

## **Resource Management Act 1991**

### **Christchurch City Council**

#### **Application for Resource Consent**

**Application Number:** RMA/2020/679

**Applicant:** Ryman Healthcare Limited

**Site address:** 78 Park Terrace,

**Description of Application:** Construction, operation and maintenance of a comprehensive care retirement village

#### **Minute 9 from the Hearings Commissioners**

1. The purpose of this Minute is to give directions relating to the further consideration of this application following the preparation of a revised proposal from the applicant.
2. This application was for a site that we described as the Peterborough St site. The application was processed together with a related application RMA/2020/376 for an adjacent site that we described as the Bishops Park site.
3. In our interim decision on these two applications we requested the applicant to prepare revised conditions of consent for the Bishops Park site and set out a process for these conditions to be considered and commented on by the Council and the submitters. That process has been completed and we issued a final decision for that site on 3 June 2021. We are not seeking any further input from anybody on the resource consent RMA/2020/376 for the Bishops Park site.
4. In our interim decision we also expressed concern about the shading effects of the proposed Peterborough St buildings on neighbouring sites along the eastern boundary and gave the opportunity to the applicant to modify the design to reduce those effects. The applicant has taken up that opportunity and produced an alternative design which reduces the height of the buildings in the critical areas. It has also prepared a revised set of conditions for our consideration.
5. Before we consider this modified proposal, we wish to give the Council and the submitters on the original proposals the opportunity to comment on it.

6. We therefore direct as follows
- a) the Council to circulate the revised proposal and this Minute to all submitters on the original applications as soon as practical.
  - b) The Council is to prepare any comments it wishes to make on the revised proposals and circulate these to the submitters and the applicant by Wednesday 6 October 2021.
  - c) Any submitters who wish to comment on the revised proposals are to provide these comments to the Council by Friday 15 October. If any submitter wishes to be heard on these comments, they are to notify the Council.
  - d) We reiterate that we are seeking comments on the revised proposals for the Peterborough St site only. This is not an opportunity for any further comments on the Bishops Park site.
  - e) The Council is to provide all comments received from submitters and any further comments of its own to the applicant as soon as practical.
  - f) If the applicant wishes to respond to any of the comments received it is to do so by Friday 29 October.
  - g) If the applicant, Council or any submitters wish to present their comments or reply in person to us they should advise the Council accordingly and we will issue further directions for a resumed hearing. If no parties wish to be heard we will consider the matter on the papers and issue a final decision.
7. Finally, we have been informed that a number of neighbours of the Peterborough St site have provided affected party consent forms to the applicant. It is not practical to separate these neighbours out from the general circulation list, but we advise that we will not be able to take any effects on those neighbours into account.

*D.L. Mountfort*

David Mountfort

Hearings Panel Chairman

24 September 2021