



**Te Tāhuhu o
te Mātauranga**
Ministry of Education

Form 13

Submission on a publicly notified application concerning a resource consent under section 96, Resource Management Act 1991

To: Selwyn District Council

Name of submitter: Ministry of Education ('the Ministry')

Address for service: [REDACTED]

Attention: Daly Williams

Phone: [REDACTED]

Email: [REDACTED]

The specific parts of the application that the Ministry of Education's submission relates to are:

The potential construction and operational effects associated with traffic safety and dust, given the proximity of the proposed development to the nearby schools, being Lemonwood Grove School and Waitaha School. The Crown have also purchased a site for education purposes within the Farringdon Oval Fast Track Consented subdivision. The Ministry seeks to ensure that any potential impacts on the existing and future schools as a result of the proposed activity are appropriately addressed to ensure the safety of school staff and students.

Background:

The Ministry of Education ("the Ministry") is the Government's lead advisor on the New Zealand education system, shaping the direction for education agencies and providers and contributing to the Government's goals for education. The Ministry assesses population changes, school roll fluctuations and other trends and challenges impacting on education provision at all levels of the education network to identify changing needs within the network so the Ministry can respond effectively.

The Ministry has responsibility for all education property owned by the Crown. This involves managing the existing property portfolio, upgrading and improving the portfolio, purchasing and constructing new property to meet increased demand, identifying and disposing of surplus State school sector property and managing teacher and caretaker housing. The Ministry is therefore a considerable stakeholder in terms of activities that may impact educational facilities and assets in the Selwyn district.

The Ministry of Education's Submission:

Woolworths New Zealand Limited (Woolworths / the Applicant) have sought resource consent (RC245088) to establish and operate a supermarket and small number of ancillary commercial tenancies on approximately 1.35ha of land located at 597 East Maddisons Road, Rolleston. The application site, hereon referred to as 'the site', is zoned as General Rural and is located approximately 554m from Waitaha School, 520m Lemonwood Grove School and 460m from the recently purchased school site within the Farringdon Oval subdivision.

Upon review of the application and supporting documents, the Ministry wish to highlight the following matters:

Operational and Construction Phase Traffic Effects

The Ministry acknowledge that an Integrated Traffic Assessment (ITA) was prepared by Stantec. The ITA states that the traffic generation associated with supermarkets is typically assessed for the weekday evening peak hour. Specific estimates were not provided for the proposed supermarket, and alternatively, survey results from Countdown Mosgiel which is a similar sized supermarket were used, based on this, it was found that the average evening peak period traffic generation was approximately 415 vehicles movements per hour.

In terms of access, it is acknowledged that vehicle access to the site is proposed via five vehicle crossings, three on Goulds Road, one on the extension to Shillingworth Boulevard, and one on the local residential road to the western edge of the site. A condition has been volunteered to ensure Construction Temporary Traffic Management Plan (TTMP) is to be put in place. The Ministry request that appropriate consideration of operational effects associated with traffic generation be completed for the neighboring streets to the proposed site.

Based on the number of vehicle movements estimated, the Ministry consider there is the potential for the proposed activity to have safety and noise effects for the rangatahi and kaiako at Lemonwood Grove, Waitaha School and potentially the future school site.

Dust Suppression

In Appendix H of the AEE – 'Infrastructure Serving', the applicant has advised that an Erosion, Sediment and Dust Management Plan (ESDMP) will be prepared and implemented in accordance with best practice and the recommendations from ECan's "Erosion & Sediment Control Toolbox for Canterbury". The applicant has volunteered a condition to be put in place to ensure the dispersal and deposition of dust from construction and earthworks activities beyond the boundaries of the Site.

The Ministry request that provision of, and adherence to, a ESDMP is conditioned as part of the consent given as the Selwyn district is prone to high winds.

Noise

The applicant included a Noise Effects assessment, prepared by Acoustic Engineering Services (AES), with the application. The aforementioned noise assessment gives no regard to, or consideration of, the nearby Lemonwood Grove and Waitaha Schools. The assessment states that construction noise associated with the proposed activity has the potential to adversely affect nearby properties. To mitigate said potential adverse effects, AES has recommended six conditions.

