

Before the Independent Hearing Panel  
Appointed by the Christchurch District Council

Under the Resource Management Act 1991

In the matter of Plan Change 14 (Housing and Business Choice) to the  
Christchurch District Plan

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

Submitter 705

---

**Statement of Evidence of Fraser James Colegrave**

20 September 2023

---

**Submitter's solicitors:**

Alex Booker  
Anderson Lloyd  
Level 3, 70 Gloucester Street, Christchurch 8013  
PO Box 13831, Armagh, Christchurch 8141  
DX Box WX10009  
p + 64 3 379 0037 | f + 64 3 379 0039  
alex.booker@al.nz

**anderson  
lloyd.**

## Introduction

- 1 My name is Fraser James Colegrave. I am an economist and the managing director of Insight Economics, a consultancy based in Auckland. Prior to that, I was a founding director of another economics consultancy, Covec Limited, for 12 years.
- 2 I hold a Bachelor of Commerce (1st Class Honours) in Economics from the University of Auckland.
- 3 I have 24 years' consulting experience, during which I have successfully led and completed more than 600 projects across a broad range of sectors.
- 4 My main fields of expertise are land-use, property development, and retail economics. I have worked extensively in these areas for dozens of the largest companies in New Zealand. In addition, I regularly advise Local and Central Government on a range of associated policy matters.
- 5 I have worked on dozens of supermarket developments across New Zealand and understand their unique roles, functions, and requirements.
- 6 I have provided Foodstuffs South Island Limited (**Foodstuffs**) with an economic assessment on its submission on Plan Change 14 (Housing and Business Choice, **PC14**) to the Christchurch District Plan (**CDP**).
- 7 Foodstuffs seeks to rezone small parts of the below sites, consistent with the remainder of the zoning on these sites:
  - (a) New World Stanmore – 300 Stanmore Road, 304 Stanmore Road, 9 and 11 Warwick Street;<sup>1</sup>
  - (b) PAK'nSAVE Wainoni – 186 and 204 Breezes Road and 172, 174, 178 and 182 Wainoni Road;<sup>2</sup>
  - (c) New World Lincoln – 92, 94, 100 and 108 Lincoln Road;<sup>3</sup>
  - (d) Head Office and PAK'nSAVE Papanui – 159, 165 and 171 Main North Road and 3, 5, 7 and 9 Northcote Rd;<sup>4</sup>

---

<sup>1</sup> Legal description: Lot 1 DP 71401; Section 1 Survey Office Plan 19560; Lot 4 DP 71401; Lot 1 DP 44038 and Lot 2 DP4845; Lots 13 and 14 DP 245.

<sup>2</sup> Legal description: Lot 2 DP 28783, Lot 2 DP 25816, Lot 1 DP 26783, Lot 3 DP 33562, Part Lot 24 DP 878, Lot 1-6 DP 15696, Lot 1 DP 16559, Lot 1 DP 33562; Section 2 SO 552969.

<sup>3</sup> Legal description: Lot 1 DP 51902, Lot 12 DP 68211, Lot 1 DP 29579 and Lot 2 DP 29579.

(e) New World Ilam – 55 and 57 Peer Street.<sup>5</sup>

- 8 I generally support the rezoning on the basis that it is consistent with Objective 15.2.2 and Policy 15.2.2.1, CDP and does not pose any risk of significant retail distribution effects on centres given the site constraints, current level of supermarket development on the sites and high likelihood of supermarket (and no other retail) activities occurring on the site.

### **Code of Conduct for Expert Witnesses**

- 9 I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023. I have complied with it in preparing this evidence and I agree to comply with it in presenting evidence at this hearing. The evidence that I give is within my area of expertise except where I state that my evidence is given in reliance on another person's evidence. I have considered all material facts that are known to me that might alter or detract from the opinions that I express in this evidence.

### **Scope of Evidence**

- 10 This evidence briefly comments on any economic issues arising from the site-specific changes sought by Foodstuffs, as described above.

### **PAK'nSAVE Papanui**

- 11 Foodstuffs seek that its emerging PAK'nSAVE Papanui store, which is under construction, and adjacent land, be rezoned as Local Centre Zone (LCZ) to better reflect consented future uses.
- 12 The National Planning Standards (NPS) define a default centres hierarchy, as summarised in the table below, which includes the LCZ sought for the site.

