

Response No:
1

Contribution ID: 33241

Member ID:

Date Submitted: Apr 16, 2025, 02:39 AM

Q1 Full name of submitter:

Short Text

Daniel Jakubcik

Q2 Street address:

Long Text

Q3 I am submitting:

Multi Choice

For myself

Q4 If submitting on behalf - what is your name

Short Text

Q5 If submitting on behalf - organisation name / relationship to submitter

Short Text

Q6 Date of submission:

Date

Q7 Submission method

Multi Choice

Q8 Submission type

Multi Choice

Q9 Email:

Email

Q10 Street number and name / PO Box

Short Text

Q11 Suburb

Short Text

Q12 Town / City

Short Text

Q13 Postcode

Short Text

Q14 Contact phone number (daytime):

Telephone

Q15 Preferred method for correspondence

Multi Choice

By email

Q16 I / We:

Multi Choice Support all or part of the application

Q17 The specific parts of the application that my / our submission relates to are:

Long Text

Q18 The reasons for my / our submission are:

Long Text

Q19 The decision I / we would like the Council to make is:

Long Text

Q20 The combined file size must not be larger than 10MB.

File Upload

Q21 If a hearing is held, I / we:

Multi Choice Do not wish to speak in support of my / our submission

Q22 If others make a similar submission:

Multi Choice

Q23 Decision making:

Multi Choice

Q24 I have read and understand the above important information

Single Checkbox Yes

Response No:
1

Contribution ID: 33242

Member ID:

Date Submitted: Apr 16, 2025, 04:05 AM

Q1 Full name of submitter:

Short Text

david gardner

Q2 Street address:

Long Text

Q3 I am submitting:

Multi Choice

For myself

Q4 If submitting on behalf - what is your name

Short Text

Q5 If submitting on behalf - organisation name / relationship to submitter

Short Text

Q6 Date of submission:

Date

Q7 Submission method

Multi Choice

Q8 Submission type

Multi Choice

Q9 Email:

Email

Q10 Street number and name / PO Box

Short Text

Q11 Suburb

Short Text

Q12 Town / City

Short Text

Q13 Postcode

Short Text

Q14 Contact phone number (daytime):

Telephone

Q15 Preferred method for correspondence

Multi Choice

By email

Q16 I / We:

Multi Choice

Oppose all or part of the application

Q17 The specific parts of the application that my / our submission relates to are:

Long Text

Non compliance with the resource consent requirements.

Negatives.

cycle lanes and parking lane each reduced by 100 mm. Page 28 Appendix 10 - Transport Assessment [PDF, 7147KB]
The District Plan requires that development of the commercial zone provides public access and permeability through the site from Packe Street, Purchas Street and Madras Street plus connections to the adjacent residential zone. The current development plan area does not have frontage to either Packe Street or Purchas Street, it only has frontage to Madras Street. This means that is not possible to provide the connections anticipated in the Development Plan. The lack of connections will increase walking distances to the site for residents of Packe Street between Purchas Street and Canon Street but will have little effect on walking distances for the wider area. Page 30 Appendix 10 - Transport Assessment [PDF, 7147KB]

The length of the northern crossing at the boundary will be about 14 metres which will exceed the permitted length of 9 metres. Page 31 Appendix 10 - Transport Assessment [PDF, 7147KB]

Lack of safe pedestrian crossing across the road directly outside

Pylon sign A will cause sightline issues on cars exiting the southern exit and will cause cars to stop on the footpath rather than at the give way sign

Lack of treecover

Current district plan boundary height infringement

Acoustic fence/ indicative transformer location could cause signlight issues for cars exiting north entrance, causing them to stop on the footpath rather than give way sign

Lack of speed humps at exits to slow cars down

Q18 The reasons for my / our submission are:

Long Text

The two matters of non-compliance relate to vehicle crossing design and queuing space. Page 37 "conclusions" Appendix 10 - Transport Assessment [PDF, 7147KB]

The company in question is trying to push it's compliance failures onto other people to deal with.

"Although there is a shortfall against the District Plan queuing space requirement, it is considered that this can be managed by encouraging staff to utilise spaces close to the southern driveway and with 'keep clear' marking at the northern driveway."
"

The building infringes on the sunlight angles for properties south of it.

Q19 The decision I / we would like the Council to make is:

Long Text

Deny the resource consent unless, the company to fully complies properly with the requirments for a resource consent, and go above and beyond for the surrounding area to improve the area.

Q20 The combined file size must not be larger than 10MB.

File Upload

Q21 If a hearing is held, I / we:

Multi Choice

Wish to speak in support of my / our submission

Q22 If others make a similar submission:

Multi Choice

I / we will consider presenting a joint case with them at the hearing

Q23

Decision making:

Multi Choice

I / we request that the Council delegates its functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the Council, under section 100A of the Resource Management Act.

Q24

I have read and understand the above important information

Single Checkbox

Yes

Response No:
1

Contribution ID: 33243

Member ID:

Date Submitted: Apr 16, 2025, 05:55 AM

Q1 Full name of submitter:

Short Text

Ian Paul Rose

Q2 Street address:

Long Text

Q3 I am submitting:

Multi Choice

For myself

Q4 If submitting on behalf - what is your name

Short Text

Q5 If submitting on behalf - organisation name / relationship to submitter

Short Text

Q6 Date of submission:

Date

Q7 Submission method

Multi Choice

Q8 Submission type

Multi Choice

Q9 Email:

Email

Q10 Street number and name / PO Box

Short Text

Q11 Suburb

Short Text

Q12 Town / City

Short Text

Q13 Postcode

Short Text

Q14 Contact phone number (daytime):

Telephone

Q15 Preferred method for correspondence

Multi Choice

By email

Q16 I / We:

Multi Choice Support all or part of the application

Q17 The specific parts of the application that my / our submission relates to are:

Long Text The full proposal for the development on the proposed site.

Q18 The reasons for my / our submission are:

Long Text The proposed site has been an eye sore for many years and as I believe that the land is contaminated. It is recognised that some form of commercial use is the most suitable use of the land. Building a supermarket will also bring more people into the St Albans community.

Q19 The decision I / we would like the Council to make is:

Long Text Approve the proposed development.

Q20 The combined file size must not be larger than 10MB.

File Upload

Q21 If a hearing is held, I / we:

Multi Choice Do not wish to speak in support of my / our submission

Q22 If others make a similar submission:

Multi Choice

Q23 Decision making:

Multi Choice

Q24 I have read and understand the above important information

Single Checkbox Yes

Response No:
1

Contribution ID: 33244

Member ID:

Date Submitted: Apr 16, 2025, 06:43 AM

Q1 Full name of submitter:

Short Text

Robyn Fairmaid

Q2 Street address:

Long Text

Q3 I am submitting:

Multi Choice

For myself

Q4 If submitting on behalf - what is your name

Short Text

Q5 If submitting on behalf - organisation name / relationship to submitter

Short Text

Q6 Date of submission:

Date

Q7 Submission method

Multi Choice

Q8 Submission type

Multi Choice

Q9 Email:

Email

Q10 Street number and name / PO Box

Short Text

Q11 Suburb

Short Text

Q12 Town / City

Short Text

Q13 Postcode

Short Text

Q14 Contact phone number (daytime):

Telephone

Q15 Preferred method for correspondence

Multi Choice

By email

Q16 I / We:

Multi Choice Support all or part of the application

Q17 The specific parts of the application that my / our submission relates to are:

Long Text I support the proposed commercial center + supermarket and believe a new modern shopping precinct will improve the quality of the Edgware/ St Albans community.

Q18 The reasons for my / our submission are:

Long Text I support the proposed commercial center + supermarket and believe a new modern shopping precinct will improve the quality of the Edgware/ St Albans community.

Q19 The decision I / we would like the Council to make is:

Long Text To grant the consent.

Q20 The combined file size must not be larger than 10MB.

File Upload

Q21 If a hearing is held, I / we:

Multi Choice Do not wish to speak in support of my / our submission

Q22 If others make a similar submission:

Multi Choice

Q23 Decision making:

Multi Choice I / we request that the Council delegates its functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the Council, under section 100A of the Resource Management Act.

Q24 I have read and understand the above important information

Single Checkbox Yes

Response No:
1

Contribution ID: 33246

Member ID:

Date Submitted: Apr 16, 2025, 07:41 AM

Q1 Full name of submitter:

Short Text

Deborah Marie Dawson

Q2 Street address:

Long Text

Q3 I am submitting:

Multi Choice

For myself

Q4 If submitting on behalf - what is your name

Short Text

Q5 If submitting on behalf - organisation name / relationship to submitter

Short Text

Q6 Date of submission:

Date

Q7 Submission method

Multi Choice

Q8 Submission type

Multi Choice

Q9 Email:

Email

Q10 Street number and name / PO Box

Short Text

Q11 Suburb

Short Text

Q12 Town / City

Short Text

Q13 Postcode

Short Text

Q14 Contact phone number (daytime):

Telephone

Q15 Preferred method for correspondence

Multi Choice

By email

Q16 I / We:

Multi Choice Oppose all or part of the application

Q17 The specific parts of the application that my / our submission relates to are:

Long Text Proposed supermarket

Q18 The reasons for my / our submission are:

Long Text Already too many Australian supermarkets in the atea

Q19 The decision I / we would like the Council to make is:

Long Text Deny application for a new supermarket

Q20 The combined file size must not be larger than 10MB.

File Upload

Q21 If a hearing is held, I / we:

Multi Choice Do not wish to speak in support of my / our submission

Q22 If others make a similar submission:

Multi Choice

Q23 Decision making:

Multi Choice

Q24 I have read and understand the above important information

Single Checkbox Yes

Response No:
1

Contribution ID: 33248

Member ID:

Date Submitted: Apr 16, 2025, 08:40 AM

Q1 Full name of submitter:

Short Text Alison Allsop

Q2 Street address:

Long Text

Q3 I am submitting:

Multi Choice For myself

Q4 If submitting on behalf - what is your name

Short Text

Q5 If submitting on behalf - organisation name / relationship to submitter

Short Text

Q6 Date of submission:

Date

Q7 Submission method

Multi Choice

Q8 Submission type

Multi Choice

Q9 Email:

Email

Q10 Street number and name / PO Box

Short Text

Q11 Suburb

Short Text

Q12 Town / City

Short Text

Q13 Postcode

Short Text

Q14 Contact phone number (daytime):

Telephone

Q15 Preferred method for correspondence

Multi Choice By email

Q16 I / We:

Multi Choice Support all or part of the application

Q17 The specific parts of the application that my / our submission relates to are:

Long Text
Traffic
Parking
Water run off (stormwater)
Noise - construction and operation
Carpark on site

Q18 The reasons for my / our submission are:

Long Text
We live nearby

Q19 The decision I / we would like the Council to make is:

Long Text
Traffic: monitoring of traffic behaviour and enforcement of poor driver behaviour should happen in period following opening. Also extensive public information should be disseminated by supermarket re entrances, exits, consideration of residents nearby.

Parking: resident permit parking should be made available in nearby streets. Undercover cycle parking for staff.

Water run off (stormwater): as ground contains heavy metals, water should be filtered/clean before being released from tanks, into stormwater system.
No water should be allowed to run off hard surfaces into gutters on street as stormwater system already floods in heavy rain events. Slow release from storage tanks on site should be required.

Noise - construction and operation. This is a significant concern as there's been construction in the area for many months already (townhouses) and that is set to continue. Times of construction should be limited to weekdays (not weekends) and end by 430/5pm each day, not starting before 730am.

Operating noise is also a significant concern (ref Homes that back onto Bunnings warehouse unloading area at Shirley Homebase. Forklifts and other vehicles that unload product, beep when reversing from early morning throughout the day. This has made life very difficult for residents got many years. Additionally rollerdoors opening and shutting (trucks, the building itself) is also disruptive. This must be completely mitigated.

Supermarket carpark: suggest it is covered (shade) and fitted with solar panels to help offset carbon in considerable amount of concrete being used.

Q20 The combined file size must not be larger than 10MB.

File Upload

Q21 If a hearing is held, I / we:

Multi Choice Wish to speak in support of my / our submission

Q22 If others make a similar submission:

Multi Choice

Q23 Decision making:

Multi Choice
I / we request that the Council delegates its functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the Council, under section 100A of the Resource Management Act.

Q24 I have read and understand the above important information

Single Checkbox
Yes

Response No:
1

Contribution ID: 33250

Member ID:

Date Submitted: Apr 16, 2025, 09:02 AM

Q1 Full name of submitter:

Short Text

Billie hyde

Q2 Street address:

Long Text

Q3 I am submitting:

Multi Choice

For myself

Q4 If submitting on behalf - what is your name

Short Text

Q5 If submitting on behalf - organisation name / relationship to submitter

Short Text

Q6 Date of submission:

Date

Q7 Submission method

Multi Choice

Q8 Submission type

Multi Choice

Q9 Email:

Email

Q10 Street number and name / PO Box

Short Text

Q11 Suburb

Short Text

Q12 Town / City

Short Text

Q13 Postcode

Short Text

Q14 Contact phone number (daytime):

Telephone

Q15 Preferred method for correspondence

Multi Choice

By email

Q16 I / We:

Multi Choice

Support all or part of the application

Q17 The specific parts of the application that my / our submission relates to are:

Long Text

Q18 The reasons for my / our submission are:

Long Text

This would create a supermarket within walking distance of my house, reduces stress of not being able to afford fuel to access food. For the young families in this area this is so beneficial for us! This will uplift this area completely and I support this fully!

Q19 The decision I / we would like the Council to make is:

Long Text

Q20 The combined file size must not be larger than 10MB.

File Upload

Q21 If a hearing is held, I / we:

Multi Choice

Do not wish to speak in support of my / our submission

Q22 If others make a similar submission:

Multi Choice

I / we will consider presenting a joint case with them at the hearing

Q23 Decision making:

Multi Choice

I / we request that the Council delegates its functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the Council, under section 100A of the Resource Management Act.

Q24 I have read and understand the above important information

Single Checkbox

Yes

Response No:
1

Contribution ID: 33255

Member ID:

Date Submitted: Apr 16, 2025, 11:06 AM

Q1 Full name of submitter:

Short Text

Katherine Brocas

Q2 Street address:

Long Text

Q3 I am submitting:

Multi Choice

For myself

Q4 If submitting on behalf - what is your name

Short Text

Q5 If submitting on behalf - organisation name / relationship to submitter

Short Text

Q6 Date of submission:

Date

Q7 Submission method

Multi Choice

Q8 Submission type

Multi Choice

Q9 Email:

Email

Q10 Street number and name / PO Box

Short Text

Q11 Suburb

Short Text

Q12 Town / City

Short Text

Q13 Postcode

Short Text

Q14 Contact phone number (daytime):

Telephone

Q15 Preferred method for correspondence

Multi Choice

By email

Q16 I / We:

Multi Choice

Support all or part of the application

Q17 The specific parts of the application that my / our submission relates to are:

Long Text

Carparking for staff (acknowledging the limited powers to dictate carpark numbers by Council since changes under the NPS-UD) and entrance and exit placement (considering the streetscape).
A small issue that could pop up in the practical sense is the bins.

Q18 The reasons for my / our submission are:

Long Text

My concerns relate only to the impact of the supermarket on traffic and parking, and overall I support the consent application. Having reviewed the parking numbers, they seem to be very light on staff parking. 10 parks for an entire Countdown supermarket as well as the additional minor retail units seems very light. Madras St street parking in this area is often either nearly fully or fully utilised. There are many new townhouses with overflow parking of residents taking up much of the street. With 10 parks available for staff it is likely this will only be available to a small amount of staff and the rest will be encouraged to park outside of the carpark so that remaining parks are available for shoppers. This will push staff parking from the supermarket and retail shops onto Madras St and the surrounding side streets, a problem we are experiencing on Innes Road since the Kidd's Bakery corner was redeveloped. Mersey St is packed full of overflow vehicles for the new shops, consented with no parking, and I am concerned we will see this on a larger scale on Madras St.

The second issue is around the entrance and exits being located on Madras St. With the carparking issues I am expecting from the lack of staff parking, this will make the street potentially back up and more accidents due to the line of sight being obstructed by parked or stationary cars on Madras St. I would hope other methods of entry and exit had been considered and rules out, but if not this is something I'd like to see considered.

I have seen massive impacts on the amount of accidents, parking issues and similar issues since the redevelopment across the road from me at the old Kidd's Bakery site. I missed my opportunity to submit there and it has sparked me to raise these issues here.

Something I have had experience with around supermarkets with skips or wheelie bins in their loading areas that adjoin residential areas is the rubbish flotsam flying around. I often end up cleaning up retail rubbish from my berm and driveway due to the bins being flung open in the wind and the rubbish not being weighted down (generally lightweight plastic pallet wrapping or polystyrene packing).

Q19 The decision I / we would like the Council to make is:

Long Text

I would ask that the Council perhaps consider the carparking numbers in a practical way. There may be no ability to dictate the carparking numbers but I would hope the Council could somehow influence this to be increased. Take into account how many staff are expected at the supermarket + the retail stores = are ten parks truly going to be adequate?

I would ask that the Council go to Madras St at different times of the day to observe the street parking and sight lines. If it is determined to be adequate by the experts then this will have to do!

Could the rubbish areas being a built structure rather than open? Even if it is windy and the lids are not locked down this would stop the rubbish ending up in backyards.

Thank you, appreciate all the good work you do.

Q20 The combined file size must not be larger than 10MB.

File Upload

Q21 If a hearing is held, I / we:

Multi Choice

Do not wish to speak in support of my / our submission

Q22 If others make a similar submission:

Multi Choice

I / we will consider presenting a joint case with them at the hearing

Q23 Decision making:

Multi Choice

I / we request that the Council delegates its functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the Council, under section 100A of the Resource Management Act.

Q24 I have read and understand the above important information

Single Checkbox

Yes

Response No:
1

Contribution ID: 33256

Member ID:

Date Submitted: Apr 16, 2025, 11:24 AM

Q1 Full name of submitter:

Short Text

Valerie Somerville

Q2 Street address:

Long Text

[REDACTED]

Q3 I am submitting:

Multi Choice

On behalf of an organisation or another person

Q4 If submitting on behalf - what is your name

Short Text

Valerie Somerville

Q5 If submitting on behalf - organisation name / relationship to submitter

Short Text

St Albans Pavilion and Pool Inc. (Edgware Pool Project) Secretary

Q6 Date of submission:

Date

Q7 Submission method

Multi Choice

Q8 Submission type

Multi Choice

Q9 Email:

Email

[REDACTED]

Q10 Street number and name / PO Box

Short Text

[REDACTED]

Q11 Suburb

Short Text

[REDACTED]

Q12 Town / City

Short Text

[REDACTED]

Q13 Postcode

Short Text

[REDACTED]

Q14 Contact phone number (daytime):

Telephone

[REDACTED]

Q15 Preferred method for correspondence

Multi Choice

By email

Q16 I / We:

Multi Choice Oppose all or part of the application

Q17 The specific parts of the application that my / our submission relates to are:

Long Text We are writing to formally object to the proposed development of a Woolworths supermarket on Madras Street, Christchurch. We strongly urge you to reject this application in its entirety.

Q18 The reasons for my / our submission are:

Long Text We oppose the application for the following reasons:

1. Reduction of Consumer Choice:

If approved, this development would result in our four nearest supermarkets being supplied by the same distributor. Rather than increasing consumer choice, it would entrench monopolistic supply and reduce genuine market diversity in our local area.

2. Undermining Edgeware Village and Local Enterprise:

Edgeware Village currently offers a thriving and diverse "super-supermarket" ecosystem – a FreshChoice supermarket complemented by independent, locally owned businesses such as a greengrocer, bakery, butcher, pharmacy, deli, and more. This cooperative cluster has evolved through community effort and resilience, especially after the earthquakes. A large Woolworths nearby would threaten the viability of these small enterprises, leading to potential closures and the loss of local character and self-sufficiency.

3. Traffic Impact and Threat to Community Safety:

The projected traffic volumes have been underestimated. Drivers attempting to turn right onto Madras Street may divert through residential roads like Purchas and Packe Streets, increasing congestion and reducing safety around Packe Street Park and Community Garden. This area is a cherished green space, especially valuable under intensified zoning, and must be protected from increased traffic pressure.

4. Inadequate Green Space Provision

The proposed "pocket park" of just 190 square meters is insufficient to meet the recreational and environmental needs of the surrounding community. Our neighbourhood has long envisioned meaningful green development - including swales, canopy trees, and natural storm-water management - which this proposal does not fulfil.

Q19 The decision I / we would like the Council to make is:

Long Text This proposal does not reflect the needs or character of our community. It risks destroying a unique local economic model and undermines years of community-led regeneration and resilience. While we acknowledge that residents to the south of Edgeware need services, any development must complement Edgeware Village - not compete with or diminish it. Since the demolition of the Edgeware Pool the local business community has supported St Albans Pavilion and Pool Inc in its efforts to have the facility rebuilt. Our Society appreciates that good will, and looks forward to continuing to work with local businesses to complete the construction and to support the pool well into the future. We need our local businesses to thrive; we fear that a big Woolworths just south of Edgeware Village will undermine their viability.

We ask that this application be declined, or significantly revised to ensure it strengthens rather than weakens our community.

Thank you for considering our submission.

Q20 The combined file size must not be larger than 10MB.

File Upload

Q21 If a hearing is held, I / we:

Multi Choice Wish to speak in support of my / our submission

Q22 If others make a similar submission:

Multi Choice I / we will consider presenting a joint case with them at the hearing

Q23

Decision making:

Multi Choice

I / we request that the Council delegates its functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the Council, under section 100A of the Resource Management Act.

