

Before the Independent Hearings Panel

Under the Resource Management Act 1991

In the matter of a hearing on submissions to the proposed Selwyn District Plan:
Strategic Directions

**Foodstuffs South Island Limited and Foodstuffs (South
Island) Properties Limited**

Submitter ID: DRP-0373

**Statement of Evidence of Rebecca Jayne Parish for Foodstuffs (South Island)
Properties Limited**

30 July 2021

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Introduction

- 1 My name is Rebecca Jayne Parish. I am the Property Development Manager for Foodstuffs (South Island) Limited. I confirm that I am authorised to give evidence on behalf of Foodstuffs (South Island) Properties Limited (**Foodstuffs**), a submitter on the proposed Selwyn District Plan.
- 2 I have approximately 25 years' experience as a resource management, project management, and project consenting specialist. I have been employed by Foodstuffs for 19 years. I have a Post-Graduate Diploma in Resource Studies, Bachelor of Resource Studies, Diploma in Business Management and a Diploma in Human Resource Management. I have completed the three year post-graduate Governance New Zealand Professional Development Programme and am a Chartered Secretary. I am also a Justice of the Peace for New Zealand.
- 3 I have extensive experience in the property investment, development and supermarket industry, particularly in the South Island. My role at Foodstuffs includes being responsible for all aspects of planning, consenting and land development matters for Foodstuffs South Island.
- 4 Foodstuffs are a New Zealand retailer owned co-operative company and the wholesale supplier to PAK'n SAVE food warehouses, New World and Four Square supermarkets, Raeward Fresh, On the Spot dairies, Henrys and many unaffiliated outlets. Foodstuffs owns and operates the following businesses in the Selwyn District:
 - (a) New World Lincoln;
 - (b) New World Rolleston (and consented PAKn'SAVE);
 - (c) Four Square Darfield; and
 - (d) Four Square West Melton.
- 5 Foodstuffs has been analysing the grocery market in Selwyn catchment since it first built New World Rolleston¹ based on a variety of factors including customer spend, household income, transportation changes, supermarket catchment size, and future growth and development patterns (including in overlapping catchments and adjacent areas such as Hornby and Ashburton). Foodstuffs has identified that there is a real demand to establish additional supermarket offerings both now and in the future, particularly in Rolleston. In particular, Foodstuffs is acutely aware that

¹ New World Rolleston was built 21 years ago.

the Selwyn District is not served with a food warehouse for district and regional grocery needs.

- 6 Strict criteria must be met for a site or location to be considered suitable for a supermarket operation. Supermarket operations are planned in a way that is both practical and achieves high quality design and amenity outcomes. Floorplates are generally designed to optimise the site and fit best with the surrounding residential environment and catchment, and need to provide sufficient space for storage, customers and the overall function of the supermarket. Supermarkets operate at very high customer and transaction levels which means they generate particularly high levels of traffic and require circulation suitable for large delivery vehicles. Good accessibility from the roading network is required, as are sufficient setbacks and buffers for amenity and acoustic purposes. Supermarket sizes range from 2000m² to 8000m². To put this in context, Lincoln New World is 2700m² and Rolleston New World is 3208m². A PAK'nSAVE food warehouse requires a site size of some 2 hectares and Foodstuffs has been investigating suitable sites for a food warehouse for 12 years in Selwyn.
- 7 Supermarkets provide an essential community service for 362 days per year. They have remained open and able to meet the needs of New Zealanders throughout the COVID-19 alert levels. Customers at times shop twice daily, daily, or several times a week. It is important to our business that our stores are accessible, welcoming and inviting. We have found that our supermarkets are not just as a grocery store but also as something of a community hub and a meeting point for local people, particularly the elderly. Supermarkets also provide positive economic contributions to communities, by providing employment opportunities for locals.
- 8 Foodstuffs currently holds a consent for a PAK'nSAVE food warehouse on its existing Rolleston New World site which will need to be relocated to a suitable site elsewhere in Rolleston to ensure large numbers of vehicle movements can be accommodated on the road network and on site. A recent economic assessment commissioned by Foodstuffs indicates that the expected cost of constructing a PAK'nSAVE in Rolleston would be approximately \$30 million, and would create full-time employment for 100 people for two years and generate just over \$10 million in household incomes. In addition, once built, a new PAK'nSAVE supermarket can employ more than 200 people permanently and generate millions of dollars of household incomes each year.
- 9 Foodstuffs supports supermarkets being provided for within centres in the proposed Selwyn District Plan. However, supermarkets are only provided for in the Town Centre Zones where there is no suitable business land available. When supermarkets locate outside of defined town centres, they can complement the existing residential neighbourhood. As supermarkets only sell food items and other household essentials it is considered unlikely they will impact town centres, which

provide a variety of services and retail. For example, a PAK'nSAVE trip for main order groceries is generally not combined with other activities and instead operates in a standalone manner with minimal interaction with other activities and retailing within a town centre. Many Foodstuffs stores and food warehouses are located outside defined centres. Foodstuffs has commissioned economic evidence previously to measure adverse retail distribution effects on centres from specific established supermarkets located out of centres, and this evidence confirmed there are no adverse impacts.

- 10 Foodstuffs seeks recognition for its current supermarket activities and flexibility to accommodate expected business growth in and around Selwyn, particularly Rolleston. Obtaining resource consents from local authorities can have time and cost implications, and create uncertainty during the development process where unnecessary and restrictive regulation is imposed.

Rebecca Jayne Parish

30 July 2021