

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:

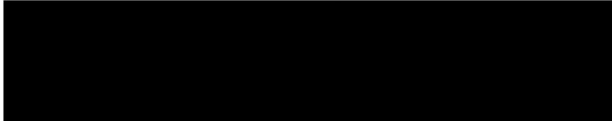
- 1) To test, through the hearing process, the section 32 analysis and the economic analysis provided by the applicant:
 - i) to give careful consideration to the likely economic and retail distribution effects.
 - ii) to determine whether, and to what extent the expansion of commercial activities on 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 of Amanda Thompson.

Amanda Thompson

Acting Team Leader Planning & Strategy 20/06/2024

(Authorised under delegation from the Canterbury Regional Council).