Q24

I have read and understand the above important information

Single Checkbox

Yes

Response No:
1

Contribution ID: 33257

Member ID:

Date Submitted: Apr 16, 2025, 11:32 AM

Q1 Full name of submitter:

Short Text

Elizabeth Kimberley

Q2 Street address:

Long Text

[REDACTED]

Q3 I am submitting:

Multi Choice

For myself

Q4 If submitting on behalf - what is your name

Short Text

[REDACTED]

Q5 If submitting on behalf - organisation name / relationship to submitter

Short Text

[REDACTED]

Q6 Date of submission:

Date

[REDACTED]

Q7 Submission method

Multi Choice

[REDACTED]

Q8 Submission type

Multi Choice

[REDACTED]

Q9 Email:

Email

[REDACTED]

Q10 Street number and name / PO Box

Short Text

[REDACTED]

Q11 Suburb

Short Text

[REDACTED]

Q12 Town / City

Short Text

[REDACTED]

Q13 Postcode

Short Text

[REDACTED]

Q14 Contact phone number (daytime):

Telephone

[REDACTED]

Q15 Preferred method for correspondence

Multi Choice

By email

Q16**I / We:**

Multi Choice

Oppose all or part of the application

Q17**The specific parts of the application that my / our submission relates to are:**

Long Text

1. Large scale supermarket in an area which doesn't have the roading structure to cope with traffic
2. Ability to buy cheap alcohol between 7pm and 10pm 7 days a week in a deprived area leading to increased social deprivation
3. Creating a monopoly on supermarkets in the area and creating unfair competition to already established small locally owned businesses
4. 6-10 staff parks meaning our roads will be clogged with workers cars making parking congestion even worse than it is for many of our streets
5. Noise created by this vast complex will exceed what is allowed for in the district plan and will be creating an enforcement problem for the local residence.

Q18**The reasons for my / our submission are:**

Long Text

1. Having lived in the area for a year now, having come from living in the innercity next door to the stadium being built, roading and good footpaths are an issue in our post earthquake city. Madras St road where the supermarket is intended is full of pot holes that constantly open up due to drainage problems in the area. Has the council budgeted for a complete rebuild of this section of road to cope with the large trucks needing to service this supersized supermarket? As it stands our roads, Packe, Purchase, Canon and Madras will all need a massive upgrade to cope with 500 extra cars each hour and a dozen very large trucks every day?
As recently experienced with the Canon St housing construction many trucks chose to come down Packe Street to deliver the materials. This Edgeware Road end seems to be a shortcut for delivery trucks and I don't fully understand why, I just know that it happens. The land in the area is very bouncy and our houses shake terribly as these oversized vehicles go past. But more importantly the Packe St Community Garden it trying it's hardest to keep this section of road safe for families. We are surrounded by busy roads and for a community to flourish it needs safe outdoor spaces to play and socialise in. The building of such a massive supermarket will detrimentally effect this little treasure because it will increase traffic and trucks on this road as people try to avoid what will become, a clogged Madras St.
2. I will be involved in a campaign to stop this supermarket selling alcohol. As it stands we have enough places that sell alcohol in our community and this country has a serious alcohol problem. I would be against such a large overseas company having a licence as they do not have an interest in the wellbeing or our community.
3. This oversized supermarket will create an even greater monopoly than we already have regarding food prices. It will put at risk the shops we already have especially Peter Timms and Crisp, and Fresh Choice, who are locally owned businesses, run by people who care about the quality of our community and are engaged in it. I would like the council to think about the quality of our community and what makes our locally owned businesses flourish.
4. Parking on our street will also become essential for those working at the supermarket and attached shops as only 6-10 workers parks are going to be available for what will be more like 50 workers at any one time if you include the other businesses onsite as well. That is a serious issue that needs to be addressed with this plan.
5. Reading the consent documents it says the operation is only between 7am and 10pm, however in other parts of the material it mentions workers arriving after these hours such as bakers and I assume this would include those who pack shelves. With these very large supermarkets shelves are packed late into the night after the customers have left, so this means that the local residents will have workers coming a going at all hours, possibly opening and closing van doors and talking loudly as people do when they are up and about.

The carpark could easily become a gathering place for criminal activity as the large water tanks will be a perfect out of site place for dodgy goings on.

We work hard during the day and on the evenings and in the weekends we need some quiet to restore ourselves. Construction noise has become a real issue in this city and based on my experience with after hours construction noise in the inner, council cannot cope with the problems that arise from it. Once contractors gain access to the site they seldom stick to their agreed schedule and as the pressure comes on to meet the targets the hours of construction increases. Noise control does not have the powers to stop builders from constructing and even if they see the builders on site they do not seem to have the powers to do anything about it. I want to protect this community from that experience. There is a real functioning community in this area and I am asking Council to protect it. This building is the wrong scale for this residential area.

Q19**The decision I / we would like the Council to make is:**

Long Text

To restrict the building of this supermarket and related businesses to the zoned for 800sqm. Thus protecting the streets from traffic numbers the roads can't sustain. For the wellbeing of the community please decline giving the consent so that we do not have yet more alcohol available for sale in the area. Can we not engage the community and current land owners to come up with a more creative option which will foster community in our area, not harm it.

Q20 **The combined file size must not be larger than 10MB.**

File Upload

Q21 **If a hearing is held, I / we:**

Multi Choice Do not wish to speak in support of my / our submission

Q22 **If others make a similar submission:**

Multi Choice

Q23 **Decision making:**

Multi Choice

Q24 **I have read and understand the above important information**

Single Checkbox Yes

Response to Woolworths' proposed development on Madras Street

McEvoy

I have a number of serious concerns regarding the application from Woolworths to construct a supermarket on their Madras Street site.

I think the Commissioner's panel should reject this application as it currently stands.

Traffic and Parking Concerns

Numerous concerns have been raised by residents regarding parking and traffic in the area that would be negatively impacted by this proposal.

- Residents have raised concerns around the number of staff parks included in the design, and the impact that will have on neighbouring streets' parking availability. These streets already see higher than usual numbers of parkers given their proximity to the city and the un-timed nature of the parking provided.
- Current traffic counts on Madras Street are +7,000 vehicles per day currently. Woolworth's traffic report indicates that the site will generate 546 vehicles per hour. The addition of that traffic to what is already a major arterial corridor covered by the Downstream Effects Management Plan, which itself is likely to be triggered imminently. Concerns are raised regarding the impact this will have on Madras Street and neighbouring (Canon, Packe, Purchas, Bishop) streets residents to move around their neighbourhoods.
- Stantec's report indicates a desire for the site to be accessed by more active transport and public transport. Residents have expressed concern about the distance from the buses for elderly persons and their groceries. The increase in traffic counts will discourage people living West of Madras Street from crossing unless better traffic mitigation is put in place. There are no known plans for this to happen within this proposal. The site also only features 12 public bike racks, for a total of 24 parks. This is 10% of the total car parking on the site.
- Active transport access to the site from the mid-block crossings at Purchas and Canon Streets requires a person to cross one of the two vehicle accesses to the site. The increase in traffic is likely to encourage poor driver behaviour in the area, with more risks and worse situational awareness for other mode users. Drivers focused on "making the gap" in heavy traffic flow might miss walkers or cyclists.
- The road design proposed by Woolworths is also not ideal. Alongside not having improved pedestrian/active mode access, it also places cyclists on the road and pedestrians on the Western footpath closer to heavy traffic flows to create the flush median required for B-train truck movements. The cycle lane drops below standard width (1.7m) to accommodate this without any proposed separation or buffers.

Economics

Concerns have been raised that the economic impacts of the development have not been properly considered, and that the mitigating factors outlined are either not satisfactory or out-of-date.

- Woolworths has stipulated that their site is economically viable for a number of reasons, which includes increased density in the area over a long term. This is contradictory to CCC's current intensification plans under Plan Change 14, which has seen the adoption of the Medium Density Residential Standards (MDRS) pushed out potentially to 2026. Should CCC choose to opt-out of the MDRS, a further District Plan change will likely be required to meet new density standards. This could push proposed zoning changes in St Albans and Edgware out beyond 2027-28. This position is also used to justify competition as the impacts would be mitigated. This belies the fact that large swathes of Northern St Albans are exempt from upzoning due to heritage area zoning, meaning intensification would not be equal across the commercial zoned sites.
- The scope of this project falls far outside the previously agreed upon Plan Change 31 zoning from 2009. This zoning was the result of the previous attempt to develop this site beyond the scope of the Commercial Local Zone boundaries. The community was insistent in 2009 that a development of this scale would not be beneficial to the general environment of the community. The site size was zoned in response to that, but the current proposal is larger even than the one proposed back in 2009. It would require the rezoning of a large chunk of Medium Density Residential Zoned (MRZ) land to CLZ to facilitate this development. This fundamentally is contrary to the intent of the 2009 decision.
- While Woolworths argues that their development will have no more than a 5% economic impact on sites such as Edgware Village, other case studies indicate this could be much higher. The development of a new Woolworths in Nelson had a 15-20% impact on the sales of other local supermarkets. While trade considerations are not applicable in RMA processes, the loss of trade in local commercial areas could lead to reduced local employment and loss of amenity to local residents if businesses fold or reduce hours. This would have a generally negative impact on the fabric and cohesion of the community in the area. St Albans is a suburb that takes pride in its community connectivity, and undermining that would be a loss to residents. The implications of a 15-20% reduction on trade is significant to other local commercial zones.

Stormwater

Questions have been raised about the ability of the site to properly mitigate stormwater runoff and contamination issues.

- The proposed remediation of contaminated land asks the questions of if it will do enough to secure the contaminated material for a long-term period of time.
- Capping the contaminated material relies on the hardstand being well maintained across multiple expected owners, with damage from use or other causes potentially resulting in a breaching of the "seal". Given one side of the site will see higher impact through B-trains and the primary directed nature of the entrance, are there considerations to more robust construction to avoid damage. Should the hardstand fail, or be constructed poorly, and issues arise from that, who would pay to mitigate that impact?

- Purchas Street is known for having a high water table, and there is currently a spring that is running water into the street's gutters. Do the plans for stormwater mitigation from the hardstand account for the already saturated nature of the area? The area is prone to flooding, and further nonpermeable material could have a significant impact on that issue.
- What are the plans to mitigate the disruption of the soil and its contaminants during construction? Residents expressed concerns about the airborne nature of contaminants and public health during construction.

Community Impact

St Albans takes pride in its community spirit and connectedness. Part of this is the amenity value we have in our suburb. Concerns were raised that the proposal would diminish this.

- As previously mentioned, this proposal could have a significant impact on the economic viability of not only Edgeware Village but also commercial sites in the wider area. The owners of these sites are local employers, and contribute to the development and cohesion of social activities within the community. We do not believe, given past experience, that Woolworths will replace any lost amenity or support from their development. Woolworths, as a multinational corporation, has consistently shown a disregard for the communities it operates in. The actions they publicly take are an exception to this rule. With new amenities in the form of the Edgeware Pool having been a largely locally led process, there was support from businesses for this. Losing that support will diminish the ability of the community to undertake those projects.
- The increased traffic also has the potential to divide the suburb. St Albans is no stranger to division, with Cranford Street having split the community in two due to high traffic flows. It could therefore be proposed that this development's traffic impact would have a similar effect on the lower Edgeware/St Albans area. This could separate less mobile residents from amenities if they no longer feel safe to travel there. Should active transport be diminished due to safety, more people will choose to drive, multiplying the traffic impact on the area. The current plans do nothing to mitigate the impact of increased traffic on residents or active transport users.

Suggestions

There are several proposals that could make a future, different development more palatable.

- The size of the supermarket development should not be above 800-1200 sqm, and should be incorporated within a much more diverse development. At 1200 sqm, the traffic impacts on the site more than half, using Woolworths own measurements. Such a site would still be 50% larger than Edgeware Fresh Choice (800 sqm), and the balance of the site could be used for a much more diverse range of shops and businesses.
- To facilitate this, any development of this site should adhere to the 2009 PC31 ruling. This was agreed upon by the community and zoned accordingly, and would better suit the site's position within CCC's hierarchy of commercial zones in the city. Such a balance is already being impacted by other developments, which could be seen as a fundamental and systematic disadvantage to existing commercial zones by breaching this hierarchy.
- Woolworths operates a number of smaller "metro" stores that are better suited to sites like this than the proposed development. At 3500 sqm of supermarket space, this is the primary

concern about the development. Its sheer scale will have an immense impact on the fabric of the community and its environment. This needs to be balanced appropriately against the commercial viability of the development. Commercial interests should not outweigh the interests of the community, who have a much more vested interest in the well being and amenities levels they live in.

- Previous large-scale developments (Northlink Shopping Centre) have been required by CCC to financially contribute to the fixing of damage done to public infrastructure by their development. There are two considerations to this point:
 - Should traffic impacts prevent residents from accessing amenities by active transport modes, the developer should be required to contribute to the development of better active transport infrastructure to connect the area. A proposal for Greenways along Canon and Purchas streets to connect the Major Cycle Route in an East-West corridor holds merit, but the ratepayer should not have to subsidise the impacts of private development, where the developer is more than financially capable of doing so themselves.
 - Should this go ahead, and financial contributions be required, there should be no avenues within which the developer can withdraw from such an agreement. Northlink used legal redress to back out of this agreement, and CCC was then forced to pick up the slack and fix the impact at ratepayers expense.

Should the above points occur, there is a very real prospect that the risks and harms of this development are being socialised, and that CCC is very much at risk of subsidising this development indirectly.

This is unfair to other commercial activities in the area, and an unethical stance from the developer. Recognised harms from this development should be mitigated either financially or through planning by the developer, not the community. The current proposal does not do this in any shape or form.

Response No:
1

Contribution ID: 33258

Member ID:

Date Submitted: Apr 16, 2025, 11:44 AM

Q1 Full name of submitter:

Short Text

McEvoy

Q2 Street address:

Long Text

Q3 I am submitting:

Multi Choice

For myself

Q4 If submitting on behalf - what is your name

Short Text

Q5 If submitting on behalf - organisation name / relationship to submitter

Short Text

Q6 Date of submission:

Date

Q7 Submission method

Multi Choice

Q8 Submission type

Multi Choice

Q9 Email:

Email

Q10 Street number and name / PO Box

Short Text

Q11 Suburb

Short Text

Q12 Town / City

Short Text

Q13 Postcode

Short Text

Q14 Contact phone number (daytime):

Telephone

Q15 Preferred method for correspondence

Multi Choice

By email

Q16 I / We:

Multi Choice Oppose all or part of the application

Q17 The specific parts of the application that my / our submission relates to are:

Long Text See attached PDF

Q18 The reasons for my / our submission are:

Long Text See attached PDF

Q19 The decision I / we would like the Council to make is:

Long Text Council should reject this application.

Q20 The combined file size must not be larger than 10MB.

File Upload https://letstalk.ccc.govt.nz/download_file/5523

Q21 If a hearing is held, I / we:

Multi Choice Wish to speak in support of my / our submission

Q22 If others make a similar submission:

Multi Choice I / we will consider presenting a joint case with them at the hearing

Q23 Decision making:

Multi Choice I / we request that the Council delegates its functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the Council, under section 100A of the Resource Management Act.

Q24 I have read and understand the above important information

Single Checkbox Yes

Submission on an application for resource consent

Resource Management Act 1991 – Form 13

Email to: resourceconsentssubmissions@ccc.govt.nz; or

Deliver to: Resource Consents Unit, Christchurch City Council, 53 Hereford Street, Christchurch; or

Send to: Resource Consents Unit, Christchurch City Council, PO Box 73013, Christchurch Mail Centre, Christchurch, 8154

For enquiries phone: (03) 941 8999



1. Submitter details

Full name of submitter:

Street address:

Postal Address (if different):

Contact phone number (daytime):

Email:

My address for service for receiving documents and communication about this application is:



By email



By post

2. Application details

RMA number (if not stated above):

RMA/2024/3209

Name of applicant:

Woolworths New Zealand Limited

Application site address:

476 to 494 Madras Street, St Albans

Proposed activity:

Establishment of a new commercial centre anchored by a supermarket and containing small scale retail

3. Submission details

I / We: ☐ Support all or part of the application

☒ Oppose all or part of the application

☐ Am neutral towards the application

The specific parts of the application that my / our submission relates to are: (give details, using additional pages if required)

all

The reasons for my / our submission are: (use additional pages if required)

might affect my job, worse traffic in the area.

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. Use additional pages if required)*

not build the countdown

4. Hearing of this application

If a hearing is held, I / we:

- ☐ **Wish to** speak in support of my / our submission
- ☒ **Do not wish to** speak in support of my / our submission
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If you change your mind about whether you wish to speak at the hearing, please contact the Council by telephone on 941 8999 or by email at resourceconsent submissions@ccc.govt.nz.

5. Signature (of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:



Date:

09/04/25

Signature:

Date:

Note: A signature is not required if you make your submission electronically

Important information

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Office use only

Submission on an application for resource consent

CHRISTCHURCH CITY COUNCIL
RECEIVED

16 APR 2025

RESOURCE CONSENTS UNIT

Resource Management Act 1991 – Form 13

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Send to: Resource Consents Unit, Christchurch City Council, PO Box 73013, Christchurch Mail Centre, Christchurch, 8154

For enquiries phone: (03) 941 8999

1. Submitter details

Full name of submitter:

ALAN FITZGERALD

Street address:

Postal Address (if different):

Contact phone number (daytime):

Email:

My address for service for receiving documents and communication about this application is: ☐ By email ☐ By post

2. Application details

RMA number (if not stated above):

RMA/2024/3209

Name of applicant:

Woolworths New Zealand Limited

Application site address:

476 to 494 Madras Street, St Albans

Proposed activity:

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I / We: ☐ Support all or part of the application

☒ Oppose all or part of the application

☐ Am neutral towards the application

The specific parts of the application that my / our submission relates to are: (give details, using additional pages if required)

ENOUGH SHOPS IN AREA ALREADY
TOO MUCH TRAFFIC

The reasons for my / our submission are: (use additional pages if required)

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. Use additional pages if required)

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5. Signature (of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:



Date:

9. 4. 2025

Signature:



Date:



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at

on / at

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Christchurch
City Council

CHRISTCHURCH CITY COUNCIL
RECEIVED

16 APR 2025

RESOURCE CONSENTS UNIT

1. Submitter details

Full name of submitter:

Tabitwa Madanda

Street address:

Postal Address (if different):

Contact phone number (daytime):

Email:

My address for service for receiving documents and communication about this application is:

☐

By email

☐

By post

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RMA number (if not stated above):

RMA/2024/3209

Name of applicant:

Woolworths New Zealand Limited

Application site address:

476 to 494 Madras Street, St Albans

Proposed activity:

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I / We: ☐ Support all or part of the application

☒ Oppose all or part of the application

☐ Am neutral towards the application

The specific parts of the application that my / our submission relates to are: (give details, using additional pages if required)

Noisy and make traffic on the roads.

The reasons for my / our submission are: (use additional pages if required)

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. Use additional pages if required)

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5. Signature (of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:

[Handwritten signature]

Date:

9/04/25

Signature:

Date:

Note: A signature is not required if you make your submission electronically

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Submission on an application for resource consent

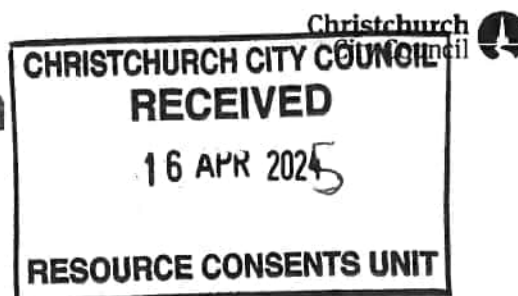
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For enquiries phone: (03) 941 8999



1. Submitter details

Full name of submitter:

JILLIAN MARGARET ROBINSON

Street address:

Postal Address (if different):

Contact phone number (daytime):

Email:

My address for service for receiving documents and communication about this application is: ☒ By email ☐ By post

2. Application details

RMA number (if not stated above):

RMA/2024/3209

Name of applicant:

Woolworths New Zealand Limited

Application site address:

476 to 494 Madras Street, St Albans

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I / We: ☐ Support all or part of the application

☒ Oppose all or part of the application

☐ Am neutral towards the application

The specific parts of the application that my / our submission relates to are: (give details, using additional pages if required)

Too much traffic in this location.
St. Albans already has sufficient shops in the Edgeware Village.

The reasons for my / our submission are: (use additional pages if required)

The proposed location of this complex is on streets that already carry a lot of traffic and are not suitable for the amount of extra traffic that the complex would bring.
There are already sufficient shops in the Edgeware Village, including a supermarket at 61-63 Edgeware Rd, which is only a short distance away. An additional shopping complex in this area would be detrimental to the St. Albans Community.

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. Use additional pages if required)

Decline the application.

4. Hearing of this application

If a hearing is held, I / we:

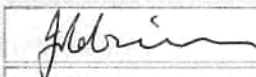
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5. Signature (of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:



Date:

13/04/2025

Signature:

Date:

Note: A signature is not required if you make your submission electronically

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Christchurch
City Council



1. Submitter details

Full name of submitter:

Pamela Ann Couch

Street address:

Postal Address (if different):

Contact phone number (daytime):

Email:

My address for service for receiving documents and communication about this application is: ☒ By email ☐ By post

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☒ Oppose all or part of the application

☐ Am neutral towards the application

The specific parts of the application that my / our submission relates to are: (give details, using additional pages if required)

Traffic Issues.
It will suck the life out of the Edgeware
Village Community.

The reasons for my / our submission are: (use additional pages if required)

Traffic Issues - Backs onto residential area.
Edgeware will become desolate and
will result in smaller business to close
resulting job losses

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. Use additional pages if required)

Don't open the shopping complex

4. Hearing of this application

If a hearing is held, I / we:

- ☐ Wish to speak in support of my / our submission
- ☒ 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
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5. Signature (of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:

P. D. Buch

Date:

11/4/25

Signature:

Date:

Note: A signature is not required if you make your submission electronically

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Office use only

Received at the

Office of

at

on

Submission on an application for resource consent

CHRISTCHURCH CITY COUNCIL
RECEIVED
16 APR 2025
RESOURCE CONSENTS UNIT

Resource Management Act 1991 – Form 13

Email to: resourceconsentssubmissions@ccc.govt.nz; or

Deliver to: Resource Consents Unit, Christchurch City Council, 53 Hereford Street, Christchurch, or

Send to: Resource Consents Unit, Christchurch City Council, PO Box 73013, Christchurch Mail Centre, Christchurch, 8154

For enquiries phone: (03) 941 8999

1. Submitter details

Full name of submitter:

Street address:

Postal Address (if different):

Contact phone number (daytime):

Email:

My address for service for receiving documents and communication about this application is: ☒ By email ☐ By post

2. Application details

RMA number (if not stated above):

RMA/2024/3209

Name of applicant:

Woolworths New Zealand Limited

Application site address:

476 to 494 Madras Street, St Albans

Proposed activity:

Establishment of a new commercial centre anchored by a supermarket and containing small scale reta.