Having regard to potential and actual noise effects, the Ministry requests that Council give appropriate regard to nearby educational facilities and place conditions on the consent, should it be granted, relating to adherence to the relevant noise standards for both construction and operational noise.

Engagement with Lemonwood Grove and Waitaha Schools:

The applicant has volunteered public notification for the application RC245088 in accordance with sections 95A of the RMA. SDC has not given direct notice to the Ministry or nearby Lemonwood Grove and Waitaha School however the Ministry requests that the applicant engage with Lemonwood Grove and Waitaha Schools to discuss the proposal and any mitigation measures proposed to reduce or avoid effects on the school and its students.

The Ministry of Education seeks the following decision from the consent authority:

Should the processing planner recommend the consent is granted the Ministry request the following:

- Suitable conditions are included to suppress and monitor dust from the site to the wider community.
- Suitable conditions are included relevant to mitigation of potential and actual construction and operational noise effects on the wider community.
- Engagement with the Ministry is undertaken prior to construction commencing, advising of likely construction timeframes.

- Suitable conditions are included to mitigate the potential traffic safety effects from the site and associated activity on the wider community.

For information purposes, it is worth noting that the Crown have purchased a site within the Farringdon Oval subdivision which was fast-tracked. The Minister has submitted a Notice of Requirement to Selwyn District Council to designate this site for 'educational purposes'. The proposed school site will have a frontage to Shillingworth Boulevard and is approximately 460m away from the proposed activity, as such the traffic effects of the proposed activity and associated vehicle access to the site via Shillingworth Boulevard is of importance to the Ministry.

The Ministry wishes to be heard in support of their submission.



Daly Williams
Planner – Beca Ltd
(Consultant to the Ministry of Education)
Date: 19/06/2024

Planning Unit

Notice of Submission on an Application for Resource Consent

Application Reference:

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)): Canterbury Regional Council

Physical Address:

Address for Service (if different):

Email:

Telephone (day):

Mobile:

2. Application Details

Application Reference Number (if not stated above): RC245088

Name of Applicant (state full name): Woolworths New Zealand Ltd

Application Site Address: 597 East Maddisons Road, Rolleston

Description of Proposed Activity: Land use consent to: Establish and operate a supermarket and small-scale ancillary retail tenancies, including associated earthworks, access, carparking, signage and landscaping

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)

See separate sheet

The reasons for **my / our** submission are:

See separate sheet

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.)

See separate sheet

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: Amanda Thompson - Acting Team Leader Planning & Strategy

Date: 20 June 2024

Signature:

Date:

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

The reasons for our submission are:

Regional Policy Framework

- 1) The Canterbury Regional Policy Statement (CRPS) provides a clear and directive urban growth framework for the Greater Christchurch Area. Chapter 6 seeks to accommodate expected growth and enable urban development within identified spatial areas consolidated and coordinated urban growth integrated with the provision of infrastructure.
- 2) This framework provides for the development of land within existing urban areas, Greenfield Priority Areas (GPAs), and Future Development Areas (FDAs), at a rate and in locations that meet anticipated demand and enables the efficient provision and use of network infrastructure.
- 3) Map A of the CRPS identifies locations and extents of urban development that will support Greater Christchurch's recovery, rebuilding and planning for future growth and infrastructure delivery.
- 4) CRPS Objective 6.2.5 seeks to support and maintain the existing network of centres as the focal points for commercial, community and service activities during the recovery period. It also seeks to ensure that the development and distribution of commercial activity avoids significant adverse effects on the function and viability of these centres. CRPS Policy 6.3.1 reflects this, directing the avoidance of development that adversely affects the function, viability of, or public investment in, the Central City or Key Activity Centres (KAC).
- 5) CRPS Objective 6.2.6 addresses business land development by directing new commercial activities to the Central City, Key Activity Centres and neighbourhood centres while providing for a range of other business activities in appropriate locations.

