

14 March 2020

Dear Lincoln resident,

You may be aware that Lincoln Developments, the developer of the Flemington subdivision, recently applied to the Selwyn District Council for resource consent for a supermarket and café near the northern boundary of the Flemington subdivision.

The supermarket requires a resource consent from the council to proceed. The council has publicly notified the application so that it can consider urban design aspects of the proposal. The public is now invited to submit in favour, or in opposition, to the proposal. This will be followed by a council hearing and decision on the proposal.

I want to ensure you have information about our proposal and that you know how to contact me if you have any unanswered questions.

### Overview

These maps show the location of the proposed supermarket.





**Lincoln Developments proposes:**

- a 3063 sq m Countdown supermarket, operating between 7am and 10pm seven days a week
- the building would include a café with additional outdoor seating for 20 people and operating hours of 9am to 10pm daily
- 176 car parks
- customer access to the supermarket car park from Birchs Road or Makybe Terrace
- service vehicles would enter the site from Birchs Road and exit onto Makybe Terrace
- landscaping in the car parking area, along the boundary, and a green wall on the southern elevation of the building; and
- an acoustic fence along the northern and eastern boundaries of the site.

If we are successful in seeking a resource consent we expect to start building later this year and complete the project in the second half of next year.

I'm including here some questions you might have about this proposal and answers that I hope will meet your needs. If you have any additional questions or want to offer me any feedback, please email me at [shane@flemington.co.nz](mailto:shane@flemington.co.nz).

If you support this much needed development in our rapidly growing town, please help to make sure it happens. You can support the proposal by making a submission to the council indicating your support and saying why you think it should go ahead. The potential social and economic gains for the community are very significant. The attached FAQ include details on how you can make a submission – either online or in writing.

Yours faithfully,

Shane Kennedy  
Director  
Lincoln Developments  
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## Frequently asked questions, with answers from Lincoln Developments and Woolworths NZ

- **Do we need another supermarket in Lincoln?**

Lincoln is growing at a very fast rate. We believe there is strong demand for a second supermarket and the proposed location will be very handy for residents in and around Flemington, many of whom will be able to walk to the new supermarket.

- **How will our narrow streets cope with the extra traffic, especially delivery trucks? What will the effect be on the roads around the supermarket?**

Being so close to Countdown's Christchurch regional distribution centre on Shands Road gives us some flexibility to schedule the timing and route of our deliveries so as to minimise disruption as much as practicable. We will look at the most appropriate time for deliveries and also pick routes that avoid smaller roads. Our trucks should not travel through the town centre. They will enter the supermarket site directly off Birchs Road and will exit via the final section of Makybe Terrace, where it joins Birchs Road.

- **How noisy will the supermarket operation be?**

The supermarket has been designed to minimise the effects of noise on neighbouring properties. Delivery vehicles will drive in, unload and drive out without having to turn around or reverse. There will be specially designed acoustic fencing as well as planting between the supermarket and adjoining properties that will act as a sound buffer and also make the site look more visually appealing.

The supermarket will fully comply with the council's noise limits in the residential zone.

- **Will you include any road safety measures such as pedestrian crossings, given the increase in traffic?**

The section of Birchs Road in front of the supermarket site will be widened by installing kerb and channel to create a 11.2m wide carriageway. This will create more room around vehicles turning into the supermarket site. There will also be footpaths across the frontage of the supermarket on Birchs Road and the Makybe Terrace extension. We are considering how a pedestrian crossing can fit in to the proposal.

- **Why here and not in the town centre?**

Countdown has been looking for a suitable site in Lincoln for some time to help service this growing area. The proposed site was chosen as it will support future growth to the north of Lincoln and has good access to the roading network. A supermarket in the town centre is not an option due to the lack of suitably sized and located sites.

- **How many new jobs will be created?**

We expect this store to create around 80 jobs for the local community.

- **How can I have my say on whether this goes ahead?**

You can make a submission to the Council at any time before 4.30pm on Wednesday 8 April 2020. You can do this by filling out the Council's online submission form submission form at <https://bit.ly/2TTAPkP> or downloading a PDF of the submission form from the Council's website at <https://bit.ly/3aKLMMm> and sending it to the Council.

There is also a template form on our website for those who wish to submit in support of the proposal. You will find this at <https://flemington.co.nz/lifestyle/>

- **What will happen if you do not get resource consent?**

We believe that there is a need for second supermarket in Lincoln due to the very significant growth in the area, so if we are unsuccessful in getting resource consent for this site, we will try to find an alternative site in Lincoln.

- **How disruptive will construction be?**

Construction of the supermarket is expected to take nine months. No construction work will occur on Sundays.