3. Submission details

- I / We: ☐ Support all or part of the application
☒ Oppose all or part of the application
☐ Am neutral towards the application

The specific parts of the application that my /our submission relates to are: (give details, using additional pages if required)

All

The reasons for my /our submission are: (use additional pages if required)

As a resident of St. Albans for over 20 years the Edgware Villages Shopping precinct has grown to be an integral Part of St. Albans / Edgware.
 I am also employed at Freshchoice Edgware and fear that the proposed Supermarket will damage the Businesses of Edgware Village. Woolworths already have enough S/Markets in this part of the City.

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. Use additional pages if required)

To deny the Application by Woolworths.

4. Hearing of this application

If a hearing is held, I / we:

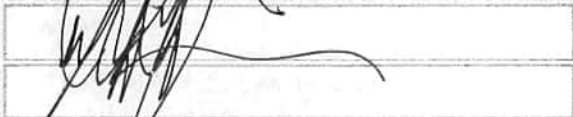
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5. Signature (of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:



Date:

8/4/25

Signature:

Date:

Note: A signature is not required if you make your submission electronically

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Office use only

Submission on an application for resource consent

CHRISTCHURCH CITY COUNCIL
RECEIVED

16 APR 2025

RESOURCE CONSENTS UNIT

Resource Management Act 1991 – Form 13

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Deliver to: Resource Consents Unit, Christchurch City Council, 53 Hereford Street, Christchurch; or

Send to: Resource Consents Unit, Christchurch City Council, PO Box 73013, Christchurch Mail Centre, Christchurch, 8154

For enquiries phone: (03) 941 8999

1. Submitter details

Full name of submitter:

Michael John Mullen

Street address:

Postal Address (if different):

Contact phone number (daytime):

Email:

My address for service for receiving documents and communication about this application is:

☐ By email ☐ By post

2. Application details

RMA number (if not stated above):

RMA/2024/3209

Name of applicant:

Woolworths New Zealand Limited

Application site address:

476 to 494 Madras Street, St Albans

Proposed activity:

Establishment of a new commercial centre anchored by a supermarket and containing small scale retail

3. Submission details

I / We: ☐ Support all or part of the application

☒ Oppose all or part of the application

☐ Am neutral towards the application

The specific parts of the application that my / our submission relates to are: (give details, using additional pages if required)

The impact of traffic flows impacting the Saint Albans area particularly for existing properties in Canon and Purchas Streets. Traffic movements on Madras Street will be significantly increased creating congestion.

The reasons for my / our submission are: (use additional pages if required)

- 1) Impact on traffic in the area.
- 2) The flow on impact that the development will have on existing small businesses in Saint Albans.
- 3) The small businesses in Edgeware Village are predominantly owner/operators - whereas this development is created by a large Australasian corporate whose profits are not reinvested back into the local economy.

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. Use additional pages if required)

~~We~~ I would like the Council to turn down the application based on the fact that the area is already well served by businesses in the Edgeware Village including a locally owned and operated Supermarket.

4. Hearing of this application

If a hearing is held, I / we:

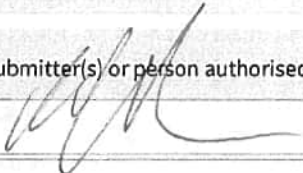
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5. Signature (of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:



Date:

10/04/25

Signature:

Date:

Note: A signature is not required if you make your submission electronically

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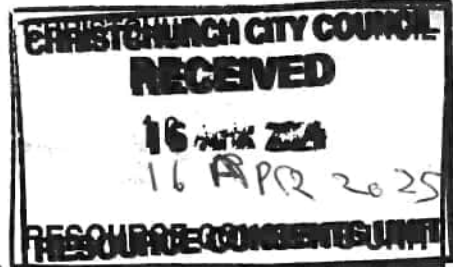
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1/25

Submission on an application for resource consent



Resource Management Act 1991 – Form 13

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Deliver to: Resource Consents Unit, Christchurch City Council, 53 Hereford Street, Christchurch 8014

Send to: Resource Consents Unit, Christchurch City Council, PO Box 73013, Christchurch Mail Centre, Christchurch, 8154

For enquiries phone: (03) 941 8999

1. Submitter details

Full name of submitter:

Murray Herbert Abbott

Street address:

Postal Address (if different):

Contact phone number (daytime):

Email:

My address for service for receiving documents and communication about this application is:

☐

By email

☐

By post

☒

2. Application details

RMA number (if not stated above):

RMA/2024/3209

Name of applicant:

Woolworths New Zealand Limited

Application site address:

476 to 494 Madras Street, St Albans

Proposed activity:

Establishment of a new commercial centre anchored by a supermarket and containing small scale retail

3. Submission details

I / We:

☐

Support all or part of the application

☒

Oppose all or part of the application

☐

Am neutral towards the application

The specific parts of the application that my / our submission relates to are: (give details, using additional pages if required)

Already serviced by a supermarket nearby

The reasons for my / our submission are: (use additional pages if required)

as above, as well as existing shopping centre at Edgeware

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. Use additional pages if required)*

4. Hearing of this application

If a hearing is held, I / we:

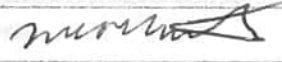
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Signature:



Date:

8/4/25

Signature:

Date:

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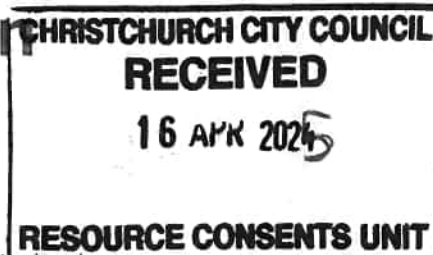
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on /

Submission on an application for resource consent



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For enquiries phone: (03) 941 8999

1. Submitter details

Full name of submitter:

Noan Ivan Tanaare

Street address:

Postal Address (if different):

Contact phone number (daytime):

Email:

My address for service for receiving documents and communication about this application is:



By email



By post

2. Application details

RMA number (if not stated above):

RMA/2024/3209

Name of applicant:

Woolworths New Zealand Limited

Application site address:

476 to 494 Madras Street, St Albans

Proposed activity:

Establishment of a new commercial centre anchored by a supermarket and containing small scale reta.

3. Submission details

I / We:



Support all or part of the application



Oppose all or part of the application



Am neutral towards the application

The specific parts of the application that my / our submission relates to are: *(give details, using additional pages if required)*

The reasons for my / our submission are: *(use additional pages if required)*

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. Use additional pages if required)

4. Hearing of this application

If a hearing is held, I / we:

- ☐ Wish to speak in support of my / our submission
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5. Signature (of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:

Noah Iwar

Date:

9 / 4 / 2025

Signature:

Date:

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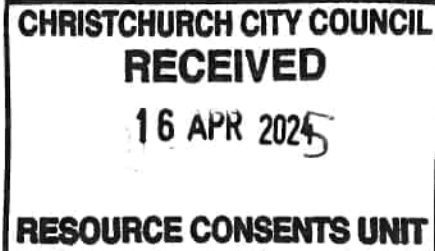
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RMA/2024/3209

Name of applicant:

Woolworths New Zealand Limited

Application site address:

476 to 494 Madras Street, St Albans

Proposed activity:

Establishment of a new commercial centre anchored by a supermarket and containing small scale reta

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☒ Oppose all or part of the application
☐ Am neutral towards the application

The specific parts of the application that my / our submission relates to are: (give details, using additional pages if required)

Ruin the Community life already established
in neighbouring areas more suited to extra
housing

The reasons for my / our submission are: (use additional pages if required)

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. Use additional pages if required)

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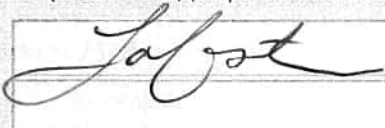
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Signature:



Date:

9/4/25

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Date:

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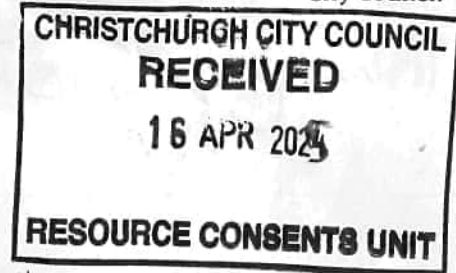
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Full name of submitter:

Amete O'Malley

Street address:

Postal Address (if different):

Contact phone number (daytime):

Email:

My address for service for receiving documents and communication about this application is:

☐

By email

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RMA number (if not stated above):

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Name of applicant:

Woolworths New Zealand Limited

Application site address:

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3. Submission details

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☒ Oppose all or part of the application

☐ Am neutral towards the application

The specific parts of the application that my / our submission relates to are: (give details, using additional pages if required)

Increase in traffic in area
More liquor licensing operating later
Cause Residents lives to be disrupted with extra
noise & deliveries.

The reasons for my / our submission are: (use additional pages if required)

Causing disruption to Residents living in
area.
Create area to be less safe with extra
people loitering around area.

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. Use additional pages if required)

Do not Give Consent, we are already well serviced by this industry.

4. Hearing of this application

If a hearing is held, I / we:

- ☐ Wish to speak in support of my / our submission
- ☒ 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
- ☐ Request that the Council delegates its functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the Council, under section 100A of the Resource Management Act.

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5. Signature (of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:

A E O'malley

Date:

10/4/25

Signature:

Date:

Note: A signature is not required if you make your submission electronically

Important information

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 - It discloses no reasonable or relevant case
 - It would be an abuse of the hearing process to allow it to be taken further
 - It contains offensive language
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Submission on an application for resource consent

Resource Management Act 1991 – Form 13

Email to: resourceconsentssubmissions@ccc.govt.nz; or

Deliver to: Resource Consents Unit, Christchurch City Council, 53 Hereford Street, Christchurch; or

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For enquiries phone: (03) 941 8999

Christchurch
City Council



CHRISTCHURCH CITY COUNCIL
RECEIVED

16 APR 2025

RESOURCE CONSENTS UNIT

1. Submitter details

Full name of submitter:

AMIT KUMAR

Street address:

Postal Address (if different):

Contact phone number (daytime):

Email:

My address for service for receiving documents and communication about this application is:

☐

By email

☐

By post

2. Application details

RMA number (if not stated above):

RMA/2024/3209

Name of applicant:

Woolworths New Zealand Limited

Application site address:

476 to 494 Madras Street, St Albans

Proposed activity:

Establishment of a new commercial centre anchored by a supermarket and containing small scale reta.

3. Submission details

I / We: ☐ Support all or part of the application

☒ Oppose all or part of the application

☐ Am neutral towards the application

The specific parts of the application that my / our submission relates to are: (give details, using additional pages if required)

The reasons for my / our submission are: (use additional pages if required)

I am Employed at Freshchoice Edgewood and there is so much traffic in the area. Getting a Woolworth will only make traffic worse. Also there are already Woolworth Polaris & Moolah in the area, so we do not need another one.

on I / we would like the Council to make is: (give details including, if relevant, the parts of the application you wish to have and the general nature of any conditions sought. Use additional pages if required)

Not to allow another Super market
in the area.

4. Hearing of this application

If a hearing is held, I / we:

- ☒ **Wish to speak** in support of my / our submission
- ☐ **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
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5. Signature (of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:

Amit Kumar.

Date:

15/4/2025

Signature:

Date:

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Submission on an application for resource consent

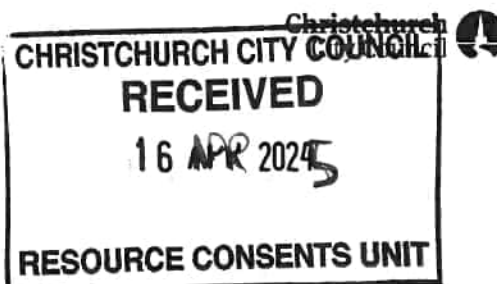
Resource Management Act 1991 – Form 13

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Send to: Resource Consents Unit, Christchurch City Council, PO Box 73013, Christchurch Mail Centre, Christchurch, 8154

For enquiries phone: (03) 941 8999



1. Submitter details

Full name of submitter:

Street address:

Postal Address (if different):

Contact phone number (daytime):

Email:

My address for service for receiving documents and communication about this application is: ☒ By email ☐ By post

2. Application details

RMA number (if not stated above):

RMA/2024/3209

Name of applicant:

Woolworths New Zealand Limited

Application site address:

476 to 494 Madras Street, St Albans

Proposed activity:

Establishment of a new commercial centre anchored by a supermarket and containing small scale reta.

3. Submission details

I / We: ☐ Support all or part of the application

☒ Oppose all or part of the application

☐ Am neutral towards the application

The specific parts of the application that my / our submission relates to are: (give details, using additional pages if required)

The construction of the Woolworths supermarket.

The reasons for my / our submission are: (use additional pages if required)

What it would take away from the edgware community and the village as a whole. Its construction is not needed and doesnt add anything that isnt already there.

(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. Use additional pages if required)

Do not let them build a new supermarket

4. Hearing of this application

If a hearing is held, I / we:

- ☐ Wish to speak in support of my / our submission
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5. Signature (of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature: 

Date: 12/4/25

Signature:

Date:

Note: A signature is not required if you make your submission electronically

Important information

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at

on / at

Submission on an application for resource consent

CHRISTCHURCH CITY COUNCIL
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16 APR 2025
RESOURCE CONSENTS UNIT

Resource Management Act 1991 – Form 13

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Send to: Resource Consents Unit, Christchurch City Council, PO Box 73013, Christchurch Mail Centre, Christchurch, 8154

For enquiries phone: (03) 941 8999

1. Submitter details

Full name of submitter:

Street address:

Postal Address (if different):

Contact phone number (daytime):

Email:

My address for service for receiving documents and communication about this application is:



By email



By post

2. Application details

RMA number (if not stated above):

RMA/2024/3209

Name of applicant:

Woolworths New Zealand Limited

Application site address:

476 to 494 Madras Street, St Albans

Proposed activity:

Establishment of a new commercial centre anchored by a supermarket and containing small scale retail

3. Submission details

☒ Support all or part of the application

☒ Oppose all or part of the application

☐ Am neutral towards the application

The specific parts of the application that my / our submission relates to are: (give details, using additional pages if required)

The reasons for my / our submission are: (use additional pages if required)

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. Use additional pages if required)

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5. Signature (of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:



Date:

15/11/25

Signature:



Date:

15/11/25

Note: A signature is not required if you make your submission electronically

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Office use only

Submission on an application for resource consent

Resource Management Act 1991 – Form 13

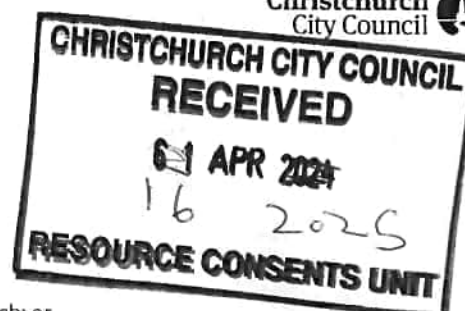
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For enquiries phone: (03) 941 8999

Christchurch
City Council



1. Submitter details

Full name of submitter:

Lesley Watson

Street address:

Postal Address (if different):

Contact phone number (daytime):

Email:

My address for service for receiving documents and communication about this application is:



By email



By post

2. Application details

RMA number (if not stated above):

RMA/2024/3209

Name of applicant:

Woolworths New Zealand Limited

Application site address:

476 to 494 Madras Street, St Albans

Proposed activity:

Establishment of a new commercial centre anchored by a supermarket and containing small scale reta.

3. Submission details

I / We: ☐ Support all or part of the application

☒ Oppose all or part of the application

☐ Am neutral towards the application

The specific parts of the application that my / our submission relates to are: (give details, using additional pages if required)

Impact on edgeware village.
need more houses not shops.

The reasons for my / our submission are: (use additional pages if required)

Traffic impact on Madras St.
economic impact on existing shops.
Don't need any more supermarkets.

decision I / we would like the Council to make is: (give details including, if relevant, the parts of the application you wish to have considered and the general nature of any conditions sought. Use additional pages if required)

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Signature:



Date:

10/4/2025

Signature:

Date:

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Submission on an application for resource consent

CHRISTCHURCH CITY COUNCIL
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16 APR 2025
RESOURCE CONSENTS UNIT

Resource Management Act 1991 – Form 13

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For enquiries phone: (03) 941 8999

1. Submitter details

Full name of submitter:

Street address:

Postal Address (if different):

Contact phone number (daytime):

Email:

My address for service for receiving documents and communication about this application is:



By email



By post

2. Application details

RMA number (if not stated above):

RMA/2024/3209

Name of applicant:

Woolworths New Zealand Limited

Application site address:

476 to 494 Madras Street, St Albans

Proposed activity:

Establishment of a new commercial centre anchored by a supermarket and containing small scale reta.

3. Submission details

I / We: ☐ Support all or part of the application

☒ Oppose all or part of the application

☐ Am neutral towards the application

The specific parts of the application that my / our submission relates to are: (give details, using additional pages if required)

① During the Construction and after the Development has been Completed, the traffic will be significantly impacted in and around Madras Street.

② The impact of small businesses in Edgeware Village that help out and give back to local Community.

The reasons for my / our submission are: (use additional pages if required)

Large Australian Corp Profits, are not reinvested back into the local economy.

The Loss of Goodwill from the existing Businesses in the Edgeware Village, impacting local Business Owners.

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. Use additional pages if required)

I feel the businesses currently supporting this area is best left as is, supporting the local community.

4. Hearing of this application

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5. Signature (of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:



Date:

10/04/25

Signature:

Date:

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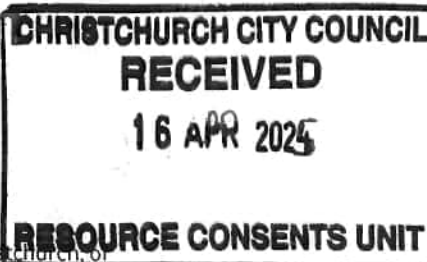
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on /

Submission on an application for resource consent



Resource Management Act 1991 – Form 13

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Send to: Resource Consents Unit, Christchurch City Council, PO Box 73013, Christchurch Mail Centre, Christchurch, 8154

For enquiries phone: (03) 941 8999

1. Submitter details

Full name of submitter:

Rosaria Martin

Street address:

Postal Address (if different):

Contact phone number (daytime):

Email:

My address for service for receiving documents and communication about this application is: ☒ By email ☐ By post

2. Application details

RMA number (if not stated above):

RMA/2024/3209

Name of applicant:

Woolworths New Zealand Limited

Application site address:

476 to 494 Madras Street, St Albans

Proposed activity:

Establishment of a new commercial centre anchored by a supermarket and containing small scale reta.

3. Submission details

I / We: ☐ Support all or part of the application

☒ Oppose all or part of the application

☐ Am neutral towards the application

The specific parts of the application that my / our submission relates to are: (give details, using additional pages if required)

The reasons for my / our submission are: (use additional pages if required)

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. Use additional pages if required)

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5. Signature (of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:



Date:

08/04/2025

Signature:



Date:



Note: A signature is not required if you make your submission electronically

Important information

1. The Council must receive your 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 practicable, at the applicant's address for service.
3. If this application was limited notified the Council may adopt an earlier closing date for submissions once responses have been received from everyone who was notified.
4. If you are a trade competitor, your right to make a submission may be limited by the provisions in Part 11A of the RMA.
5. The Council may strike out a submission (or part of it) in the following situations:
 - It is frivolous or vexatious
 - It discloses no reasonable or relevant case
 - It would be an abuse of the hearing process to allow it to be taken further
 - It contains offensive language
 - It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialist knowledge or skill to give expert advice on the matters.

Privacy information

The information requested on this form, including your contact details, is required by the Resource Management Act 1991 (RMA). The information will be held by the Council, and you may ask to check and correct any personal information that we hold about you. The RMA requires your submission, including your name and contact details, to be made available to the Council (including the Council decision-maker) and the applicant.

Your submission, including your name and contact details, may also be made available to other submitters and to the public on the Council's website, or on request. If requested, the Council may legally be required to make all submissions available to the public (which can include the media), including the name and contact details of the submitter, subject to the provisions of the Local Government Official Information and Meetings Act 1987 (LGOIMA).

If you believe there are compelling reasons why your contact details should be kept confidential from other submitters or the public under LGOIMA, please contact the processing Planner for this application prior to making your submission.

Office use only

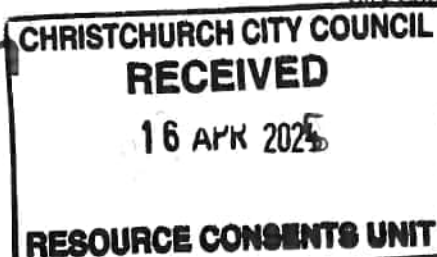
Received at the

Office

at

on / at

Submission on an application for resource consent



Resource Management Act 1991 – Form 13

Email to: resourceconsentssubmissions@ccc.govt.nz; or

Deliver to: Resource Consents Unit, Christchurch City Council, 53 Hereford Street, Christchurch; or

Send to: Resource Consents Unit, Christchurch City Council, PO Box 73013, Christchurch Mail Centre, Christchurch, 8154

For enquiries phone: (03) 941 8999

1. Submitter details

Full name of submitter:

Kylie Martin

Street address:

Postal Address (if different):

Contact phone number (daytime):

Email:

My address for service for receiving documents and communication about this application is:



By email



By post

2. Application details

RMA number (if not stated above):

RMA/2024/3209

Name of applicant:

Woolworths New Zealand Limited

Application site address:

476 to 494 Madras Street, St Albans

Proposed activity:

Establishment of a new commercial centre anchored by a supermarket and containing small scale reta.

