Before the Hearings Commissioners at Christchurch City Council

under: the Resource Management Act 1991

in the matter of: an application by Ryman Healthcare Limited for resource consent to establish and operate a comprehensive care retirement village at 100 – 104 Park Terrace and 20 Dorset Street, and 78 Park Terrace, Christchurch

between: **Ryman Healthcare Limited**
Applicant

and: **Christchurch City Council**
Consent Authority

Statement of Evidence of **Richard Wright Vere McGowan** on behalf of Ryman Healthcare Limited

Dated: 6 January 2021

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STATEMENT OF EVIDENCE OF RICHARD WRIGHT VERE MCGOWAN ON BEHALF OF RYMAN HEALTHCARE LIMITED

INTRODUCTION

1 My full name is Richard Wright Vere McGowan.

2 I am an architect and Principal at Warren and Mahoney New Zealand Ltd. I have held this position for 15 years.

3 I hold a Bachelor of Architecture with Honours from the University of Auckland and a Master of Business Administration from the University of Canterbury.

4 I have 24 years' of professional experience as a Registered Architect. My experience includes restoration and reconstruction of the Isaac Theatre Royal, the Christchurch Town Hall, the Christchurch Club, the Arts Centre of Christchurch, new terraced housing for Fletcher Living in Latimer Square, and various community and residential projects throughout New Zealand.

5 I am an Associate of the New Zealand Institute of Architects.

6 I am familiar with Ryman Healthcare Limited's (*Ryman*) resource consent application to construct and operate a comprehensive care retirement village (*Proposed Village*) at 100-104 Park Terrace and 20 Dorset Street and 78 Park Terrace, Christchurch (*Site*). In this statement of evidence, I describe the parcel of land at 78 Park Terrace as the "Peterborough Site" and the parcel of land at 100-104 Park Terrace and 20 Dorset Street as the "Bishopspark Site". I refer to the Peterborough Site and Bishopspark Site together as the "Sites".

7 I am a member of the Warren and Mahoney design team for the Proposed Village, and I have contributed to the design process and review of the design as it has progressed in our office. The design is captured by the drawings filed with the application and the Further Information Responses dated 18 May, 13 July, 31 August and 17 November 2020.

8 I live on Park Terrace and have visited the Site and its surroundings on several occasions, most recently on 14 December 2020.

CODE OF CONDUCT

9 Although these proceedings are not before the Environment Court, I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note (2014), and I agree to comply with it as if these proceedings were before the Court. My

qualifications as an expert are set out above. This evidence is within my area of expertise, except where I state that I am relying upon the specified evidence of another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

SCOPE OF EVIDENCE

10 My evidence provides the following:

10.1 A summary of the Proposed Village's layout and design, as well as the design process that was followed;

10.2 My response to the design issues raised in submissions;

10.3 My response to design matters raised in the Council Officer's Report; and

10.4 My conclusions.

SUMMARY OF EVIDENCE

11 The Proposed Village comprises a combination of new buildings and landscaped open spaces (courtyards and viewshafts) arranged in response to sun and views across two adjacent Sites. Carparking is concealed below ground across the Proposed Village with direct access to each building.

12 The Bishopspark Site includes a restored heritage building (the Bishop's Chapel) (*Chapel*) as its notional centrepiece and a community focus on arrival.

13 The new buildings on the Bishopspark Site are contemporary in form and detail but respond to the Chapel and to Bishopscourt, an earlier heritage building on the Bishopspark Site, in their massing, materials and exterior articulation. On both Sites, the buildings are articulated both vertically and horizontally to ensure that they are legible as individual residential units. A consistent design language has been derived and adopted across both Sites, responding to the specifics of each.

14 An integrated landscape design provides human-scaled outlook and amenity to each of the spaces between buildings, which are as important as the buildings themselves, as well as an attractive planted perimeter to the Sites.

15 The massing of the new buildings acknowledges neighbouring properties and reduces in scale where internal boundaries adjoin other buildings.

16 The design across both Sites incorporates a highly permeable perimeter, with various entry points and residents' garden connections to Park Terrace, Dorset Street, and Peterborough Street. Carefully considered viewshafts into the Sites from the perimeter are provided while maintaining privacy for residents.

