

Response No:
1

Contribution ID: 31880

Member ID:

Date Submitted: Mar 19, 2025, 03:30 PM

Q1 Full name of submitter:

Short Text

Patrick John Robert Dunford

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 The establishment of a supermarket and commercial centre in this location

Q18 The reasons for my / our submission are:

Long Text I submit that there is no justification for creating a new shopping centre anchored by a supermarket that is so close to an existing centre less than 1 km away and especially that the supermarket is created by Woolworths who also are the franchisor of the Fresh Choice supermarket at Edgware located with the existing shopping centre referred to, Woolworths should be supporting the existing franchise instead of undercutting it with this new supermarket. The intention of the developers of the new shopping complex is to draw business away from the existing shopping centre at Edgware that will create social dislocation in Edgware and leave abandoned empty shops in its wake. All over Christchurch there are too many of these abandoned empty shops whose owners have been undermined by big box retailing like this new shopping centre as the big moneyed developers come in and force these shops out of business through unfair competition on massive scale and as a result also suck money out of the existing communities., this will be the resulting negative impact on the Edgware Road shops. The new shopping centre will also create heavy traffic flows around it in a predominantly residential area, in which case this area already has problems with excessive traffic flow on Madras Street that will be made worse by developing this shopping centre.

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

Long Text The Council should deny the consent being granted to this shopping centre, and the site should be rezoned for residential development only.

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: 31889

Member ID:

Date Submitted: Mar 20, 2025, 10:40 PM

Q1 Full name of submitter:

Short Text

Michael Fitzgerald

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 Is there a profitable ratio for supermarkets?
I don't want existing shops to be vacant derelict spaces like Acheson Ave became after the Palms opened.

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

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:

Qingzhu Mei

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 Ltd.

Application site address:

476-494 Mairas St. St. Almas CHCH 8014

Proposed activity:

Establishment of 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)

oppose all part of the application

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

This woolworths can cause serious noise and pollution to the residential environment. This area already has New World. we don't need another supermarket. This section is not big enough to build a supermarket without causing negative impact to 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)

stop or decline this project.

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:

02/04/2025

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 on



at



am / pm

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:

Xianadong Zeng

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 NZ Ltd

Application site address:

476-494 Mairas St, St Albans Christchurch 8014

Proposed activity:

Establishment of 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)

oppose all part of the application

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

I am writing to express my strong opposition to the proposed supermarket development. This area already has Fresh Choice and New World, no need to have another supermarket. The planned loading next to our property raises significant concerns for our family. The noise and traffic associated with deliveries would great diminish our quality of life. Furthermore, the bright lights, air pollution and potential for rodent infestations associated with loading areas are undesirable. We believe this project is not compatible character of our 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)

change this project to a residential project.

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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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:

2/4/2025

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.

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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: 32374
Member ID:
Date Submitted: Apr 03, 2025, 11:00 AM

Q1 Full name of submitter:

Short Text Gregory Raymond Dodds

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 Location and necessity for a supermarket and other businesses which duplicate those already existing in the local area.

Q18 The reasons for my / our submission are:

Long Text A short distance to the northwest of the proposed location is locally-supported Edgeware Village, which includes a small-ish supermarket (and actually it's a Fresh Choice, which is owned by Progressive Enterprises, who are wishing to establish this new supermarket, a Woolworths). Further northwest is Merivale Fresh Choice, for a larger supermarket – people who would drive to this new one can already drive to either of those, or to New World on Stanmore Road, also a short distance, to the east of this new location. There is no necessity for another supermarket, sitting in the space between these existing ones – and the neighbours of this proposed supermarket who might just walk there can already make a fairly short walk to Edgeware. It's hard to see the benefit in CCC facilitating this proposal with the potential for putting further economic pressures on Edgeware businesses, which include bakeries, cafes, green grocer and butcher – all providers which would probably be duplicated at the new location.

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

Long Text A small convenience store / dairy could be useful in this location, although Dickies Corner with more small shops is not far away. This land is probably best utilised with more housing opportunities.

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

Subject: Re: Korero mai | Let’s talk - RMA/2024/3209 - Online Submission Form
Sent: 4/04/2025, 10:58:46 am
From: Julie Summers [REDACTED]
To: Lets Talk

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

Hi,
Canterbury I change my mind & put neutral
on the decision for the shopping centre & supermarket.
Thanks
Julie Summers

On 3 Apr 2025, at 12:43 PM, Christchurch City Council wrote:



Kōrero mai | Let’s talk - RMA/2024/3209 - Online Submission Form

Thank you for your submission of the form RMA/2024/3209 - Online Submission Form through Kōrero mai | Let’s talk

Full name of submitter:
Julie Summers

Street address:
[REDACTED]
[REDACTED]
[REDACTED]

I am submitting:
For myself

Email:
[REDACTED]

Street number and name / PO Box
[REDACTED]

Suburb
[REDACTED]

Town / City

Postcode

[REDACTED]

Contact phone number (daytime):

[REDACTED]

Preferred method for correspondence

By email

I / We:

Oppose all or part of the application

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

No supermarket or extra shops are required on this site.

The reasons for my / our submission are:

There are local stores & supermarket providing for the local community on edgeware Rd & Colombo st.

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

Not go ahead & build a supermarket & retail outlet on this site on madras st.

If a hearing is held, I / we:

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

If others make a similar submission:

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

I have read and understand the above important information

Yes

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Kōrero mai | Let's talk.

Response No:
1

Contribution ID: 32386

Member ID:

Date Submitted: Apr 03, 2025, 12:42 PM

Q1 Full name of submitter:

Short Text

Julie Summers

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 No supermarket or extra shops are required on this site.

Q18 The reasons for my / our submission are:

Long Text There are local stores & supermarket providing for the local community on edgeware Rd & Colombo st.

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

Long Text Not go ahead & build a supermarket & retail outlet on this site on madras st.

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

Submission on an application for resource consent

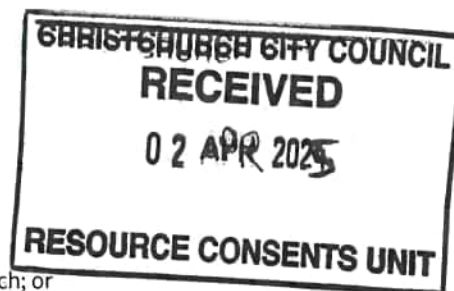
Resource Management Act 1991 – Form 13

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:

PETER JOHN VOLKERS

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):

2024 / 3209.

Name of applicant:

WOOLWORTHS NEW ZEALAND LTD.

Application site address:

476-494 MOHRAS ST ST ALBANS CHCH 8044

Proposed activity:

SUPER MARKET / COMMERCIAL CENTRE

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 SITUATION OF THE PROPOSED SUPER MARKET.

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

I strongly oppose the building of the above super market, the fact that I own the property directly behind the loading bay [REDACTED] I believe that you cannot alleviate the control of noise coming from the area of the loading bay. The construction of the 5 metre fence to control noise I thought will be sufficient. So therefore consent should not be granted unless this can be rectified.

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)

RECEIVED
2008 MAY 10

4. Hearing of this application

If a hearing is held, I / we:

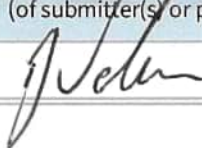
- ☐ Wish to speak in support of my / our submission
- ☒ Do not wish to speak in support of my / our submission
- ☒ If others make a similar submission I / we will consider presenting a joint case with them at the hearing
- ☒ Request that the Council delegates its functions, powers, and duties to hear 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:

25/7/2025

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.
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 - It would be an abuse of the hearing process to allow it to be taken further
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 - 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.

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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: 32798

Member ID:

Date Submitted: Apr 06, 2025, 03:12 PM

Q1 Full name of submitter:

Short Text Leonie Harding

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 Leonie Harding

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

Short Text L.W. Harding Ltd, - business co-owner

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 Establishment of a new commercial centre anchored by a supermarket and containing small scale retail activities at 476-494 Madras Street, St Albans

Q18 The reasons for my / our submission are:

Long Text

1. This commercial centre would have a negative impact on the various businesses currently operating in the St Albans area, of which our business is one. It is already a struggle for small businesses without increasing the competition with extra shops in this complex.
2. This would cause significant traffic issues in an already busy area.
3. The current supermarkets and smaller shops in the St Albans area are already more than sufficient in this area.
4. There are many residential units in this area, many without adequate parking, so a lot of on street parking, which would be even more limited with staff parking.
5. A negative effect on cycle ways in the area, and many hazards for cyclists with increased traffic in and out of the complex.

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

Long Text Do not approve this application, as it will have many negative effects on the community, existing businesses, parking, traffic etc.
The St Albans community is unique, with many boutique businesses operating. Please don't put this all at risk of disappearing for the sake of a 'faceless' development that will hugely impact the entire area.

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: 32875

Member ID:

Date Submitted: Apr 08, 2025, 10:00 AM

Q1 Full name of submitter:

Short Text

Andrew Darren Calder

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 All the "Applicants Evidence" and the "Application Documents" attachments located on the "Notified Resource Consent" webpage.

Q18 The reasons for my / our submission are:

Long Text I've studied the attachments referred to above (in point 12.) and support this application in its entirety.

