

Hearing Statement – Hutt City District Plan

Introduction

1. My full name is Ian Thomas Leary.

Qualifications and experience

2. I have a degree in Land Surveying from the University of New South Wales and a Post Graduate Diploma in Resource and Environmental Planning from the University of Waikato. I am a full member of the New Zealand Institute of Planners (NZPI). I hold a current certificate from the Ministry of the Environment as a hearing commissioner and have sat in that role for Wellington City Council.
3. I have well over 30 years of experience in land development, planning, resource management and surveying.
4. I have been a director of Spencer Holmes Ltd, a multi-discipline company since 2009. I had been employed by the firm as planning manager for 10 years prior to becoming a director.
5. During that time, I have undertaken a broad range of planning work throughout New Zealand, but predominantly within the Wellington, Kapiti Coast, Hutt Valley and Wairarapa regions. I have prepared resource consent applications for activities such as landfills, quarries, recreation facilities, subdivision developments (including rural land), multi-storied office buildings, residential apartment buildings, childcare facilities, residential housing and signs.
6. Prior to working at Spencer Holmes, I worked for approximately five years at Wellington City Council in a variety of roles related to resource management consenting, compliance and enforcement.
7. Prior to coming to New Zealand, I worked as a field surveyor in New South Wales for three years. My role involved the preparation of cadastral survey plans for subdivision, application for development approvals and subdivision certifications applications to local Councils.

Code of Conduct

8. I am familiar with the Code of Conduct for expert witnesses contained in Environment Court Practice Note dated 2023 and will comply with that document in responding to any questions.

The Evidence

9. I am here in respect to the submission of Te Kaearea Ltd and Rosco Ice Cream Ltd.

10. The evidence in this case was prepared by Mr David Gibson who I employ as a Director of Spencer Holmes Ltd.
11. Mr Gibson cannot attend the hearing due a serious medical issue and I am attending the hearing to respond to any questions that may be within my knowledge and understanding of the matter and the site.
12. I have been involved in the wider development of the site for a number of years and have had an oversight responsibility of Mr Gibson's work to date. I have been involved in some of the design work associated with the development of the land.
13. I do not however have the full level of understanding of the details held by Mr Gibson and therefore may be limited in some of the responses I can make.
14. I have read the original submission, the relevant parts of the S42A report.
15. I have read the evidence of Mr Phil Wallace and of course, the evidence of Mr Gibson.
16. For the purpose of this hearing, I accept the evidence of Mr Gibson and agree with it.
17. Essentially the two matters of consideration today, relate to:-
 - The removal/reduction of the flood hazard layer in respect to the site
 - Amendments to the fault hazard layer in respect to the site
18. It is my view, that the evidence supports the hearings committee to accept the submission made by Te Kaearea Ltd and Rosco Ice Cream Ltd.