17 The high quality of the design reflects the thought given to functional needs (for residents, amenity, and practicalities of layout), as well as recognition of the Village's prominence in the wider Park Terrace context. While the buildings are of a scale anticipated by the Christchurch District Plan (*District Plan)*, the design seeks to mitigate perceived scale by adopting a 'main floors plus attic floor' syntax, in which the roof is an expressed element.

18 The design responds to similar Christchurch buildings and has been carefully considered to ensure an appropriate fit with its context, as well as being a legible and compelling architectural outcome in its own right. This approach reflects Ryman's desire for a high-quality outcome, and the engagement of Warren and Mahoney's design team to provide an appropriate and timeless solution on Ryman's behalf.

OVERVIEW OF THE LAYOUT AND DESIGN

Bishopspark Site

19 Drawing S01.A0-030 (Proposed Site Plan – Ground) shows the layout for the Proposed Village on the Bishopspark Site.

20 The layout of the Bishopspark Site is organised around the Bishop's Chapel, a heritage-listed building which will be retained and restored (*Chapel*). The restored Chapel will be a centrepiece of the Proposed Village and the central focus of a landscaped village square, aligned on axis with the Village entry pavilion.

Building B01

21 Building B01 is the central building, approximately 3,950m^2 over four levels, with integrated basement carparking. It accommodates the village centre, amenities for residents, independent apartments, assisted living suites and care rooms, including rest home, dementia and, hospital care.

22 Building B01 is arranged in a pair of linked U-shaped floorplans, which provide operational connection and service to the resident care areas at each level. The central 'link' of Building B01 is fully glazed to provide a viewshaft through to the Chapel.

Building B02

23 Building B02 is a stand-alone independent living building of approximately 680m^2 over five levels. The building links to the basement carpark and accommodates one-, two- and three-

bedroom apartments. Fronting Park Terrace, Building B02 provides walled courtyard gardens that directly connect to Park Terrace at street level.

Building B03

24 Building B03 is a second stand-alone independent living building, of approximately 860m^2 over four levels. It is aligned with the eastern boundary and extends to the northern edge of the Bishopspark Site at Dorset Street. It accommodates one- and two-bedroom apartments, and a theatre and activities room. The building connects directly to the basement carpark.

Building B04

25 Building B04 connects to Building B03 on the eastern Site boundary. It is a one- and two-level building of approximately 460m^2. It accommodates common areas, a library, storage, and staff rooms. The building connects directly to the basement carpark.

Open spaces

26 I consider the spaces between the buildings, and how these are treated, are as important as the buildings themselves. The arrangement of buildings on the Bishopspark Site provides opportunities for contained courtyard spaces overlooked by the residential units, into which communal outdoor activity areas for residents are introduced. These include a bowling green, a swimming pool, and a landscaped promenade garden for the dementia units. The central 'village green' area frames the restored Chapel and connects via the entry building to an arrival court. In my view, these three elements will combine to provide a cohesive social heart to the village.

Elevation to Park Terrace

27 The access to the heart of the Bishopspark Site (and a viewshaft through to the Chapel) is located next to 90 Park Terrace, which is a single storey dwelling. The mass of Building B02 has been located to the north of the Park Terrace frontage away from this dwelling. This layout results in a sequential increase in building heights from the single storey dwelling, to Building B02, to the new building currently under construction at 108 Park Terrace (see Figure 1). As is typical for the principal buildings, Building B02 adopts a 'main floors plus attic floor' syntax, such that the apparent scale of the five floors is reduced to four-plus-one as a roof element.

Figure 1 – Park Terrace elevation[1]

Elevation to Dorset Street

28 At the Dorset Street frontage, Building B03 similarly comprises three levels of brick façade, with a lighter aluminium-faced upper-level set back from the lower façade. This height and design syntax gives Building B03 a scale that aligns closely with the other properties on Dorset Street (see Figure 2).

Figure 2 – Dorset Street elevation

Peterborough Site

29 Drawing S02.A0-030 (Proposed Site Plan – Ground) shows the layout for the Proposed Village on the Peterborough Site.

30 The layout of the Peterborough Site provides a defined corner at the Salisbury Street / Park Terrace intersection, steps back from the neighbouring properties on the south boundary, and provides living accommodation on a raised podium 700mm above ground level, above a basement carpark. The building height also reduces at the east boundary where the Site adjoins neighbouring properties.

