

Memorandum

To: Sebastian Barrett on behalf of Wellington City Council

From: Richard Turner

Date: 5 November 2020

Re: **Further Information Response – 26 Donald Street and 37 Campbell Street, Karori, Wellington**

This memorandum is provided in response to your recent correspondence dated 19 October 2020, regarding the further information response on behalf of Ryman Healthcare dated 15 October 2020.

In particular, you have queried the architectural perspective drawing that was provided in relation to 16 Scapa Terrace as follows:

“Can you please provide an updated image consistent with the image provided”

In summary, the perspective has been developed using the ground level information Ryman hold in relation to the site boundary. Ryman has not had the opportunity to go on site at 16 Scapa Terrace and so it is not possible to use the image provided - as it is not possible to confirm the location on the site where the photo was taken, the exact elevation, and the time and date of the photo.

In terms of the vegetation existing on the boundary, the architectural perspective correctly reflects the existing vegetation along the boundary at the current point in time. It is recognised that this vegetation may be removed by the neighbour, but the architectural perspective has been prepared to illustrate the Proposed Village against the environment that exists at present.

In summary, it is contended that the architectural perspective provided is accurate and fit for purpose because it reflects the survey data held by Ryman in relation to the ground level and the existing vegetation on the site. At this stage it is not possible to prepare an architectural perspective as you have requested.

In addition, you have also requested clarification of the bore consent that is being sought from the Greater Wellington Regional Council in relation to the use of that water. We can confirm that water is for the purposes of irrigation of the site and the water demand figures have not included the water required for irrigation purposes. The water demand analysis is based on the resident per day requirement.