3. Submission details

I / We: ☐ Support all or part of the application

☒ Oppose all or part of the application

☐ Am neutral towards the application

The specific parts of the application that my / our submission relates to are: (give details, using additional pages if required)

The reasons for my / our submission are: (use additional pages if required)

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. Use additional pages if required)

4. Hearing of this application

If a hearing is held, I / we:

- ☐ **Wish to speak in support of my / our submission**
- ☐ **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**
- ☐ **Request that the Council delegates its functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the Council, under section 100A of the Resource Management Act.**

Please note that a hearing will only be held if the applicant and/or any submitters wish to be heard, but all submissions will be taken into consideration regardless. Submitters who indicate that they wish to speak at the hearing will be sent a copy of the planning report.

If you change your mind about whether you wish to speak at the hearing, please contact the Council by telephone on 941 8999 or by email at resourceconsentssubmissions@ccc.govt.nz.

5. Signature (of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:



Date:

09/04/25

Signature:



Date:



Note: A signature is not required if you make your submission electronically

Important information

1. The Council must receive your 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 practicable, at the applicant's address for service.
3. If this application was limited notified the Council may adopt an earlier closing date for submissions once responses have been received from everyone who was notified.
4. If you are a trade competitor, your right to make a submission may be limited by the provisions in Part 11A of the RMA.
5. The Council may strike out a submission (or part of it) in the following situations:
 - It is frivolous or vexatious
 - It discloses no reasonable or relevant case
 - It would be an abuse of the hearing process to allow it to be taken further
 - It contains offensive language
 - It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialist knowledge or skill to give expert advice on the matters.

Privacy information

The information requested on this form, including your contact details, is required by the Resource Management Act 1991 (RMA). The information will be held by the Council, and you may ask to check and correct any personal information that we hold about you. The RMA requires your submission, including your name and contact details, to be made available to the Council (including the Council decision-maker) and the applicant.

Your submission, including your name and contact details, may also be made available to other submitters and to the public on the Council's website, or on request. If requested, the Council may legally be required to make all submissions available to the public (which can include the media), including the name and contact details of the submitter, subject to the provisions of the Local Government Official Information and Meetings Act 1987 (LGOIMA).

If you believe there are compelling reasons why your contact details should be kept confidential from other submitters or the public under LGOIMA, please contact the processing Planner for this application prior to making your submission.

Office use only

Received at the

Office of

at

on /

Response No:
1

Contribution ID: 33260

Member ID:

Date Submitted: Apr 16, 2025, 12:16 PM

Q1 Full name of submitter:

Short Text

Gaye Ellen Dyball

Q2 Street address:

Long Text

[REDACTED]

Q3 I am submitting:

Multi Choice

For myself

Q4 If submitting on behalf - what is your name

Short Text

Q5 If submitting on behalf - organisation name / relationship to submitter

Short Text

Q6 Date of submission:

Date

Q7 Submission method

Multi Choice

Q8 Submission type

Multi Choice

Q9 Email:

Email

[REDACTED]

Q10 Street number and name / PO Box

Short Text

[REDACTED]

Q11 Suburb

Short Text

[REDACTED]

Q12 Town / City

Short Text

[REDACTED]

Q13 Postcode

Short Text

[REDACTED]

Q14 Contact phone number (daytime):

Telephone

[REDACTED]

Q15 Preferred method for correspondence

Multi Choice By email

Q16 I / We:

Multi Choice Oppose all or part of the application

Q17 The specific parts of the application that my / our submission relates to are:

Long Text
Water Flow i.e., Flooding
Traffic and Parking
Air Contamination

Q18 The reasons for my / our submission are:

Long Text
The impact that this Commercial Centre will have on flooding on neighbouring streets as there is a spring on the corner of Packe/Madras streets which at present has no solution and water is constantly flowing, adding to stormwater runoff from non-porous asphalt from a potential development of this site.

Increased Traffic and Parking requirements for Staff and customers of said site, these side roads are already used by locals and folk who park here and bike/walk into the CBD for work. I believe that taking more parking spaces from the above streets and Madras Street will cause more issues especially in regard to an extra five hundred more vehicles using Madras and adjacent areas daily and Madras Street already being a 'funnel point' at Madras and Purchas streets.

Air contamination, in particular when the site is being excavated for footings and site remediation, is there a process allowed for in regard to this.

Q19 The decision I / we would like the Council to make is:

Long Text
Preferably the land in question being turned into a Swale.
Revert to the original 2008/2009 applied Consent with provision for mitigation in regard to the above submission.

Q20 The combined file size must not be larger than 10MB.

File Upload

Q21 If a hearing is held, I / we:

Multi Choice Do not wish to speak in support of my / our submission

Q22 If others make a similar submission:

Multi Choice

Q23 Decision making:

Multi Choice
I / we request that the Council delegates its functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the Council, under section 100A of the Resource Management Act.

Q24 I have read and understand the above important information

Single Checkbox Yes

Response No:
1

Contribution ID: 33261

Member ID:

Date Submitted: Apr 16, 2025, 12:21 PM

Q1 Full name of submitter:

Short Text

Isabelle Regan

Q2 Street address:

Long Text

Q3 I am submitting:

Multi Choice

For myself

Q4 If submitting on behalf - what is your name

Short Text

Q5 If submitting on behalf - organisation name / relationship to submitter

Short Text

Q6 Date of submission:

Date

Q7 Submission method

Multi Choice

Q8 Submission type

Multi Choice

Q9 Email:

Email

Q10 Street number and name / PO Box

Short Text

Q11 Suburb

Short Text

Q12 Town / City

Short Text

Q13 Postcode

Short Text

Q14 Contact phone number (daytime):

Telephone

Q15 Preferred method for correspondence

Multi Choice

By email

Q16 I / We:

Multi Choice Oppose all or part of the application

Q17 The specific parts of the application that my / our submission relates to are:

Long Text The size of the anchor store.

Q18 The reasons for my / our submission are:

Long Text Madras St is very much residential and a large Woolworths will cause increased traffic, jams & disturbance to close neighbours.

This would require Woolworths to revisit their model however, in the UK we have Express versions of supermarkets dotted frequently around residential streets. (E.g. Tesco Express). It's normally built in amongst housing and so allows for easy, quick access to the same supermarket goods but without being a massive blot in the area and similarly would not require a large car park.

Going into large supermarkets takes time too, having something quicker & easier to pop into would be way more beneficial to the community, leaving the large supermarket spaces to places where there aren't residential properties right next door (e.g. Moorhouse / Palms / Northlands).

Woolies operates a smaller, express-type model in Sydney CBD so it is a feasible model to work off and would suit a residential area such as Madras Street way better.

This project feels unnecessarily large for the area its proposed. Having a smaller express shop, a cafe / other small units will create a much-needed community area without being excessive to the needs.

Q19 The decision I / we would like the Council to make is:

Long Text I would like the Council to consider a counter-proposal to downscale the Woolworths shop to an 'Express' version and consider what would be a better community space as opposed to a large retailer when we already have easy access to shops nearby.

Q20 The combined file size must not be larger than 10MB.

File Upload

Q21 If a hearing is held, I / we:

Multi Choice Do not wish to speak in support of my / our submission

Q22 If others make a similar submission:

Multi Choice I / we will consider presenting a joint case with them at the hearing

Q23 Decision making:

Multi Choice I / we request that the Council delegates its functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the Council, under section 100A of the Resource Management Act.

Q24 I have read and understand the above important information

Single Checkbox Yes

Response No:
1

Contribution ID: 33262

Member ID:

Date Submitted: Apr 16, 2025, 12:25 PM

Q1 Full name of submitter:

Short Text

Stephen Anderson

Q2 Street address:

Long Text

[REDACTED]

Q3 I am submitting:

Multi Choice

For myself

Q4 If submitting on behalf - what is your name

Short Text

Q5 If submitting on behalf - organisation name / relationship to submitter

Short Text

Q6 Date of submission:

Date

Q7 Submission method

Multi Choice

Q8 Submission type

Multi Choice

Q9 Email:

Email

[REDACTED]

Q10 Street number and name / PO Box

Short Text

[REDACTED]

Q11 Suburb

Short Text

[REDACTED]

Q12 Town / City

Short Text

[REDACTED]

Q13 Postcode

Short Text

[REDACTED]

Q14 Contact phone number (daytime):

Telephone

[REDACTED]

Q15 Preferred method for correspondence

Multi Choice

By email

Q16 I / We:

Multi Choice

Oppose all or part of the application

Q17 The specific parts of the application that my / our submission relates to are:

Long Text

1/ Reduction of Consumer Choice
2/Undermining Edgeware Village and Local Enterprise
3/Traffic Impact and Threat to Community Safety
4/Inadequate Green Space Provision
5/Contaminated Land not appropriate for large scale development

Q18 The reasons for my / our submission are:

Long Text

I am writing to formally object to the proposed development of a Woolworths supermarket on Madras Street, Christchurch. I strongly urge you to reject this application for the following reasons:

1. Reduction of Consumer Choice:

If approved, this development would result in our four nearest supermarkets being supplied by the same distributor. Rather than increasing consumer choice, it would entrench monopolistic supply and reduce genuine market diversity in our local area.

2. Undermining Edgeware Village and Local Enterprise:

Edgeware Village currently offers a thriving and diverse "super-supermarket" ecosystem – a FreshChoice supermarket complemented by independent, locally owned businesses such as a greengrocer, bakery, butcher, pharmacy, deli, and more. This cooperative cluster has evolved through community effort and resilience, especially after the earthquakes. A large Woolworths nearby would threaten the viability of these small enterprises, leading to potential closures and the loss of local character and self-sufficiency.

3. Traffic Impact and Threat to Community Safety:

The projected traffic volumes have been underestimated. Drivers attempting to turn right onto Madras Street may divert through residential roads like Purchas and Packe Streets, increasing congestion and reducing safety around Packe Street Park and Community Garden. This area is a cherished green space, especially valuable under intensified zoning, and must be protected from increased traffic pressure. Madras street is too narrow to have the increased traffic flow. This will create a dangerous bottle neck with commuters wanting to get on the northern arterial motorway.

4. Inadequate Green Space Provision

The proposed "pocket park" of just 190 square meters is insufficient to meet the recreational and environmental needs of the surrounding community. Our neighbourhood has long envisioned meaningful green development - including swales, canopy trees, and natural storm-water management - which this proposal does not fulfil.

5. According to the ECan reports the land of the old Orion site is contaminated with heavy metals including arsenic. The application to develop this land does not consider the long term effects of the contamination leaching out to the waterways.

Council could be left with a major environmental hazard when Woolworths on sell the land to a developer to construct the commercial precinct.

Conclusion:

This proposal does not reflect the needs or character of our community. It risks destroying a unique local economic model and undermines years of community-led regeneration and resilience. While I acknowledge that residents to the south of Edgeware need services, any development must complement Edgeware Village - not compete with or diminish it.

I ask that this application be declined, or significantly revised to ensure it strengthens rather than weakens our community.

Thank you for considering my submission.

Q19 The decision I / we would like the Council to make is:

Long Text

That the application is declined.

Or if the application is not declined in full that the Council remain with the current zoning of the land which allows a small commercial development of no more than 800 square meters

Q20 The combined file size must not be larger than 10MB.

File Upload

Q21 If a hearing is held, I / we:

Multi Choice Wish to speak in support of my / our submission

Q22 If others make a similar submission:

Multi Choice I / we will consider presenting a joint case with them at the hearing

Q23 Decision making:

Multi Choice

Q24 I have read and understand the above important information

Single Checkbox Yes

Response No:
1

Contribution ID: 33263

Member ID:

Date Submitted: Apr 16, 2025, 12:40 PM

Q1 Full name of submitter:

Short Text Paul Somerville

Q2 Street address:

Long Text

Q3 I am submitting:

Multi Choice For myself

Q4 If submitting on behalf - what is your name

Short Text

Q5 If submitting on behalf - organisation name / relationship to submitter

Short Text

Q6 Date of submission:

Date

Q7 Submission method

Multi Choice

Q8 Submission type

Multi Choice

Q9 Email:

Email

Q10 Street number and name / PO Box

Short Text

Q11 Suburb

Short Text

Q12 Town / City

Short Text

Q13 Postcode

Short Text

Q14 Contact phone number (daytime):

Telephone

Q15 Preferred method for correspondence

Multi Choice By email

Q16 I / We:

Multi Choice Oppose all or part of the application

Q17 The specific parts of the application that my / our submission relates to are:

Long Text
Traffic flow
Impact on existing traders
negative impact on community
hazardous substances

Q18 The reasons for my / our submission are:

Long Text
Traffic Flow. The unintended consequence of peak time gridlock - as at Pak N Save Papanui Rd
The negative impact on local independent shops, and on Edgeware Village and its future community friendly development.
The negative impact on inner city business intensification
The negative impact of a third uncompetitive Woolworths supermarket in the area hoping to profit from intensification
My objection to PCBs and other dangerous heavy metals being brought to the surface , exposed to the environment untreated, and buried elsewhere. leave them where they are. There is a good reason that site has remained undeveloped for decades.

Q19 The decision I / we would like the Council to make is:

Long Text
I wish the council to reject the application
Alternative site use. That the ChCh City Council purchase the whole site, leave all soil on site undisturbed, plant the whole site in native bush and create in St Albans the equivalent of Deans Bush.

Q20 The combined file size must not be larger than 10MB.

File Upload

Q21 If a hearing is held, I / we:

Multi Choice Do not wish to speak in support of my / our submission

Q22 If others make a similar submission:

Multi Choice I / we will consider presenting a joint case with them at the hearing

Q23 Decision making:

Multi Choice I / we request that the Council delegates its functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the Council, under section 100A of the Resource Management Act.

Q24 I have read and understand the above important information

Single Checkbox Yes

Response No:
1

Contribution ID: 33264

Member ID:

Date Submitted: Apr 16, 2025, 12:57 PM

Q1 Full name of submitter:

Short Text John Hendrickx

Q2 Street address:

Long Text

Q3 I am submitting:

Multi Choice For myself

Q4 If submitting on behalf - what is your name

Short Text

Q5 If submitting on behalf - organisation name / relationship to submitter

Short Text

Q6 Date of submission:

Date

Q7 Submission method

Multi Choice

Q8 Submission type

Multi Choice

Q9 Email:

Email

Q10 Street number and name / PO Box

Short Text

Q11 Suburb

Short Text

Q12 Town / City

Short Text

Q13 Postcode

Short Text

Q14 Contact phone number (daytime):

Telephone

Q15 Preferred method for correspondence

Multi Choice By email

Q16 I / We:

Multi Choice Support all or part of the application

Q17 The specific parts of the application that my / our submission relates to are:

Long Text I would like to register my full support for the new supermarket and shopping area in Madras st

Q18 The reasons for my / our submission are:

Long Text Encourage growth in our city
Increased competition
New jobs
More consumer choice

Q19 The decision I / we would like the Council to make is:

Long Text Full support for the plan

Q20 The combined file size must not be larger than 10MB.

File Upload

Q21 If a hearing is held, I / we:

Multi Choice Do not wish to speak in support of my / our submission

Q22 If others make a similar submission:

Multi Choice

Q23 Decision making:

Multi Choice

Q24 I have read and understand the above important information

Single Checkbox Yes

Response No:
1

Contribution ID: 33266

Member ID:

Date Submitted: Apr 16, 2025, 01:00 PM

Q1 Full name of submitter:

Short Text

Anthony Michael Dyball

Q2 Street address:

Long Text

Q3 I am submitting:

Multi Choice

For myself

Q4 If submitting on behalf - what is your name

Short Text

Q5 If submitting on behalf - organisation name / relationship to submitter

Short Text

Q6 Date of submission:

Date

Q7 Submission method

Multi Choice

Q8 Submission type

Multi Choice

Q9 Email:

Email

Q10 Street number and name / PO Box

Short Text

Q11 Suburb

Short Text

Q12 Town / City

Short Text

Q13 Postcode

Short Text

Q14 Contact phone number (daytime):

Telephone

Q15 Preferred method for correspondence

Multi Choice

By email

Q16 I / We:

Multi Choice Oppose all or part of the application

Q17 The specific parts of the application that my / our submission relates to are:

Long Text
Parking and Traffic
Flooding

Q18 The reasons for my / our submission are:

Long Text
The parking along Purchas St is already problematic with the removal of parking along the west side of Madras where are all those cars that park there now where are they going to Park also staff parking for this complex with only ten parking spaces for over 100 staff where are the rest going to Park
The traffic along Madras street is already a problem with the entrance to Madras St from Bealey Ave already being a bottle neck I can see that with the extra traffic going to and from this complex being a huge problem.

There is already a constant flow of water along Purchas St coming from a natural spring on the corner of Purchas and Packe St
The storm water flow off from this complex is just going to this.

Q19 The decision I / we would like the Council to make is:

Long Text
Preferably the land in question being turned into a swale

Revert to the original 2008/9 applied consent

Q20 The combined file size must not be larger than 10MB.

File Upload

Q21 If a hearing is held, I / we:

Multi Choice Do not wish to speak in support of my / our submission

Q22 If others make a similar submission:

Multi Choice I / we will consider presenting a joint case with them at the hearing

Q23 Decision making:

Multi Choice I / we request that the Council delegates its functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the Council, under section 100A of the Resource Management Act.

Q24 I have read and understand the above important information

Single Checkbox Yes

Response No:
1

Contribution ID: 33270

Member ID:

Date Submitted: Apr 16, 2025, 01:22 PM

Q1 Full name of submitter:

Short Text

Stephen Anderson

Q2 Street address:

Long Text

[REDACTED]

Q3 I am submitting:

Multi Choice

On behalf of an organisation or another person

Q4 If submitting on behalf - what is your name

Short Text

Stephen Anderson

Q5 If submitting on behalf - organisation name / relationship to submitter

Short Text

FRESH CHOICE EDGEWARE/DIRECTOR

Q6 Date of submission:

Date

Q7 Submission method

Multi Choice

Q8 Submission type

Multi Choice

Q9 Email:

Email

[REDACTED]

Q10 Street number and name / PO Box

Short Text

[REDACTED]

Q11 Suburb

Short Text

[REDACTED]

Q12 Town / City

Short Text

[REDACTED]

Q13 Postcode

Short Text

[REDACTED]

Q14 Contact phone number (daytime):

Telephone

[REDACTED]

Q15 Preferred method for correspondence

Multi Choice

By email

Q16 I / We:

Multi Choice

Oppose all or part of the application

Q17 The specific parts of the application that my / our submission relates to are:

Long Text

1/ Reduction of Consumer Choice
2/ Undermining Edgeware Village and Local Enterprise
3/ Traffic Impact and Threat to Community safety
4/ Inadequate Green Space Provision
5/ Contaminated Land not appropriate for Large Scale Development
6/ The residential land should not be rezoned to commercial

Q18 The reasons for my / our submission are:

Long Text

We are writing to formally object to the proposed development of a Woolworths supermarket on Madras Street, Christchurch. We strongly urge you to reject this application for the following reasons:

1. Reduction of Consumer Choice:

If approved, this development would result in our four nearest supermarkets being supplied by the same distributor. Rather than increasing consumer choice, it would entrench monopolistic supply and reduce genuine market diversity in our local area.

2. Undermining Edgeware Village and Local Enterprise:

Edgeware Village currently offers a thriving and diverse "super-supermarket" ecosystem – a Fresh Choice supermarket complemented by independent, locally owned businesses such as a greengrocer, bakery, butcher, pharmacy, deli, and more. This cooperative cluster has evolved through community effort and resilience, especially after the earthquakes. A large Woolworths nearby would threaten the viability of these small enterprises, leading to potential closures, unemployment and the loss of local character and self-sufficiency.

3. Traffic Impact and Threat to Community Safety:

The projected traffic volumes have been underestimated. Drivers attempting to turn right onto Madras Street may divert through residential roads like Purchas and Packe Streets, increasing congestion and reducing safety around Packe Street Park and Community Garden. This area is a cherished green space, especially valuable under intensified zoning, and must be protected from increased traffic pressure.

4. Inadequate Green Space Provision

The proposed "pocket park" of just 190 square meters is insufficient to meet the recreational and environmental needs of the surrounding community. Our neighbourhood has long envisioned meaningful green development - including swales, canopy trees, and natural storm-water management - which this proposal does not fulfil.

5. According to the ECan reports the land of the old Orion site is contaminated with heavy metals including arsenic. The application to develop this land does not consider the long term effects of the contamination leaching out to the waterways.

Council could be left with a major environmental hazard when Woolworths on sell the land to a developer to construct the commercial precinct.

6. In accordance with the District Plan Edgeware Village is the designated Commercial Center for St Albans. If the proposed Woolworths development goes ahead this would effectively replace the "Village" as the commercial center which is not in accordance with the District Plan

The application has requested that a large parcel of residential land is rezoned to commercial. This should not be approved.

Conclusion:

This proposal does not reflect the needs or character of our community. It risks destroying a unique local economic model and undermines years of community-led regeneration and resilience. While we acknowledge that residents to the south of Edgeware need services, any development must complement Edgeware Village - not compete with or diminish it.

We ask that this application be declined, or significantly revised to ensure it strengthens rather than weakens our community.

Thank you for considering our submission.

Q19 The decision I / we would like the Council to make is:

Long Text

Decline the application in full.

Or if the application is not declined in full the development should be in accordance with the existing commercial zone of no more than 800 square meters.

Q20 **The combined file size must not be larger than 10MB.**

File Upload

Q21 **If a hearing is held, I / we:**

Multi Choice Wish to speak in support of my / our submission

Q22 **If others make a similar submission:**

Multi Choice I / we will consider presenting a joint case with them at the hearing

Q23 **Decision making:**

Multi Choice

Q24 **I have read and understand the above important information**

Single Checkbox Yes

Submission on an application for resource consent

Resource Management Act 1991 - Form 13

Email to: resourceconsent submissions@ccc.govt.nz; or

Deliver to: Resource Consents Unit, Christchurch City Council, 53 Hereford Street, Christchurch; or

Send to: Resource Consents Unit, Christchurch City Council, PO Box 73013, Christchurch Mail Centre, Christchurch, 8154

For enquiries phone: (03) 941 8999

1. Submitter details

Full name of submitter:

Ian David Laidler

Street address:

Postal Address (if different):

Contact phone number (daytime):

Email:

My address for service for receiving documents and communication about this application is: ☒ By email ☐ By post

2. Application details

RMA number (if not stated above):

RMA/2024/3209

Name of applicant:

Woolworths New Zealand Limited

Application site address:

476 to 494 Madras Street, St Albans

Proposed activity:

Establishment of a new commercial centre anchored by a supermarket and containing small scale retail

3. Submission details

- I / We: ☐ Support all or part of the application
☒ Oppose all or part of the application
☐ Am neutral towards the application

The specific parts of the application that my / our submission relates to are: (give details, using additional pages if required)

Total reason why ~~this~~ this supermarket is needed in this location.

