

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.

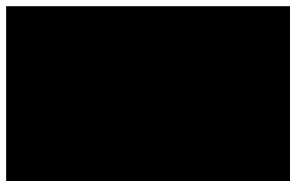
Application number: RC245088

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.

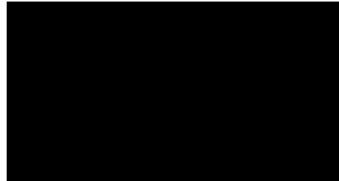
Signature:



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

Date: 20 June 2024

Address for Service:

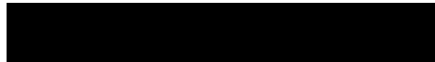


Contact Person: Richard Turner

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.