Writing as a long-term local resident, summary highlights include the following facts;

- A responsible investor is planning to spend \$50m transforming a toxic Edgeware wasteland and to create 100 ongoing jobs
- This development will provide much-needed supermarket competition in the area and cater, for example, to expanded population numbers resulting from townhouse intensification
- The completed complex is aesthetically very pleasing - tenancies are stepped well back from street frontages and plenty of parking is included
- Madras Street, between Bealey Avenue and Edgeware Road, is an ideal location in terms of traffic flow - featuring lanes heading north and south, cycle lanes, footpaths and street parking
- Serviced by the nearby Metro Route 28, 44 and 100 buses, with potential to incorporate the relevant section of Madras Street into future network planning.

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

Long Text Please approve the application exactly as submitted. I believe this application has been perfectly designed from an environmental perspective and it also represents the most exciting commercial prospect for Edgeware over the past 40+ years.

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: 32854

Member ID:

Date Submitted: Apr 07, 2025, 05:15 PM

Q1 Full name of submitter:

Short Text

Carly Gillespie

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 wish to oppose the application for resource consent to establish a new commercial centre anchored by a supermarket at 476-494 Madras Street, St Albans.

Q18 The reasons for my / our submission are:

Long Text

I oppose this proposal on the following grounds:

Traffic Congestion and Safety Concerns:

The proposed development would significantly increase traffic in an already congested area. Madras Street and surrounding roads are frequently congested, and the addition of a large supermarket and commercial center will only exacerbate this problem, increasing both traffic and pedestrian hazards.

The development will likely result in a higher volume of vehicles, creating additional strain on local infrastructure, particularly during peak hours.

Impact on Local Businesses:

The establishment of a large commercial center anchored by a supermarket may adversely affect smaller, local businesses in the area. Local retailers may struggle to compete with a larger, corporate-operated supermarket, potentially leading to business closures and a reduction in the diversity of services available to the community. Small businesses contribute to the character and vibrancy of the local area. The proposed development may disrupt this, leading to an erosion of the area's unique character.

Environmental Impact:

The development will likely lead to increased impermeable surfaces in the area, which can exacerbate stormwater runoff and contribute to potential flooding issues. The local environment and natural ecosystems could be negatively impacted if adequate stormwater management and environmental protections are not included in the proposal. Additionally, there are concerns about the overall aesthetic impact of the development on the surrounding area, which could detract from the neighborhood's existing environment.

Increased Noise and Disruption:

The operation of a large supermarket, combined with other commercial activities, would introduce increased noise levels, particularly during early morning and late evening hours, which could negatively affect the quality of life for nearby residents.

The proposed development would also introduce construction noise during its building phase, which could disrupt the local community for an extended period.

Insufficient Community Consultation:

There has been a lack of meaningful consultation with local residents and stakeholders regarding the proposed development. While the Council has provided the opportunity for public submission, the overall consultation process has been insufficient in engaging the community and addressing their concerns.

Zoning and Long-term Planning:

The location for this development may not align with long-term urban planning strategies for the area. I am concerned that the expansion of commercial infrastructure in this area could lead to the over-commercialisation of a predominantly residential neighbourhood.

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

Long Text

For the reasons outlined above, I strongly oppose the establishment of the proposed commercial center anchored by a supermarket. I urge the Christchurch City Council to reconsider this application, taking into account the long-term impacts on traffic, local businesses, the environment, and the well-being of the local community.

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: 32879

Member ID:

Date Submitted: Apr 08, 2025, 04:41 PM

Q1 Full name of submitter:

Short Text

Je Hwan Kwon

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 post

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 It's built next to the church I went and still go to.

Q18 The reasons for my / our submission are:

Long Text As stated above.
And the location is honestly ridiculous. Even if it wasn't next to a church. Its going to be an eyesore

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

Long Text Scrap the idea. It's not good for local businesses when edgeware is actually nice to have shops around local areas that walking and coming across a shop is so swell. Rather than having to go all the way to the mall.

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: 32944

Member ID:

Date Submitted: Apr 10, 2025, 10:17 AM

Q1 Full name of submitter:

Short Text Lynne Switalla

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 Woolworth supermarket in Madras st

Q18 The reasons for my / our submission are:

Long Text
Traffic congestion
Noise
Other supermarkets in close proximity
I oppose the building of a new supermarket in Edgeware

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

Long Text Decline the application for it going ahead

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: 33038

Member ID:

Date Submitted: Apr 11, 2025, 10:40 AM

Q1 Full name of submitter:

Short Text

Maria Fresia

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

Q18 The reasons for my / our submission are:

Long Text Increased supermarket monopoly - Traffic impact - Economic impact on the Edgeware shops

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

Long Text I wish that the CCC not 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

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:

ANTONY MALCOLM CHAPMAN

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):

2024/3209

Name of applicant:

Woolworths NZ LTD

Application site address:

496-494 MADRAS ST CHRISTCHURCH 8154

Proposed activity:

NEW SMALL ENE COMMERCIAL CENTRE

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)

- GENERALLY SUPPORT THE CONSENT STREET
- HAVE CONCERNS AROUND ADDITIONAL PARKING REQUIREMENTS
- HAVE CONCERNS ABOUT IMPACT OF CONSTRUCTION. WOULD LIKE TO SEE IT LIMITED TO 7AM-6PM WEEKDAYS ONLY
- DON'T WANT MY HOME SHAKEN TO PIECES

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)

SUPPORT
CONDITIONS AS PER PREVIOUS PAGE

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:

Audrey

Date:

13/4/25

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

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Office use only

Received at the

Office on

at

am / pm

Submission on an application for resource consent

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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:

ANTONY MALCOLM CHAPMAN

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):

2024/3209

Name of applicant:

Woolworths NZ LTD

Application site address:

476-494 MADRAS STREET REPAIRS ONLY

Proposed activity:

NEW SMALL SCALE COMMERCIAL CENTRE

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)

- GENERALLY SUPPORT THE CONSENT
- HAVE CONCERNS AROUND ADDITIONAL ^{STREET} PARKING REQUIREMENTS
- HAVE CONCERNS ABOUT IMPACT OF CONSTRUCTION. WOULD LIKE TO SEE IT LIMITED TO 7AM-6PM WEEKENDS ONLY
- DON'T WANT MY HOUSE SHAKEN TO PIECES

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)

SUPPORT
CONDITIONS AS PER PREVIOUS PAGE

4. Hearing of this application

If a hearing is held, I / we:

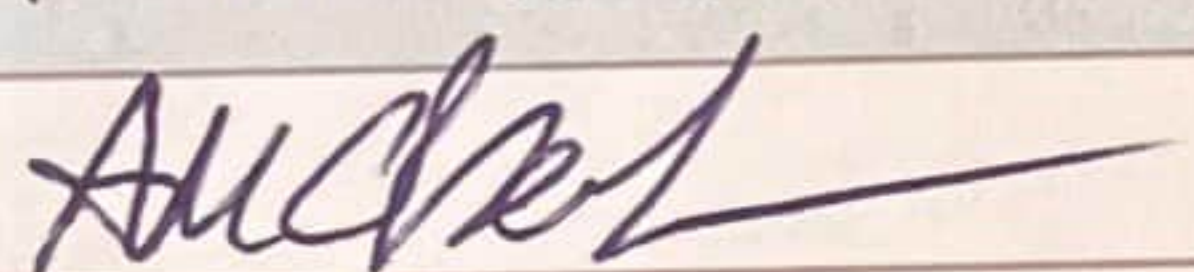
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- ☐ Do not wish to speak in support of my / our submission
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5. Signature (of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:



Date:

13/4/25

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 on at am / pm

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:

CAROLINE MARGARET CHURSTE

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):

2024/3209

Name of applicant:

WOOLWORTHS NZ

Application site address:

476-494 MADRAS ST, EDGEMARE

Proposed activity:

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)

SUPPORT SUPERMARKET PLUS CAFE

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

TO PROVIDE SERVICES TO NEW HOUSING IN THE
AREA
BUT COUNCIL NEED TO CONSIDER
PARKING
TRAFFIC MANAGEMENT
CONSTRUCTION NOISE
ONGOING NOISE + SAFETY
SEE OVER FOR MORE DETAILS

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)

COUNCIL NEED TO ENSURE ADEQUATE PARKING FOR
CONTRACTORS + STAFF ON SITE + NOT USE ADJOINING
STREETS
ALSO TO LIMIT CONSTRUCTION NOISE TO DAYLIGHT HOURS
MONDAY - FRIDAY
E: 7 - 6 PM
ALSO NEED TRAFFIC
MANAGEMENT ON
MAORAS STREET

4. Hearing of this application

If a hearing is held, I / we:

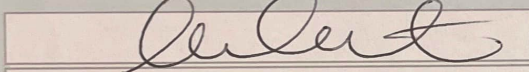
- ☐ Wish to speak in support of my / our submission
- ☐ Do not wish to speak in support of my / our submission
- ☐ If others make a similar submission I / we will consider presenting a joint case with them at the hearing
- ☒ Request that the Council delegates its functions, powers, and duties to hear 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))

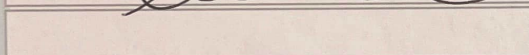
Signature:



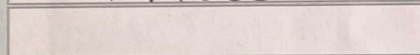
Date:

13/4/25

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
 - 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

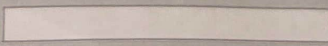
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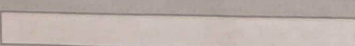
If you believe there are compelling reasons why your contact details should be kept confidential from other submitters or the public under LGOIMA, please contact the processing Planner for this application prior to making your submission.