Building B07

31 Building B07 is a stand-alone independent living building of approximately 2045m^2, arranged in two wings connected by a common entry lobby and common area. It accommodates one-, two-, and three-bedroom apartments over five and seven levels, and includes distributed communal amenities in various locations. It connects directly to basement carparking.

Building B08

32 Building B08 is a smaller independent living building of approximately 420m^2, located at the south end of the

[1] Larger scale versions of Figures 1 – 4 are set out in **Appendix 1**.

Peterborough Site. It accommodates one-, two-, and three-bedroom apartments over four levels. It connects directly to basement carparking.

Open spaces

33 The spaces between the buildings are again important. The two wings of Building B07 are separated by a communal landscaped gardens, which offers north-facing amenity spaces for residents and attractive outlook from the apartments. A landscaped Site access for visitors and residents is provided at Park Terrace, exiting to Salisbury Street, with additional pedestrian access from Salisbury Street via the courtyard garden.

Elevation to Park Terrace

34 Building B07's frontage to Park Terrace reduces in height as it approaches the adjacent property at 76 Park Terrace. The main massing of the building addresses the Salisbury Street / Park Terrace corner of the Peterborough Site (see Figure 3).

Figure 3 – Park Terrace elevation

Elevation to Salisbury Street

35 Building B07's frontage to Salisbury Street reduces in height as it approaches the eastern boundary where the Peterborough Site adjoins neighbouring properties. Height is, in turn, redistributed to the western boundary. This massing of the building reduces the impact on neighbouring properties and acknowledges the Hagley Park views available from the Peterborough Site (see Figure 4).

Figure 4 – Salisbury Street elevation

Cohesion and consistency

36 While the two Sites are not contiguous, they are linked by Salisbury Street. The design language is thus shared across both Sites to provide a consistent high-quality outcome appropriate for the dress-circle Park Terrace location and its immediate context.

DESIGN PRINCIPLES

37 The design of the Proposed Village on both Sites was informed by the built form standards in the District Plan and advice from Ryman's expert team on the impacts of the design on neighbouring properties and the broader environment. In general terms, the massing of the buildings responds to sun and views, and where the Sites adjoin neighbouring properties the building mass steps down to better integrate with the scale of buildings on those sites. The design is also cognizant of the scale of previously existing multi-storey buildings on the Sites and those on other sites close by.

Bishopspark Site

38 The design of the Proposed Village on the Bishopspark Site was informed by the following principles:

38.1 Celebrating heritage;

38.2 Daylight, orientation and massing;

38.3 Articulating the building form and mass;

38.4 Circulation; and

38.5 Building use.

39 Further, as noted above, it was anticipated at the outset that consistency and continuity in design principles between the two Sites would be an important consideration.

40 I provide further detail on each of these design principles in the sections below.

Celebrating heritage

41 The former Bishop's dwelling, Bishopscourt, was the centrepiece of the Bishopspark Site until it was demolished following the Canterbury Earthquakes. Bishopscourt was designed by prominent Christchurch architect Cecil Wood in the Georgian revival style. It featured a solid brick base, rendered cement facing, deep reveals, an articulated slate roof, and dormer windows. Bishopscourt's principal façade, and its careful consideration of order and proportion, is shown in Figure 5.

Figure 5 - Bishopscourt

42 The Bishopscourt Chapel remains on the Bishopspark Site and will be restored as part of the Proposed Village (see Figure 6). The Chapel was designed by Wood as an ancillary to Bishopscourt and was connected to the main house by a pergola. Mr David Pearson addresses the heritage values of the Chapel in his statement of evidence.