The reasons for my / our submission are: (use additional pages if required)

* Traffic Management - the site is on at peak hour traffic already high density - I have observed near misses with cars and cyclists during various times of the day
 * Edgeware and surrounds already have a sufficient enough supermarkets and services to accommodate the needs of current and expected population growth within the area.

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. Use additional pages if required)

Refuse totally application

4. Hearing of this application

If a hearing is held, I/we:

☐ Wish to speak in support of my / our submission

☒ 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

☒ Request that the Council delegates its functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the Council, under section 100A of the Resource Management Act.

Please note that a hearing will only be held if the applicant and/or any submitters wish to be heard, but all submissions will be taken into consideration regardless. Submitters who indicate that they wish to speak at the hearing will be sent a copy of the planning report.

If you change your mind about whether you wish to speak at the hearing, please contact the Council by telephone on 941 8999 or by email at resourceconsentsubmissions@ccc.govt.nz.

5. Signature (of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:



Date:

15-04-25

Signature:



Date:



Note: A signature is not required if you make your submission electronically

Important information

1. The Council must receive your 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 practicable, at the applicant's address for service.
3. If this application was limited notified the Council may adopt an earlier closing date for submissions once responses have been received from everyone who was notified.
4. If you are a trade competitor, your right to make a submission may be limited by the provisions in Part 11A of the RMA.
5. The Council may strike out a submission (or part of it) in the following situations:
 - It is frivolous or vexatious
 - It discloses no reasonable or relevant case
 - It would be an abuse of the hearing process to allow it to be taken further
 - It contains offensive language
 - It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialist knowledge or skill to give expert advice on the matters.

Privacy information

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Office use only

Submission on an application for resource consent

Resource Management Act 1991 – Form 13

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Deliver to: Resource Consents Unit, Christchurch City Council, 53 Hereford Street, Christchurch; or

Send to: Resource Consents Unit, Christchurch City Council, PO Box 73013, Christchurch Mail Centre, Christchurch, 8154

For enquiries phone: (03) 941 8999

1. Submitter details

Full name of submitter:

Ai Inoue

Street address:

Postal Address (if different):

Contact phone number (daytime):

Email:

My address for service for receiving documents and communication about this application is: ☒ By email ☐ By post

2. Application details

RMA number (if not stated above):

RMA/2024/3209

Name of applicant:

Woolworths New Zealand Limited

Application site address:

476 to 494 Madras Street, St Albans

Proposed activity:

Establishment of a new commercial centre anchored by a supermarket and containing small scale reta.

3. Submission details

- I / We: ☐ Support all or part of the application
☒ Oppose all or part of the application
☐ Am neutral towards the application

The specific parts of the application that my / our submission relates to are: (give details, using additional pages if required)

The proposed activity.

The reasons for my / our submission are: (use additional pages if required)

We already have a nice shopping area owned by local people in our neighbourhood and do not need another one! Also, adding another shopping area would worsen the traffic congestion. Please keep our neighbourhood safe and quiet for our kids to play!

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. Use additional pages if required)

Turn it into a park with trees and a garden instead of another Shopping center.

4. Hearing of this application

If a hearing is held, I / we:

- ☐ Wish to speak in support of my / our submission
- ☐ 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
- ☐ Request that the Council delegates its functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the Council, under section 100A of the Resource Management Act.

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5. Signature (of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:

Handwritten signature

Date:

16/04/25

Signature:

Date:

Note: A signature is not required if you make your submission electronically

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1. Submitter details

Full name of submitter:

Matthew Hatfield DEERING

Street address:

Postal Address (if different):

Contact phone number (daytime):

Email:

My address for service for receiving documents and communication about this application is: ☒ By email ☐ By post

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☒ Oppose all or part of the application
☐ Am neutral towards the application

The specific parts of the application that my / our submission relates to are: (give details, using additional pages if required)

the proposed activity

The reasons for my / our submission are: (use additional pages if required)

There are plentiful supermarket options locally, in addition to delivery options for a reasonable fee. There are should have more greenspace and a new shopping centre will make local traffic conditions worse. Plant more trees instead

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. Use additional pages if required)

Turn the space into a forest park instead

4. Hearing of this application

If a hearing is held, I / we:

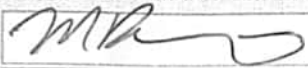
- ☐ Wish to speak in support of my / our submission
- ☐ Do not wish to speak in support of my / our submission
- ☒ If others make a similar submission I / we will consider presenting a joint case with them at the hearing
- ☐ Request that the Council delegates its functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the Council, under section 100A of the Resource Management Act.

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Signature:



Date:

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Response No:
1

Contribution ID: 33272

Member ID:

Date Submitted: Apr 16, 2025, 02:48 PM

Q1 Full name of submitter:

Short Text

John Rouch

Q2 Street address:

Long Text

[REDACTED]

Q3 I am submitting:

Multi Choice

For myself

Q4 If submitting on behalf - what is your name

Short Text

Q5 If submitting on behalf - organisation name / relationship to submitter

Short Text

Q6 Date of submission:

Date

Q7 Submission method

Multi Choice

Q8 Submission type

Multi Choice

Q9 Email:

Email

[REDACTED]

Q10 Street number and name / PO Box

Short Text

[REDACTED]

Q11 Suburb

Short Text

[REDACTED]

Q12 Town / City

Short Text

[REDACTED]

Q13 Postcode

Short Text

[REDACTED]

Q14 Contact phone number (daytime):

Telephone

[REDACTED]

Q15 Preferred method for correspondence

Multi Choice

By email

Q16 I / We:

Multi Choice Support all or part of the application

Q17 The specific parts of the application that my / our submission relates to are:

Long Text I support the proposed application.

Q18 The reasons for my / our submission are:

Long Text I believe it will fill a need for the residents living east of Sherborne St. It will provide a local shopping centre and neighbourhood hub. Accessing Edgeware village is increasingly more difficult for these residents due to traffic calming, housing and population density and increasing traffic on Bealey Ave and Edgeware Road. I do not think it will significantly affect other shopping precincts.
I think this development will encourage people to walk to do shopping there rather than drive further afield.

Q19 The decision I / we would like the Council to make is:

Long Text Approve the application.

Q20 The combined file size must not be larger than 10MB.

File Upload

Q21 If a hearing is held, I / we:

Multi Choice Do not wish to speak in support of my / our submission

Q22 If others make a similar submission:

Multi Choice I / we will consider presenting a joint case with them at the hearing

Q23 Decision making:

Multi Choice I / we request that the Council delegates its functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the Council, under section 100A of the Resource Management Act.

Q24 I have read and understand the above important information

Single Checkbox Yes

Response No:
1

Contribution ID: 33273

Member ID:

Date Submitted: Apr 16, 2025, 03:28 PM

Q1 Full name of submitter:

Short Text

Francine Bills

Q2 Street address:

Long Text

[REDACTED]

Q3 I am submitting:

Multi Choice

For myself

Q4 If submitting on behalf - what is your name

Short Text

Q5 If submitting on behalf - organisation name / relationship to submitter

Short Text

Q6 Date of submission:

Date

Q7 Submission method

Multi Choice

Q8 Submission type

Multi Choice

Q9 Email:

Email

[REDACTED]

Q10 Street number and name / PO Box

Short Text

[REDACTED]

Q11 Suburb

Short Text

[REDACTED]

Q12 Town / City

Short Text

[REDACTED]

Q13 Postcode

Short Text

[REDACTED]

Q14 Contact phone number (daytime):

Telephone

[REDACTED]

Q15 Preferred method for correspondence

Multi Choice

By email

Q16**I / We:**

Multi Choice

Oppose all or part of the application

Q17**The specific parts of the application that my / our submission relates to are:**

Long Text

I wish to submit against this Woolworths proposal. What worries me about it is that it is an example of aggressive, territorial, monopolistic behaviour, although at the same time it pretends to answer a community need. It means that there will be four supermarkets all from the same stable, in the space of 4.7km by road: Woolworths at the Palms (the latest news is that they intend to stay), Woolworths Madras St, Fresh Choice Edgeware, and Fresh Choice Merivale. Instead of providing the community with more choice, in fact the cheapest range at all four will be Woolworths-branded products, all at the same price.

The economic report by savvy Consulting states that Woolworths Madras St 'will improve the overall efficiency of Christchurch's urban form, including a reduction in vehicle kms travelled by St Albans residents to meet their daily shopping needs.' But that is not true for the majority of shoppers who use their cars to transport a large load of weekly shopping. If they are in their cars anyway, they are always willing to travel a few extra kms to save money on lower prices. And because Woolworths will have set up a barricade against its competitors, there is no chance of a cheaper option setting up nearby.

The shopping choices offered to us will actually be lessened: the business owners at Edgeware Village, my neighbourhood centre, believe that a Madras St Woolworths supermarket sleeved by other retail and hospitality businesses will draw away about 20% of their business, forcing closures. If Edgeware is harmed, that reduces our choices.

Woolworths' commitment to St Albans is purely profit driven. Their business model is based on avoiding responsibility for any future problems: once a centre is built, it and the land is sold and Woolworths becomes a lease-holder. Should St Albans soils fail, for example, Woolworths won't need to bear any responsibility. Will CCC, as issuers of a consent to develop land which is unsuitable in several ways (springs, high water table, contaminated soil etc) be the ones to shoulder responsibility?

The proposal's attempt at a 'green space' for the public has been variously called a community hub (Christchurch Press), village green, park, plaza, and pocket park. When the scale and design has been examined, that's just laughable!

Woolworths is not community-minded in other ways: it is planning to change its departmental management structure in such a way that managers' wages will reduce. It has a food truck circulating in Christchurch, selling its own products. That Woolworths needs to shoulder its way into the local food truck market is worrying. Food trucks are traditionally an option for small business people who can't afford high overheads. Will CCC allow Woolworths to compete directly with this locally based, community-focussed market structure?

I mention those examples to compare with what Edgeware Village offers to its community, all underpinned by the financial viability of its businesses. Edgeware is a place of high social cohesion and vibrancy, where the businesses support the community amenities and vice versa. A lot of 'social work' carries on voluntarily, avoiding the need for costly, outside interventions. I believe that the result is unique: interpersonal relationships that are respectful, loyal, supportive, inclusive and caring – apparently not of interest to Woolworths. The results of a business turn down or closures forced upon Edgeware will be the ruin of its interdependent social, community and business relationships.

A quote from its own economic report: 'Any outward expansion of a commercial centre beyond commercial zone boundaries must ensure the expanded centre remains commensurate with the centre's role within the strategic network of centres, while not having significant adverse effects on the function of other centres.' I think that this confirms the inappropriateness of the Woolworths proposal.

Q18**The reasons for my / our submission are:**

Long Text

See above.

Q19**The decision I / we would like the Council to make is:**

Long Text

Decline the application.

Q20**The combined file size must not be larger than 10MB.**

File Upload

Q21**If a hearing is held, I / we:**

Multi Choice

Do not wish to speak in support of my / our submission

Q22 If others make a similar submission:

Multi Choice I / we will consider presenting a joint case with them at the hearing

Q23 Decision making:

Multi Choice I / we request that the Council delegates its functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the Council, under section 100A of the Resource Management Act.

Q24 I have read and understand the above important information

Single Checkbox Yes

Response No:
1

Contribution ID: 33276

Member ID:

Date Submitted: Apr 16, 2025, 03:46 PM

Q1 Full name of submitter:

Short Text

Helen Doreen Kidd

Q2 Street address:

Long Text

Q3 I am submitting:

Multi Choice

On behalf of an organisation or another person

Q4 If submitting on behalf - what is your name

Short Text

Helen Kidd

Q5 If submitting on behalf - organisation name / relationship to submitter

Short Text

Packe Street Park & Community Garden. I am the admin co-ordinator for PSP&CG and have the support of the Management Committee for this submission.

Q6 Date of submission:

Date

Q7 Submission method

Multi Choice

Q8 Submission type

Multi Choice

Q9 Email:

Email

Q10 Street number and name / PO Box

Short Text

Q11 Suburb

Short Text

Q12 Town / City

Short Text

Q13 Postcode

Short Text

Q14 Contact phone number (daytime):

Telephone

Q15 Preferred method for correspondence

Multi Choice

By email

Q16**I / We:**

Multi Choice

Oppose all or part of the application

Q17**The specific parts of the application that my / our submission relates to are:**

Long Text

The specific parts of the application that our submission relates to are:

1. Traffic generation

2. Landscaping – with special reference to the 190sq metre pocket park adjacent to the proposed Woolworths supermarket

Packe Street Park and Community Garden Inc under the name, Friends of the Park at 125 – 129 Packe Street Inc, was a party to Wakefield Mews Ltd's appeal to the Environment Court in 2010. Our concerns today are the same as our concerns in 2010 – that the amenity value of our park and community garden will be compromised by the development as currently proposed.

Packe Street Park and Community Garden (PSP&CG) was established in 1996 to provide a safe, green, play space for a locality that had recently been rezoned for greater intensification. CCC recognised that fewer children now have back yards to play in and that for residents living between busy arterial roads (Madras, Barbadoes, Bealey and Edgeware) it was necessary to provide somewhere they could safely access and use. Because PSP&CG is cared for by volunteer gardeners, has a book fridge and community pantry as well as regular working bees and neighbourhood events, it is a popular, safe place for kids to frequent. It is also a place of surprising tranquility where residents can just relax. PSP&CG has been in existence for almost 30 years and continues to develop local community-based projects and programmes around sustainability, food production and use, and reduction in waste. We feel that this community treasure will be seriously compromised by the increased traffic flow and reduction in the quality of the environment resulting from the Woolworths development.

Q18**The reasons for my / our submission are:**

Long Text

With regard to (1) Traffic Generation as described in the Woolworths application:

From our point of view the problem lies with traffic from the supermarket turning right onto Madras Street.

Notwithstanding Woolworth's prediction, that while drivers "may experience some delay if they approach the exit when a platoon is present, they will be able to depart once the platoon is cleared" our experience says, that if thwarted in their right hand turn, even for a minute or two, cars will turn left, skedaddle left into Purchase and left again into Packe Street to access Edgeware Road and their route north. This will mean an increase in traffic past PSP&CG and a threat to our youngsters on bikes and scooters. Please note that Packe Street is 'no exit' onto Bealey Avenue and so it is the perfect place to have such a community amenity.

Last time we were faced with this problem, the then Shirley Papanui Community Board asked the CCC to do a traffic count so that any increase in vehicle movements, post development, could be ascertained. Our intention then was to ask for north Packe Street to be made into a cul-de-sac to protect the environment around the park/garden. In 2010 a petition to this effect was signed by almost all north Packe St residents. In the event, the Wakefield Mews plan was modified through Mediation and then the earthquakes struck so there was no need to proceed. Now however, should the Woolworths proposal proceed without modification it is to be anticipated that PSP&CG users will reassess their options to protect their neighbourhood asset.

(2) Landscaping – the 190sq metre on site park:

The proposed park includes planting beds, lawn area, low walls and visitor cycle stands. In our view this small green space is possibly adequate for Woolworths staff to enjoy an outdoors lunch in the warmer weather. It is not adequate to augment PSP&CG and so cater for the needs of all the residents, including the children, in the newly built homes that occupy the Old Orion /Wakefield Mews site. It should be remembered that the community lost a lovely stand of mature specimen trees and roadside play space when the Crown sold land to Horncastle to build what was then called 'affordable housing' just north of the Korean Presbyterian Church on Packe Street. CCC needs to prevail upon the developers to address the shortage of recreational green space in this location north of Bealey Avenue. In our 2010 submission we said " Adequate provision should be made for open space on the Orion Site for new residents there – especially children who have a right to a place to meet and play in their immediate locality irrespective of the business zone and its development". We went on to say that "We are concerned that if provisions are not properly made, the Packe Street Park/Community Garden will become degraded through overuse and an excess of competing interests".

Q19**The decision I / we would like the Council to make is:**

Long Text

PSP&CG asks that in considering this Resource Consent, proper attention is given to both protecting Packe Street Park and Community Garden from increased traffic and to the provision of adequate green space for local residents housed on what used to be called the Old Orion Site – especially the children.

Q20**The combined file size must not be larger than 10MB.**

File Upload

Q21 If a hearing is held, I / we:

Multi Choice Wish to speak in support of my / our submission

Q22 If others make a similar submission:

Multi Choice I / we will consider presenting a joint case with them at the hearing

Q23 Decision making:

Multi Choice I / we request that the Council delegates its functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the Council, under section 100A of the Resource Management Act.

Q24 I have read and understand the above important information

Single Checkbox Yes

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For enquiries phone: (03) 941 8999

1. Submitter details

Full name of submitter:

Vicki van der Klip

Street address:

Postal Address (if different):

Contact phone number (daytime):

Email:

My address for service for receiving documents and communication about this application is:



By email



By post

2. Application details

RMA number (if not stated above):

RMA/2024/3209

Name of applicant:

Woolworths New Zealand Limited

Application site address:

476 to 494 Madras Street, St Albans

Proposed activity:

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3. Submission details

I / We: ☐ Support all or part of the application

☒ Oppose all or part of the application

☐ Am neutral towards the application

The specific parts of the application that my / our submission relates to are: (give details, using additional pages if required)

The reasons for my / our submission are: (use additional pages if required)

The new supermarket would be close to other established businesses in Edgware, Merivale and Richmond and would compete for their business. It would take away from the St Albans/Edgware community feel, and the small local shops such as Peter Timms butcher / fruit & veg shops / bakeries could suffer.

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. Use additional pages if required)

Perhaps the land could be used for more residential housing instead.

4. Hearing of this application

If a hearing is held, I / we:

- ☐ Wish to speak in support of my / our submission
- ☒ 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
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5. Signature (of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:

Vmander Klop

Date:

16-4-25

Signature:

Date:

Note: A signature is not required if you make your submission electronically

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Received at the

Office of the

at

on

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1. Submitter details

Full name of submitter:

FRANCES JENNIFER MOUNTFORD

Street address:

Postal Address (if different):

Contact phone number (daytime):

Email:

My address for service for receiving documents and communication about this application is:

☐

By email

☐

By post

2. Application details

RMA number (if not stated above):

RMA/2024/3209

Name of applicant:

Woolworths New Zealand Limited

Application site address:

476 to 494 Madras Street, St Albans

Proposed activity:

Establishment of a new commercial centre anchored by a supermarket and containing small scale retail

3. Submission details

I / We: ☐ Support all or part of the application

☒ Oppose all or part of the application

☐ Am neutral towards the application

The specific parts of the application that my / our submission relates to are: (give details, using additional pages if required)

The reasons for my / our submission are: (use additional pages if required)

Support for local businesses in Edgeware

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. Use additional pages if required)*

4. Hearing of this application

If a hearing is held, I / we:

- ☐ Wish to speak in support of my / our submission
- ☒ 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
- ☐ Request that the Council delegates its functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the Council, under section 100A of the Resource Management Act.

Please note that a hearing will only be held if the applicant and/or any submitters wish to be heard, but all submissions will be taken into consideration regardless. Submitters who indicate that they wish to speak at the hearing will be sent a copy of the planning report.

If you change your mind about whether you wish to speak at the hearing, please contact the Council by telephone on 941 8999 or by email at resourceconsentsubmissions@ccc.govt.nz.

5. Signature (of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:

F. J. Mountfort

Date:

16/04/25

Signature:

Date:

Note: A signature is not required if you make your submission electronically

Important information

1. The Council must receive your 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 practicable, at the applicant's address for service.
3. If this application was limited notified the Council may adopt an earlier closing date for submissions once responses have been received from everyone who was notified.
4. If you are a trade competitor, your right to make a submission may be limited by the provisions in Part 11A of the RMA.
5. The Council may strike out a submission (or part of it) in the following situations:
 - It is frivolous or vexatious
 - It discloses no reasonable or relevant case
 - It would be an abuse of the hearing process to allow it to be taken further
 - It contains offensive language
 - It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialist knowledge or skill to give expert advice on the matters.

Privacy information

The information requested on this form, including your contact details, is required by the Resource Management Act 1991 (RMA). The information will be held by the Council, and you may ask to check and correct any personal information that we hold about you. The RMA requires your submission, including your name and contact details, to be made available to the Council (including the Council decision-maker) and the applicant.

Your submission, including your name and contact details, may also be made available to other submitters and to the public on the Council's website, or on request. If requested, the Council may legally be required to make all submissions available to the public (which can include the media), including the name and contact details of the submitter, subject to the provisions of the Local Government Official Information and Meetings Act 1987 (LGOIMA).

If you believe there are compelling reasons why your contact details should be kept confidential from other submitters or the public under LGOIMA, please contact the processing Planner for this application prior to making your submission.

Office use only

Received at the

Office on

at

on / at

Submission on an application for resource consent

Resource Management Act 1991 – Form 13

Email to: resourceconsentssubmissions@ccc.govt.nz; or

Deliver to: Resource Consents Unit, Christchurch City Council, 53 Hereford Street, Christchurch; or

Send to: Resource Consents Unit, Christchurch City Council, PO Box 73013, Christchurch Mail Centre, Christchurch, 8154

For enquiries phone: (03) 941 8999

1. Submitter details

Full name of submitter:

MADISON FOSTER-ROGERS

Street address:

Postal Address (if different):

Contact phone number (daytime):

Email:

My address for service for receiving documents and communication about this application is:



By email



By post

2. Application details

RMA number (if not stated above):

RMA/2024/3209

Name of applicant:

Woolworths New Zealand Limited

Application site address:

476 to 494 Madras Street, St Albans

Proposed activity:

Establishment of a new commercial centre anchored by a supermarket and containing small scale reta.

