

Before the Independent Commissioner
Appointed by Central Otago District
Council

Under the Resource Management Act 1991

In the matter of Plan Change 19 to the Central Otago District Plan

**Foodstuffs South Island Properties Limited (NW Cromwell
and NW Alexandra)**

Submitter ID: 61 and 62

Statement of Evidence of Rebecca Jayne Parish

16 May 2023

Applicant's solicitor:

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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**). I confirm that I am authorised to give evidence on behalf of Foodstuffs.
- 3 I have approximately 24 years' experience as a resource management, project management, project consenting and property development strategy specialist. I have been employed by Foodstuffs for 20 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 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.
- 5 Foodstuffs has submitted on Plan Change 19 (**PC19**) to the Central Otago District Plan, including to obtain rezonings of existing and lawfully established supermarket sites from a residential zoning to Business Resource Area (**BRA**). This includes the part of the New World Alexandra (**NW Alexandra**) Kenmare Site located on 32 and 34 Kenmare Street, Alexandra (the **Kenmare Site**).
- 6 My evidence focusses on the proposed rezoning of the Kenmare Site and addresses:
 - (a) History of supermarket activities on the Kenmare Site;
 - (b) Importance of the Kenmare Site to supermarket operations; and
 - (c) Life of the supermarket.

History of supermarket use

- 7 Foodstuffs have owned and operated NW Alexandra since 1983. Since its establishment, NW Alexandra has undergone a number of extensions and building upgrades in response to population growth and the changing supermarket and grocery industry. This has been via a combination of resource consents and subsequent private plan changes to reflect consented activity, an example being the existing car parking area on what were residential properties at 36 and 36A Kenmare Street.

- 8 Foodstuffs acquired the 32 Kenmare St property in 2003 and the 34 Kenmare St property in 2013. Foodstuffs subsequently undertook a significant extension of NW Alexandra in 2015/16, which included construction of the part of the new supermarket building, carparks and a yard area over the Kenmare Site.

Importance of the Kenmare Site to supermarket operations

- 9 The majority of the Kenmare Site is currently used as a yard area and goods entrance for the bulk storage side of the NW Alexandra operation. This is where unloading of goods occurs and the handling of these goods from bulk storage to the shelves.
- 10 It is necessary that the yard area be separated from the public for health and safety reasons so there is reduced conflict between heavy vehicles and pedestrians.
- 11 The bulk storage handling area, which is also located on the Kenmare Site, is also a key part of the NW Alexandra operation. This is where goods delivered on pallets and in large volumes are separated, stored and prepared for public sale.
- 12 The supermarket building crosses the boundary between the Kenmare Site and the balance of NW Alexandra. This includes roofing and the commercial ventilation system. To separate the Kenmare Site part of the supermarket building from the balance of the building would likely require significant structural works to both parts of the building. In short, it is highly unlikely that Foodstuffs would change the status quo of a commercial activity across the whole NW Alexandra Site.

Life of NW Alexandra

- 13 The s42A Officer's Report states that a rezoning to BRA could allow for changes to the current supermarket activity that could have a greater impact on surrounding residential properties. Foodstuffs have recently completed significant renovations to NW Alexandra which has extended the life of the supermarket to 30 years.
- 14 I am familiar with the BRA provisions through my involvement in the various RMA processes followed in relation to NW Alexandra operations over the years. Changes or upgrades to supermarket operations have invariably triggered the need for resource consent under BRA, typically in relation to built form, signage, access and carparking matters. I am also aware of the BRA fencing requirements that are specific to the NW Alexandra site, I understand from Mr Allan that these same provisions and processes would continue to apply to the Kenmare Site under BRA, and I am comfortable that this will enable the continued and sustainable operation of the supermarket and its integration with residential neighbours.

Conclusion

- 15 Foodstuffs have owned and operated NW Alexandra on the Kenmare Site for a decade. The part of NW Alexandra on the Kenmare Site is a critical part of the supermarket operation. Rezoning the Kenmare Site would reflect the existing use of the site as a business activity. The Kenmare Site will not be used for residential activity.

Rebecca Jayne Parish

16 May 2023