

WELLINGTON CITY COUNCIL

SR 471670

RESOURCE CONSENT: PROPOSAL TO ESTABLISH A COMPREHENSIVE CARE RETIREMENT VILLAGE, 26 DONALD STREET AND 37 CAMPBELL STREET, KARORI

MINUTE 5 OF INDEPENDENT HEARING PANEL

1. This purpose of this Minute is to:
 - (a) Advise the parties as to our site visits;
 - (b) Seek an update from the Applicant since the date of its last memorandum;
 - (c) Confirm our position on hearing expert evidence; and
 - (d) Confirm our position on the submissions that have been received on the application.

Site visits

2. We confirm our comment in Minute 4 regarding site visits which was for ease of reference:

Prior to the hearing we are proposing to visit one of Ryman's existing Wellington facilities and we will also visit the general locality for the proposed facility.

After the hearing we are likely to wish to undertake further site visits which may include visits to areas identified by the parties. We have been asked by Mr King to visit his address. We will discuss this further at the hearing.

3. Prior to the hearing we will be visiting the Malvina Major Retirement Village at 134 Burma Road, Khandallah. The purpose of this site visit is to familiarise ourselves with the general layout of a Ryman's Village. We will also be visiting the application site and surrounds prior to the hearing.
4. During the hearing we will ask the parties if there are locations that they would like us to visit in a post hearing site visit. We note that the decision to undertake any site visits is at our absolute discretion.

Update from Ryman's

5. In its memorandum, dated 16 August, Ryman's set out information regarding its pre-hearing engagement and addresses the need for expert conferencing. In that memorandum Ryman's have indicated that informal conferencing on traffic and wind effects has occurred (traffic) or is to occur (wind) between the relevant experts for Ryman's and Council.

6. We note that Ryman's were intending to provide us with an update, and we look forward to receiving that in due course and, if possible, by 2 September 2022.

Expert evidence

7. In Minute 1 we set out the timetable with regards to evidence circulation and to date that timetable has been complied with. Ryman's and Council are the only parties that are calling expert evidence, so this aspect of this minute is only relevant to them. However, we wish to give all the parties notice of our approach.
8. Consistent with the generally accepted practice where expert evidence is pre-circulated, we will take the evidence of experts as read. However, we would ask all experts to prepare a written summary of the key points of their evidence including any updates to that evidence since it was written and present that to us. We ask that these summaries are a maximum of 2 – 3 pages in length.
9. We have been asked by the Council if we require the Geotechnical and Contamination expert witnesses to attend the hearing. Having read the information and evidence from these experts (for Council and the Applicant) we confirm that we have no questions of them and their attendance at the hearing is excused.

Submissions

10. In relation the submissions we have received we wish to note that these will all be taken as read. Unless longer periods have been requested, we generally allow for 15-20 minutes of time per submitter. We do ask that submitters avoid unnecessary repetition and if you are submitting on matters similar to other submitters you could consider a joint presentation on common issues.
11. If submitters are preparing speaking notes to speak to at the hearing and / or visual material, such as PowerPoint presentations, could they please provide these to the Hearings Administrator prior to their speaking slot.

DATED this 29th day of August 2022



Helen Atkins
Chair – Independent Hearings Panel

For and on behalf of:
Commissioner Angela Jones
Commissioner DJ McMahon