Office use only

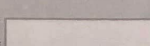
Received at the



Office on



at



am / pm

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:

CAROLINE MARGARET CRUSTIE

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):

2024/3209

Name of applicant:

WOOLWORTHS NZ

Application site address:

476-494 MADRAS ST, EDGEMARE

Proposed activity:

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)

SUPPORT SUPERMARKET PLUS CAFE

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

TO PROVIDE SERVICES TO INFLU HOUSING IN THE
AREA
BUT COUNCIL NEED TO CONSIDER
PARKING
TRAFFIC MANAGEMENT
CONSTRUCTION NOISE
ONGOING NOISE + SAFETY
SEE OVER FOR MORE DETAILS

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)

COUNCIL NEED TO ENSURE ADEQUATE PARKING FOR CONTRACTORS + STAFF ON SITE + NOT USE ADJOINING STREETS
ALSO TO LIMIT CONSTRUCTION NOISE TO DAYLIGHT HOURS
MONDAY - FRIDAY
11:00 - 6:00 PM
ALSO NEED TRAFFIC MANAGEMENT ON MADRAS STREET

4. Hearing of this application

If a hearing is held, I / we:

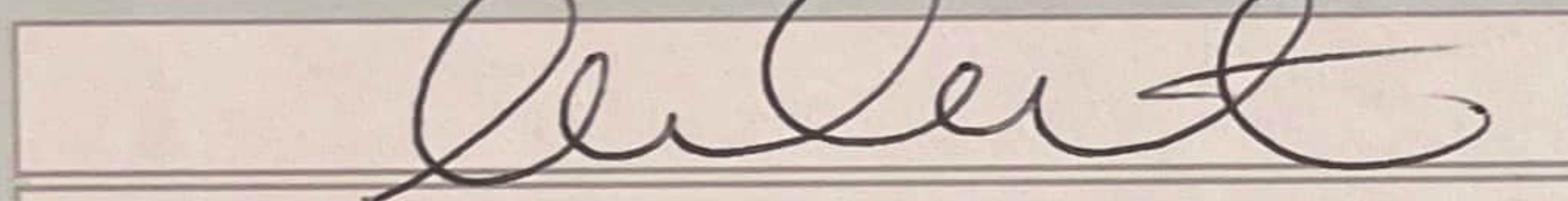
- ☐ Wish to speak in support of my / our submission
- ☐ Do not wish to speak in support of my / our submission
- ☐ If others make a similar submission I / we will consider presenting a joint case with them at the hearing
- ☒ Request that the Council delegates its functions, powers, and duties to hear 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))

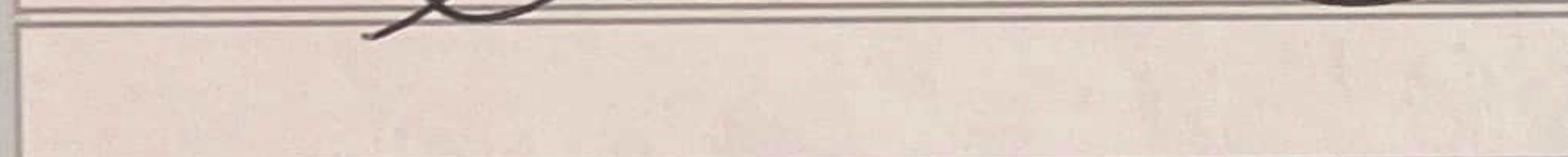
Signature:



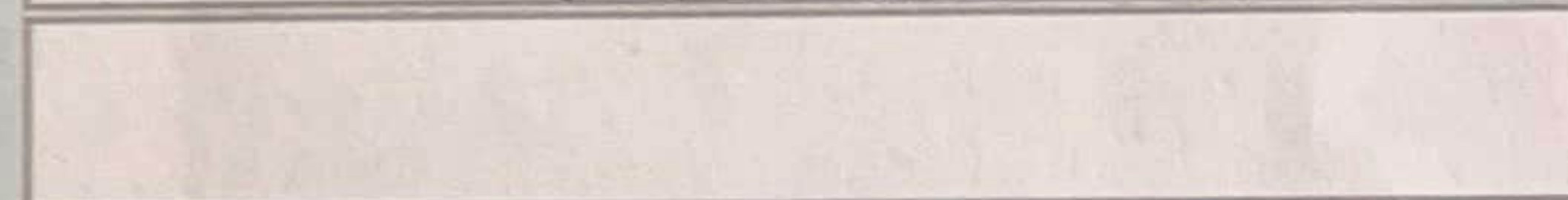
Date:

13/4/25

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

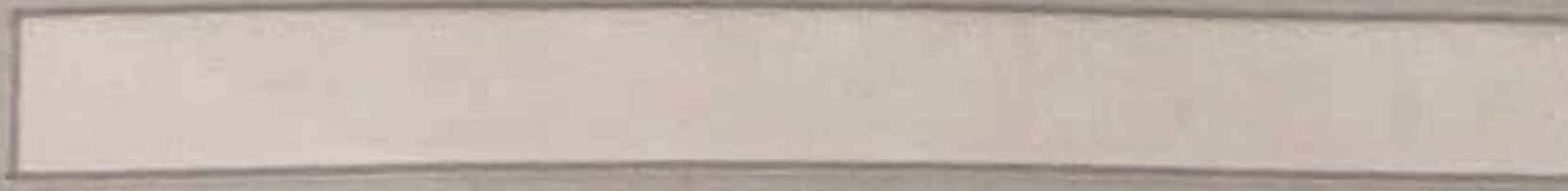
The information requested on this form, including your contact details, is required by the Resource Management Act 1991 (RMA). The information will be held by the Council, and you may ask to check and correct any personal information that we hold about you. The RMA requires your submission, including 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: 33121

Member ID:

Date Submitted: Apr 13, 2025, 04:13 PM

Q1 Full name of submitter:

Short Text

Angela Jin

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 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: 33122

Member ID:

Date Submitted: Apr 13, 2025, 06:55 PM

Q1 Full name of submitter:

Short Text

Mark Wilson

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

The establishment of a new commercial center, anchored by a supermarket that has done its best to not engage with the surrounding community is what I object to the most. The conversion of residential land to commercial use with little community involvement, by a monopolizing Australian owned company which we look to make maximum profit from any development with little to no consideration for the community surrounding the complex, nor the local businesses which have been part of the community for decades.

The consent application from Woolworths relies on dated and generic information, much the same as the previous consent application to build a supermarket on this site, which did not proceed.

The community needs green space for people, flood mitigation infrastructure (retention ponds), and public transport, not a humongous Australian owned supermarket sited on an oncrete and asphalt.

500 customers per hour equals 400+ cars into a roading system already poorly designed and severely compromised thanks to a motorway dumped on our doorstep.

Happy for Woolworths to operate in the community with existing land use rules, being part of the local business associations and investing in the local economy with a reasonable profit going back into the local community. Could start with keeping and upgrading existing green spaces, starting with the Orion site on Madras St.

Q18 The reasons for my / our submission are:

Long Text

As above.

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

Long Text

To not grant consent for the development as it is.

Consideration for

- 1) Traffic and overall ability for everyone to use their local roads will be severely compromised. Including the uncontrollable rat running which will occur along Cannon and Packe St.
- 2) The effect on our local businesses which add to our community amenity and value will be significant, our community support our local businesses and do not want to see them being shut because they are no longer viable.
- 3) The environmental concerns are significant, noise and light pollution will not be pleasant for those living close, coupled with a much larger catchment of storm water for the around being put into an already compromised storm water system, which the community will be paying for to fix eventually, not the 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

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: 33125

Member ID:

Date Submitted: Apr 13, 2025, 09:24 PM

Q1 Full name of submitter:

Short Text

Robert Allsop

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 Roading/traffic and post build operating requirements.

Q18 The reasons for my / our submission are:

Long Text The growing amount of traffic in the St Albans area has to be considered carefully with regards to this development.

The proximity to residences and the experience of residents at the back of Bunnings at HomeBase, suggests as strict as possible unloading rules (machinery, doors, beeping loaders and brush sounds from reversing) must be applied.

Construction should also be limited to weekdays only starting as late as possible (730am?) and finishing at 430pm at the latest, if possible. Noise and ongoing construction in this area particularly, has been challenging for residents for a long time.

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

Long Text One that pays real and genuine regard to residents - noise, traffic and lighting wise. Even the smell of on site cooking (chickens being constantly cooked at supermarkets in town was awful when I lived there some years ago).

The amount of traffic must be mitigated whether that requires traffic lights or another exit off Madras.

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: 33143

Member ID:

Date Submitted: Apr 14, 2025, 01:41 PM

Q1 Full name of submitter:

Short Text

Robert Ingram

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 The development of a new supermarket at 476-494 Madras Street.

Q18 The reasons for my / our submission are:

Long Text There is no requirement for a large scale supermarket on this site.

