

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

**Foodstuffs (South Island) Properties Limited**

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**Summary Statement of Fraser Colegrave**

24 March 2025

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**anderson  
lloyd.**

## Introduction

- 1 My name is Fraser James Colegrave.
- 2 My qualifications and experience are set out in in my primary evidence.
- 3 I have prepared a statement of evidence dated 7 March 2025 in support of Foodstuffs (South Island) Properties Limited (**Foodstuffs**) request to rezone 157 Levi Road, Rolleston (the Site) from Medium Density Residential Zone (**MRZ**) to Large Format Retail Zone (**LFRZ**), and insert a new Outline Development Plan (**ODP**) replacing DEV-RO1 – Variation 2 to the Partially Operative Selwyn District Plan (**PDP-V2**).
- 4 I provide a brief summary of my evidence below.
- 5 I confirm that I have read the Code of Conduct for expert witnesses contained in the Environment Court of New Zealand Practice Note 2023 and that I have complied with it when preparing my evidence.
- 6 There is substantial alignment with the assessment of Mr Foy, for Selwyn District Council. I have accepted Mr Foy and the Officer's recommendation to manage the number of ancillary food and beverage activities on the Site, by limiting them to a maximum of two outlets that have a total maximum GFA not exceeding 250m<sup>2</sup>.

## National Policy Statement on Urban Development

- 7 The National Policy Statement on Urban Development (**NPS-UD**) requires Councils in high growth areas like Selwyn to provide “at least” sufficient development capacity to meet future business demand for different sectors in the short-term, medium-term, and long-term.
- 8 However, according to the latest Business Development Capacity Assessment (BCA), the district has insufficient aggregate commercial capacity in the long term, with medium term sufficiency relying on more optimal uses of business land occurring to meet any shortfalls.

## Unmet demand for hardware, building and garden

- 9 At the same time, I consider there to be significant unmet demand for hardware, building and garden (HBG) retail stores in the district today. Indeed, despite being New Zealand's fastest growing district, Selwyn has an inordinately low supply of HBG stores relative to the national average.
- 10 The proposed rezoning acknowledges and directly responds to this acute shortage by enabling a new trade retail / trade supply activity (i.e. a Mitre 10 store) to establish on the Site and meet pent-up demand now, plus ongoing growth in demand over time.

- 11 Enabling additional retail capacity in the district, particularly trade retail, will also help retain local spending, reduce leakage to adjacent districts, and directly support Rolleston's long-term economic outlook.
- 12 In addition to enabling greater district retail self-sufficiency, the proposed rezoning will also have other enduring economic benefits, including: The economic stimulus of store construction and operation, with an estimated 65 full-time workers permanently employed over the longer term; and Reduced commuting compared to the status quo, in which nearly all district HBG retail needs are met in Christchurch City. By contrast, the proposed new Mitre 10 store would be centrally located within its core customer catchment, thereby significantly improving accessibility and convenience.

#### **Site fit**

- 13 More generally, I note that the Site is also an excellent fit with key site and location criteria for stores like Mitre 10 because it: provides a highly visible and easily accessible location on an arterial road; is located near its current and future customer base; is large enough to meet its operational needs; is relatively flat, free of contamination, and is a suitable shape; creates potential for synergies with the PAK'nSAVE under construction because they share similar (i.e. household) customer bases; and can be developed in a financially viable manner.
- 14 Other theoretically possible locations for the proposed store fail to meet key location criteria and are therefore inferior from an economic perspective.

#### **No adverse economic effects**

- 15 The proposed Mitre 10 store will not undermine the role, function, health, and vitality of the Rolleston KAC because it will neither divert trade from the town centre, nor deprive it of a new store that would have otherwise located there.
- 16 Similarly, although the proposed Mitre 10 will occupy land earmarked for residential development, it will reduce long-term district dwelling capacity by just 0.16% based on a realistic 15 dwellings per hectare scenario. If the Site were instead developed under MRZ provisions at 43 dwellings per hectare, the potential reduction in district capacity would be approximately 0.43%. In either case, I consider its effect on residential land supply to be less than minor.

#### **Conclusion**

- 17 For these reasons I consider the bespoke LFRZ provisions promulgated for the Site to be the most appropriate outcome, so I continue to support them on economic grounds.

#### **Fraser Colegrave**