

**BEFORE INDEPENDENT HEARING COMMISSIONERS APPOINTED BY THE
WAIMAKARIRI DISTRICT COUNCIL**

IN THE MATTER OF

The Resource Management Act 1991 (**RMA** or
the Act)

AND

IN THE MATTER OF

Hearing of Submissions and Further
Submissions on the Proposed Waimakariri
District Plan (**PWDP** or **the Proposed Plan**)

AND

IN THE MATTER OF

Hearing of Submissions and Further
Submissions on the **Proposed** Waimakariri
District Plan

AND

IN THE MATTER OF

Submissions and Further Submissions on the
Proposed Waimakariri District Plan by
McAlpines Limited

**EVIDENCE OF GARY WAKE
ON BEHALF OF MCALPINES LIMITED REGARDING STREAM 12 REZONING OF
LAND**

Dated: 5 March 2024

Presented for filing by:
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INTRODUCTION

- 1 My name is Gary Charles Wake.
- 2 I hold a Bachelor of Engineering (Honours) degree from the University of Canterbury.
- 3 I am the current Safety, Risk and Property Manager for the McAlpines group of companies.
- 4 I have worked for McAlpines for 8 years. Prior to my current role I was the manager of McAlpines Engineering Ltd, which is located in Ellis Road, Southbrook, Rangiora.
- 5 My role in relation to the Waimakariri Proposed District Plan is as an independent expert witness to McAlpines Limited (**McAlpines**) on operational matters.
- 6 Although this is not an Environment Court proceeding I have read the Environment Court's Code of Conduct and agree to comply with it. My qualifications as an expert are set out above. The matters addressed in my evidence are within my area of expertise, however where I make statements on issues that are not in my area of expertise, I will state whose evidence I have relied upon. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in my evidence.

SCOPE OF EVIDENCE

- 7 In my evidence I address the following topics:
 - (a) The history of the land utilised by the McAlpines Mitre 10 Mega Store.
 - (b) A description of the activities that occur on the west side of this land, and their importance to the operations of the Mega Store.

SUMMARY OF MY EVIDENCE

- 8 The land to the west of the Mitre 10 Mega Store is utilised for activities that are critical to the operation of the Mega Store.
- 9 The rezoning of the Mitre 10 Mega Store and car parking area to Large Format Retail Zone (**LFRZ**) should be extended to include the area immediately to the west.

CONTEXT

- 10 McAlpines owns the land marked **A1** and **A2** on **Appendix A** which contains approximately 8.1 ha (collectively called the **site**).
- 11 The site is zoned Business 2 under the Operative District Plan (**ODP**) and is held across three land titles. The Certificates of Title are attached at **Appendix B**.
- 12 Under the Proposed Waimakariri District Plan (**PDP**) the land is split-zoned.
- 13 The eastern part is rezoned LFRZ and contains a Mitre 10 Mega Store and associated car parking area (**Block A1**). McAlpines supports LFRZ over Block A1.
- 14 The western part is zoned General Industrial Zone (**GIZ**) and contains buildings related to McAlpines Engineering operations, undeveloped bare land, and an area with various activities that support the Mitre 10 Mega Store operations (**Block A2**).
- 15 McAlpines submission on the PDP seeks to rezone all of Block A2 to LFRZ. McAlpines has considered this matter further and now seeks to rezone only the eastern part of Block A2 from GIZ to LFRZ. This area contains 1 ha and is marked **Block B** on **Appendix C (Block B)**. The reasons supporting rezoning of Block B are discussed below.

HISTORY OF THE SITE

- 16 McAlpines' sawmilling and retail activities have occupied the land at Southbrook since the 1960's.
- 17 On 8 December 2006, the Waimakariri District Council issued a resource consent to remove the old Mitre 10 store and replace it with the new Mitre 10 Mega Store and garden centre (RC065628). The 2006 resource consent is attached at **Appendix D**.
- 18 On 4 March 2019, the Waimakariri District Council issued a resource consent (RC185275) for extension of the Mega Store. The 2019 resource consent is attached at **Appendix E**. Both consents have been implemented by McAlpines.
- 19 On 17 September 2021, the Waimakariri District Council notified the PDP. The PDP zoned Block A1 to LFRZ and zoned Block A2 to GIZ. It appears that the

zoning of Block A1 to LFRZ is designed to recognise that this land is used for Large Format Retail activities due to the establishment of the Mitre 10 Mega Store on this land.