---

<sup>4</sup> Legal description: Lot 1 DP 14400, Lot 7 DP 14400, Lot 9 DP 14400, Lot 2 DP 14400, Lot 1 DP 479583, Part Lot 1 DP 21207, Lot 1 DP 76152 and Lot 5 DP 3753.

<sup>5</sup> Legal description: Lot 10 DP 17997, Lot 2 DP 415441 and Lot 13 DP 17997.

Table 1: Centre Types in the NPS

<b>NPS Centre Types</b>	<b>Descriptions (Areas used predominantly for)</b>
Neighbourhood centre zone <b>(NCZ)</b>	Small-scale commercial and community activities that service the needs of the immediate residential neighbourhood.
Local centre zone <b>(LCZ)</b>	A range of commercial and community activities that service the needs of the residential catchment.
Town centre zone <b>(TCZ)</b>	A range of commercial, community, recreational and residential activities that service the needs of the immediate and neighbouring suburbs.
Metropolitan centre zone <b>(MCZ)</b>	A broad range of commercial, community, recreational and residential activities. The zone is a focal point for sub-regional urban catchments.
City centre zone <b>(CCZ)</b>	A broad range of commercial, community, recreational and residential activities. The zone is the main centre for the district or region.

- 13 As a future PAK'nSAVE store, the site is clearly commercial, so it logically belongs to one of the NPS centre zones above.
- 14 As a stand-alone supermarket, however, I do not consider the site to fulfil the roles and functions of CCZs, MCZs, or TCZs. That just leaves the NCZ and LCZ.
- 15 According to the NPS definitions, NCZs provide small-scale activities to the immediate residential neighbourhood, while LCZs provide larger scale activities that serve a broader catchment.
- 16 In my view, the NCZ is more akin to small/isolated strip of shops, of say four or five tenancies, spanning maybe 600 to 1,000m<sup>2</sup> of gross floor area (GFA). Annual turnover might be (say) up to a few million dollars.
- 17 PAK'nSAVE Papanui, conversely, spans more than 6,000m<sup>2</sup> of GFA, and its annual turnover will dwarf a typical NCZ. Accordingly, I agree with the Foodstuffs submission to rezone the site as LCZ.
- 18 However, some may be concerned about the potential effect of the proposed LCZ rezoning on the role, function, health, and vitality of other centres, like the Papanui Key Activity Centre (KAC). I acknowledge such concerns, but note that:

- (a) The site will operate as a stand-alone supermarket, whose retail distributional effects have already been assessed extensively and deemed acceptable. The proposal does not change that.
- (b) The proposal merely aligns the site's zoning with its consented and emerging commercial uses but does not otherwise alter the role and function of the site, nor confer new usage rights.
- (c) Accordingly, the proposal will not materially affect other centres, including the Papanui KAC nearby, and I support it for consistency with the proposed/emerging use as a PAK'nSAVE supermarket.

### **New World Ilam**

- 19 New World Ilam is located at 49 & 57 Peer Street, and comprises the supermarket, vehicle accesses, car parking, loading, and landscaping. The notified LCZ reflects the lawfully established supermarket activities currently being undertaken on the site.
- 20 Foodstuffs purchased 55 Peer Street to provide additional car parking for New World Ilam. It currently contains a dwelling, which would be demolished to create car parking that will be served by existing accesses. They seek that it is also zoned LCZ for consistency with the broader site of which it will ultimately form part.
- 21 I acknowledge the critical importance of adequate parking to the ongoing financial success of supermarkets, particularly those projected to experience growth over the longer term like this store.
- 22 Additional carparking removes a future bottleneck in the store's overall customer-carrying capacity of the store, making it easier to secure a convenient park and meet ever increasing customer expectations.
- 23 I also confirm that the proposed rezoning will not alter the role and function of the site, not raise any competitive threat to other centres nearby.
- 24 Overall, I support the proposed rezoning on economic grounds and consider it a logical and coherent physical extension of the existing offer.

## **Other Stores**

25 Foodstuffs submission also seeks consequential amendments to a few other stores, as identified above. I confirm that I have reviewed those proposals and similarly consider them to pose absolutely no threat to other centres, neither now, nor in the distant future.

**Fraser James Colegrave**

**20 September 2023**