

under: the Resource Management Act 1991

in the matter of: an application by Ryman Healthcare Limited for resource consent to construct, operate and maintain a comprehensive care retirement village at 26 Donald Street and 37 Campbell Street, Karori, Wellington

between: **Ryman Healthcare Limited**
Applicant

and: **Wellington City Council**
Consent Authority

Summary Statement of **Neil John Jamieson** on behalf of
Ryman Healthcare Limited

Dated: 13 September 2022

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SUMMARY STATEMENT OF NEIL JOHN JAMIESON ON BEHALF OF RYMAN HEALTHCARE LIMITED

- 1 My full name is Neil John Jamieson. My qualifications and experience are set out in my statement of evidence dated 29 August 2022.
- 2 My wind assessment of the Proposed Village was informed by the objectives, policies and rules relating to the wind effects of new buildings contained in the Centres Area Appendices of the Operative Plan. However, the Site's zoning under both Operative and Proposed Plans does not seek to manage wind effects.
- 3 Generally speaking, a wind assessment will consider the impacts of new buildings or additions to buildings and seek to avoid, remedy or mitigate any wind problems that they create. The focus is primarily on the safety of pedestrians in public spaces, such as streets, footpaths and open spaces, but the effects on amenity are also considered.
- 4 I have assessed potential wind effects from the Proposed Village on the public interfaces (streets and parks), neighbouring private properties and on future occupants and users of the Site.
- 5 The assessment of existing wind conditions in the Wind Report and the Further Information Request prepared in 2020 was based on the buildings that existed at the time, including the former Teachers' College buildings. Most of the former Teachers' College buildings have now been demolished. I have therefore also assessed the wind conditions that currently exist. That said, my previous conclusions regarding the effects of the Proposed Village on wind conditions in the wider area hold true irrespective of the demolition that has occurred on the Site.
- 6 Overall, I consider that the Proposed Village design has included some intelligent design choices with respect to avoiding and mitigating wind effects. These include:
 - 6.1 The alignment of the buildings approximately parallel to the prevailing wind directions;
 - 6.2 The massing of the lower height elements closer to the perimeter of the Site and higher rise elements towards the centre of the Site;
 - 6.3 The setbacks of the buildings from the Site boundaries;
 - 6.4 The inclusion of substantial boundary fences;
 - 6.5 The inclusion of substantial landscaping; and

- 6.6 The inclusion of enclosed or covered linkages between many of the buildings within the Proposed Village.
- 7 For the reasons set out in detail in my statement of evidence, I am of the opinion that pedestrians are unlikely to notice any change in the wind-related amenity of the surrounding streets, footpaths and open spaces. I have not identified any safety issues with regard to wind conditions for pedestrians.
- 8 Some neighbouring properties will experience improvements in wind conditions, given the combined sheltering effect of boundary fencing, buildings and landscaping on the Site. Minor increases in wind may occur in some locations, but in my view they are unlikely to be perceptible to neighbouring residents. I have not identified any safety issues with regard to wind conditions for neighbours.
- 9 Accordingly, I do not consider any additional mitigation of wind effects external to the Site to be necessary.
- 10 In terms of on-site wind conditions, the proposed buildings, fencing, landscaping and pedestrian treatments are appropriate in my view to help to avoid or mitigate wind effects, or to provide sheltered alternative routes. I have not identified any safety issues with regard to wind conditions for future occupants and users of the Site. I also understand that Ryman will monitor the onsite wind conditions as the Proposed Village is developed and occupied to ensure that outside areas used in windy conditions are safe and comfortable for residents. I consider this approach to be appropriate.
- 11 I have reviewed the various public submissions relating to wind effects and consider my assessment has appropriately addressed those issues. The focus of the submissions is on neighbouring amenity and a concern that the Proposed Village will generate, increase or exacerbate wind effects. As explained, wind effects on neighbours will generally be neutral to positive following the completion of the Proposed Village. Any increases in wind are unlikely to be perceptible in my view.
- 12 The Council Officer's Report, which is based on the assessment report provided by Dr Mike Donn, has highlighted some areas of potentially greater wind effect than assessed by me, primarily in relation to:
- 12.1 The courtyard between Buildings B01A and B01B, some of which will be used as open space for dementia residents; and
- 12.2 The landscaping and fence treatments at various locations along the Site boundaries.

- 13 The Council Officer's Report also suggests that conditions relating to fencing and landscaping are required to mitigate external and on-site amenity effects. The report concludes that, "*on balance, wind effects can be reasonably mitigated and will not be more than minor*". This view is based on a further wind assessment being prepared and submitted for certification with details on wind mitigation measures, including fencing and planting.
- 14 I do not agree with the greater wind effects assessed by Dr Donn and outline the areas of difference in my statement of evidence. That said, I note these areas of difference appear to be matters of detail related to how much additional mitigation is needed. And, I understand following our recent discussions that Dr Donn and I are generally agreed on most matters and that the Council Officer's Report commentary is therefore somewhat out of date. In particular, Drawing RC12 Fencing Plan and Drawing RCA98A Landscaping Plan have been updated to highlight the fence types intended to mitigate wind effects and the sizing of planting. Ryman is also advancing the design of the dementia courtyard to further reduce wind in that location (see **Appendix 1** of my statement of evidence).
- 15 Overall, I agree with the Council Officer's Report that wind effects can be reasonably mitigated and that the general intent of the proposed conditions are appropriate. In my view, the detail of the conditions needs to reflect recent discussions and clarifications with the Council Officer and Dr Donn and other design refinements.
- 16 I also consider wind mitigation treatments should remain in the condition addressing the final landscaping plans rather than having a separate additional wind assessment (as proposed by the Council Officer). This approach will ensure the two disciplines are integrated, noting in some cases wind treatments such as fences and planting may not be appropriate given other safety and operational considerations. I do not consider a further "Wind Assessment" is needed for this process, provided a suitably qualified wind expert is involved in finalising the landscape design. I understand Mr Richard Turner will address the conditions in more detail.

Neil John Jamieson
13 September 2022