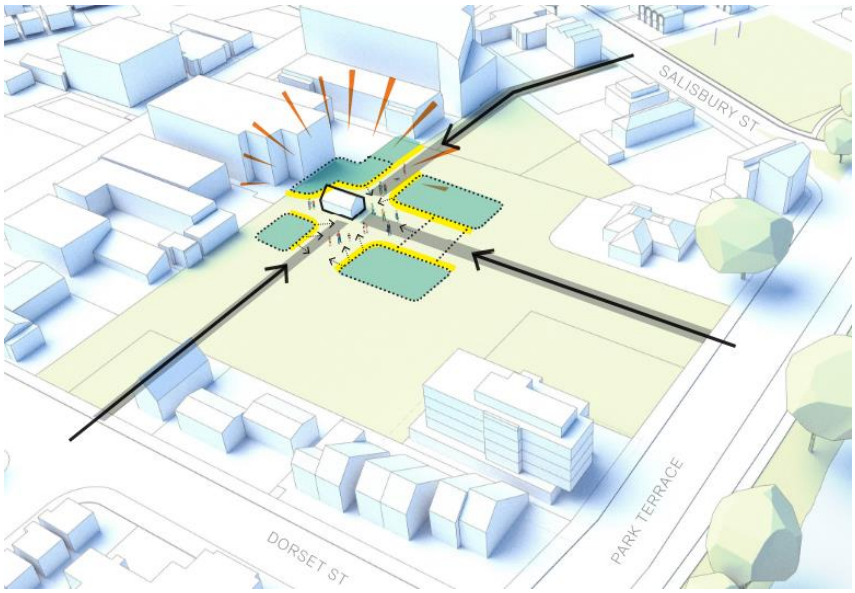
Figure 6 – The Chapel prior to the earthquakes

43 The Chapel, and the architectural character of Wood's Bishopscourt, were key design drivers for the Site layout and materiality of the Proposed Village.

44 The Proposed Village celebrates the Chapel by placing it at the heart of the village, and surrounding it with communal and social spaces, including the café, salon, and library (see drawing A0-030). The Chapel and new village square will act as a specific focus and an anchor for the Site layout.

45 The master planning of the Proposed Village has ensured that the building arrangement on the Bishopspark Site creates viewshafts that allow the Chapel to be seen from the surrounding public realm, while maintaining security for the Village residents, and also to establish a legible layout for wayfinding (see Figure 7).

Figure 7 – Chapel will be the heart of the Proposed Village



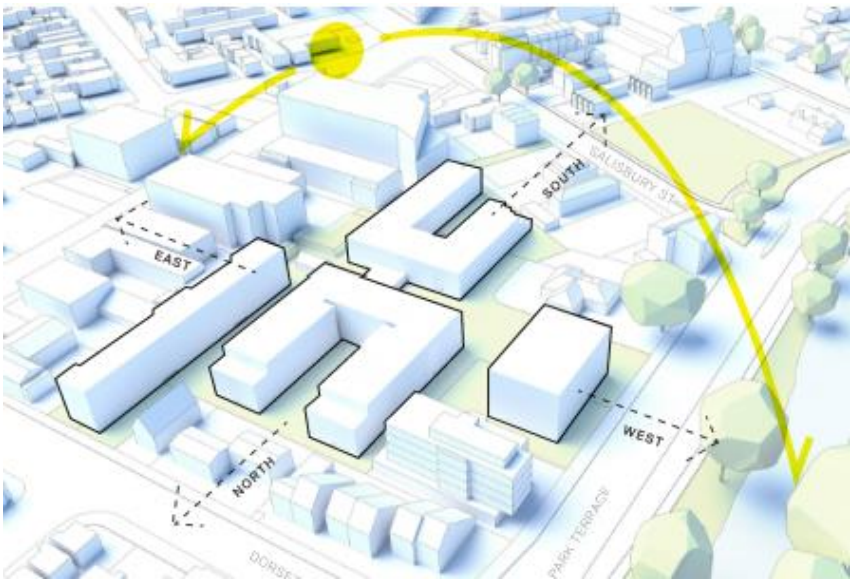
46 The architectural character of the Chapel and the former Bishopscourt has been referenced in the modulation of the built forms and the choice of building materials for the Proposed Village. The design of the proposed buildings acknowledges Bishopscourt's solid base, deep reveals, expression of wall elements and dark articulated roof (see Figure 8). The design of the proposed buildings seeks to achieve a similarly timeless quality that references the principles of symmetry, repetition and proportion inherent to the former Bishopscourt, translated into the requirements of the Proposed Village.

Figure 8 – The new design references the former Bishopscourt

Daylight, Orientation and Massing

47 The general arrangement of buildings on the Bishopspark Site has been considered such that individual residential units have access to east or west sun, and outlook to north-south aligned courtyards which capture sun and aspect during the day. A central entry point and direct connection for those buildings associated with assisted living and care rooms provide the essential operational overlay to the distributed courtyard plan (see Figure 9).

