

Before the Commissioner appointed by
the Selwyn District Council

Under the Resource Management Act 1991

In the matter of Resource consent application for Foodstuffs (South Island) Properties Limited to establish and operate a PAK'nSAVE supermarket and associated access, loading, car parking, signage, earthworks and landscaping at 157 Levi Road, Rolleston (RC216016)

Summary Statement of Rebecca Parish

2 August 2022

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Summary of evidence

- 1 My name is Rebecca Jayne Parish.
- 2 I prepared a statement of evidence dated 18 July 2022 as Head of Property Strategy for Foodstuffs (South Island) Properties Limited. My qualifications and experience are set out in that statement of evidence.
- 3 My role at Foodstuffs includes being responsible for all aspects of planning, consenting and land development matters for Foodstuffs South Island.

Summary

- 4 Foodstuffs has analysed the grocery market in the Selwyn catchment 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 are very mindful of the current and future growth, including the planned significant urban intensification for the area, and the importance of providing a neighbourhood shopping experience to the local catchment. Foodstuffs identified that there is a need for, and the community would benefit from, a low-cost PAK'nSAVE offering in Rolleston both now and in the future.
- 5 Foodstuffs has been investigating suitable sites for a PAK'nSAVE supermarket for 12 years in Selwyn. There are no suitable sites large enough in the town centre, or any other commercially zoned areas in either the operative or proposed Selwyn District Plans in Rolleston or Lincoln.
- 6 Foodstuffs had sought and was granted a resource consent for a PAK'nSAVE supermarket on its New World Rolleston site (RC185461)¹, but this is now planned to be more appropriately relocated to the Application Site. The size of the New World site will not effectively cater for future needs of the community, its configuration and shape within the site will not operationally work well for the investment required. The PAK'nSAVE design for the Rolleston New World site is compromised and operationally flawed. Furthermore, Foodstuffs is conscious that Selwyn is working towards revitalisation of Rolleston Town Centre, based on human-scaled built form that prioritises people over cars. The traffic generated by a PAK'nSAVE would only exacerbate congestion within the Town Centre. Foodstuffs do not want to undermine the effort which has gone into the future

¹ Foodstuffs holds resource consent RC185461 (granted in January 2019) authorising the establishment and operation of a PAK'nSAVE supermarket, which would replace the existing New World Rolleston. RC185461 authorises a building footprint of approximately 5,645m², a maximum height of approximately 10.5m, and a building set back of approximately 1m from the Rolleston Drive boundary.

planning for the Town Centre now a more suitable site is available. If this Application is granted Foodstuffs will surrender RC185461. Foodstuffs is also intending to retain and upgrade the New World Rolleston in the near future in keeping with the revitalisation of Rolleston Town Centre.

- 7 Foodstuffs consider that the additional competition the PAK'nSAVE will bring to the supermarket sector is healthy and will be of considerable benefit to the community, particularly in terms of price savings. The introduction of a new supermarket into a catchment generates further competition in the market, leading to better prices and more choice for consumers. It often encourages competitors to lift their game. The possible future establishment of the consented Costco Wholesale membership warehouse in Rolleston Izone would provide a different offering, and would not impact the predicted demand or time frame for the PAK'nSAVE Rolleston.
- 8 The Application Site achieves the design, layout, and location requirements which in my experience is required for a supermarket to be suitable and successful. The Application Site is central to the wider Selwyn District catchment population, including within residential areas identified for future residential growth. It is located near to the existing Town Centre, and within and adjacent to residential areas (including which are earmarked for future intensification). The Application Site is serviced by the arterial roading network and located on routes that are suitable for large delivery vehicles and that can accommodate high levels of traffic, generally those which are used for travel to and from work. Importantly there are sufficient buffers for landscaping (including large trees) and setbacks for acoustic purposes and to achieve residential amenity.
- 9 The Application Site is large and has sufficient space to contain a supermarket building with practical site configuration, and where servicing and loading facilities can be screened from view for amenity reasons. A number of iterations of the building layout and design were considered by Foodstuffs (through its consultants' technical assessment – including architectural, transport, acoustic, urban design, landscape, and servicing) prior to it confirming purchase of the Application Site.
- 10 Numerous other alternative sites were looked at throughout the district over the years but no other site was considered favourable to meet the specific needs and functional requirements of this supermarket. Opportunities included locating within or adjacent to the IZone industrial area but this location is isolated from the Rolleston residential catchment, provides little integration for customers travelling home from Christchurch, and located in an industrial environment removed from a community catchment that utilises the supermarket several times per week.
- 11 The PAK'nSAVE supermarket will employ 260 people permanently and generate millions of dollars of local household incomes each year.

- 12 The PAK'nSAVE supermarket will provide a fundamental service for the community, being strategically located on key arterial roads and public transport routes close to the Town Centre and within walking/cycling distance of existing and growing residential areas.
- 13 Foodstuffs carefully considered the placement of the PAK'nSAVE on the site and was mindful of the location of neighbouring residential homes. The comprehensive landscaping and use of setbacks at the residential interface will provide an attractive edge to the development. Visibility is key for supermarkets but we have been careful to consider the impact and concerns raised by local resident submitters. Foodstuffs has since made further modifications to the Application which better balance the need for the PAK'nSAVE to integrate within the local environment and provide an attractive interface through additional landscape screening, reduced signage (which will now not be lit between 10pm and 7am) and reduced corporate colours.
- 14 In a residential location, there are many positive benefits of a supermarket being co-located with residential activity and this co-location often occurs. Our neighbours are our customers. 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 or customers. Careful design and sufficient setbacks are important to reduce effects on neighbours' amenity (from a noise and visual perspective). Careful design is essential, otherwise the efficient and effective operation of a supermarket can ultimately be constrained and hindered (i.e. through complaints and restrictions).
- 15 Foodstuffs has planned for the future use of the PC71 area being residential. Specifically, it has proposed to limit night-time delivery activities to two movements per night, it has set back its building as far as operationally practicable from the common boundary with PC71 (18.2m), proposed two sets of acoustic fencing and a substantial planting/biodiversity strip along the common boundary. These changes were made in conjunction with the proponents to PC71. In my view Foodstuffs has done all it can do on the Application Site to mitigate effects for future residential amenity to ensure the activities are compatible, while operating effectively as a supermarket.

Rebecca Parish

2 August 2022