

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application for resource consent for the extension of the car park for the New World supermarket in Khandallah, including earthworks and associated signage.

## **Minute #3 of Independent Hearing Panel**

**26 Ganges Road, 3 Dekka Street, 31 and 33 Nicholson Road, Khandallah**  
**Applicant: Foodstuffs Properties (Wellington) Ltd c/o Barker & Associates Ltd**  
**Wellington City Council Service Request Number: 517439**

The purpose of this Minute is to seek additional information for the hearing and to advise parties of the hearing procedures.

### **1. Additional Information from the Applicant**

The Hearing Panel undertook a site visit on Thursday 18 April 2024. Arising from this visit, the Panel is seeking to have a plan of the proposed car park and its connection to the existing car park and associated supermarket facilities overlain on a good quality aerial photograph of the vicinity, which also shows the location of the nearest submitters' properties. Acknowledging there may be potential time constraints, the Panel would also be assisted if a number of cross-sections could be provided showing the proposed finished contours of the car park in relation to the elevations of the adjoining neighbouring properties.

### **2. Additional Information from the Council**

The Hearing Panel would be assisted if the Council's reporting officer could provide an explanation of the current legal status of the relevant District Plan provisions, following the Council's decisions on the recommendations of the Independent Hearing Panel (IHP) on the Intensification Planning Instrument (IPI) provisions of the Proposed District Plan (PDP) on 14 March 2024. In particular, the Panel is interested to understand the legal status of the objectives and policies of both the Operative District Plan and PDP relevant to this proposal.

In addition, the Panel is seeking a full analysis of the proposal against the relevant objectives and policies of the PDP identified in paragraph 175 of the s42A report, as well as the relevant objectives and policies of the High Density Residential Zone (HRZ) should the Minister for RMA Reform, the Hon Chris Bishop, accept the recommendations of the Council in respect of the Johnsonville Railway Line and the consequential changes to the residential zoning of the vicinity.

An analysis of any relevant objectives and policies of Proposed Change 1 to the Wellington Regional Policy Statement, in particular provisions relating to transport, is also sought.

### **3. Hearing Format**

The Hearings administrator, Sarika Sam, is currently in the process of establishing the schedule of appearances for the hearing. All parties are reminded that all pre-circulated evidence, submissions and other information will be taken as read by the Panel, and therefore all parties are requested to summarise their key points. We would also be assisted if any speaking notes are made available to the hearing (a minimum of ten copies please). We would also encourage submitters making similar points to prepare joint presentations to reduce any potential repetition.

All parties are also reminded that there will be the option of being heard online: if you would prefer to make your presentation online, please advise the Hearings Coordinator when she contacts you for scheduling purposes. Parties will also be able to attend the hearing virtually over the course of the hearing through an invitation to an online Teams meeting.

### **4. Correspondence**

Any questions about the Hearing should be directed through Sarika Sam via [planning.admin@wcc.govt.nz](mailto:planning.admin@wcc.govt.nz).

A handwritten signature in black ink, appearing to read "Robert Schofield". The signature is fluid and cursive, with the first name "Robert" and last name "Schofield" clearly distinguishable.

**Robert Schofield**

Chair

18 April 2024