Figure 9 – General arrangement for sun and aspect



Articulating the building form and mass

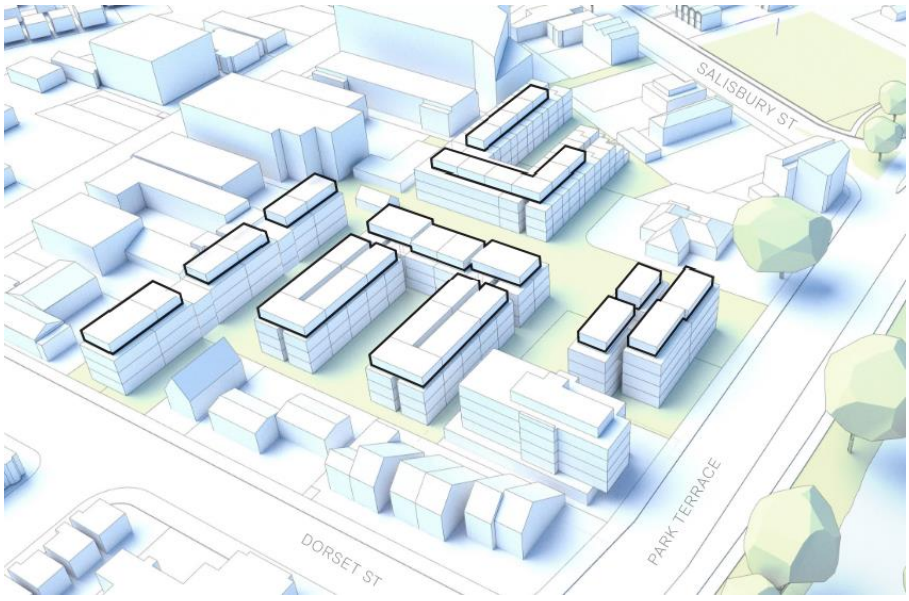
48 The masses of the respective buildings have been articulated to reduce their scale and ensure they read as individual buildings by

creating recesses and varied façade treatments, emphasising vertical delineation and legibility of residential units (see Figure 10).

Figure 10 – Individual building articulation

49 The top floors of the buildings have been set back where possible to further articulate the building form and mass (see Figure 11).

Figure 11 – Differentiated upper floors



Circulation

50 Clarity and legibility of arrival and circulation within the Site has informed the layout and design of the Proposed Village. Entry points, vehicle arrival and pedestrian routes have been coordinated

appropriately to allow safe and intuitive circulation within the Site for residents and visitors (see Figure 12).

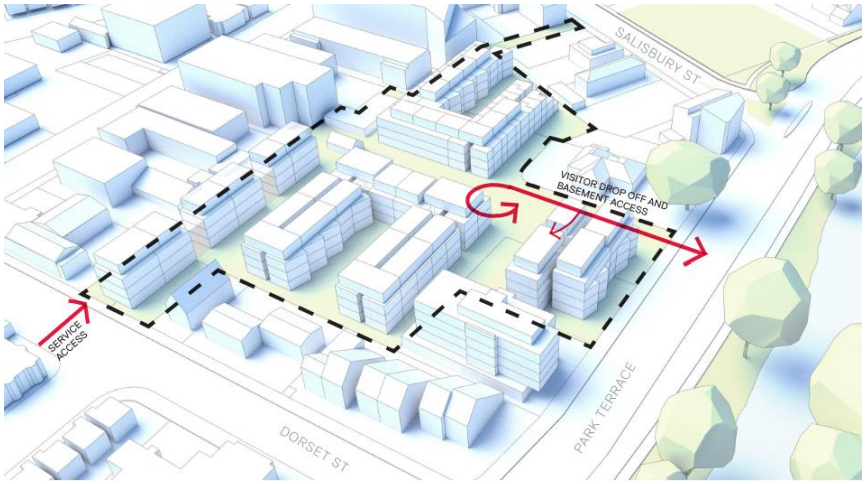
51 Car parking for the Proposed Village is located underground to minimise impact of vehicles at ground level, while providing appropriate and secure carparking with direct connections to the buildings above.

52 The Bishopspark Site is connected to the Peterborough Site by way of a pedestrian access via Westwood Terrace and Salisbury Street.

53 The main entry point and access to the Bishopspark Site is located on Park Terrace providing a clearly defined formal entry for residents and visitors, and a direct connection to Hagley Park.

