

Before the Independent Commissioner
Appointed by the Selwyn District Council

Under	the Resource Management Act 1991
In the matter of	a hearing on submissions to the Partially Operative Selwyn District Plan, Variation 2: Levi Road rezoning
Between	Foodstuffs (South Island) Properties Limited Applicant

Statement of Evidence of Rebecca Jayne Parish

7 March 2025

Applicant's solicitors:

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Introduction

- 1 My name is Rebecca Jayne Parish.
- 2 I am the Head of Property Strategy for Foodstuffs (South Island) Properties Limited. Foodstuffs (South Island) Properties Limited is a property holding company and wholly owned subsidiary of parent company Foodstuffs South Island Limited (collectively, **Foodstuffs**). I confirm that I am authorised to give evidence on behalf of Foodstuffs.
- 3 I have approximately 27 years' experience as a resource management, project management, project consenting and property development strategy specialist. I have been employed by Foodstuffs for 22 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 am a Chartered Secretary and a Fellow of Governance New Zealand. I am also a Justice of the Peace for New Zealand.
- 4 I have extensive experience in property investment, property development and strategy within the supermarket industry, particularly in the South Island. My role at Foodstuffs includes being responsible for all aspects of planning, consenting and land development matters, property acquisition and disposal and network planning processes for Foodstuffs South Island.
- 5 Foodstuffs has made a private plan change request to the Partially Operative Selwyn District Plan, seeking that 157 Levi Road, Rolleston (**the Site**) be rezoned from Medium Density Residential Zone (**MDRZ**) to Large Format Retail Zone (**LFRZ**) (i.e. **Variation 2**).
- 6 My evidence addresses the implementation of the resource consent granted for PAK'nSAVE Rolleston at the Site and our operations, and the proposed use for the balance of the Site that will be enabled through Variation 2 if approved.

PAK'nSAVE Rolleston

- 7 On 29 September 2022, Foodstuffs was granted resource consent to establish and operate a supermarket at the Site under the (then) Operative Selwyn District Plan – including associated carparking, signage and landscaping, and to undertake soil disturbance under the NES-CS (RC216016).¹

¹ Subject to minor refinements (RC235678).

- 8 PAK'nSAVE Rolleston is under construction and is set to open at the end of October 2025, in time for the busy Christmas trading period. The construction and the improvements to the road network are both well advanced.
- 9 The design, layout and location requirements for PAK'nSAVE Rolleston was carefully considered with considerable thought given to the surrounding residential neighbours, who are our customers. Supermarkets also need to be designed to be operationally efficient and address health and safety considerations, such as ensuring servicing and loading areas are sufficiently separate from customers and other pedestrians. Delivery access to the supermarket is designed in such a manner to ensure deliveries are convenient and safe and can be unloaded as quickly as possible without adversely affecting neighbours, customers or other pedestrians or cyclists.
- 10 The public interface with PAK'nSAVE Rolleston operational areas (i.e. the back of house, loading yard and accessway) was given careful consideration and was deliberately separated from the north eastern future residential boundary with a biodiversity strip and acoustic fencing. This was designed in consultation with the adjoining developer landowner, who supports Foodstuffs' plan change, conditional on these aspects remaining in place. One of the primary reasons there is no pedestrian and cyclist access provided at this boundary was to ensure public safety. I strongly feel that if the Selwyn District Council was to now require pedestrian and cyclist access through or near this area, as part of the plan change, that both public safety and Foodstuffs' operations could be compromised.
- 11 Foodstuffs is collaboratively working with the Selwyn District Council around the provision of infrastructure and is contributing financially towards infrastructure necessary and enabling for Variation 2. For example, Levi Road and Lincoln Rolleston Road currently intersect at a single lane roundabout, and the roundabout is currently being upgraded to traffic signals with associated pedestrian facilities, shared modal paths and upgraded road corridors. Additionally, Foodstuffs will sell a parcel of land to Council to ensure Council is able to provide the best roading works/roading layout possible.

Balance of the Site

- 12 The Site is approximately 7ha, and the under construction PAK'nSAVE Rolleston will occupy approximately 4ha in the northern portion of the Site. There is a balance of approximately 3 ha that will not be occupied by the supermarket and associated infrastructure.
- 13 Specific consideration was not given to the use of the balance of the Site until recently, when we negotiated to subdivide and sell the balance land to the Smith

family for a Mitre 10. We see the community value in having a Mitre 10 next door – the synergies are complementary. My observations are that this urban environment works well, providing complementary shopping opportunities for critical essentials to Rolleston. I've particularly observed this in Queenstown where the PAK'nSAVE and Mitre 10 customer base is shared. A strong focus of this customer base is its domestic nature, rather than trade focus.

- 14 Here, PAK'nSAVE Rolleston and Mitre 10 will also share the same customer base, being the growing Rolleston community. Building designs and layouts are similar, both our brands are recognisable as promoting low cost living, are local and have a strong community presence. Affordable living is important to all New Zealand families, particularly at the moment, so the timing could not be better for the Rolleston community.

Conclusion

- 15 The Site is currently zoned MDRZ. This zoning is not compatible with the commercial nature and character of the PAK'nSAVE Rolleston to the north and the establishment of a compatible trade retail / trade supply store on the balance of the Site.
- 16 Foodstuffs seeks that the Site be rezoned LFRZ to ensure that the zoning going forward reflects the current use of the Site and enables its proposed future use. This is the best outcome for the Site and for the Rolleston community.

Rebecca Jayne Parish