003
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INDICATIVE LANDSCAPE RENDERS



INDICATIVE ELEVATION- SUPERMARKET ONLINE ORDERS ENTRY FROM STREET (LOOKING WEST)



INDICATIVE BIRDS EYE VIEW (LOOKING SOUTH EAST)



INDICATIVE BIRDS EYE VIEW (LOOKING SOUTH WEST)

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LANDSCAPE RENDERS
SITE WIDE
RESOURCE CONSENT



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REF. NO. 5440	PAGE 8004 REV F