Urban form analysis

- 6) In the case of Rolleston, CRPS Policy 6.3.6 directs that business activities are provided for in a manner which reinforces the role of the Key Activity Centre. It also recognises that new commercial activities are primarily directed to the Key Activity Centre and neighbourhood centres, where these activities reflect and support the function and role of those centres. If commercial activities wish to locate out of these centres, the location of that activity cannot give rise to significant adverse distributional or urban form effects. "Commercial activities" include retail activities (ref. Definitions for Greater Christchurch).
- 7) The proposed application seeks to use land that has been identified as a Future Development Area on Map A. The land was subject to a Fast track consent granted for residential development, with Lot 18 designated as a neighbourhood centre with a maximum gross floor area of 500m² restricted to food and beverage outlets.
- 8) CRPS Policy 6.3.3 states that development of an FDA is to occur in accordance with the provisions set out in an Outline development plan (ODP) or other rules for the area.
- 9) CRPS Policy 6.3.12 outlines conditions that must be met to enable urban development in identified FDAs. Clause 6.3.12(4) requires that development occur in accordance with an ODP and the requirements of Policy 6.3.3.

- 10) The ODP for this area is Appendix 38 of the operative Selwyn District Plan (SDP). It only discusses residential development and is silent on commercial development. The applicant's assessment of environmental effects (AEE) makes no reference to the ODP.
- 11) Careful and robust consideration should be given to the likely economic and retail distribution effects including whether and to what extent expansion of commercial activities on the site would undermine the existing network of centres and adversely affect the function and viability of the Rolleston KAC. The applicant has addressed these impacts in the AEE.
- 12) In addition, careful consideration must be given to the implications of commercial development in an area where the ODP has not provided for this type of development. This includes assessing any impact on the strategic and integrated approach envisioned for development within Greater Christchurch and the policy framework outlined in the CRPS.

Contaminated land analysis

- 13) CRPS Objective 17.2.1 and Policy 17.3.2 protect people and the environment from on-site and off-site adverse effects of contaminated land. The broader site (including Lot 4011 DP596412) is identified on the Environment Canterbury LLUR HAIL Register as a contaminated site (G5 – Waste Disposal to Land). DSI's have been completed and accompany the 'Faringdon Fast Track' residential application. The Regional Council understands that most, if not all, of the remediation on the site is completed. The Regional Council requests two conditions be attached to the resource consent if it is granted:
 - i) that a contamination discovery condition be included (in case further contamination such as other waste pits or offal pits are discovered).
 - ii) that a condition requiring disposal of any material removed from the site at an authorised disposal facility.
- 14) The applicant has recognised the need for resource consents from the Regional Council and this submission does not address those matters.

Proposed Decisions

The decisions we would like the Council to make are:

- 1) To test, through the hearing process, the section 32 analysis and the economic analysis provided by the applicant:
 - i) to give careful consideration to the likely economic and retail distribution effects.
 - ii) to determine whether, and to what extent the expansion of commercial activities on this site could undermine the existing KAC, and neighbourhood centres and
 - iii) in particular, to determine whether this proposal would adversely affect the function and viability of the Rolleston Key Activity Centre.
- 2) The Regional Council requests that if consent is granted, that two conditions be attached:

- i) a contamination discovery condition (in case further contamination such as other waste pits or offal pits are discovered).
- ii) a condition requiring disposal of any material removed from the site at an authorised disposal facility.

4. SUBMISSION AT THE HEARING

We do not wish to be heard in support of our submission.

5. SIGNATURE

A large black rectangular box redacting the signature.

Amanda Thompson

Acting Team Leader Planning & Strategy 20/06/2024

(Authorised under delegation from the Canterbury Regional Council).

FORM 13

**SUBMISSION ON APPLICATION CONCERNING RESOURCE
CONSENT OR ESPLANE STRIP THAT IS SUBJECT TO PUBLIC
NOTIFICATION OR LIMITED NOTIFICATION BY CONSENT AUTHORITY**

Sections 41D, 95A, 95B, 95C, 96, 127(3), 136(4), 137(5)(c), and 234(4),
Resource Management Act 1991

To Selwyn District Council

Name of submitter: Ryman Healthcare Limited ("**Ryman**")

Applicant: Woolworths New Zealand Limited ("**Woolworths**")

Submission on: Establishment and operation of a new supermarket and
small-scale ancillary retail tenancies.

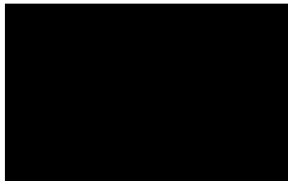
Application number: RC245088

Trade Competition: Ryman is not a trade competitor for the purposes of
section 308B of the Resource Management Act 1991.

