

**Before an Independent Hearings Commissioner appointed by  
the Kāpiti Coast District Council**

**Under** the Resource Management Act 1991 (Act)  
**In the matter** of an application under s 88 of the Act by Kāpiti Retail  
Holdings Limited for the construction and operation of a  
Countdown supermarket at 160 Kāpiti Road, Paraparaumu  
(RM210151)

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**Statement of evidence of Clayton Young on behalf of Young Supermarkets  
Limited**

**Date:** 15 March 2022

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Solicitor on the Record  
Contact solicitor

Stephen Quinn  
Waldo Randal

stephen.quinn@dlapiper.com  
waldo.randal@dlapiper.com

+64 4 474 3217  
+64 9 916 3751

## **INTRODUCTION**

- 1 My full name is Clayton Jack Young. I am the sole director of Young Supermarkets Limited (**YSL**), which operates New World Kāpiti at 159 Kāpiti Road, Paraparaumu (**New World Kāpiti**).
- 2 I have been working in the grocery industry for over 30 years across a number of New World stores throughout the Wellington region. My wife and I have owned and operated New World Kāpiti for eight years, and this is the second store that we have owned. Kāpiti is our home - we live locally in Raumati Beach, our children have grown up here in Kāpiti and attend school locally - we are part of the Kāpiti community.
- 3 YSL has lodged a submission on Kāpiti Retail Holdings Limited's (**KRHL**) application for resource consent in respect of the construction and operation of a Countdown supermarket and two trade retail tenancies (**Proposal**) at 160 Kāpiti Road, Paraparaumu (**Site**). The key issues of concern of YSL, as set out in its submission dated 10 November 2021, are the potential transportation effects of the proposal.

## **SCOPE OF EVIDENCE**

- 4 In my evidence I address the following matters:
- 4.1 YSL's background and operation of New World Kāpiti;
  - 4.2 Access to and from New World Kāpiti;
  - 4.3 Conclusions.

## **BACKGROUND**

- 5 YSL owns and operates New World Kāpiti. My wife and I are the sole shareholders of YSL. YSL holds the sublease for the premises, while Modern Merchants Limited holds the head lease with Templeton Group (the landlord).
- 6 New World Kāpiti is located within Kāpiti Landing, a business park comprising a variety of retail activities. New World Kāpiti is on the opposite side of Kāpiti Road from the Site, and is served by the same road network.
- 7 New World Kāpiti opened on 20 August 2013. YSL took over ownership on 26 May 2014 and have been operating it ever since.
- 8 Kāpiti Landing is a retail shopping complex with anchor tenants New World Kāpiti and Mitre 10 Mega. Also in the complex are Repco, Kitchen Things, Super Liquor, Burger Fuel, Columbus Café, and an Italian restaurant, Passo. There is also currently a vacant store site previously tenanted by Smith City.
- 9 Entry and exit to Kāpiti Landing is from Kāpiti Road, predominantly via the roundabout at the intersection of Friendship Place and Kāpiti Road (**Roundabout**). This is the sole point of exit from Kāpiti Landing, and the only entrance point for eastbound traffic (from Paraparaumu Beach).

- 10 There is a lesser used entrance to Kāpiti Landing that is accessible for traffic driving west towards Paraparaumu Beach which enters Kāpiti Landing near Mitre 10 Mega and is not always used by customers of New World Kāpiti who will often drive on further to enter Kāpiti Landing at the Roundabout (New World Kapiti is closer to this entrance/exit).

#### **ACCESS TO AND FROM NEW WORLD KĀPITI**

- 11 As mentioned above, New World Kāpiti is on the opposite side of Kāpiti Road from the Site, and is served by the same road network.
- 12 A key concern for YSL is that the Proposal may adversely affect the operation of the road network that serves New World Kāpiti, including the operation of the Roundabout.
- 13 On any given day of the week at peak times of 3pm to 6pm, and 11am to 5pm on weekends, traffic can and does back up down Friendship Place and affects traffic movement in and out of the access roads providing entry and exit from the Kāpiti Landing retail complex carpark onto Friendship Place.
- 14 There are two entry access points to New World Kāpiti and one exit point:
- 14.1 Access to New World Kāpiti occurs at the Roundabout and an entry lane 200m east of the Roundabout (for westbound traffic only).
- 14.2 Exit for all vehicles, including B-Train and articulated delivery trucks (which can be up to around 20m long), is by the Roundabout.
- 15 Given the importance of the Roundabout for access to and from New World Kāpiti, the efficient and effective operation of the local road network, including the Roundabout, is a central concern of YSL. It is all about convenience and ease of use. Our customers must be able to enter and exit our carpark easily with minimal wait time. Due to how busy Kāpiti Road gets, we already experience some delay for customers trying to exit our carpark during peak times. It is imperative to YSL that any delays are not made worse by the Proposal.

#### **CONCLUSIONS**

- 16 It is important to YSL that there is certainty that the increase in vehicles using the local road network, including the Roundabout, which will result from the Proposal does not compromise the efficient and effective operation of Kāpiti Road and the Roundabout.
- 17 The outstanding transport issues, from YSL's perspective, are discussed in more detail in the statement of evidence of Mr Nixon.

**Clayton Jack Young**  
**15 March 2022**