

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

Supplementary Statement of **Rebecca Anne Skidmore** on behalf of Ryman Healthcare Limited

Dated: 20 September 2022

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**SUPPLEMENTARY STATEMENT OF REBECCA ANNE SKIDMORE
ON BEHALF OF RYMAN HEALTHCARE LIMITED**

- 1 My full name is Rebecca Anne Skidmore. My qualifications and experience are set out in my statement of evidence dated 29 August 2022. I repeat the code of conduct statement contained in my statement of evidence.
- 2 The purpose of this supplementary statement of evidence is to respond to questions from the Commissioners regarding:
 - 2.1 The drawing references for the figures provided in statement of evidence; and
 - 2.2 The rating scale in *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines (July 2022) (Te Tangi a te Manu)*.

Drawing references

- 3 The figures contained in my statement of evidence can be found in the drawing set as follows:
 - 3.1 Figure 2 – RCA 101
 - 3.2 Figure 3 – RCA 16, Section 2.
 - 3.3 Figure 6 – RCA 15, Section 2.
 - 3.4 Figure 7 – RCA 14, Section 3.
- 4 The cross sections provided in Figures 3, 6 and 7 have been updated in the RCA set of Hearing Drawings and now show the Proposed District Plan height and height in relation to boundary standards.

Te Tangi a te Manu rating scale

- 5 As noted at paragraph 55 of my statement of evidence, since the Landscape and Visual Assessment was prepared, Tuia Pito Ora NZ Institute of Landscape Architects has released an updated guideline, *Te Tangi a te Manu*.
- 6 *Te Tangi a te Manu* introduces a recommended rating scale for assessing the magnitude of landscape and visual effects. The following diagram¹ depicts the relationship between this 7-point rating scale and the RMA classifications of less than minor, minor and more than minor.

¹ *Te Tangi a te Manu*, p151.

LESS THAN MINOR			MINOR	MORE THAN MINOR			SIGNIFICANT
VERY LOW	LOW	LOW-MOD	MODERATE	MOD-HIGH	HIGH	VERY HIGH	

- 7 As noted in my evidence, this rating scale differs slightly from the rating scale used in my assessment (and referred to in the Review by Ms Angela McArthur). I note that Te Tangi a te Manu provides a caveat against placing too much weight on using the rating scale in isolation, noting the importance of the substantive assessment.
- 8 As the landscape and visual effects identified in my assessment all fall in the range of low adverse to positive, I do not consider the use of the rating scale in Te Tangi a te Manu would change my overall conclusions about the appropriateness of the Proposed Village.
- 9 I note that Ms McArthur agrees that the use of the rating scale in Te Tangi a te Manu would not change the overall conclusions reached in relation to landscape and visual effects.²

Rebecca Anne Skidmore
20 September 2022

² McArthur summary, paragraph 5.