The submission relates to: This submission relates to the whole application as
currently proposed, specifically the parts relating to
transportation and traffic, visual amenity and noise.

My submission is: Ryman supports the application in part.

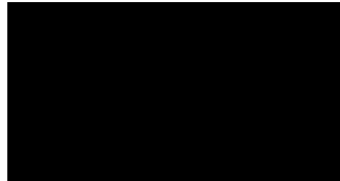
Signature:



(on behalf of Ryman Healthcare Limited by its authorised agent Richard Turner, Mitchell Daysh Limited)

Date: 20 June 2024

Address for Service:



Contact Person: Richard Turner

Phone:



Email:



Ryman Healthcare Limited's interest in the application

1. Ryman was granted resource consent RC225800 for the establishment of a comprehensive care retirement village ("**the Village**") at 533 and 583 East Maddisons Road and 870 Goulds Road, Rolleston on 23 March 2023. The proposed Woolworths supermarket ("**the supermarket**") is approximately 800 m to the north of the main entrance to the Village, however, the north-western boundary of the Ryman site and south-eastern boundary of the Supermarket site align but are on opposite sides of the road (with the supermarket on the western side of Goulds Road, and the Village on the eastern side of Goulds Road). As a result of the Village's proximity to the supermarket site, Ryman is considered to be an affected party.

Reasons for Ryman's submission

2. Ryman supports the application in principle, however, considers that Woolworths may not have considered the effect of the proposal on the Village as a sensitive activity¹. Specifically, effects relating to:
 - a. Transportation and traffic;
 - b. Visual amenity; and
 - c. Noise.
3. Ryman would like to ensure that the design of Woolworths proposal and conditions of consent appropriately avoid, remedy or mitigate potential adverse transportation and traffic, visual amenity and noise effects on the residents of the Village.

Effects on transportation and traffic

4. The transportation and traffic effects assessment provided with Woolworths consent application concludes that the traffic volume increase from the development of the supermarket will have negligible effects on the performance of nearby intersections. However, the assessment fails to assess the effects on safety for pedestrians who want to access the supermarket on foot (e.g. residents crossing the road from the Village to the supermarket), with consideration only given to pedestrians who are utilising crossings which are internal to the supermarket site.
5. It appears that no consideration has been made for the provision of safe crossing facilities for pedestrians accessing the site from the south.

¹ As defined by the Selwyn District Plan.

Effects on visual amenity

6. The application states that the Goulds Road fronting will “not be readily observable from adjoining residential properties”, however, the supermarket, being located directly opposite the north-western corner of the village, will be visible to residents both living in and utilising that area of the Village. The application indicates that landscaping provisions in the area opposite the north-western corner of the Village are less than what are proposed along other frontages. It is considered that this will reduce the visual amenity for residents both living in and utilising the opposing area of the Village.

Effects on noise

7. Ryman considers the proposed condition of consent relating to the restriction of noise-producing activities associated with the small-scale retail tenancies is appropriate and a beneficial requirement for the maintenance of the noise amenity of surrounding residential activities.
8. Ryman notes that the application proposes to install noise barriers along the western supermarket site boundary (fronting immediately adjacent residential properties), however, no respective noise barriers are proposed along Goulds Road. Recognising that as noted above, proposed landscaping along this site frontage is minimal, there is nothing proposed that will provide or act as a noise barrier between the supermarket and the Village.

Ryman seeks the following decisions from the consent authority:

9. That safe pedestrian crossing facilities are provided for people accessing the supermarket from the south;
10. That landscaping of a similar density to that which is proposed along other frontages of the supermarket is provided for along the Goulds Road frontage of the south-eastern corner of the supermarket site;
11. That the Village is acknowledged as a sensitive receptor and that appropriate noise buffers are put in place, either in the form of landscaping or noise barriers along the Goulds Road frontage of the south-eastern corner of the supermarket site; and
12. That if the above relief, or relief to a similar effect is provided, the consent authority **grants the application.**

Ryman **does not wish to be heard** in support of this submission.

A copy of this submission has been served on the applicant.