

Supplementary Evidence for RC245088 – 5 September 2024

Application Site: 597 East Maddisons Road, Rolleston
Application Number: RC245088
Attention: Nathan O'Connell, Independent Commissioner
Prepared by: Tim Hegarty - Reporting Planner

1. This supplementary evidence is in relation to the application by Woolworths New Zealand Limited (Woolworths) to establish and operate a supermarket and small-scale ancillary retail tenancies, including associated earthworks, access, carparking, signage and landscaping at 597 East Maddisons Road, Rolleston. My supplementary evidence addresses:
 - a. Woolworth's request that no hearing be held; and
 - b. Identification of an additional transport consent trigger.

Woolworth's Request

2. Woolworth's have submitted a memorandum request that the application is heard on papers¹. The memorandum details that only a small number of discrete matters relating to signage, pedestrian access, fencing and development engineering remain in contention between the Applicant and Council. I agree with the Applicant's identification of these matters.
3. I note that section 100 of the Resource Management Act 1991 provides for the following:

A hearing need not be held in accordance with this Act in respect of an application for a resource consent unless—

(a) the consent authority considers that a hearing is necessary; or

(b) either the applicant or a person who made a submission in respect of that application has requested to be heard and has not subsequently advised that he or she does not wish to be heard.
4. It is my understanding that the scheduled hearing for the application on 16 to 17 September 2024 may be cancelled if in the view of the appointed independent commissioner that the above two tests are met.
5. It is my view that given the small number of matters in contention, that those matters could be dealt with by papers under section 100(a).
6. I can also confirm that the Ministry of Education has withdrawn their request to be heard², while no other submitters have requested to be heard. As such, it is my view that section 100(b) has been met.
7. However, I will defer to the independent commissioner to determine whether a hearing needs to occur, such as if they wish to hear and test any evidence regarding the application.

¹ Memorandum of Counsel on behalf of Woolworths New Zealand Limited dated 2 September 2024.

² Letter from Ministry of Education dated 19 August 2024.

Additional Matter for Consent

8. I wish to advise that an additional reason for consent has been identified that was not listed in the Hearing Report. Specifically, land use consent is required under Rule TRAN-R7 (Rural Vehicle Movements and Associated Parking) as more than 60 equivalent car movement/day per site are proposed from a site located in the General Rural Zone.
9. This additional consent trigger does not affect the bundled activity status of the application (non-complying). In my view, the related environmental effects have been addressed by both the application material and technical assessments. As such, I consider that no further reporting or assessment is required to address this consent trigger.



Tim Hegarty

Reporting Planner