As recent investigations into the supermarket duopoly in New Zealand have made clear, one of the tactics used by the large grocery retailers is the oversupply of supermarkets. This is designed to make it impossible for new players to open their own premises in a saturated environment. There are already a number of Woolworths outlets with a short distance of this proposed new location (The Palms, Moorhouse Avenue, Eastgate etc.) as well as numerous large Foodstuffs supermarkets (e.g. New World Stanmore, New World Durham Street and Pack & Save Moorhouse...). To this we can add the smaller, but still significant, outlets such as Fresh Choice Edgeware and Merivale.

It should be clear from this list that a new supermarket in this area is simply not needed and will just have a negative effect on smaller retail outlets nearby such as Peter Timbs and Crisp in Edgeware, as well as creating additional traffic in the smaller streets around the new market.

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

Long Text The council should refuse to grant consent for the establishment of a new supermarket in this area.

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: 33144

Member ID:

Date Submitted: Apr 14, 2025, 02:00 PM

Q1 Full name of submitter:

Short Text Natalie Perzylo

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 I support a supermarket, and the design. Looks like everyone Woolsworth.

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: 33153

Member ID:

Date Submitted: Apr 14, 2025, 06:57 PM

Q1 Full name of submitter:

Short Text m cassidy

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 transport/increased traffic

Q18 The reasons for my / our submission are:

Long Text the increased traffic will put even more pressure on the already heavy traffic in neighbourhood streets since the opening of the CNC and closed off street. Rat running will increase, especially from north of Westminster Street residents who will have very limited options to get to the new supermarket. This should trigger the DEMP intervention conditions and a whole new round of attempts to mitigate the increased traffic.

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

Long Text It should be up to the Council to have enough foresight and look at the big picture. Afterall they consider themselves The experts, and one would hope decisions were made with well founded knowledge that include not just the immediate one block concerned. A supermarket and retail establishment of this scale has far reaching consequences that stretch beyond the 500m radius surrounding 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 No:
1

Contribution ID: 33183

Member ID:

Date Submitted: Apr 15, 2025, 09:55 AM

Q1 Full name of submitter:

Short Text

Anthony John Ireland

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

Tony Ireland

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

Short Text

spokesman

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	The increased traffic movements. The effects of the and treatment of storm water The excessive amount of car parking The overall design
Q18	The reasons for my / our submission are:
Long Text	The proposal in its present form will have adverse effects on the environment and adverse effects on the neighbourhood
Q19	The decision I / we would like the Council to make is:
Long Text	That the design be made alternate transport friendly IE more walkway access .Proper engineering of the collected stormwater so that the end result is that no Stormwater that is collected and directed dose not leave the site via the present stormwater system.That the car parking be significantly reduced and the area be repurposed as green space. Pedestrian access be achieved from Purchas ,Packe, as well as Madras streets.
Q20	The combined file size must not be larger than 10MB.
File Upload	https://letstalk.ccc.govt.nz/download_file/5491
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 in regards to RMA/2024/3029

by Woolworths NZ LTD

476_494 Madras st St Albans 8014

Creation of a small scale commercial centre and supermarket

We oppose the application in its present form as it contravenes council and govt policy as follows:

- 1 The design includes a 225 car parks that far exceeds requirements and facilitates motor vehicle movement that should be discouraged.
- 2 The development will generate a huge amount of toxic stormwater which will end up in an already stressed stormwater system and contribute to the further degradation of the rivers and estuaries.
- 3 The overall design is cheap and box-like with little attractive features or landscaping.
- 4 It fails to comply with council policy to encourage healthy transport alternatives being that it only provides Walkway/bike access from one roadway and this is achieved with little separation from vehicle traffic.

The reasons for the submission are as follows.

We are present in a time of crisis, environmental, economic, and Social.

This project does not make any attempt to alleviate the problem and in fact it is a facilitator of causes of the decline.

Christchurch has an excessive number of vehicle trips per population this has presented a whole raft of problems that have been identified by various Government agencies both local and central that need to be addressed.

We therefore believe the amount of car parks provided is excessive and should be reduced by 2/3rds ie: to 75.

The development presents only one poorly designed pedestrian way dissecting the vehicle parking and maneuvering area; with zero separation from vehicle traffic, this is an unsafe solution for users.

To encourage healthy alternate transport the pathways need to be separate Sheltered and exclusive, they also need to directly connect to all adjacent roads that being Packe and Puchas as well as Madras.

So as to allow the safe and prompt usage of these walkways.

In a development such as this where there is high population density adjacent it would be expected that the customer base would be from close proximity so common sense would demand that the Pedestrian traffic would be given prominence in the design unfortunately in this development this is not the case.

The solution for stormwater attenuation is unacceptable. The provision of 30 above ground Plastic Tanks to store toxic wastes is not an acceptable solution. They are visually unattractive, Unless correctly engineered they could be unstable and their manufacture would mean a short time to failure, which is not acceptable. The solution presented does not mitigate the problem at best it slows the process down producing risks in the process.

Alternates need to be used.

The overall design is boxlike and industrial in the heart of a residential zone that needs to be better.

The decision we would like the council to make is that design be changed so as to keep up with the present needs and demands of a modern city and to mitigate any adverse effects to the environment of Christchurch and its people.

Which would include the following:

The car parking numbers are significantly reduced.

The reason being the car park is an environmental, social, and economic dead zone and should be excluded except where no other alternative can be found. In terms of the Health and safety act 2012 the car park facilitates an unsafe activity that is motor vehicle usage which can only be described as a hazard under the act.

The act requires on the identifying of a hazard the hierarchy of controls be applied, the top of the list being elimination; this development fails to do this so contravenes the act.

The carpark is also a dead zone environmentally: it denies all life, biodiversity does not exist; it collects and directs all manner of wastes to the waterways. It also excludes water from the soil preventing percolation and the breaking down of wastes. The exclusion of plants means that water is not transpired and carbon monoxide is not removed from the air through osmosis.

Car Parking and their usage present a considerable threat to human life and should be treated as such.

The greater number of car parks will only provide destination points for the motorist. By removing car parks we will reduce this threat.

This in turn will reduce congestion Madras street being already congested.

It should also be noted that with the advent of autonomous vehicles and uber delivery the privately owned motor vehicle is no longer necessary so why the wasteful, destructive, car parks especially on inner city sites such as this.

That the present Stormwater solution be revisited:

This development will collect a huge amount of stormwater and the offered solution is not acceptable as it only slows the process in a rudimentary manner as opposed to providing a sustainable solution.

An acceptable solution would be that all roof water be reticulated through the W.Cs in the development and outdoor wash down facilities.

The balance of the roof water and what is collected from the hard stand areas be stored in tanks underground and then to be returned to the soil via sprinklers to the landscaping so that the water is dispersed via percolation and transpiration

This is A sustainable and economically viable alternative from which hopefully Woolworths can reward its customers.

That the design requires changes:

The design needs to be changed to include walk and cycle ways; these need to be landscaped to provide natural protection from the elements.

The communal space needs connection to the walkways with improved landscaping.

The whole design needs to be visually softened by the use of natural vegetation that also would provide ground soakage and recreation space.

This in turn would produce a visually attractive street view and a natural setting.

Tony Ireland



Champion st residents spokesman

Response No:
1

Contribution ID: 33191

Member ID:

Date Submitted: Apr 15, 2025, 11:19 AM

Q1 Full name of submitter:

Short Text Andrew Irwin

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

Q18 The reasons for my / our submission are:

Long Text I am a landlord of a flat in the area. I have spoken to my tenants and they are happy for the supermarket. They are aware that during the build things may be awkward, but after they recognize the advantages.

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

Long Text I would like the council to allow this build.

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: 33192

Member ID:

Date Submitted: Apr 15, 2025, 11:20 AM

Q1 Full name of submitter:

Short Text

Ange Peck

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 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: 33193

Member ID:

Date Submitted: Apr 15, 2025, 11:37 AM

Q1 Full name of submitter:

Short Text

Bernie Mom

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 The new supermarket being built

Q18 The reasons for my / our submission are:

Long Text I do not want it to negatively affect the Fresh Choice around the corner and lead to it being closed

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

Long Text To not open 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 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: 33194

Member ID:

Date Submitted: Apr 15, 2025, 11:51 AM

Q1 Full name of submitter:

Short Text Helen Williams

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 There's no need for another Woolworths or shopping centre as the Palms and Northland's are so close. You will kill Fresh Choice and surrounding shops in Edgeware.

