

**Before a Hearings Commissioner appointed by
the Kāpiti Coast District Council**

Under

the Resource Management Act 1991
(Act)

And

In the Matter

of an application under section 88 of
the Act by Kapiti Retail Holdings
Limited for the construction and
operation of a Countdown
supermarket at 160 Kāpiti Road,
Paraparaumu

**Summary Statement of
Richard John Knott
for Kapiti Retail Holdings Limited**

Dated: 22 March 2022

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INTRODUCTION

1. My full name is Richard John Knott. I am an Urban Designer, Heritage Specialist and Town Planner and the Director of Richard Knott Limited.
2. I have the qualifications and experience set out at paragraphs 2 - 5 of my statement of evidence dated 8 March 2022.
3. I reconfirm that I have read and agree to comply with the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2014.
4. In this statement, I provide a summary of the key points in my evidence.

KEY POINTS

5. The site is zoned for industrial use and there is currently a vacant large footprint trade retail building on the site at 160 Kāpiti Road (**Site**). There is currently a large car park area between the building and Kāpiti Road, and yard areas to the side and rear. This arrangement is typical of the majority of developments in the local area.
6. The following aspects of the Site means that in my opinion the Site has significant merit as a location for a supermarket:
 - (a) the location of the Site, including its frontage to an arterial road;
 - (b) its proximity to the Kāpiti Landing business park;
 - (c) that it does not adjoin any residential activity; and
 - (d) is within an area which already contains a large number of developments that attract retail customers,.
7. The proposed development of a supermarket and two trade retail buildings responds to the opportunities of the Site and to the functional requirements of supermarket design. Amongst other things, this includes delivering a well-designed façade facing Kāpiti Road with large areas of glazing and an online order area which will bring activity to the building frontage and provide passive surveillance of Kāpiti Road and the supermarket car park. In addition, the proposal will deliver a high quality, landscaped, easy to use car park between the buildings and the street.

8. As a result, the development responds positively to the expectations of Policy GIZ-P1 - Land Use and Built Form in the General Industrial Zone.
9. In relation to Policy GIZ P2 Non-industrial Activities in the General Industrial Zone, I consider that the development reflects the character and standards of amenity in the surrounding General Industrial Zone and would be fully compatible with the surroundings.
10. The concept landscape scheme, responds to the 'Key Treatments' in the Council's Streetscape Strategy and Guidelines (Guidelines) which are relevant to private land. The Site is currently devoid of planting and there are clear views across the Site of the building, whereas the landscape scheme will provide layers of planting which clearly delineate the Site frontage, reduces views of parked cars and disrupts direct views of the proposed buildings. The planting ensures that the car park is broken into discrete zones.
11. In relation to the urban design matters discussed in the section 42A report, I note that the peer review prepared for the Kāpiti Coast District Council recognises that the proposed development will not be out of character with the existing environment.
12. Whilst I accept that there are some locations which provide the opportunity for a different approach to the design a supermarket development, given the local environment, I do not consider that this is a Site which does present these opportunities and consider that the proposal represents an appropriate response to its surroundings.
13. I note that in the Council Response to Applicant Evidence (15 March 2022), Ms Rydon confirms that as the plans referenced in condition 1 show that the parent, accessible, electric vehicles parking area will be differentiated from general parking areas this will break up any perceived expanse of the parking area and that the Council is happy to remove previously proposed condition 12.

CONCLUSION

14. Having considered the matters raised in the Urban Design Peer Review and more broadly in the section 42A report, I remain of the opinion that the

proposed development has been designed to appropriately balance the opportunities offered by the Site and the requirements for supermarket design. The proposal also takes account of the expectations the Council's Streetscape Strategy and Guidelines, the Crime Prevention Through Environmental Design Guidelines and Policy GIZ-P1 – Land Use and Built Form in the General Industrial Zone.

15. The Proposal represents an appropriate urban design and landscape response in the context, which will ensure that the development will be integrated into its surroundings.
16. I consider, that from an urban design perspective, the potential adverse effects will be no more than minor and the proposal has been designed to respond to and ensure consistency with to Policy GIZ-P1 and GIZ-P2 of the Kāpiti Coast Operative District Plan.



Richard John Knott

22 March 2022