54 The service access to the Bishopspark Site is located on Dorset Street to appropriately coordinate movement of service vehicles to and from the Site and to provide a pedestrian link to Dorset and Victoria Streets.

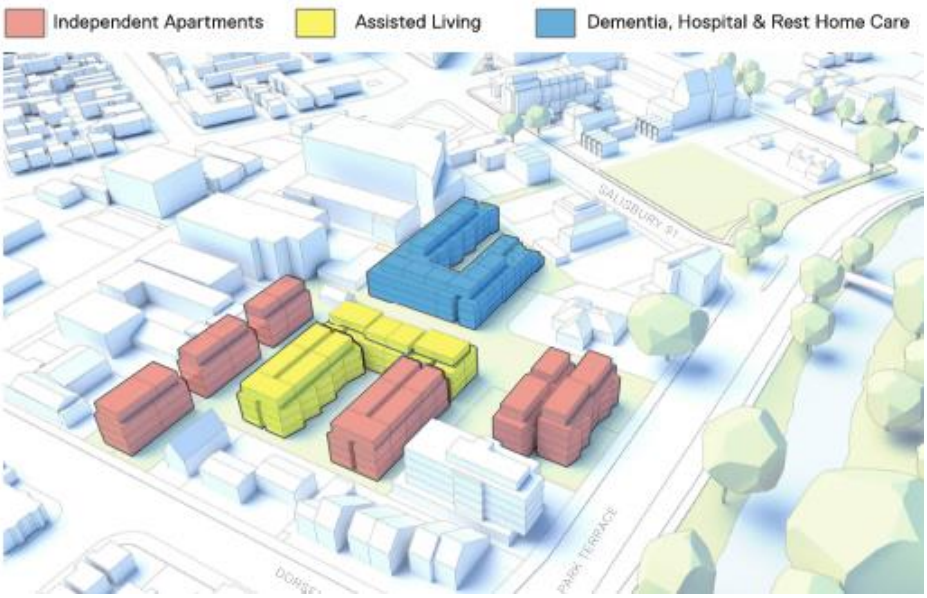
Figure 12 – Legible circulation



Building Use

55 The future residents of the Proposed Village will have a range of care requirements and mobility challenges. The units that will accommodate residents with the highest mobility (independent living units) have been located at the edge of the Site towards Park Terrace and Dorset Street. The units that will accommodate residents with the highest care needs have been located at the centre of the Site. Figure 13 shows how the site layout responds to the needs of the future residents.

Figure 13 – Building types by function



Peterborough Site

56 The design of the Proposed Village on the Peterborough Site was informed by the principles outlined previously, considered in relation to the specifics of the Peterborough Site.

57 As noted above, consistency and continuity in design between the two Sites was an important consideration.

58 I provide further detail on the application of these design principles in the sections below.

Site location, daylight, orientation

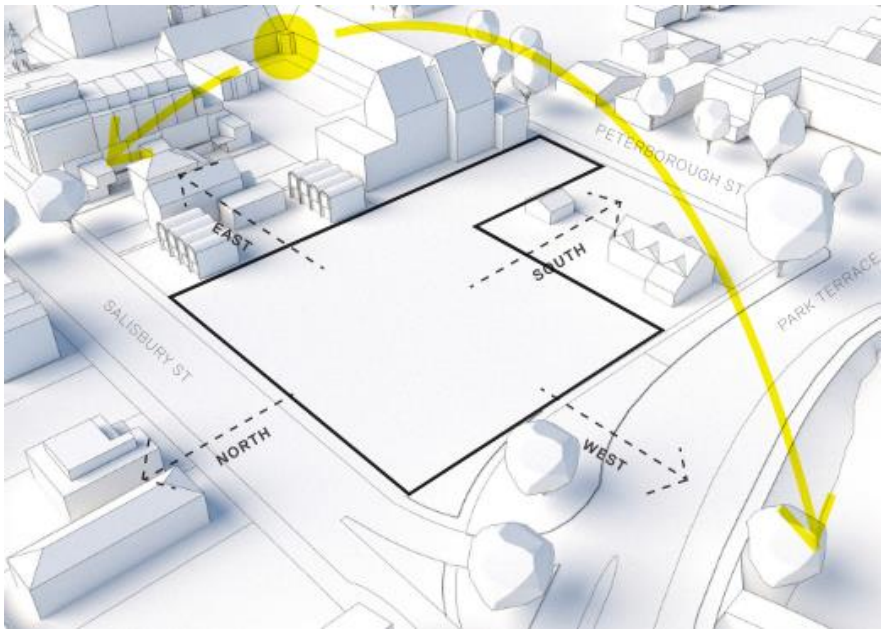
59 The Peterborough Site has prominent frontages to Park Terrace and Salisbury Street, as a corner site which offers excellent outlook to Hagley Park and Park Terrace.