Q18 The reasons for my / our submission are:

Long Text It kill the Edgeware shops

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 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: 33195

Member ID:

Date Submitted: Apr 15, 2025, 11:52 AM

Q1 Full name of submitter:

Short Text

Jane Hossack

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. Increase in traffic volumes on suburban streets
2. Reduction in cycle lane width and safety
3. Negative impact on local community based businesses
4. The store size exceeds the district plan

Q18 The reasons for my / our submission are:

Long Text

1. The traffic plan seems to underestimate the number of vehicles a complex of this size would generate. The only entry and exit points are both on Madras Street and this would create a significant increase in traffic volumes. There is a large and popular park which is well used by children less than 750 meters from the proposed development. Children regularly use the footpaths in this area to travel to the park, increasing the volume of traffic poses an additional risk to children easily and safely being able to access the park independently. The traffic plan has limited staff car parking which would increase the number of cars parking in the surrounding streets coupled with the reduction in on street parking proposed on Madras Street which already has a consistently high number of vehicles using the street to park on. Both of these will have a negative impact on the community garden in packe Street which is a valuable community asset which should be protected for use by St Albans residents.
2. The proposed plan includes a reduction in the width of the cycle lane on Madras Street. I use that cycle lane at least 4 times per week. the current configuration provides a safe distance between me on my bike and the parked cars and moving traffic. I'd feel significantly less safe on a narrower cycle lane with more traffic. Noting that the proposed cycle lane is narrower than what is recommended as best practice. I question why the safety of the most vulnerable road users is being deprioritised in favour of motorists including the large trucks that will be delivering to the proposed stores.
3. St Albans and Edgware are lively and rich communities which are underpinned by a number of well established businesses which have a long history of supporting our communities in many ways. There is the potential for a significant negative impact on the vibrancy of our community if business is diverted away from these long established local businesses to a multi national which has no commitment to supporting St Albans and Edgware. This is not aligned with the Council policy to protect local communities. There are already 2 Woolworths supermarkets in close proximity to the one proposed for Madras Street. An additional Woolworths reduces the options for people and reduces competition in the sector.

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

Long Text

Decline this application.
Request that further applications are aligned with the district plan and support the CCC policies of protecting the St Albans and Edgware communities

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: 33196

Member ID:

Date Submitted: Apr 15, 2025, 12:10 PM

Q1 Full name of submitter:

Short Text James Cameron Edgar

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 post

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 Economic impacts on the community.
Increased traffic to the area.

Q18 The reasons for my / our submission are:

Long Text Small struggling business owner.

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

Long Text Do not approve this to go through. It's hard enough out there for small business owners in the current economic state of things. Without putting more big competition out there screwing over the small guys in business.

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: 33199

Member ID:

Date Submitted: Apr 15, 2025, 12:27 PM

Q1 Full name of submitter:

Short Text

Rinske Dawson

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 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 As an older person it would be great to have a bigger supermarket nearby because Fresh Choise doesn't have everything so have to travel to The Palms or Pak and Save. Also I think they might close Woolworth in the Palms in ncouple of years because they are going to build a new one on Marshlans Road

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: 33200

Member ID:

Date Submitted: Apr 15, 2025, 01:22 PM

Q1 Full name of submitter:

Short Text

Allan B Cameron

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 New commercial centre

Q18 The reasons for my / our submission are:

Long Text There is already a supermarket nearby.
How many do we need in Christchurch which is already saturated with supermarkets.
A commercial development here would be a blot on the landscape.

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

Long Text Do not proceed with this application and if you do proceed, 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

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:	Michael Leahy		
Street address:	[REDACTED]		
Postal Address (if different):	[REDACTED]		
Contact phone number (daytime):	[REDACTED]	Postcode:	[REDACTED]
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):	RMA/2024/3209
Name of applicant:	Woolworths New Zealand Limited
Application site address:	476 to 494 Madras Street, St Albans
Proposed activity:	Establishment of new commercial centre anchored by a supermarket & containing retail stores

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)

I oppose the establishment of yet another new commercial centre in north Christchurch especially one containing businesses which already exist in the local area.

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

It will suck the life out of Edgeware Village as the proposed new development is only 1km away. Basically, it will undermine existing businesses, reducing the vibrancy of the already established area.

Potential negative impacts on existing businesses, such as the Fresh Choice (small supermarket) & other small-scale stores which, if business is directed elsewhere, would have the potential to disrupt the village's character. These small independent shops rely on local patronage. Disruption could occur as the development would draw customers away from the existing businesses causing financial hardship, job losses, business closures & so on. Edgeware has an unique residential charm which it would lose if it were full of derelict vacant buildings. Any arguments stating that the complex will create more jobs & wider variety for the consumer forget that this will be cancelled out when existing shops close & jobs are lost. The community would be worse off due derelict buildings, increased traffic & profits leaving the area.

Given that the community pool is finally being reinstated in the heart of Edgeware it would be a shame if all around it were empty buildings & people utilising the pool would then hop in their cars & drive to the new complex for a coffee!

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:

- ☐ **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 April 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 on at am / pm

Response No:
1

Contribution ID: 33207

Member ID:

Date Submitted: Apr 15, 2025, 03:14 PM

Q1 Full name of submitter:

Short Text

Michael Tohill

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 Use of the land (former designation) as has sat for a long time undeveloped.

Q18 The reasons for my / our submission are:

Long Text Support use of the site for super market and convenience shopping for central city. Super market is needed in this high population centric location.

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

Long Text Support the application as highest and best use for the site other than residential development. The land has sat vacant for a number of years with various proposals and ownership.

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: 33211

Member ID:

Date Submitted: Apr 15, 2025, 03:34 PM

Q1 Full name of submitter:

Short Text Tim Chaw

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 All of the application

Q18 The reasons for my / our submission are:

Long Text I am for the proposal and fully support the application.

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

Long Text Give it the green light, we need more development and growth in our city. Yes it will change things for the community but change is a good thing.

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: 33213

Member ID:

Date Submitted: Apr 15, 2025, 03:44 PM

Q1 Full name of submitter:

Short Text

Aaron Mitchell

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 Everything

Q18 The reasons for my / our submission are:

Long Text It will be great to have this complex close to home and will provide good competition for the local Fresh Choice in Edgeware which is poor.

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

Long Text Approve

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: 33217

Member ID:

Date Submitted: Apr 15, 2025, 04:51 PM

Q1 Full name of submitter:

Short Text Taryn Smith

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 Site and landscape plans, and proposed commercial activities at the site.

Q18 The reasons for my / our submission are:

Long Text Support the development and its proposed layout, as it will provide amenities to the neighborhood. Due to the centre size and proximity to houses, will there be anything in place for management of regular operations noise (outside of normal hours)?

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: 33224

Member ID:

Date Submitted: Apr 15, 2025, 06:47 PM

Q1 Full name of submitter:

Short Text

Margaret E Kelly

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

This Woolworths proposal for the 'old Orion Site' on Madras Street presents the local community with the same problems as those presented by Wakefield Mews Ltd regarding the same site in the time immediately before the earthquakes. But now, in an interesting way, the original problems are spot-lit by our memory of the quakes. I oppose the application in its entirety because:

I remember standing outside the suddenly fenced off Edgware SuperValue in tears; all I wanted was a couple of pounds of sugar to preserve a few quinces and I had to go to Merivale to buy them. I remember how Peter Timbs (our top notch butcher) stepped up and began selling bread and milk. And how Timbs gave a line of electricity to Crisp the greengrocer who had to relocate to a tent in the next door car park to continue providing folk with fruit and veges. All through that first winter they worked in freezing conditions, wearing woollen fingerless gloves to serve us – and we have become their loyal customers to this day. SuperValue was rebuilt by Stephen Anderson and his father and morphed into FreshChoice. Now Stephen, an accountant, serves on the committee formed to oversee the rebuilding of the Edgware Pool. This is a small example of what comprises 'community' – what makes St Albans such a great place to call home.

All the businesses in the Edgware Village, taken together, comprise a super-supermarket with its own internal competition. FreshChoice is more expensive than PAK'nSAVE but it's not so far away, and if you want a particular item, not routinely stocked, they will try to get it in for you. That's service! If you don't fancy FreshChoice's sausages you can cross the road to Peter Timbs and there you have the best range of sausages in Christchurch. If you think FreshChoice's shortbread is expensive you can visit Ma Baker. If the peppers are dear, try Crisp. If the wine is not to your liking try Super Liquor just across the road. Shopping in Edgware is a social experience. After a while the pharmacist, the publican and the op-shop manager get to know your face. This is how communities are created and people feel at home. Before long, people have names. When residents support their local businesses, the businesses in turn, support community-led initiatives. Monolithic corporates don't work that way. With them decisions are made elsewhere and from an elevated level that doesn't take into account issues such as community building and the democratic process.

I simply don't want an outsize Woolworths muscling in and parasitizing my village. I don't want Woolworths gobbling up the St Albans Pharmacy and its delivery boy who, when you are too sick to visit them, will deliver medications to your house.

Not enough store is set by the sweat it takes to build and rebuild a village and thus create a community – now with its own Community Centre (Kohinga) and soon to have its outdoor public swimming pool after 17 years without. In my opinion CCC should go out of its way to protect and cherish the assets that individuals and groups have built up for the common good and not allow them to be cannibalized by a voracious corporate that won't care about the bleak rows of empty shops, forlorn 'To Let' signs and a community in tatters. A proper value must be placed on our Edgware Village and all the small groups of convenience businesses scattered within our particular walking precincts – our dairies and our flower shops our bookshops and dry cleaners. They are all part of our community and need our support. So, my submission relates to the entire application and opposes it in its entirety.

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

Long Text

My 1st objection to Woolworths' proposal is that it would be detrimental not only to the Edgware Village but to all our even smaller commercial hubs – Warrington Street, Barbadoes/Edgware, North Colombo Street, Springfield Road etc. It would weaken the fabric of our neighbourhoods; it would do the opposite of community building.