PROPOSED REZONING OF BLOCK B TO LFRZ

- 20 The level of activity on the Mitre 10 Mega Store site has increased due to the growth in the region and the extension of the store in 2019.
- 21 Increasing store activity has required a larger volume of stock storage. This was especially apparent with the supply chain interruptions due to Covid 19, and has remained at an increased volume.
- 22 Options for increasing the storage capacity were either offsite, with the associated additional transport and logistics complications, or to utilise available adjacent land and buildings.
- 23 The adjacent land and buildings have been utilised to achieve the required increase in stock storage. The current and future operations of the Mitre 10 Mega Store could not be achieved without this.
- 24 All of the activities that occur within Block B are critical to the operations of the Mitre 10 Mega Store, so it is logical that all of this area is rezoned to LFRZ.
- 25 The size of the vehicles delivering stock to the Mitre 10 Mega Store requires a large area to marshal, turn around, and unload with a fork truck.
- 26 The increasing activity of the Mitre 10 Mega Store means that higher stock levels are held. This requires covered and uncovered storage space.

ACTIVITIES UNDERTAKEN ON BLOCK B

- 27 Block B contains various activities that support day-to-day operations of the Mitre 10 Mega Store. These support activities are identified, with each area numbered 1-8, on the aerial image attached at **Appendix F**. A photo of each area is included in the **photographic supplement**, attached at **Appendix G**.
- 28 There are eight different activities currently carried out within the different areas of Block B, as follows (numbers below correlate to numbers on **Appendix F**):
- 28.1 Area 1 – Stock storage building – see photo 1

Storage of bathroom/kitchen stock before being transferred into the retail store when required.

28.2 Area 2 – Inward goods truck unloading pad – see photo 2

Delivery vehicles enter along the driveway (area 5), turn around on the unloading pad, and are unloaded with a fork truck. Once unloaded the vehicle exits along the driveway.

Stock is stored in containers around the perimeter of the pad before being transferred into the store when required.

28.3 Area 3 – Covered timber stock storage (open shed) – see photo 3

Under cover storage of timber stock that requires protection before being transferred into the trade store when required.

28.4 Area 4 – Uncovered timber stock storage yard – see photo 4

Storage of outdoor timber stock before being transferred into the trade yard when required.

28.5 Area 5 – Inward goods entry/exit driveway and trade yard exit driveway – see photo 5

The 2019 resource consent includes the Trade Yard exit driveway of the Mega Store building.

Delivery vehicles enter, queue for, and exit the unloading pad (area 2) along the driveway.

Pallets for return are stored on the sides of the driveway.

Vehicles exit the drive through and come out onto the south end of the driveway,

28.6 Area 6 – Stock storage building – see photo 6

Storage of seasonal/electrical stock before being transferred into the retail store when required.

28.7 Area 7 – Alternative access driveway – see photos 7a & 7b

Stock is delivered to the bulk storage area (Area 8) on delivery vehicles or fork trucks along this driveway.

28.8 Area 8 – Bulk storage – see photo 8

If additional storage is required for bulk deliveries of stock that can be stored outside. It is placed in this area before being transferred into the store when required.

ENVIRONMENTAL & INFRASTRUTURAL CONSTRAINTS

- 29 I am not an expert in this area, however from my observations of the activities occurring within Areas 1-8 above, there are no environmental or infrastructural constraints that would preclude the rezoning of the site.
- 30 Stormwater/flooding – Stormwater on Block B is well managed, but flooding events have occurred in the last few years when the Southbrook Stream to the north has overflowed its banks and water has flowed from north to south through the area.
- 31 Potable water supply – The only potable water in Block B is in Area 6 – Stock Storage Building. This is from the mains connection on Southbrook Road that supplies the Mitre 10 Mega Store.
- 32 Waste water – The only waste water is in Area 6 – Stock Storage Building. This is connected to a sewer main on Ellis Road.
- 33 Electricity to the site – There is power in Areas 1 and 6 – Stock Storage Buildings. Area 1 is supplied from the Mitre 10 Mega Store power supply and Area 6 is supplied from a MainPower transformer building in the southwest corner of Block B.
- 34 To my knowledge there have not been any complaints from neighbours about noise, dust, light or any other activity on the site.
- 35 Traffic – To my knowledge there have not been any problems with traffic associated with the activities on Block B.

MATTERS RAISED BY SUBMITTERS

- 36 There are no matters raised by submitters that are relevant to my evidence.

CONCLUSION

- 37 I consider the rezoning of the Block B site is appropriate for the following reasons.

- 38 All the activities carried out on Block B support the Mitre 10 Mega Store operations.
- 39 The site is located immediately adjacent to other land proposed to be rezoned LFRZ under the PDP and the proposed rezoning of Block B would provide for consolidation of large format retail activity within this area of Rangiora.
- 40 To my knowledge there are no environmental or infrastructural constraints that would preclude the rezoning of the site.
- 41 Thank you for the opportunity to present my evidence.

Gary Wake
5 March 2024