3. Submission details

I / We:



Support all or part of the application



Oppose all or part of the application



Am neutral towards the application

The specific parts of the application that my / our submission relates to are: (give details, using additional pages if required)

The reasons for my / our submission are: (use additional pages if required)

1 I don't wish to support the dropping of foodstuffs and Woolworths
2 the addition traffic this causes will pose great risk to the young families and many school aged children in the neighbourhood

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. Use additional pages if required)

4. Hearing of this application

If a hearing is held, I / we:

- ☒ **Wish to speak** in support of my / our submission
- ☐ **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
- ☐ Request that the Council delegates its functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the Council, under section 100A of the Resource Management Act.

Please note that a hearing will only be held if the applicant and/or any submitters wish to be heard, but all submissions will be taken into consideration regardless. Submitters who indicate that they wish to speak at the hearing will be sent a copy of the planning report.

If you change your mind about whether you wish to speak at the hearing, please contact the Council by telephone on 941 8999 or by email at resourceconsentssubmissions@ccc.govt.nz.

5. Signature (of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:

Ruf

Date:

16/4/25

Signature:

Date:

Note: A signature is not required if you make your submission electronically

Important information

1. The Council must receive your 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 practicable, at the applicant's address for service.
3. If this application was limited notified the Council may adopt an earlier closing date for submissions once responses have been received from everyone who was notified.
4. If you are a trade competitor, your right to make a submission may be limited by the provisions in Part 11A of the RMA.
5. The Council may strike out a submission (or part of it) in the following situations:
 - It is frivolous or vexatious
 - It discloses no reasonable or relevant case
 - It would be an abuse of the hearing process to allow it to be taken further
 - It contains offensive language
 - It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialist knowledge or skill to give expert advice on the matters.

Privacy information

The information requested on this form, including your contact details, is required by the Resource Management Act 1991 (RMA). The information will be held by the Council, and you may ask to check and correct any personal information that we hold about you. The RMA requires your submission, including your name and contact details, to be made available to the Council (including the Council decision-maker) and the applicant.

Your submission, including your name and contact details, may also be made available to other submitters and to the public on the Council's website, or on request. If requested, the Council may legally be required to make all submissions available to the public (which can include the media), including the name and contact details of the submitter, subject to the provisions of the Local Government Official Information and Meetings Act 1987 (LGOIMA).

If you believe there are compelling reasons why your contact details should be kept confidential from other submitters or the public under LGOIMA, please contact the processing Planner for this application prior to making your submission.

Office use only

Received at the

Office on

at

am / pm

Response No:
1

Contribution ID: 33277

Member ID:

Date Submitted: Apr 16, 2025, 04:10 PM

Q1 Full name of submitter:

Short Text

Diane Elizabeth Shannon

Q2 Street address:

Long Text

Q3 I am submitting:

Multi Choice

For myself

Q4 If submitting on behalf - what is your name

Short Text

Q5 If submitting on behalf - organisation name / relationship to submitter

Short Text

Q6 Date of submission:

Date

Q7 Submission method

Multi Choice

Q8 Submission type

Multi Choice

Q9 Email:

Email

Q10 Street number and name / PO Box

Short Text

Q11 Suburb

Short Text

Q12 Town / City

Short Text

Q13 Postcode

Short Text

Q14 Contact phone number (daytime):

Telephone

Q15 Preferred method for correspondence

Multi Choice

By email

Q16 I / We:

Multi Choice

Oppose all or part of the application

Q17 The specific parts of the application that my / our submission relates to are:

Long Text

I am concerned about the proposal to build a very large supermarket plus other shops in a largely residential area.

Q18 The reasons for my / our submission are:

Long Text

I think we already have enough supermarkets in our area, with the supermarket at Edgware Village and another at The Palms.
I am concerned that this new development will adversely affect the cluster of small businesses at Edgware Village plus the local dairies in the area. The owner of the supermarket at Edgware thinks this development will result in at least a 5% reduction in business for them plus some loss of staff.
I think Edgware Village is a real treasure for local residents where we can support small local businesses such as the supermarket, Crisp fruit and vegetable shop and cafe, Peter Timbs butchery etc. We don't need yet another huge chain supermarket imposed on us with all the attendant increased traffic, noise, loss of parking that will accompany it. Any added convenience for those living nearby will be offset by all of these nuisance factors.
I am also concerned about yet another green space being lost. I know the Orion site is a bit of an eyesore in its present state and it needs remediation and a suitable use found for it. But I'm not convinced this is the correct solution.
This is a very large development with a large area of concrete required. I don't oppose increased housing density in the area as we need more houses and many people do not want a large section to maintain. But I am concerned about the loss of green space in an area with a high water level and many underground streams. With climate change and increased extreme weather events including potential flooding I think we need to be planning ahead and thinking about where all the water will go if we cover most of the green areas with concrete. We already have serious flooding in our area e.g. at Peter Timbs at Edgware. I live in the Flockton area and went through the post earthquake flooding here so I am very aware of this.
I have read the Woolworth's application but I am still not reassured that this issue is being adequately considered or addressed.
I think a better place for a new supermarket would be on the empty section on the Salisbury/Manchester Street corner. I think this is owned by Supervalue and I heard at a recent meeting at St Albans Community Centre that they won't build there unless Salisbury Street is made two-way. I'm not sure if this will happen but it would be a more suitable site I think as more commercial with Briscoes next door and could provide a supermarket for both inner city residents and people in the east side of St Albans if they think this is needed.

Q19 The decision I / we would like the Council to make is:

Long Text

I think the current application by Woolworths should be declined. I don't think it is in the best interests of the St Albans community.

Q20 The combined file size must not be larger than 10MB.

File Upload

Q21 If a hearing is held, I / we:

Multi Choice

Wish to speak in support of my / our submission

Q22 If others make a similar submission:

Multi Choice

Q23 Decision making:

Multi Choice

Q24 I have read and understand the above important information

Single Checkbox

Yes

Response No:
1

Contribution ID: 33279

Member ID:

Date Submitted: Apr 16, 2025, 04:16 PM

Q1 Full name of submitter:

Short Text

Dorothy Lynne O'Keefe

Q2 Street address:

Long Text

Q3 I am submitting:

Multi Choice

For myself

Q4 If submitting on behalf - what is your name

Short Text

Q5 If submitting on behalf - organisation name / relationship to submitter

Short Text

Q6 Date of submission:

Date

Q7 Submission method

Multi Choice

Q8 Submission type

Multi Choice

Q9 Email:

Email

Q10 Street number and name / PO Box

Short Text

Q11 Suburb

Short Text

Q12 Town / City

Short Text

Q13 Postcode

Short Text

Q14 Contact phone number (daytime):

Telephone

Q15 Preferred method for correspondence

Multi Choice

By email

Q16 I / We:

Multi Choice Oppose all or part of the application

Q17 The specific parts of the application that my / our submission relates to are:

Long Text

Q18 The reasons for my / our submission are:

Long Text

Q19 The decision I / we would like the Council to make is:

Long Text

Q20 The combined file size must not be larger than 10MB.

File Upload https://letstalk.ccc.govt.nz/download_file/5540

Q21 If a hearing is held, I / we:

Multi Choice Wish to speak in support of my / our submission

Q22 If others make a similar submission:

Multi Choice I / we will consider presenting a joint case with them at the hearing

Q23 Decision making:

Multi Choice I / we request that the Council delegates its functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the Council, under section 100A of the Resource Management Act.

Q24 I have read and understand the above important information

Single Checkbox Yes

Thank you for the opportunity to make this submission.

Introduction

My name is Dorothy Lynne O’Keefe and I live at [REDACTED]. I’ve lived in the St Albans area at various addresses for 30 years. We chose to settle in St Albans with its diverse housing (Appendix A) and shops, as well as its close proximity to the city centre. I previously lived opposite Merivale Mall, and I now reside approximately 500 metres from the Edgware Village. Together with my husband Stan, we owned and operated a hospitality business in the central city for 28 years—until the February 2011 earthquake. After the quake, we relocated our business, Bailie’s Bar & Restaurant, to Edgware, where it became a part of the local community.

When we retired and sold the business in 2016, I threw myself into community volunteering. I joined the St Albans Residents Association Inc (SARA) and have served as treasurer for about 6 years. I also look after advertising and oversee production of the *St Albans News*, a SARA initiative that connects and informs our neighbourhood and I am involved in the running of Kohinga St Albans Community Centre.

I’m also part of the St Albans Pavilion and Pool Inc, a group dedicated to rebuilding the Edgware outdoor pool. Two years ago, I stepped into the role of Chair, and I’m proud to say construction on the pool has just begun.

All of this is to say—I know this community and how important our local centres and gathering places are to the heart of St Albans.

The Preliminary Proposal

- It is proposed to establish a new commercial centre anchored by a supermarket (food, grocery and liquor) and small scale retail activities.
- The size of this development is a building of approx 4500 sq m footprint (excludes the above retail tenancy) and carpark of 0000* sq m making the whole development 0000* sqm. (*unable to locate this figures)

My key concerns are:

1. The Economic Impact of the Proposed Development

I wish to raise concerns about the potential economic effects of the proposed development, particularly in relation to the 13 local centres identified by the applicant in their Economic Effects Assessment (page 14), and a number visually represented in Appendix B.

These centres are primarily made up of small, often owner-operated businesses. While they may not employ large numbers of staff, they play a critical role in serving their local communities. Many of these centres were rebuilt after the earthquake, requiring significant reinvestment from landlords and business owners alike. That investment is being recovered through rental income—a process that is already under strain due to economic challenges.

From my direct experience engaging with these businesses for advertising opportunities, I know how tough things are – many of them just don't have the extra cash to spend. This reflects the difficult trading conditions these small businesses operate under.

The introduction of a large-scale development of this nature, incorporating a wide range of retail outlets—including those directly competing with existing businesses such as supermarkets, pharmacies, bakeries, cafés, and liquor stores—poses a tangible threat. Even a small diversion of customer foot traffic away from these existing centres could have a significant and detrimental effect on their viability.

Edgware Village is a prime example of a resilient, community-focused centre. Despite considerable disruption post-earthquake, it has evolved into a thriving hub. It now hosts a diverse mix of businesses including a supermarket, pharmacy, butcher, bakery, vegetable shop/café, standalone cafés, a liquor store, and various food outlets—all of which are proposed in the new development.

Other centres within the affected area offer similar essential services: hairdressers, eateries, specialty retail, and service providers like pharmacies. The applicant themselves acknowledges that tenants for their new retail spaces may come from this same business pool, suggesting displacement rather than new business creation.

The effect on the local standalone dairies is also of concern. Appendix C

These local centres are doing their best, but they don't have a big buffer if customer numbers drop. This development might look good on paper, but the real impact on small businesses across the area could be significant – and that's something we can't afford to overlook

This proposal risks undermining the very local economy it purports to serve. Small businesses form the backbone of these neighbourhood centres, and their loss would not only reduce local economic resilience but also diminish the vibrancy and accessibility of these communities.

2. Employment

The applicant says the development will create 100 new jobs, which on the surface sounds great. We've seen this kind of thing before—big promises at the start, and then once the development is up and running, the reality doesn't quite match the pitch. Just look at what's happened in Auckland recently, where a restructure has cut both jobs and wages.

It's easy to make bold claims when you're trying to get something approved, but harder to hold anyone accountable later on when those numbers quietly drop. Meanwhile, the damage to our existing local businesses will already be done, and there's no reversing that.

3. Traffic

Another thing that worries me is the increase in traffic, especially on Madras Street, which will naturally push more vehicles onto the surrounding streets like Packe, Purchas, and Canon. These are smaller residential streets and already see a fair bit of through-traffic as it is. Adding more volume from a big new development is only going to make things worse for local residents when there will also be increased traffic from the intensive housing also planned for the adjoining site. Noise of this increased traffic will disrupt the quiet enjoyment.

Large delivery trucks likely to arrive early morning, the noise of these movements and the beeping of forklifts will cause issues for the immediate neighbours.

Has there been a proper traffic management assessment that looks at how this development fits into the bigger picture—particularly with the Northern Arterial Motorway? That project specifically required that any increase in traffic needed to be properly mitigated through the conditions of the DEMP. So my question is, how does this proposal line up with that? It feels like we're at risk of putting more pressure on streets that weren't designed to handle it, without a clear plan to deal with the fallout.

The narrowing of Madras Street to allow a turning bay in the middle of the northward lane would remove carparking and reduce the width of the cycleway making it unsatisfactory to cycle safely on Madras Street.

4. Environmental effects

I am assuming the opening hours for the supermarket will be 7 am – 10 pm as with other Woolworths supermarkets in the city. Will there be light pollution robbing the community of dark skies.

The overspill of light into neighbouring properties will compromise their quiet enjoyment.

In conclusion

This development is of a size and scale that is simply not appropriate for our area. It threatens the social fabric and local character that makes St Albans such a strong, connected community. The impact on small, local businesses, on traffic, and on the overall feel of our neighbourhood cannot be ignored.

What's especially disappointing is that Woolworths has shown a complete lack of empathy or respect for this community by failing to engage with us properly before putting forward this proposal. A development of this magnitude should never be dropped into a tight-knit neighbourhood without genuine consultation and collaboration with the people who live, work, and care deeply about the area.

If the development is approved, it should at the very least reflect the decision made in 2009, which determined that no single tenancy should exceed 800 square metres. That condition was put in place for good reason—to prevent large-scale retail from overwhelming local centres and to protect the character and function of the neighbourhood. It's just as relevant now, if not more so, given everything this community has worked through and rebuilt since the earthquakes.

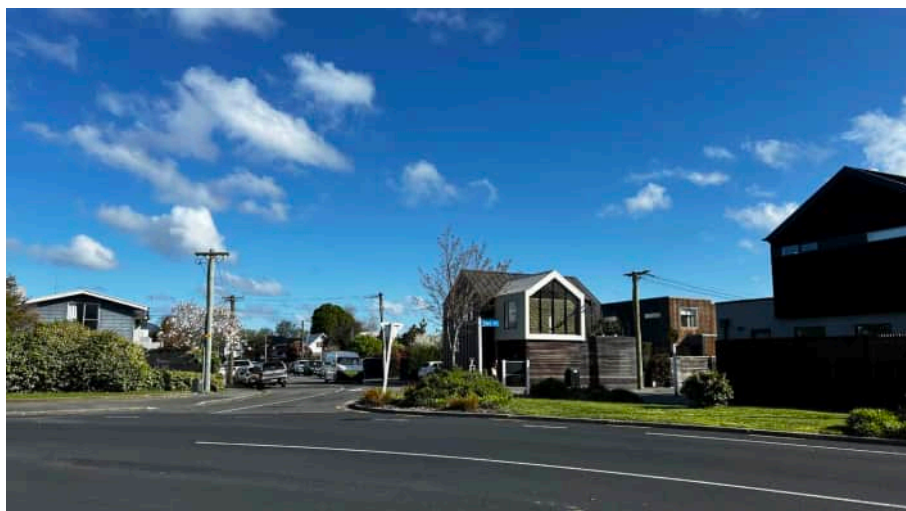
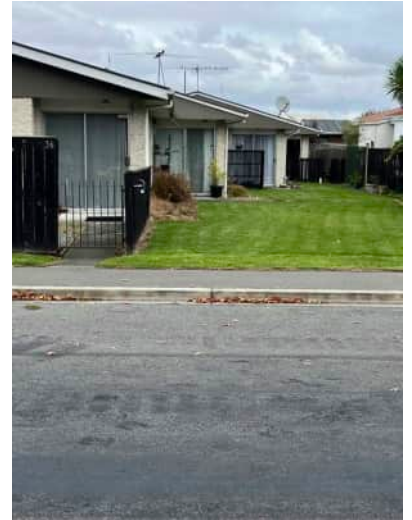
St Albans is already developing rapidly, with a noticeable increase in infill housing and multi-unit developments. Our population is growing, but so is the pressure on infrastructure, roads, and community spaces. Despite this growth, it's important to note that there are already *four* supermarkets within a one - three kilometre radius of the proposed development site—*three* of which are operated under the Woolworths Group structure.

This raises the question: do we really need another large supermarket here? Or is this more about corporate expansion than community need? It's hard to see how this serves the public good when existing options are already within easy reach of residents.

Decision Sought

I ask that this application be declined.

I wish to speak to this submission.







Response No:
1

Contribution ID: 33280

Member ID:

Date Submitted: Apr 16, 2025, 04:33 PM

Q1 Full name of submitter:

Short Text

Robert Fleming

Q2 Street address:

Long Text

[REDACTED]

Q3 I am submitting:

Multi Choice

For myself

Q4 If submitting on behalf - what is your name

Short Text

Q5 If submitting on behalf - organisation name / relationship to submitter

Short Text

Q6 Date of submission:

Date

Q7 Submission method

Multi Choice

Q8 Submission type

Multi Choice

Q9 Email:

Email

[REDACTED]

Q10 Street number and name / PO Box

Short Text

[REDACTED]

Q11 Suburb

Short Text

[REDACTED]

Q12 Town / City

Short Text

[REDACTED]

Q13 Postcode

Short Text

[REDACTED]

Q14 Contact phone number (daytime):

Telephone

[REDACTED]

Q15 Preferred method for correspondence

Multi Choice

By email

Q16 I / We:

Multi Choice

Am neutral towards the application

Q17 The specific parts of the application that my / our submission relates to are:

Long Text

I am concerned that there is a proposal to narrow the width of the northbound painted cycle lane on Madras Street to allow a wider turn circle for larger vehicles. I do not believe this should be permitted. With the advent of the Christchurch Northern Corridor, as predicted, extra traffic numbers throughout our suburb have eventuated. Recommended in the reports associated with the DEMP was that safer east west connections within the Cranford Street area would be necessary. This has not happened. Painted (not protection) lanes were provided on Edgeware Road (very rough in places) and Westmimster Street (very rough also, green paint removed but not replaced during resurfacing). The lanes provided along Madras and Barbadoes Street are useable at the current width, and well used. Any narrowing of any section of these lanes below that of the accepted standard should not be permitted. The only way to prevent further traffic growth in a suburb so close to the CBD is to make it safer for people (local in particular) to use other modes of transport, instead of a car for every journey. This development in itself falls foul of that concept. When the most basic of safety infrastrucure required to encourage more journeys by bike/scooter is also compromised we are doing a great disservice to the people of St Albans and the city as a whole.

Q18 The reasons for my / our submission are:

Long Text

Christchurch has made significant progress in the last decades toward making the city more liveable, less polluted and less congested by offering better transport choices. This means for many, more affordable transport, more resilient transport and more enjoyable transport. Allowing this development to ride roughshod over best safety practice and the ability to capitalise on the progress made puts at risk the investment made in active travel. This sends us backwards toward cementing car culture once again. It may only be a fraction of a metre lost, but it only takes one significant close pass on a bike to put someone off biking/scootering for life.

Q19 The decision I / we would like the Council to make is:

Long Text

To require the cycle lane width standard to be met along Madras Street. To require separate access to the complex for pedestrians, bikes and scooters. To provide significantly more bike parking spaces than currently planned and that access to them does not require mixing with vehicles at any time.

Q20 The combined file size must not be larger than 10MB.

File Upload

Q21 If a hearing is held, I / we:

Multi Choice

Do not wish to speak in support of my / our submission

Q22 If others make a similar submission:

Multi Choice

Q23 Decision making:

Multi Choice

I / we request that the Council delegates its functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the Council, under section 100A of the Resource Management Act.

Q24 I have read and understand the above important information

Single Checkbox

Yes

Response No:
1

Contribution ID: 33281

Member ID:

Date Submitted: Apr 16, 2025, 04:41 PM

Q1 Full name of submitter:

Short Text Emma Twaddell

Q2 Street address:

Long Text

Q3 I am submitting:

Multi Choice For myself

Q4 If submitting on behalf - what is your name

Short Text

Q5 If submitting on behalf - organisation name / relationship to submitter

Short Text

Q6 Date of submission:

Date

Q7 Submission method

Multi Choice

Q8 Submission type

Multi Choice

Q9 Email:

Email

Q10 Street number and name / PO Box

Short Text

Q11 Suburb

Short Text

Q12 Town / City

Short Text

Q13 Postcode

Short Text

Q14 Contact phone number (daytime):

Telephone

Q15 Preferred method for correspondence

Multi Choice By email

Q16 I / We:

Multi Choice

Oppose all or part of the application

Q17 The specific parts of the application that my / our submission relates to are:

Long Text

Just like Northlink the CCC will be left to pay for the infrastructure needed to ensure residents safety and wellbeing because they are legally required to mitigate 30% increase of traffic on Madras St which this will do instantly with 500+ vehicle movements an hour.

Are there any supermarkets this size with only one entrance without traffic lights. I know of no examples and it sounds like a complete roading disaster and dangerous for active transport users. As we have seen and heard about from residents on Cranford St above Innes.

I don't want a huge supermarket, i have enough locally to choose from and I understand the importance and value to society of supporting local owned businesses.

St Albans residents and businesses work together, move the money around the community and are there to support each other. This is working and celebrated. I respect this and know through research on healthy communities, food resilience, psychosocial recovery research, media reports and personal experience Woolworths will not value this or add any value to it.

Does the CCC know what infrastructure is needed for the surrounding residential community? Housing, Schooling, parks, safe streets and cycleways, I want these not another supermarket.

Q18 The reasons for my / our submission are:

Long Text

Negative effects of the community

Traffic

Noise pollution

Long opening hours

Safety

Risk to the 9 commercial trading areas in St Albans already

Over extending our local water infrastructure

Risk to local employment and business ownership

Unacceptable unmitigable congestion issues

Pollution

Stormwater and wastewater issues

Flooding

Big picture issue with food pricing

Woolworths reports read like they know what St Albans needs ... get them and answer to how they came to this conclusion.

Q19 The decision I / we would like the Council to make is:

Long Text

Reject this application in full. Work with developers to add an asset to our community not something that sucks the life out of what is already working well.

Q20 The combined file size must not be larger than 10MB.