My 2nd objection is that it will be detrimental to Packe Street Park and Community Garden (PSP&CG). This small oasis of peace is situated at 125 – 129 Packe Street. That land was bought by CCC in 1996 to create a pocket park, especially for the children of a locality that had been rezoned from L2 to L3. With the 30 year designation on Madras Street having just been lifted it was felt that the area deserved a bit of a boost. Two adjacent houses on Packe Street went up for sale at the same time. Children had already taken over old Mrs Mitchell's back yard to play in – crossing Burrells Drain into a wonderful, overgrown old orchard that offered untold opportunities for play and edible treats. The Council at that time, after extensive lobbying from the locals, the Residents Association, the Community Board, the Parks and Recreation Committee, had the foresight and wisdom to buy the land, knowing that private play spaces would in future be at a premium. And they were proved correct. Nowadays, one house is plucked out and 4 or 5 are inserted with a tiny deck the only outdoor space allocated. Over the last 30 years PSP&CG has hosted Carol Singing gatherings on the 1st Sunday of every December. People from earth's four corners attend. In winter, Matariki is the time for pruning and celebration, harvest-time and gala days punctuate the year. Early on the CCC put in a road hump and narrows to slow the traffic past the park. For 40 years Packe Street has had 'No Exit' on to Bealey Avenue. Apart from Sundays when the Korean Presbyterian Church has its services, Packe Street is a VERY QUIET street – safe for children to get around on their bicycles and scooters and make their own way to the park/community garden.

However, if the Woolworths proposal were to go ahead, all this would utterly change – without CCC intervention.

Why? Because impatient people exiting the Woolworths car park and wanting to turn north, will, if slightly thwarted turn left into Madras, left into Purchas and left again into Packe to access Edgware Road and the north. This will

completely change the PSP&CG environment. Our community will be calling for north Packe Street to be turned into a cul-de-sac with bollards across the Canon Street intersection. That's what we did last time and the majority of residents signed the petition then. Prior to any Resource Consent being issued to Woolworths I would urge CCC to look into this issue and give proper weight to a long established community asset – Packe Street Park and Community Garden (Packe Reserve), a jewel in the Council's crown and a necessity for our local kids.

My 3rd reason for objecting to the Woolworths proposal is that it simply completes a monopoly's hold on our part of the city. Woolworths and FreshChoice are from the same stable. Our nearest supermarkets are Woolworths in the Palms, FreshChoice in Merivale, FreshChoice in Edgeware Village and now Madras Street!! Surely that cannot be allowed to happen? The whole idea is wrong.

How grateful I am that we are allowed to express our opinion in this country. Thank you for reading this submission and for taking it into consideration in this case. This is a really important case. The decision made will indicate whether CCC supports communities backing themselves or is willing to cave in to a corporate with deep pockets seeking to impose their culture at all costs.

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

Long Text

I would like the Council to decline this application in its entirety. The residents of south St Albans /north CBD deserve better. Of course they deserve convenient access to household and garden provisions but the residents of Edgeware deserve access to goods and services that complement Edgeware Village and not suck the vitality out of it. This Madras Street Site has the potential to meet these criteria - Asian, Mediterranean and Pacific island fare, Four Square, Garden Center hardware, another op shop, post shop, ATM and deli, a good gym, Bin Inn, more coffee shops, child friendly places and much needed green spaces, canopy trees and trees that fruit to entice the kereru back into our suburb. We absolutely do not need another Woolworths Limited. The landowner(s) should engage with local residents to create something worthy of this site with its big sky potential and wonderful views of the Port Hills. We could even have an observatory! Remember, our locality is on bus routes to Ara and UC; we're a thinking, creative and loyal community with access to knowledge and know how. To serve the next generation, to commit to Aotearoa/NZ, surely, we must think beyond an Oz Woolworths?
Are the landowners up to building a village?
Thank you for reading my 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: 33225

Member ID:

Date Submitted: Apr 15, 2025, 06:51 PM

Q1 Full name of submitter:

Short Text

William 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 Support all or part of the application

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

Long Text Overall support of documentation and submission for supermarket to be built.

Q18 The reasons for my / our submission are:

Long Text Live in the area and it will be handy to have a local supermarket and adjacent shops

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

Long Text Council needs to look at road impact more carefully and better ways of pedestrians accessing and crossing Madras Street to the proposed supermarket. Also the potential for increased traffic along Madras towards Forfar St needs to be considered due to the skate park and kids crossing the road, either zebra crossings or raised bump crossings as this stretch of the road is 50 km an hour despite the park.

The council needs to ensure the planting and landscaping as specified in the design is ahead too and the two signs proposed are not distracting to motorists as night.

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: 33226

Member ID:

Date Submitted: Apr 15, 2025, 06:57 PM

Q1 Full name of submitter:

Short Text Kelly Root

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 Looking forward to a decent size supermarket instead of traveling to riccarton papanui or moorhouse ave

Q18 The reasons for my / our submission are:

Long Text A decent size supermarket close

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

Long Text I wish for this to go ahead, great for the huge growth in this area

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: 33227

Member ID:

Date Submitted: Apr 15, 2025, 07:01 PM

Q1 Full name of submitter:

Short Text

Jane Margaret Ryan

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
-Traffic impacts on Madras St and the surrounding streets
-Noise and light pollution created
-Negative impact on Edgeware community

Q18 The reasons for my / our submission are:

Long Text
- The local streets are not designed for the volume of extra traffic that will be travelling to this area with the proposed development. There are not sufficient car parks for staff so they will overflow on to local streets as well, which will impact on the residents who already struggle to find parking.
- Huge increase in traffic noise and business generated noise will be created, this will have a negative impact on well being of the local community
- Car park lighting as well as general building lighting will have a detrimental impact on the neighbouring residential properties

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

Long Text
I would like the council to decline this request as we have multiple supermarkets (many owned or franchised within the Woolworths group) within a 2 kilometre radius (Fresh Choice- Edgeware, Merivale and City Market & Woolworths Palms & New World Stanmore Rd). I fail to see why an additional one is required. There is likely to be a detrimental impact to the existing Edgeware shopping centre as people choose to shop elsewhere. This could then lead to a reduced sense of community which is a unique part of this suburb.

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: 33228

Member ID:

Date Submitted: Apr 15, 2025, 07:34 PM

Q1 Full name of submitter:

Short Text Nigel and Christine Deeming

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

Multiple points of opposition, topics including immediately below. Please see #13 for specific detail -

1. Original plan (2009/2009) has been deviated from.
2. Current commercial activity has a demonstrated connection to the local community.
3. Infrastructure and parking.
4. Ground contamination.
5. Increased traffic and resulting impact on the community.
6. Principles of the Treaty of Waitangi.

Q18 The reasons for my / our submission are:

Long Text

1. It is likely that our objections to the development would be different had the original plan been adhered to.
2. It has not been demonstrated that the proposed conglomerate will engage with the local community to the same extent that current commercial activities have. Connection to the community creates a sense of community and resilience. This has not been demonstrated by the conglomerate's development in other areas - Halswell and Papanui in particular. No consideration has been given to the viewpoint of local communities and effect on local businesses which contribute to the sense of ownership and belonging of the community, to the environmental effects, to the sense of wellbeing, peacefulness and the resulting sense of pride of belonging to the Edgware and wider community. There is simply no need for an additional supermarket in the locality - there is sufficient within a 10k radius to satisfy need. Edgware is currently a satisfying mixture of both small commercial and social activity - this is becoming a rare combination in Christchurch and worthwhile preserving. Introducing a conglomerate into the mix would be a big step towards destroying this rare combination.
3. Christchurch has continuously demonstrated that infrastructure has not kept pace with modern development. We see no evidence that current infrastructure will be upgraded to cater for increased vehicular, bicycle and pedestrian movement. Local parking is already at a premium and residents who own or rent dwellings are sometimes forced to park on the streets. A large development as proposed will force residents to park further out from their homes, contributing to the disconnect and loss of community sense.
4. Ground contamination is officially documented. We see no mitigation to reduce the effect of this on surrounding residences. Contaminated water will remain contaminated water, no matter when or how slowly it is released.
5. We have not been consulted by the proposer as to our views on the impact on ourselves, neighborhood and the general community. The proposal will increase traffic exponentially. One entrance/exit via Madras Street will create even more chaos and endanger motorists, cyclists and pedestrians. Madras Street is already a main arterial and adding stress to the space will not be good for the community or for those in transit between the city and outer suburbs and vice-versa.
6. We implore you to engage and fulfil embedded Treaty of Waitangi obligations and engage with mana whenua regarding this proposal.

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

Long Text

Refuse the conglomerate's application in its entirety. Any mitigation of the effects of the conglomerate development would never be sufficient to maintain the current sense of community that exists. This proposal has had the effect of magnifying and galvanizing this sense of community even further. To approve the application in its current form would force local businesses to, if not close, to reduce working hours and staff numbers. Current businesses contribute to, and engage with, the local community; large conglomerates do not - they are a commercial and visual monstrosity. We strongly oppose the proposal.

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: 33233

Member ID:

Date Submitted: Apr 15, 2025, 08:24 PM

Q1 Full name of submitter:

Short Text

Katharine Burrell

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

- 1) Traffic Management / Congestion
- 2) Residential Parking.
- 3) Negative social impact on nearby households
- 4) Negative economic impact on the community and
- 5) The negative impact on the communities integrity.