60 The Park Terrace frontage is set back slightly from the street by a pocket park with trees that partly screen the Peterborough Site from the street.

61 The Peterborough Site has residential development of varying scales to the east and south. It was formerly occupied by a high density high-rise residential apartment development until its demolition following the Canterbury Earthquakes (refer Figure 25). This previous development is reflected in the 20m building height standard that applies to the Peterborough Site.

62 Sunlight and aspect were also considered in the design (see Figure 14).

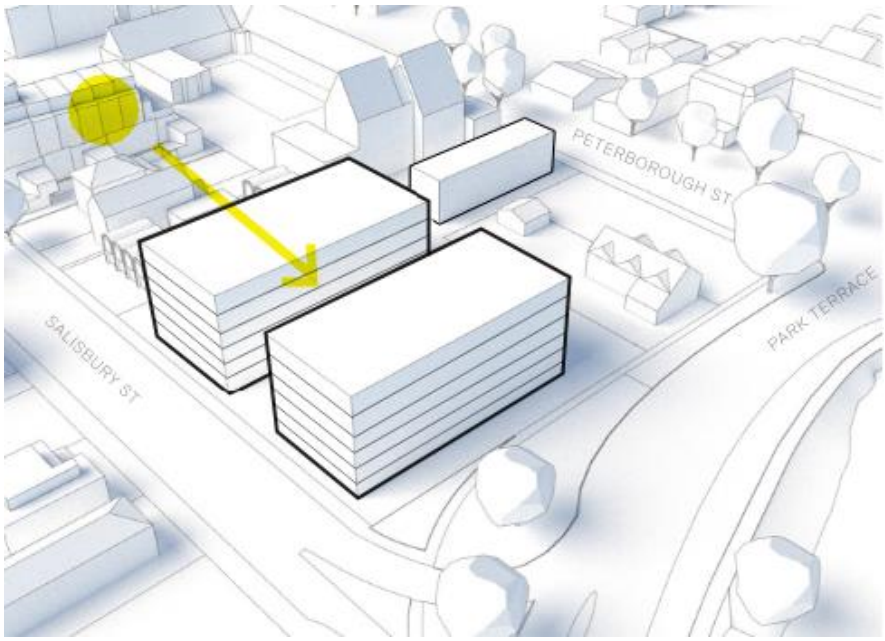
Figure 14 – Sun, aspect, context



Articulating the building form and mass

63 The Peterborough Site provides two main buildings separated by a central courtyard approximately 12m wide to ensure good daylight and privacy to internal apartments. A lower, 3-4 storey building is proposed on the portion of the Site fronting Peterborough Street. This general arrangement is shown in Figure 15.