File Upload

Q21 If a hearing is held, I / we:

Multi Choice

Wish to speak in support of my / our submission

Q22 If others make a similar submission:

Multi Choice

I / we will consider presenting a joint case with them at the hearing

Q23 Decision making:

Multi Choice

Q24 I have read and understand the above important information

Single Checkbox

Yes

Response No:
1

Contribution ID: 33282

Member ID:

Date Submitted: Apr 16, 2025, 04:45 PM

Q1 Full name of submitter:

Short Text

Margaret Stewart

Q2 Street address:

Long Text

[REDACTED]

Q3 I am submitting:

Multi Choice

For myself

Q4 If submitting on behalf - what is your name

Short Text

Q5 If submitting on behalf - organisation name / relationship to submitter

Short Text

Q6 Date of submission:

Date

Q7 Submission method

Multi Choice

Q8 Submission type

Multi Choice

Q9 Email:

Email

[REDACTED]

Q10 Street number and name / PO Box

Short Text

[REDACTED]

Q11 Suburb

Short Text

[REDACTED]

Q12 Town / City

Short Text

[REDACTED]

Q13 Postcode

Short Text

[REDACTED]

Q14 Contact phone number (daytime):

Telephone

[REDACTED]

Q15 Preferred method for correspondence

Multi Choice By email

Q16 I / We:

Multi Choice Oppose all or part of the application

Q17 The specific parts of the application that my / our submission relates to are:

Long Text I oppose all of the submission

Q18 The reasons for my / our submission are:

Long Text
Changes to the zoning without consultation
Effect on local residents and on street car parking
Site contaminants leaching into the soils with water run off. Airborne particles from the site contaminants. What happens if tanks leak?
Don't need another liquor supplier in the area.
Already enough supermarkets in the local vicinity
Will effect local businesses and may result in their closures and loss of local jobs and businesses.
Traffic and congestion. Madras St is already very busy at certain times of the day.
Creating dangerous conditions for pedestrians and cyclists.
Concreting and tarmacing bare land. Affects on drainage and local infrastructure including storm water drains
This is an overseas company. Profits will be sent overseas and money will not return to the community unlike current local shops.
Cutting down existing trees while there is a climate crisis going on

Q19 The decision I / we would like the Council to make is:

Long Text
Refuse the application as the council did in 2009.
Woolworths currently owns a suitable site for the supermarket on the corner of Manchester and Salisbury Streets. This is more convenient and closer for inner city inhabitants to visit. Woolworths stating they won't develop this site until Salisbury Street is made two ways is unacceptable as is refusing to sell the site. Put some pressure on Woolworths to develop the Manchester/Salisbury site instead. Also put their rates up which is what you have been doing with other bare land in the CBD.

Q20 The combined file size must not be larger than 10MB.

File Upload

Q21 If a hearing is held, I / we:

Multi Choice Wish to speak in support of my / our submission

Q22 If others make a similar submission:

Multi Choice

Q23 Decision making:

Multi Choice

Q24 I have read and understand the above important information

Single Checkbox Yes

Response No:
1

Contribution ID: 33283

Member ID:

Date Submitted: Apr 16, 2025, 04:51 PM

Q1 Full name of submitter:

Short Text St Albans Residents Association (SARA) Inc

Q2 Street address:

Long Text

Q3 I am submitting:

Multi Choice On behalf of an organisation or another person

Q4 If submitting on behalf - what is your name

Short Text Emma Twaddell

Q5 If submitting on behalf - organisation name / relationship to submitter

Short Text SARA - employee

Q6 Date of submission:

Date

Q7 Submission method

Multi Choice

Q8 Submission type

Multi Choice

Q9 Email:

Email

Q10 Street number and name / PO Box

Short Text

Q11 Suburb

Short Text

Q12 Town / City

Short Text

Q13 Postcode

Short Text

Q14 Contact phone number (daytime):

Telephone

Q15 Preferred method for correspondence

Multi Choice By email

Q16 I / We:

Multi Choice Oppose all or part of the application

Q17 The specific parts of the application that my / our submission relates to are:

Long Text The submission will be approved by the committee at their meeting this evening at 7pm. This will be emailed to CCC following the meeting.

Q18 The reasons for my / our submission are:

Long Text SARA works in the St Albans community supporting community led development.

Q19 The decision I / we would like the Council to make is:

Long Text Reject the application in full

Q20 The combined file size must not be larger than 10MB.

File Upload

Q21 If a hearing is held, I / we:

Multi Choice Wish to speak in support of my / our submission

Q22 If others make a similar submission:

Multi Choice

Q23 Decision making:

Multi Choice

Q24 I have read and understand the above important information

Single Checkbox Yes

Thank you CCC for providing the opportunity to submit on the proposed supermarket development on Madras St. The fact Woolworths didn't speak with the community before telling us what we need in our community speaks loudly to us. Woolworths have shown us right from the start that they are not doing this for the community but to the community. No community views as to what is needed in our community to improve local food resilience has been included in this commercial development.

We implore the Commissioners to reject this application for a Resource Consent as it stands.

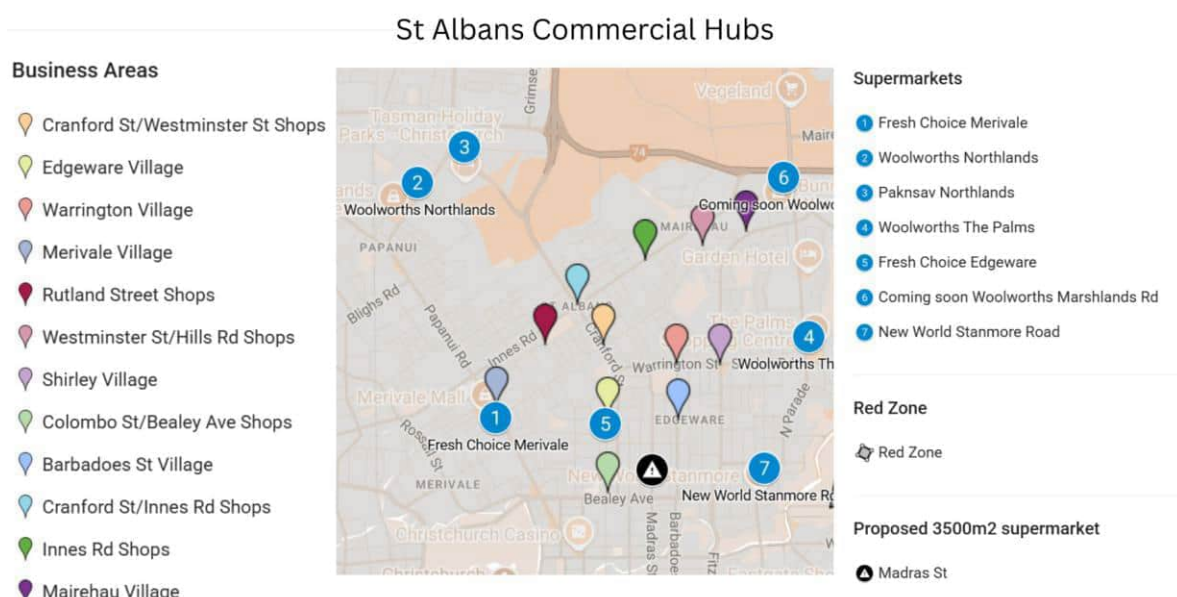
We do not believe the size of this development is fitting with the future of food retail and is not required to serve the current or future needs of our community.

The size of the proposed development does not follow current trends and the future of food shopping. Research shows the trends are

1. Growth opportunities for smaller retailers

"Bigger isn't always better. In American small grocery retailers are succeeding with cozier spaces, personal service, and unique offerings and the larger grocery chains are getting in on the action by spinning off smaller brands. Publix, which operates more than 1,300 supermarkets in the US Southeast, rolled out GreenWise Market, a small-format store mixing organic produce and meats with grocery staples. As foot traffic in 2022 declined in conventional Publix stores, traffic rose steadily at GreenWise stores."

<https://www.oracle.com/nz/retail/grocery-industry-trends/#:~:text=Advanced%20technologies%20promise%20to%20make,pricing%20and%20promotions%20more%20precisely.>



There are nine commercial areas in St Albans, all with food and hospitality retailers providing 'cozier spaces, personal service and unique offerings.' The retail spaces we have are futuristic. The project does not provide for this trade expected future trend.

2. Adaption for Supply Chain Disruptions

Continued supply chain disruptions caused by numerous factors (including crop failures, trucker strikes, and geopolitical upheaval) are forcing a rethink of how best meet consumer demand and improve food resilience. Again, in St Albans our locally owned retailers often have local providers and producers decreasing our reliance on international supplies.

3. Increase in online shopping platforms and food delivery

"The busy lifestyle of New Zealanders has led to a surge in demand for grocery delivery services. Customers prefer the convenience of having their groceries delivered to their doorstep, saving time and effort. "

"The grocery delivery market in New Zealand has witnessed a significant increase in the number of players, with both established retailers and startups entering the market. This has led to intense competition, driving innovation and technological advancements in the sector. "

<https://www.statista.com/outlook/emo/online-food-delivery/grocery-delivery/new-zealand>

In America online grocery shopping is gaining serious momentum, outgrowing in-store sales nearly threefold in 2024 compared to 2023, according to NielsenIQ.

4. Declining customer demand

There are worries, based on past workings, that once RC is gained Woolworths will sell the development and then lease back and therefore have no responsibility on the non-compliance and deterioration of the infrastructure surrounding the development.

Woolworths themselves have recently given declining customer demand as a reason for not renewing leases. "The leases for both of these stores end later this year and we've made the difficult decision not to renew our leases in these locations. This is driven by declining customer demand locally, and considering the ongoing tough economic environment we believe the most responsible path forward is to consolidate in these areas.

<https://www.rnz.co.nz/news/business/557777/woolworths-confirms-restructure-closes-two-stores>

This model means Woolworths have no buy in to the wellbeing of our community or its longevity. In ten years' time 'The closure of Woolworths St Albans could headline the future news as being 'the most responsible path.' Further down does the article skip quickly raise the state of local food scarcity due to 35 local businesses open in 2025 closing over the 10-year period following the constructure of the now empty 3500m2 slab of deteriorating concrete that is sinking"

Valuing Edgeware Village

The economic report by **savvy Consulting** lists Edgeware as one of the 4 centres that the proposed Woolworths would directly compete with. It then devalues Edgeware Village, by attempting to minimise the trade impacts of the Woolworths proposal on the village, and ignoring the high impact that monopolistic behaviour like this has had in other areas of Christchurch and Aotearoa. It predicts that the trade competition effects on Edgeware will be 'very minor and short lived', at a drop in trade of 5%; also that 'retailers will reduce staff &/or opening hours' to compensate. That prediction is naïve at best, and deliberately false at worst. For one thing, it is a harmful devaluing of

local employees, and it conveniently ignores the fact that Edgeware business overheads will stay the same, no matter what its opening hours are. Contrary to savvy's false optimism, reduced hours will lead to a spiral fall in profitability.

We believe that **savvy Consulting's** economic report is deeply flawed.

Compared with Shirley/Palms at 21% and Merivale at 21%, Edgeware Village has 52% of total employment in grocery retail and hospitality. Edgeware is highly dependent on grocery and hospitality employment.

And Edgeware businesses are speaking with knowledge of the NZ experience, and cite examples from Christchurch, Nelson & elsewhere, when they say that the effects will be much more drastic than 5%, and will result in business closures. The report also states that, 'strong growth in demand projected in the Central City and inner suburbs, means that any initial reductions in sales will be quickly offset and those centres will continue to experience retail growth.' At what point will that be too late for Edgeware?

The follow-on effects of business turn down and/or closures will be the destruction of the interdependent social, community and business relationships in Edgeware. The community – and by that we mean customers, volunteers, service providers and business owners – has continued to invest in design, structural and environmental improvements, buildings, recreation and community services: the Community Centre and Garden, which involves many voluntary hours of work, and often offers its resources freely to those in need; the soon-to-be new swimming pool, a project by and for the community; market days run by both the community centre and the supermarket; opportunities for political debate; the supermarket's owner deciding to provide a space for a Post Shop and Kiwibank within his store.

Intangible qualities in Edgeware Village that we don't expect Woolworths to care about, and that will be under threat if businesses become unviable:

- St Albans Pharmacy that knows its customers by name & their medical requirements
- customers are recognised and respected
- stores willing to stock products requested by customers
- recognition of the importance of loyalty and 'shop local'
- inclusivity

Recently a local kaumātua spoke on behalf of his social housing community of beneficiaries, the voiceless and the unemployed. He said that his people were supported by Edgeware businesses and services, with affordable deals and acts of charity. He stated that Edgeware Village is a treasure to be valued, and that council should treat it as a model for other neighbourhood centres in Christchurch. We totally agree.

In order to write this submission the St Albans Residents Association (SARA) Inc committee members have met with the local community and raised interest in the project. We informed and sort feedback from residents through

- An article on the proposal in the St Albans News and online
<https://drive.google.com/file/d/1yFY1xiHqwLrJAXlWzyhAOEU-ThiFahu7/view>

- Door knocked and letterbox dropped to residents around the Madras St site and Edgeware Village
- Met with local business owners
- Met with CCC staff and elected members
- Held 3 public meetings.

We stand by our assumption that the project in this application is not wanted nor needed by the local community Woolworths state they will be 'serving.'

The residents have raised concern in regard to the negative environmental and social impacts of the large scale supermarket complex mentioned below and on top of this they have raised their concerns about the bigger picture of food resilience and the current costs of food, the duopoly of supermarkets in NZ, the international trade issues and profits going outside of New Zealand.

Woolworths has previously unsuccessfully tried to obtain consent for a large supermarket of this site, but it was rejected. Nothing has changed. This area was being intensified in 2009, PC14 does little to increase the development that was planned for the area then, when the consent was declined and a lot of residential development to the east of St Albans was red zoned and 1000s of residents lost. We have never heard a retailer post-earthquake complain about being too busy!

We believe there are numerous failings within the application Woolworths presents to Council for this consent. Reports feature information that is out of date, or has changed, and it fails to mitigate any impact outside of the immediate short-term, relying on speculative future figures.

The Transport Issues

There are a number of major red flags to throw up with the Transport assessment.

Undertaken by Stantec (who drew our ire for their Cranford St/Downstream Effects Management Plan (DEMP) work), they completely fail to undertake any consequential assessments for the traffic the site is expected to generate.

The vehicle per hour (vph) number that the site is expected to generate is 546vph

Despite this, Stantec have not identified any major issues this will cause. We strongly reject that suggestion. For the team that worked on the DEMP, they sure seem to have forgotten that Madras Street is the primary outbound arterial route for evening peak traffic heading to Cranford Street.

This report brings four questions/thoughts to mind.

Firstly, on peak, one could expect 546vph to cause a major headache to local traffic flow, inducing rat running and dangerous driving.

It will also have the impact of making using active modes less desirable, encouraging more driving. Should this have enough of an impact, it will in fact trigger the DEMP's intervention conditions, causing Council to have to mitigate its effects. Council will be paying to clean up Woolworth's traffic mess. Are Woolworths relying on the DEMP being triggered to mitigate this? Based on current traffic counts the traffic generated will increase traffic well over the 30% threshold for mitigation from the CCC.

Activity	Floor Area (m ²)	Traffic Generation Rate (vph / 100m ² GFA)	Vehicle Movements (vph)
Supermarket (including online)	3,700	12.1	448
Retail A	215	12.1	26
Retail B	495	12.1	60
Commercial	495	2.5	12
Cafe	100	0.0	0
Total	5,115		546

Secondly, Traffic wanting to turn Northbound on peak will likely be impacted by queueing and Northbound Cranford Street traffic. This will encourage people to go “around the block”. This will turn Purchas and Packe Streets into rat runs for shoppers and will have significant impact on the section of Canon between Madras and Packe and the Edgeware/Packe intersection. This will also deteriorate the community connectivity around the Packe Street Community Garden and the Korean Church on Packe/Purchas corner.



Thirdly, traffic can only enter and exit onto Madras Street in this design. This is unlike other major supermarkets of similar square footage, who usually have entrances onto two or more streets.

The strip of land between the carpark's Southern edge and Purchas Street is zoned LCZ but is not part of the site (land ownership has become fragmented after zoning changes). However, should Woolworths acquire it, or its current owners develop it, they could open it to further parking and an entrance on Purchas Street. That would encourage and direct traffic to use Purchas as a relief valve for the issues on Madras. Both of these options present issues for local traffic flow. Lastly, Stantec has not recommended or provided any improvements for active transport users attempting to cross Madras Street. Madras is currently straddled by two mid-block crossings at Purchas and Canon, but these are of outdated design and feature no traffic calming measures.



The mid-block crossings at Canon and Purchas don't cut the mustard when it comes to creating a safer environment for active transport users.

They are more of a "hide here while the cars fly past" than an actual priority crossing for users. With traffic due to increase, this is going to become riskier and riskier. Not to mention that the flush median to turn will narrow the cycle lanes further and push them directly against the kerbing due to parking removal.

Increased Northern Express buses will be using Madras St and stuck in traffic

What safety measures will be introduced for pedestrians, bikes and E-bikes – (an increasing e-bike population) – bike path will be narrower than pre-scribed standard – 1.7 instead of 1.8 – Madras St already dangerous now for bikers.

There is an issue with East/West traffic flow and congestion. All three east/west collector Rds (Edgeware, Innes and Westminster/Courtney) are full capacity now and there are no other routes available to mitigate this. Adding 500+ vehicles into the system will exacerbate this large issue and prompt DEMP migration on local roads being used for rat running.

Parking – is always an issue and in this area will be exasperated by staff parking on local streets that are already struggling with the number of commuter cars parking in the free onstreet parking outside residential homes.

Vehicular noise particularly from trucks and forklifts will affect neighbours and the long operational hours will mean it is relentless.

The development will increase pollution particularly PM5 and 10 from cars and decrease the wellbeing of the local residents.

Pressures on local infrastructure

Again Sooo many questions ...

Why are the reports full of words like, 'can be,' 'is likely to,' 'if this occurs,' 'at this stage,' 'may need to be,' 'verification of a number of assumptions,'

How much of the area was groundwater encountered between as shallow as 0.1m bgl to .85m bgl?

How will the CCC water supply infrastructure handle the increased supply?

There may be some low points along the site perimeter which are too low to discharge to Madras Street. How many? How big?

Due to the limited fall from the site to the outfalls, stormwater may need to be pumped to achieve sufficient driving head for treatment. What is the noise from this?

Due to the low-lying nature of the site, gravity drainage of below ground tanks may not be feasible. Therefore, pumping of runoff from car park areas may be necessary. What is the visual pollution of the intended tanks and if the below ground tanks are not feasible?

'We interpret this as referring to primary drainage rather than attenuation.'
How does the CCC interpret this?

'Council have confirmed that the site is not in a capacity constrained area and therefore does not require wastewater attenuation.' Does this still stand with the intensified housing that has already occurred.

What happens to the wastewater in a flooding event? – as we are expecting more and worse flooding due to more unpredictable weather patterns. Will our streets be flowing poos more often?

Can the site be supported in respect of infrastructure and servicing capacity without having negative impact on the resilience of the infrastructure for local residents.

Stormwater –

There is water sitting in the gutters 24/7 currently and the area floods easily. Stormwater and flooding issues need to be fixed before the area is further developed. Another Flockton basin situation may see insurers withdraw from the area.

There is nothing in the report talking about the natural spring on Purchas St and what is planned.

As can be seen with any roading improvement work in the area the land continues to drop and the conditions of the roads deteriorate quickly, Madras St itself is a good example of the land. Is the land capable of taking the weight of the development.

Look at our streets, they keep falling apart over and over again. Can the roads handle the large increase of use?

Is the water table too high for truck traffic?

Share scale of the development is out of character of our community.

The greenspace in the project has been called by Woolworths a village green, a pocket park, a community hub! On the plans we see a concreted area with fake grass and no tree canopy. Not a community gathering space. And it's in the shade! This doesn't fulfil Woolworths own sustainability goal

<https://www.woolworths.co.nz/content/f24-sustainability-25-plan.pdf>

Alcohol sales.

This project increases the supply of alcohol in the community. Simply put (as it so well backed up by research, the damaging effects from alcohol on a community increase with the increased availability. We do not need any more alcohol outlets in our area including supermarkets that have a reasonable amount of floor space dedicated to alcohol.

Arguments used by GDL

Increased intensification predicted of 20%, but intensification has already happened in St Albans, where 1 house per 800 square meter section has been intensified into 3 – 6 townhouses. It would not be commercially viable for further intensification for some time.

Increased population expectations are calculated from 2014 onwards, but that is when there had been a huge exodus due to Earthquake repairs dislodging tenants and owners and the subsequent increase has been due to people moving back into the area. Also predictions may not be realistic as we are having a huge net immigration out-going to Australia with living conditions here decreasing due to big business being prioritised and standard of living decreasing on an annual basis.

Argument that nearest NW competition is more than 1 km away is ridiculous. Do we need supermarkets every 1 km? New technology forging ahead – on-line shopping, drone delivery, what else will be here by 2040?

Christchurch already has more shops per capita than Sydney.

Pak & Save Development on Main North Road was deemed not to have an impact – but it has had a huge impact on locals. Dangerous for pedestrians and foot traffic restrictions.

Valuing the social structure of St Albans

One size doesn't fit all – and 3500m2 doesn't fit our vibe in St Albans.

This proposal erodes local social networks by

1. Reduced Social Interactions: Small, local businesses often serve as informal gathering places where residents meet, converse, and build social ties. A large supermarket, designed for

- efficiency and quick transactions, does not foster the same level of social interaction.
2. **Weakened Community Bonds:** The presence of a large supermarket can weaken the bonds within the community as people are less likely to engage in the kind of spontaneous, meaningful interactions that occur in smaller, community-oriented settings.
 3. **Undermining Local Initiatives:** Community-led development projects often rely on the support and patronage of local businesses. The dominance of a large supermarket can divert resources and attention away from these initiatives, making it harder for them to succeed.
 4. **Reduced Civic Engagement:** When local businesses close, the opportunities for residents to engage in community activities and initiatives diminish. This can lead to a decline in civic engagement and a sense of ownership over community development.

While the economic benefits of a large-scale supermarket development are clear, it is crucial to consider the broader social implications. The potential devaluation of social networks and community-led development efforts poses a significant risk to the fabric of our community. It is essential to weigh these factors carefully and explore alternatives that support both economic growth and the preservation of our community's social and cultural vitality.