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

Long Text

I live within 2-300 metres of Woolworths proposed commercial enterprise, and see it as being

- a) contrary to the integrity of the community,
- b) having an unwanted negative economic impact on the community as a whole,
- c) creating a negative impact on individual households particularly for those with visiting friends and family
- d) increased traffic congestion and restrictive parking

1) Traffic Management

Currently Madras Street is one way until it crosses Bealey Avenue. At this point the traffic slows and becomes congested as it merges. I worry as I indicate and turn into my home as the cars are merging and at times I have to wait for a cyclist to pass, and at other times there are pedestrians walking along the footpath. Why there are currently so few accidents i don't know.

Turning from Madras Street into Bealey Avenue is already limited due to it being a left turn only corner and to accomodate the traffic flow along Bealey Avenue.

This proposal by Woolworths suggests another 500 customers per hour - most customers travel by car and the only entrance (in and out) is Madras Street. What about the volume and size of the trucks servicing the complex? Traffic movement will be slow, congested and accidents will occur - whether it be between trucks, cars, cyclists, pedestrians or all three. Street noise will increase.

2) Parking.

The residents should be able to have friends and family park their cars at the gate or thereabouts as they can now. When one looks at shopping complexes in general street parking reduces. There is little in this area already.

Madras Street ner this proposed commercial centre has 2 way traffic, a cycle lane and footpaths.

Where are the residents, family and friends to park with the mall causing a reduction in on-street parking and mall staff taking the remaining parking spaces?

Currently there are many staff from Pegasus Health parking on Madras Street. Parking has been restricted on Bishop Street as a result. Although a few may walk and cycle in the most part people do not. Parking for 223 cars is not sufficient and residents should not have to compromise the visiting of their friends and family because they cannot park.

3) Social and Community impact

The introduction of supermarkets and medium/ large commercial enterprises has decimated communities - corner stores once an important part of the community have largely gone as has community shopping areas. The Edgware / St Albans area these days is nearly unique.

This commercial proposal will erode what is special and makes this area a community.

4) Unnecessary commercial enterprise

The community does not need a 3350 sqm supermarket, which as a matter of course will dilute the revenue in the area and ultimately reduce choice which as has been seen in other areas - closes businesses. Local businesses provide specialist shopping and service, but can never compete against large multi-national organizations that give little (if anything) back to the community).

There are several community based shopping areas in the area - Warrington, Hills Road, Edgware, Rutland Street, Stanmore Road and others. These are all small businesses that serve the community - not multi nationals. Each group of shops is slightly different and offers choice.

The city is approx. 20 minute walk from the proposed site.

Supermarkets currently available to residents are: Freshchoice in Edgware, New World Stanmore Road and slightly further afield - Merivale (another FreshChoice), Pak n Save Moorhouse Ave, Pak n Save Papanui, Woolworths Moorhouse/Madras Street.

Then there is The Palms - a large stand alone shopping centre.

This proposed Woolworths supermarket/Commercial centre is not wanted and not needed.

This proposal appears to be a version of land banking to aid a duopoly, as it is clearly not well considered and doesn't favour the community or traffic flow.

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

Long Text

The decision that I would like the council to make is to decline the application.
The impact on the community is too great, and at best, that the current plan of 2008 be retained.

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: 33235

Member ID:

Date Submitted: Apr 15, 2025, 09:56 PM

Q1 Full name of submitter:

Short Text Zoe Wri

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 New proposed commercial centre with a supermarket of 3350m2, together with 2x small scale retail businesses and non-retail commercial business etc.

Q18 The reasons for my / our submission are:

Long Text As strongly oppose, as we do not need another supermarket and due to impact it will have on local businesses, our community, traffic, parking etc.

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

Long Text Would like this idea to be abandoned and instead have offices or the likes with staff and visitor car parking for business that only operates 9-5 Monday to Friday or maybe create a park/nature reserve instead - as that may suit the land better and keep the greenery there?

Feel it would have a negative impact and create the following issues/problems and or exacerbate ones that already exist:-

- economically loss of business to our local supermarket in Edgware, local dairies, pharmacy and most other businesses within Edgware Village itself, could turn it into a ghost town and create job losses
- sense of community would be lost
- traffic closer to footpath, particularly to the streets for entrance/exits of which are really close to the new proposed supermarket complex
- make traffic that can already be busy, diabolical
- parking is already difficult and more so with this, feel it could even affect street I live on - even more so and can already be difficult
- loss of parking or restrictions - making it impossible for residents and visitors
- our streets cannot cope with 500 customers per hour and only 223 car parks on site and as workers will not have much or any parking, further impacting on streets in the vicinity in and or around the supermarket/commercial complex
- how can people walk safely with 500 plus cars?
- cycle lane on madras below minimum width and only 12 stands
- no protection for active transport ie. speed bumps, build outs
- DEMP 30% increase on Madras parking removal
- no space in traffic to cross the road
- lack of footpath space
- contaminant that already exists on the land from years ago is not being dealt with or resolved properly, simply looking to do a patch up job with concrete to hide - how is that going to fix it, this will still cause issues.
- Profits going out of the community and most likely overseas by whoever owns woolworths instead of within the local businesses and or community
- Adding to duopoly
- impact report - has CCC considered the impacts
- mental health of residents
- loss of trees to build concrete complex - not great for the environment, nature, beauty or aesthetics of the suburb/site
- it is swamp land
- when it merges - already dangerous. Staff parking on side streets
- already stormwater issues, that need to be addressed/resolved. This will only add to it

Be great to:-

- stay with current plan of 2008

Would be a shame to lose the sense of community, support, resilience and the connection that currently exists with the community and businesses - as would make the place lose its soul and if this new supermarket complex etc. goes ahead - due to the convenience, size etc. people won't be as inclined to shop anywhere else, if can get everything they want or need at Woolworths for instance. The only place, that may still do okay is Peter Timbs - as some people from other suburbs especially drive for the quality meat etc., Bailies - as a bar/restaurant.

Currently Edgware is a mix of commercial and social.

Also, we do not need another facility for prescriptions/medications or alcohol - as have local pharmacies close by and liquor store, let alone an additional supermarket and a monstrous one either.

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: 33236

Member ID:

Date Submitted: Apr 15, 2025, 09:59 PM

Q1 Full name of submitter:

Short Text

Sharleen Joy Bishop

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 The entire Project

Q18 The reasons for my / our submission are:

Long Text

1) the very negative effect this will have on a thriving community shopping village. Edgeware village positively hums with activity. The local Fresh Choice supermarket is a busy centre and feeds all other shops in the area. Not in competition but a spill over and boost to the local economy. If a customer needed something unavailable at Edgeware they don't have far to go to find another larger supermarket. Namely Woolworths at the Palms and another Fresh Choice at Merivale. Yet another supermarket in the same ownership chain is extremely uncompetitive and completely unnecessary.

2)The Christchurch City Council are in place to support the local community and economy. This application in now way supports the local community or local economy. Quite the reverse.

3) the potential traffic issues have been brushed over or not fully investigated. The current well used cycle way would become an out and out danger. Being narrowed even further than acceptable width. Not taking into account single road access only. This presents a real danger to cyclists and current busy commuting traffic. The road would become an even bigger problem and force more traffic onto Cranfird St.

4) Is this a way of land banking? Avoiding the law change which was planned to stop such an act. Woolworths are currently shutting down two North Island supermarkets. With the time spent appealing a decision against such a proposal already declined this appears to be a cynical attempt at just that.

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

Long Text To decline this cynical 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: 33237

Member ID:

Date Submitted: Apr 15, 2025, 10:33 PM

Q1 Full name of submitter:

Short Text

Megan Jayne Forbes

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 Fully support the supermarket and retail. Especially the supermarket!

Q18 The reasons for my / our submission are:

Long Text This will tidy up the area and provide jobs and be a much needed boost to the retail competition. Plus making it easy for us to do our shopping close to home instead of traveling to moorehouse ave or papanui.

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

Long Text Support and allow this to go ahead.

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: 33238

Member ID:

Date Submitted: Apr 15, 2025, 11:03 PM

Q1 Full name of submitter:

Short Text

Catherine Eva McPherson

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 the development of another large supermarket when there are other supermarkets nearby adequately servicing local communities- eg New World in Stanmore Road, Fresh Choice at Edgeware. Also Woolworths in Moorehouse Ave and New World in Durham Street.

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

Long Text

As stated above, above there are several supermarkets already servicing the local community. Madras Street is not geared up to the increased traffic that would be generated. This development is also supporting the supermarket monopoly which our government is rightly concerned about and Council should not support.

This proposed development does not appear to support CCC policies of protecting local communities- it is not just economic impact but has the potential to destroy the social cohesion of suburbs such as Edgeware. There are no empty shops currently in Edgeware, compared to the many empty shops in Riccarton Road as the Mall has taken their custom away.

The local businesses in Edgeware support local organisations which will be lost if they need to close because of the potential loss of business to Woolworths. There is well documented research on the effects of Walmart on local shops demise in America. Profits will be going overseas, taking away from the local shops.

While I live in Merivale, I prefer to shop at Edgeware as it has much more of a sense of community than Merivale. At Edgeware, all the businesses apart from the petrol station and the St John's op shops are owner operated and provide a personalised service. The St Albans Community Centre is a hub providing many varied activities which we attend as well as supporting the local shops which are likely to suffer from a drop of patronage if the new development goes ahead, resulting in a loss of community because of the economic impact of potential loss of customers. The Edgeware Pool development is a wonderful example of the local community coming together over the past 20 years to get to the stage of re building starting . The CCC has been a huge support to the pool re development as well as the local community.

