

From: [Jaime Devereux](#)
To: [Marnie Rydon](#)
Subject: 160 Kapiti Road Countdown
Date: Tuesday, 7 September 2021 9:05:30 PM

Hi Marnie,

Please let me know if you want more from me at this stage.

I have read through the urban Design assessment and can largely agree with what has been written in the report with regard to the proposal being functional and the associated constraints associated with maximizing the site for supermarket use. There has been a typical approach taken to the supermarket design (including the building and siting) which prioritises the motor vehicle consumer. I do want to emphasise that the proposal does not represent good urban design and that the perception of supermarkets and how they are used will not change without innovative precedence. The proposal is entirely vehicle dominated and presents a large expanse of asphalt fronting the street. I know that creative design solutions can allow for successful supermarkets that integrate better, with an attractive and inviting frontage with a pedestrian focus; especially given this site is located within walking distance from residential areas.

In saying that, I can also acknowledge that the site is zoned for industrial use, where this sort of building mass and car parking arrangement is widely accepted, both within the District Plan and from the public. It will not be out of character with the existing environment in that regard.

It is good to see that the proposal has incorporated space for electric cars and a covered pedestrian walkway from the public footpath. There has been a comprehensive assessment provided on how the proposal has achieved CPTED principals. The proposed landscaping is minimal however, and nothing has been done to break up the car parking area with surface variation as discussed at the pre-application meeting. To be able to provide support for the proposal I would like to see more done with the car parking area to soften and break up the large area of asphalt.

I would like it noted that there has been a missed opportunity with this proposal and it is only the fact that it is located within an industrial zone where development of this form and building siting is generally more accepted that it is possible to provide urban design support.

Kind Regards,

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