

**Before the Independent Hearings Panel  
For Wellington City Council  
SR471670**

**Under** the Resource Management Act 1991

**In the matter** an application for resource consent for an extension to the existing car parking area of the Khandallah New World supermarket at 26 Ganges Road, 3 Dekka Street, 31-33 Nicholson Road, Khandallah

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**Speaking notes summary of evidence of David Boersen on behalf of  
Foodstuffs North Island Limited – Corporate Evidence**

**Date: 1 May 2024**

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Solicitor on the Record  
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## INTRODUCTION

- 1 My name is David Boersen, and I am the Senior Development Manager with overall responsibility for this project.
- 2 Foodstuffs owns the existing supermarket and the adjacent residential properties at:
  - 2.1 3 Dekka Street
  - 2.2 29 & 31 Nicholson Road
- 3 We purchased the properties with the specific intention to develop them for further car parking and lodged the application in 4 July 2022. Since we lodged consent, we have engaged with both our neighbours and Council over the proposed design and have amended the design. We have also subsequently amended the design of the car park in response to submissions.
- 4 We have sought to increase our car park to address the shortage of car parking during peak periods. The expansion will make it easier for our customers to park, result in less congestion, result in less demand for on-street car parks and reduce unnecessary vehicle trips. This has been confirmed by many submitters, and as summarised para.33 s.42 report.
- 5 Car parking is anticipated, or at least not precluded under the District Plan. We believe we have designed the car park in a manner that is sympathetic to the environment it is located, and largely compliant with the relevant amenity provisions of the District Plan, as result of the advice our consultants who have helped us to this point.

- 6 Retaining walls are a common landscape feature in Wellington, and they come in various forms. Our proposed wall will be located approximately 50m from public realm, compared to many examples where they are located immediately adjacent to the road. This was a deliberate decision in early design process to minimise any impacts of walls and not have any retaining close to the public realm. We have sought landscape design advice on the most suitable design treatment. It is good that Council's urban design specialist has acknowledged that design is compatible with the zone expectations.
- 7 We are proposing to complete these works to meet customer demand, and currently our customers prefer to drive vehicles to the store to complete their shopping with us. We are proposing to include electric vehicle parks as part of our proposal. We cannot afford to do this within the current car park due to lack of parking.
- 8 We have four cycle parks in front of the store, which meet our customers demand for cycle parks. I understand these were established as part of our consent for the current operation. With the additional car parks, should it be required, we can install further cycle parks. Nothing in this application precludes further cycle parks should we identify the need in the future.
- 9 We have provided updated plans as part of preparation for the hearing. You will hear from Ms Key on conditions of consent. I can confirm we would accept these conditions of consent.

**Date** 1 May 2024

**David Boersen**