Also, the reports provided by Woolworths appear to be out of date and inadequately researched.

Further, there appear to be compliance and zoning issues:

Rezoning Medium Density Residential Zone to Local Centre Zone- the square footage of the development including the supermarket appear to be above District Plan levels.

Also there is contamination on the greenspace site- how will this effect children who might play on it? It seems this proposed scheme far exceeds the intention of the LCZ.

There is likely to be increased parking on local streets - Woolworths are only planning to provide 10 parking places for over a hundred staff.

Cycleways are going to be narrowed to 1.7 metres which is below the prescribed standard.

It is going to be a nightmare having a constant stream of large delivery trucks coming and going at all hours in the narrow residential streets.

Also environmental effects need to be well researched re effects on local houses already in existence re noise levels and increased traffic pollution. The site will be required to store all run off water due to existing contamination, resulting in a large impermeable surface with minimal greenery. Problems could increase localised flooding as has happened in the past- as the area is prone to flooding- eg Peter Timbs has been under water several times in recent years.

If Woolworths were to move to Homebase in Marshlands Road with other large scale businesses there would be lesser impact on small local communities like Edgeware Village and the nearby Stanmore Road shops.

Long Term Impact and Precedents:

Pak & Save development on Main North Road was deemed not to have an impact but it has had a huge impact on local residents.

It is a very recent example for big box supermarkets understating the impact of their stores. If it is a million a week store it is a full sized store and needs the equivalent mitigations.

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

Long Text

Please decline consent for this development and do not allow it to go ahead.

I do not support any part of the application by Woolworths to go ahead with thhe planned development for the reasons outlined above.

I would like to see the Council buy the land back and use it for much needed social housing.

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

My name is Douceline Wardle nee Driessen and I have lived close to Edgeware Village since 1987. I was a previous Community Centre manager and Facilitator for St Albans from 1998 until 2008 after the motorway designation was lifted off Forfar Street in 1997. The role, initially shared with Doris McLennan the first few years, was to develop the old Edgeware Library into a vibrant Community Centre and to liaise between residents and Council to foster Community Development in this previously dilapidated suburb. Due to the threat of this potential motorway dissecting our suburb there had been very little money invested into the suburb.

We have been very lucky in Christchurch to have a Council which has considered Community, Social issues and living conditions so well. An on-going grant from Council for this role made a huge difference to the growth and well-being of this suburb.

I have first-hand experience of the thousands of hours the people of St Albans have put into fostering their living environment to ensure that the St Albans suburb has over the last nearly 40 years become a vibrant, living, community environment with the first Community garden established in Packe St and locals supporting all the local business centres in St Albans with their variety of shops and services. No business overshadows any other, each business that has entered the community has seamlessly been enfolded by the community complementing rather than being competitive.

St Albans has no industrial development except an historic wood company – Hardy & Thompson, which is small, non-intrusive and has been very supportive of the local community.

The potential development site has been an Historic commercial area that has long been contaminated and used as a land-bank for big developers causing stress and uncertainty for the locals for decades. We have had many discussions with the various owners and the latest was a compromise accepted both by the residents and the business owner.

In discussion with the St Albans Residents' Association, a previous major chain development in 2010 from Wakefield Mews reduced the largest anchor chain area development from 3200 square meters to 800 square meters, which was ENDORSED through mediation by the Environment Court.

Why do we need to go through this process again – do local residents not have any rights? Does big business take precedence over the well-being of local residents? Is there a time limit on an Environment Court decision?

We now have an overseas Conglomerate, wanting to set up an Industrial site of large dimensions totally out of proportion to any other business in the area – because to call this a mere commercial site is nonsense.

Woolworths is selling 2 other sites in the North Island because presumably they are no longer viable – uprooting that local community. Woolworths is already situated in the Palms Shopping Mall to the East – 2.6 km away, Merivale Mall – 2.4 km away to the West, they have a subsidiary Fresh Choice in Edgeware village itself, which would be decimated if a large Woolworths were to set up less than 1 km away And Woolworths is planning a new very large supermarket at the Homebase site – 4 km to the North?

Just how much of a monopoly are we forced to tolerate just north of the city.

CCC's own definitions of economic centres are -

Citywide Centre in the CBD serves the whole of Christchurch, where every Woolworths or other large food chain has only been allowed to set up in the City Centre on the INSIDE of the CBD boundary.

Secondary Centres are Malls such as Hornby, Riccarton and the Palms of which the Homebase Development on Marshlands Rd could be regarded as an extension of this Secondary Centre as it's on a very busy main road leading to 4 lane artery of transport links.

Local Centres are those like Merivale Shopping Centre, which is a long string of shops all along Papanui Road – a main highway to a further large shopping Mall to the North.

Neighbourhood Centres are like Edgware Village – 1 small block of shops, which some years ago was extended across the road to make the opposing corners to the BP also into commercial sites such as Harcourts and a Finance business – a disturbing precedent.

Madras St north of Bealey Ave is none of the above – not even designated a Neighbourhood Centre. It is essentially a 2 lane one-way street from the city centre. It then funnels into 1 lane into a quiet neighbourhood consisting of Living zone 3 residential houses only on all sides of the site and on the site.

CCC has its own experts to assess – Economics, Transport, Noise, Light pollution and Acceptable Urban design.

I respectfully submit that EVERY activity of this Industrial Development, in what is essentially a residential area, has a detrimental effect on nearby residents.

Economics – A 3,350 square meter Woolworths will have a huge effect on the already existing food stores, pharmacies, liquor stores – just as well-documented effects of Walmart has had on local shops and houses in USA. Let alone whatever other retail shops we don't even know about yet.

Council has stated that Significant competition can be a factor against consent if the impact threatens closures of other businesses. One would think that would be a foregone conclusion. And the potential monopoly of FOUR Woolworths in an area of 4 square km, contravenes even the RMA argument of enabling some competition. And Profits will be going overseas, not sustaining local businesses.

Transport – Woolworths itself predicts 500 customers per hour! This is a huge number of extra traffic for what is basically a narrow, quiet street except during 5 o'clock peak hour traffic. Will large trucks hold up the one way traffic at these times? What is the number of deliveries these large trucks will make on a daily basis?

Madras parking would need to be reduced to accommodate double lanes for turning traffic.

There is a predicted staff of 100 plus workers with a designated staff car parking of about 10 car-parks? Where would the extra staff find parking? Local residential streets are already being used for inner city parking, where commuters are walking into town. Recent planning rules have changed so that inner city townhouse developments don't even get garages for their owners anymore, putting even more pressure on residential street parking.

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

Social impact – The increased traffic and trucking count will have a huge effect on Noise pollution and what about the continual Light pollution affecting the residents right across the road from the development. They would need the equivalent of war-time black curtains to enable them to have a good night's sleep.

Most Councils are reassessing their Local Alcohol Policy (LAP). As a Community Facilitator, I often attended monthly Community Board meetings and the repetitive reports by Police on the harm caused by alcohol induced behaviour is finally having some effect. We are, as a society, trying to counteract the harm alcohol consumption does in the community – reducing hours and volume of sales in the community. A giant Food chain increasing access to alcohol in a residential zone would totally counteract this initiative.

Acceptable urban design – I ask you – What IS acceptable Urban Design? – A huge square concrete block in a residential area, with a large concrete car-park with large signs on multiple facets and light pollution? Is the 550 sq m the sum total of Developers Contribution to Green Space – an area fronting a then increasingly busy street,

surrounded by car-parks and polluting fumes? This is a predominantly Living 3 zone residential area which has already been denuded of its existing mature trees due to past in-fill housing.

Arguments used by GDL/Woolworths in favour of a new store -

Increased intensification predicted of 20% by when – 2040? HOWEVER - intensification has already happened in a large part of St Albans – especially around Edgware, 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 the Earthquakes in 2011 - 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, low wages and standard of living decreasing on an annual basis.

The argument that the nearest New World competition is more than 1 km away is ridiculous. Do we need supermarkets every 1 km? Every 3 km? New technology is forging ahead – on-line shopping, drone delivery, what else will be here by 2040?

How much consumerism do we need? I'm told that Christchurch already has more shops per capita than Sydney!

We are NOT against commercial development perse, but would like community input about what goes there. For instance a retirement village, a gardening business, or a fitness centre would be more appropriate for the area.

How does this development support Christchurch City Council's own policies of protecting local communities and the bottom line of not just economics, but also People and Social Impact?

Thank you for considering this submission.

Douceline Wardle – nee Driessen

NZRN, BA, Post Grad Business Diploma.

Response No:
1

Contribution ID: 33239

Member ID:

Date Submitted: Apr 15, 2025, 11:06 PM

Q1 Full name of submitter:

Short Text Douceline Emilie Marie Wardle nee Driessen

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 whole application.
Q18	The reasons for my / our submission are:
Long Text	The planned size of the development is totally unacceptable in what is basically a residential zone. See my attached document.
Q19	The decision I / we would like the Council to make is:
Long Text	I would like the Christchurch City Council to decline the Resource Consent Application and have a public meeting with local residents as to what would be acceptable in this residential area.
Q20	The combined file size must not be larger than 10MB.
File Upload	https://letstalk.ccc.govt.nz/download_file/5521
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