

COVID-19 Recovery (Fast-track Consenting) Act 2020

Kohimarama Comprehensive Care Retirement Village Consent Application by Ryman Healthcare Limited

M-7 Minute of the Kohimarama Comprehensive Care Retirement Village Expert Consenting Panel – 1 June 2021

1. On 27 May 2021, the Environmental Protection Authority received correspondence from Andrew Prins regarding the decision of the Kohimarama Comprehensive Care Retirement Village Expert Consenting Panel (the panel), on the Kohimarama Comprehensive Care Retirement Village (the application), under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act).
2. Mr Prins was a party to the application as a person who was invited to comment in accordance with clause 17(2) of Schedule 6 of the Act.
3. In his correspondence, Mr Prins raised three points of concern with respect to the decision.

Point 1

4. Mr Prins raised concerns with the summary of his comments on draft conditions contained in Appendix 2 to the decision (shown in the exert of the decision below):

Andrew Prins

Does not feel their concerns have been addressed in the draft conditions. These matters are addressed in their comments on draft conditions.

5. The panel accepts the wording here involves a minor error. The summary should read:

Does not feel their concerns have been addressed in the draft conditions. These matters are addressed in their comments on the application ~~draft conditions~~.

6. The panel has resolved to make a minor correction to their decision in accordance with clause 40 of Schedule 6, to amend the wording to read as shown in para 5 of this Minute.

Point 2

7. Mr Prins also raised concerns with how many of the actual neighbours requests, conditions etc. were included in the conditions of consent, and that most of his were not even acknowledged, let alone addressed.
8. This suggests that comments made by Mr Prins have been overlooked. Those original comments included disclosure of membership of the Kohi Neighbours Incorporated (KNI), which we took to be support for the matters raised by KNI.
9. Those matters, and the evidence and submissions advanced by KNI have been considered by the panel. That process has captured many of the items raised by Mr Prins. An example of this process can be seen at paragraphs [197] & [198] of the decision, where overlapping concerns of individual members of the KNI and the KNI itself are considered, including individual concerns of Mr Prins at paragraph [198]. Concerns about construction effects including hours of operation

noise and dust were all common to the comments for KNI. These are addressed in conditions including those conditions as to a construction management plan.

10. All comments received by the panel by 6 April 2021, as well as a number received after this date, were considered by the panel.

Point 3

11. In point 3 raised by Mr Prins, he suggests that the application included plans that are in conflict with each other, and with both having been approved, urgent correction is required. These drawings relate to plans prepared by Tektus¹ and BECA² respectively.
12. The Tektus drawing refers to infrastructure and includes a retaining wall. The BECA plans relate to proposed buildings and sunlight access planes. In effect, the plans have been prepared for different purposes, and are not mutually exclusive.
13. The panel considers that no need for correction arises from the suggested inconsistency.

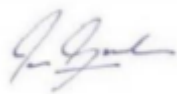
Visual Simulations

14. Mr Prins has also raised concerns that no visual simulations were prepared from viewpoints on his property. The panel received additional visual simulations that had been prepared by Ryman Healthcare Limited, as requested by the panel, from 3A and 19A John Rymer Place respectively. Whilst the simulations were helpful, the panel did not find them conclusive, and relied on their own judgement of the application, as assisted by their comprehensive site visit. The panel did not feel that they required additional photo simulations to understand the issues being raised by various commenters, and therefore did not request any.

Minor Corrections

15. As discussed in para 6 of this Minute, the panel has resolved to make a minor correction to Appendix 2 of the decision in accordance with clause 40 of Schedule 6 of the Act.
16. The amended decision can be viewed here:

<https://www.epa.govt.nz/fast-track-consenting/referred-projects/kohimarama-comprehensive-care-retirement-village/the-decision/>



Ian Gordon

Chairperson on behalf of the Kohimarama Comprehensive Care Retirement Village Expert Consenting Panel

¹ Attachment F to Appendix L of the application

² Appendix D to the application