Have Ngāi Tahu been consulted about the history of this area as a food gathering place?
How does their tikanga (customs) align with Woolworths building a 3500m² supermarket that will require a \$1M daily turnover from residents' pockets, with the profits going offshore to those who do not live here or care for our land and people?

Some history

People Power – SARA DID stop a previous major chain development in 2010 from Wakefield Mews, where SARA successfully reduced the largest anchor chain area development from 3200 square m to 800 square meters, which was endorsed through mediation by the Environment court.
GDL's (aka WW) Fast tracking through Govt was refused last year– not of Regional or National importance.

So now GDL has applied for Publically Notifiable Resource Consent with CCC, when previous local input was upheld by Environment Court.

Why do we need to go through this process again – do local residents not have any rights? Is there a time limit on an Environment Court decision?

Letter written to local MP Duncan Webb

Dear Duncan

We know you are very busy with the Treaty Principles Bill now, but as you might imagine, in St Albans we are very perturbed by yet another threat to our community.

Since the uplifting of the designation of the M'way during Garry Moore's term as Mayor, St Albans has become a vibrant and popular residential suburb.

During my time as Community Facilitator for St Albans - from 1998 to 2008 - the Council did a study of the local shopping centres and found Edgeware Village to be one of the most vibrant.

We would like to keep it that way.

As one of the original developers of the St Albans Neighbourhood News - one of our slogans was - Buy Local - which people did by shopping at the small shops at Edgeware. Over time Edgeware has become a destination shopping centre with such shops as the historical Peter Timbs, and Bailey's Restaurant, which moved from the Square in the city after the earthquakes to Edgeware which we regarded as a huge compliment.

Despite the historical use as a Council owned Electricity company site and dumping ground - this ex Southpower site is not suitable for such large commercial use as has been proposed.

It has been used as a landbanking site for many decades and in 1997 the commercial status was amended at The Environment Court hearing level, through mediation, to Plan Change 31 to the District Plan. This restricts the biggest site to 800 square metres and any other businesses to 450 square metres.

We don't oppose business as such, but would like them to be businesses that complement rather than compete with our existing small businesses in the area.

The sale of part of the land to The Korean Church in Packe St was an appropriate deal for that street. And a large part of the site has now been developed by Mike Greer.

The St Albans Residents Association has had many meetings with prospective developers to turn this area into an asset for the area.

This part of Madras Street is Not suitable for a 'Homebase' style commercial development like they have on Marshlands road which is very much a commercial business road.

This is a narrowing funnel end of one of the 2 main northbound 1 way streets already extremely busy at peak time traffic. To add a commercial site to this inner city development is unthinkable and would be a nightmare for the local residents, and lead to the gradual death of our local community shopping centres.

We respectfully ask you to invite the new South Island Minister James Meager to our neck of the woods soon, so that he can talk with members of our local community to discuss and hopefully prevent this development from being 'Fast-tracked' thereby denying our democratic right to be part of this process.

Peggy and I are happy for you to forward this email and her email (which I'll forward as well and has the Plan Change 31 attachment) to Minister James Meager so he has some background information straight away.

Yours sincerely Douceline Wardle née Driessen

Letter written to the Grocery Commissioner

Dear reader,

I should be very grateful for your advice.

Where can concerned groups and individual residents take their worries regarding Woolworth's proposal to open a very large supermarket and ancillary shops on vacant land two blocks south of the Edgeware Village in St Albans, Christchurch ?

This is a matter that we thought was settled through mediation, with a consent order issued by the Environment Court in 2010.

Just recently, however, we hear that General Distributors Ltd, a subsidiary of Woolworths NZ Ltd has proposed establishing a Woolworths more than three times the gross leasable floor area than was agreed to in 2009 and has lodged a resource consent application with the Christchurch City Council and has pitched for another chance at the Fast Track process this February - the first having been declined.

Residents on learning of this matter are shocked that it seems that Woolworths thinks that past due process can just be ignored.

Our concerns about this proposal are just the same as they were in 2009; we have a very vibrant Village where most of the businesses (excluding BP and St John charity shop) are locally owned. Our Fresh Choice is owned by a man who lives locally and who takes an interest in community activities (is Treasurer for our swimming pool, for example) and that business is supported by an excellent greengrocer, butcher, baker, pharmacy, and off licence - all locally owned businesses. (We have good places to eat too!). As an entity our village hangs together in a symbiotic relationship. It give strong competition to the 5 other supermarkets all within about 3 km There is no doubt in our minds that a Woolworth so close, through its sheer size and buying power, would cause the commercial viability of the village to suffer.

But what can we do?

Newcomers into our area express surprise at the 'good community spirit'. This is because the businesses are small enough to actually get to know their regulars.

We look at Riccarton and the empty shops and see that the sheer size of Westfield Mall has sucked the life out of Riccarton Road.

We don't want that for our Village.

We are fearful once more.

The Government says it wants more competition within the grocery sector. Here we have a working example of competition that is in danger of being destroyed through ignorance. To whom should we turn for recognition?

I am a disinterested party, having no commercial interest in any of the businesses in Edgeware Village.

Ngā mihi,

SARA has been submitting on local issues since the 1960s and it has been activating community led development since the 1980s. This project does not fit with our Kaupapa or the organisation's understanding of what is right for the wellbeing of our people.

While such developments promise economic benefits and convenience, this one comes at the cost of social networks and community-led initiatives that are vital for the well-being and cohesion of our neighbourhood. It will erode the distinctiveness that makes our community special.

Please reject the application for this development as it has been presented to you.

Thank you

St Albans Residents Association (SARA) Inc

Response No:
1

Contribution ID: 33284

Member ID:

Date Submitted: Apr 16, 2025, 05:03 PM

Q1 Full name of submitter:

Short Text

Daniel Stedmond

Q2 Street address:

Long Text

[REDACTED]

Q3 I am submitting:

Multi Choice

For myself

Q4 If submitting on behalf - what is your name

Short Text

Q5 If submitting on behalf - organisation name / relationship to submitter

Short Text

Q6 Date of submission:

Date

Q7 Submission method

Multi Choice

Q8 Submission type

Multi Choice

Q9 Email:

Email

[REDACTED]

Q10 Street number and name / PO Box

Short Text

[REDACTED]

Q11 Suburb

Short Text

[REDACTED]

Q12 Town / City

Short Text

[REDACTED]

Q13 Postcode

Short Text

[REDACTED]

Q14 Contact phone number (daytime):

Telephone

[REDACTED]

Q15 Preferred method for correspondence

Multi Choice

By email

Q16 I / We:

Multi Choice Oppose all or part of the application

Q17 The specific parts of the application that my / our submission relates to are:

Long Text Access & Egress

Q18 The reasons for my / our submission are:

Long Text We have lived directly opposite the site in Madras Street for nearly twenty years and were involved in the original application made for re zoning under Plan Change 31. We were amongst the submitters with many others regarding the proposed supermarket back then especially in relation to size & traffic reticulation. The proposal then clearly resulted in a consent for the SM that provided for traffic reticulating through and around the site via both Purchas & Packe Streets including the main frontage onto Madras Street. We note that WWNZ have subdivided off those access points and returned the land to the vendor as we are told they are simply trying to reduce land cost. That means all traffic to and from the site will be on Madras Street which will at times in turn be extremely congested especially with the increase on size and further retail on both sides. The original consented ODP included those access's and we have checked with the owners who said they still retains them and would be prepared to sell if required. At that time the final ODP was then included in the District Plan so should not be altered in any major way

Q19 The decision I / we would like the Council to make is:

Long Text Attached is the original ODP and while we don't have an issue with the size of the supermarket and further adjoining retail/community service areas the proposed increased traffic from this site would be better reticulated onto at least one if not two of the adjoining streets especially as it also includes all servicing truck movements.

Q20 The combined file size must not be larger than 10MB.

File Upload

Q21 If a hearing is held, I / we:

Multi Choice Do not wish to speak in support of my / our submission

Q22 If others make a similar submission:

Multi Choice I / we will consider presenting a joint case with them at the hearing

Q23 Decision making:

Multi Choice

Q24 I have read and understand the above important information

Single Checkbox Yes



Establishment of a new commercial centre, anchored by a supermarket

Submission from Spokes Canterbury

Reference: <https://letstalk.ccc.govt.nz/RMA20243209>

Tēnā koutou katoa

Thank you for the opportunity to comment on the establishment of a new commercial centre, anchored by a supermarket, on Madras Street.

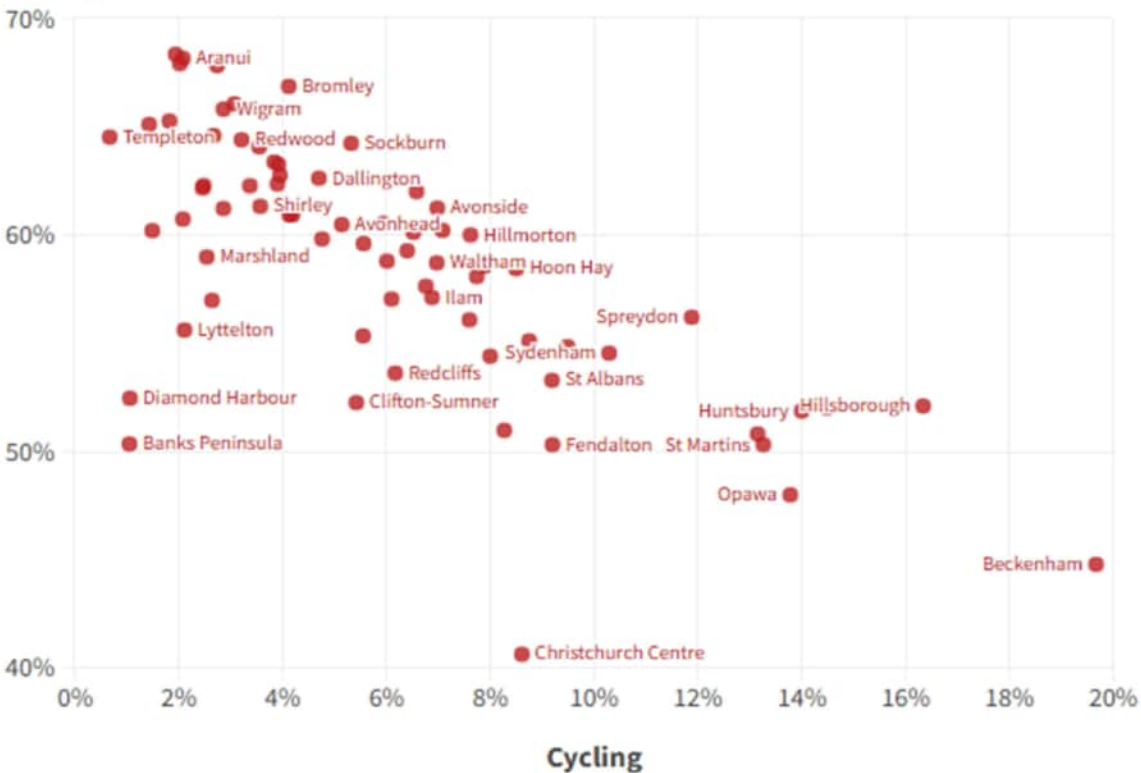
Introduction

Spokes Canterbury (<http://www.spokes.org.nz/>) is a local cycling advocacy group with approximately 1,200 followers. Spokes is affiliated with the national Cycling Action Network (CAN – <https://can.org.nz/>). Spokes is dedicated to including cycling as an everyday form of transport in the greater Christchurch and Canterbury areas. Spokes has a long history of advocacy in this space including writing submissions, presenting to councils, and working collaboratively with others in the active transport space. We focus on the need for safe cycling for those aged 8 to 80. Spokes also supports all forms of active transport, public transport, and has an interest in environmental matters.

Proposal

Spokes has some significant concerns about the transport plan for this commercial centre, including the supermarket. New commercial centres should be designed for the safety of people using all modes of travel, including cyclists, pedestrians and those using mobility devices. Many existing commercial centres are designed almost entirely around the needs of drivers of motor vehicles making them hostile places for those arriving on foot, by bike, or by mobility scooter. The Council is advocating for modal shift and that requires rethinking access to popular destinations in our communities like supermarkets and cafes. Let's design for the future, not the past.

Driving



[Press article](#) 5 Oct 2024 using data from 2023 census

From the Flourish chart you can get the following statistics.

[Census 2023 - What is the main form of transport you take to work? \(aged 15+\)](#)

	% Cycle	% Drive
Saint Albans	9.19	53.29
Richmond	7.74	58.08

The number of cyclists in this area is higher than the Christchurch average of 6.0% and the numbers are continuing to grow. The census figures do not include students or the fastest growing group of cyclists, retired on e-bikes. Those who wish to cycle to this commercial centre could be as high as 10% if they feel welcome by making it safe and easy to do so. The St Martins supermarket (where cycling to work is now 13.2%) has made some changes recently to cater for and attract more cyclists. Their chosen solution has some problems (such as not accommodating larger e-bikes and cargo bikes/trikes, which should be expected at a supermarket, or keeping some standard bike parking) but their intentions were good. Spokes is happy to discuss this further with any interested party..

The surrounding area is also seeing a lot of in-fill housing, particularly around Salisbury Street and Peterborough Street. Higher density is increasing the number of pedestrians in the area.

Spokes

1. Spokes **does not agree with the narrowing of the existing cycle lanes**. They should be 1.8m at a minimum. 1.7m is already too small and 1.6m is unacceptable when two lanes of traffic are added. There is the option to remove the parking on the west side or not have a turning lane. Pushing cyclists up against the curb is not acceptable. It means cyclists are less visible to traffic exiting the commercial centre onto the street. It discourages the use of larger cycles such as cargo bikes, which often carry children as well as groceries. Traffic often encroaches out across the footpath while waiting for a gap (e.g. Fendalton Mall Shopping Centre). Bikes need all the space they can get to safely pass.
2. Spokes agrees with the green paint across the entrance ways to the shopping centre.
3. Spokes strongly supports a pedestrian refuge opposite the entrance way to the supermarket. Pedestrian refuges are also used by cyclists. A mid-block crossing means that pedestrians and north bound cyclists do not have to go past the high volume entrance ways. This should be prioritised above vehicle queuing.
4. A separate pedestrian/cyclist entrance and shared path should be made through the centre of the car park. This may require the loss of some car parks but overall it would increase customer numbers. Cyclists and pedestrians tend to buy fewer items but visit more often.
5. There are twelve cycle parks which is unlikely to be enough. Hooped bike stands wide enough to easily fit two e-bikes on each side should be provided.
6. Some cycle parks should be made suitable for cargo bikes, bikes with trailers, and mobility trikes. These are typically wider and longer than a standard bike park. They still need to be able to get close enough to the bike stand to lock the bike safely. Space is needed to load/unload children and load purchases on bikes.
7. Consider adding some Locky Dock stands for e-bikes, or when cyclists have forgotten their bike lock.

I am happy to discuss or clarify any issues that arise from this submission.

Ngā mihi nui

Submissions Coordinator
Spokes Canterbury



Subject: Let's talk - RMA/2024/3209 - Online Submission
Sent: 16/04/2025, 10:07:21 pm
From: Juanita<[REDACTED]>
To: Lets Talk

You don't often get email from [REDACTED] [Learn why this is important](#)

Christchurch City Council
RMA Department

I am someone that has lived in this immediate area for 17 years virtually adjacent to the site.

I had involvement with the original application as a submitter for the proposed supermarket under PLAN CHANGE 31.

There was an overall development plan approved by all parties after an appeal and this was subsequently incorporated in the CCC District Plan.

The Application does not comply with the ODP, in particular to traffic reticulation.

I therefore object in part to this application and wish to be heard at any future hearing which I request be made by an independent commissioner.

Regards

Juanita O'Connell

[REDACTED]

Address for Service: [REDACTED]

Submission on an application for resource consent

Resource Management Act 1991 – Form 13

Email to: resourceconsentssubmissions@ccc.govt.nz; or

Deliver to: Resource Consents Unit, Christchurch City Council, 53 Hereford Street, Christchurch; or

Send to: Resource Consents Unit, Christchurch City Council, PO Box 73013, Christchurch Mail Centre, Christchurch, 8154

For enquiries phone: (03) 941 8999

1. Submitter details

Full name of submitter:	Evan Michael Faulkner		
Street address:	[REDACTED]		
Postal Address (if different):	[REDACTED]		
Contact phone number (daytime):	[REDACTED]	Postcode:	8013
Email:	[REDACTED]		

My address for service for receiving documents and communication about this application is: ☐ By email ☐ By post

2. Application details

RMA number (if not stated above):	20243209
Name of applicant:	Woolworths
Application site address:	Orion site, Madras St
Proposed activity:	New Woolworths Supermarket

3. Submission details

I / We: ☐ Support all or part of the application
☒ Oppose all or part of the application
☐ Am neutral towards the application

The specific parts of the application that my / our submission relates to are: *(give details, using additional pages if required)*

The reasons for my / our submission are: *(use additional pages if required)*

Traffic impacts on Madras and surrounding streets - reduced on road parking, traffic volume increases, delivery trucks at all hours and travelling down and manoeuvring on narrow streets

Economic impacts on the local small businesses at the Edgeware shopping precinct.

Destruction of neighbourhood feeling of community. We live in a domiciliary suburb where families come to raise their children in a quiet and safe environment. A large supermarket in the middle of a quiet suburb will not enhance the vibe. The proposed changes will bring in increased risks to residents.

Why do we need a Woolworths here in the first place? We have one at the Palms, one at Northlands and a third at Moorehouse Ave.

Our local residents association has also brought up points about Compliance and Zoning Issues, and Environmental and Noise Concerns.

With Pak and Save there were assurances of minimal impact to the local community and this certainly has not been the case. Hence we view research and data analysis projections with scepticism and reduced faith.

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. Use additional pages if required)*

Decline the application in its entirety

4. Hearing of this application

If a hearing is held, I / we:

- ☐ **Wish to** speak in support of my / our submission
- ☒ **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
- ☐ Request that the Council delegates its functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the Council, under section 100A of the Resource Management Act.

Please note that a hearing will only be held if the applicant and/or any submitters wish to be heard, but all submissions will be taken into consideration regardless. Submitters who indicate that they wish to speak at the hearing will be sent a copy of the planning report.

If you change your mind about whether you wish to speak at the hearing, please contact the Council by telephone on 941 8999 or by email at resourceconsentsubmissions@ccc.govt.nz.

5. Signature (of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:

Date:

17/4/25

Signature:

Date:

Note: A signature is not required if you make your submission electronically

Important information

1. The Council must receive your 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 practicable, at the applicant's address for service.
3. If this application was limited notified the Council may adopt an earlier closing date for submissions once responses have been received from everyone who was notified.
4. If you are a trade competitor, your right to make a submission may be limited by the provisions in Part 11A of the RMA.
5. The Council may strike out a submission (or part of it) in the following situations:
 - It is frivolous or vexatious
 - It discloses no reasonable or relevant case
 - It would be an abuse of the hearing process to allow it to be taken further
 - It contains offensive language
 - It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialist knowledge or skill to give expert advice on the matters.

Privacy information

The information requested on this form, including your contact details, is required by the Resource Management Act 1991 (RMA). The information will be held by the Council, and you may ask to check and correct any personal information that we hold about you. The RMA requires your submission, including your name and contact details, to be made available to the Council (including the Council decision-maker) and the applicant.

Your submission, including your name and contact details, may also be made available to other submitters and to the public on the Council's website, or on request. If requested, the Council may legally be required to make all submissions available to the public (which can include the media), including the name and contact details of the submitter, subject to the provisions of the Local Government Official Information and Meetings Act 1987 (LGOIMA).

If you believe there are compelling reasons why your contact details should be kept confidential from other submitters or the public under LGOIMA, please contact the processing Planner for this application prior to making your submission.

Office use only

Received at the Office on at am / pm



Postage Included



Resource consents unit

CCC

PO Box 73013

Chch

8154

CHRISTCHURCH CITY COUNCIL
RECEIVED

09 JUL 2025

RESOURCE CONSENTS UNIT

09 JUL 2025

Submission on an application for resource consent

Resource Management Act 1991 – Form 13

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Send to: Resource Consents Unit, Christchurch City Council, PO Box 73013, Christchurch Mail Centre, Christchurch, 8154

For enquiries phone: (03) 941 8999

1. Submitter details

Full name of submitter: Brodie Williams

Street address: [REDACTED]

Postal Address (if different): [REDACTED]

Contact phone number (daytime): [REDACTED] Postcode: 8062

Email: [REDACTED]

My address for service for receiving documents and communication about this application is: ☐ By email ☒ By post

2. Application details

RMA number: RMA/2024/3209

Name of applicant: Woolworths New Zealand Limited

Application site address: 476-494 Madras Street, St Albans

Proposed activity: Establishment of a new commercial centre anchored by a supermarket and containing small

3. Submission details

I / We: ☐ Support all or part of the application
☒ Oppose all or part of the application
☐ Am neutral towards the application

The specific parts of the application that my / our submission relates to are: (give details, using additional pages if required)

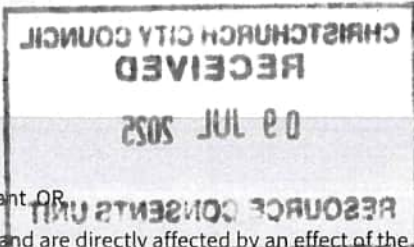
Location

The reasons for my / our submission are: (use additional pages if required)

with this being close to Edgewear village.
we believe this to be unfair to the small
local community who struggle at times with
weather events.

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. Use additional pages if required)

decline this application and look at improving
the current village.



4. Trade competition

I / We: ☒ **Are not** a trade competitor of the applicant **OR**
☐ **Are** a trade competitor of the applicant, and are directly affected by an effect of the proposal on the environment which does not relate to trade competition or the effects of trade competition.

5. Hearing of this application

If a hearing is held, I / we:

- ☐ **Wish to** speak in support of my / our submission
- ☒ **Do not wish to** speak in support of my / our submission
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6. Signature (of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:

Date:

2 April 2025

Signature:

Date:

Note: A signature is not required if you make your submission electronically

Important information

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