



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:



Attention: Daly Williams

Phone:



Email:



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