Figure 15 – General arrangement



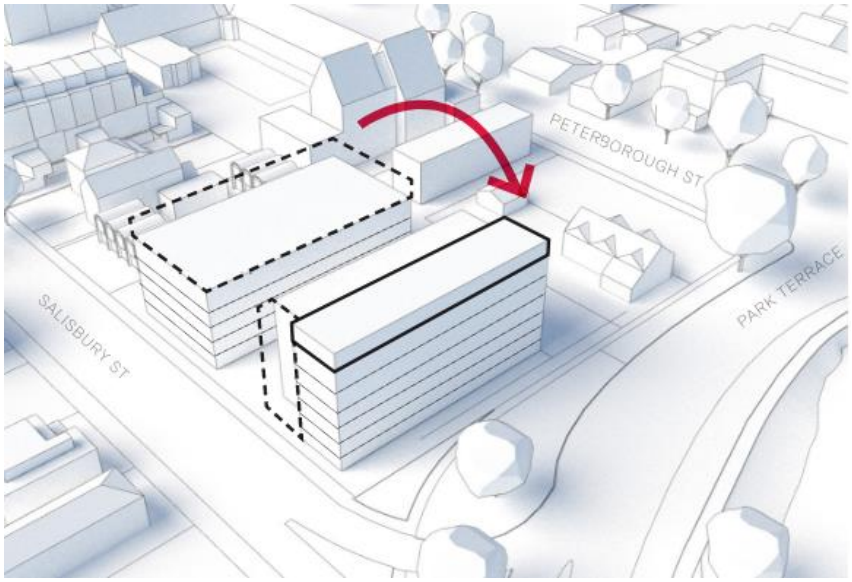
Height on Park Terrace

64 Instead of uniformly complying with the building height standard, the design reduces the height of the eastern wing of Building B07 by one floor, and redistributes this floor area to increase the height of the western wing of Building B07 on Park Terrace (see Figure 16).

65 This redistribution allows the building form to step down towards the neighbouring sites and improves the daylight and quality of the courtyard between the wings of Building B07.

66 Although the western wing of Building B07 will encroach the building height standard, this increased height will have little impact on neighbouring properties.

Figure 16 – Redistributed floor area

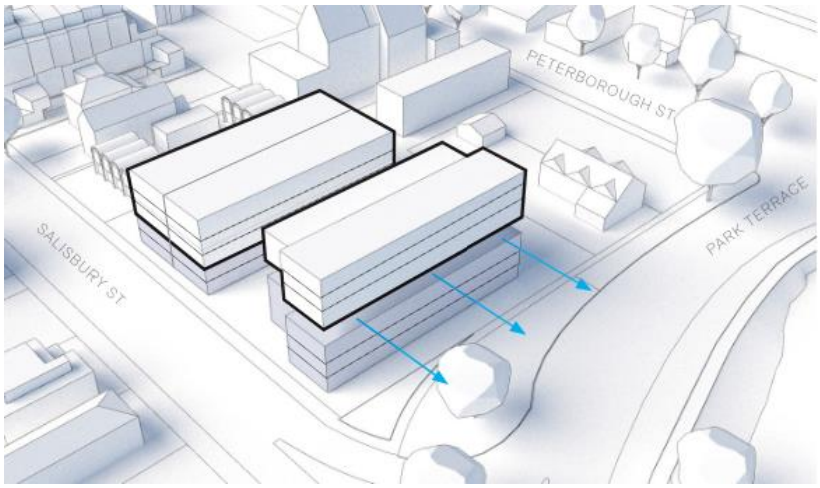


Vertical Transition

67 The building form on the Peterborough Site transitions from weighty brick at the lower levels to lightweight materials at the higher levels (see Figure 17). The use of brick gives the buildings a timeless, tactile quality and creates a sense of mass at the street level. The lighter materials at the upper levels include a translucent louvred screen that is both more contemporary and helps to reduce the sense of mass of the building at the upper levels.

68 A shared common living space is located on the third floor of Building B07. This area offers residents a place to socialise with excellent views across to the Hagley Park and along Park Terrace. It will also help to delineate the transition of the building form from heavy to lighter massing at Level 3.

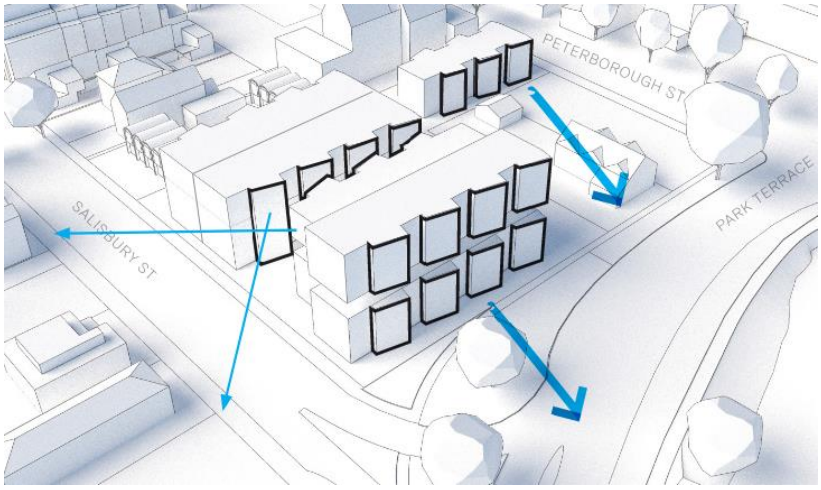
Figure 17 – Vertical transition of mass



Vertical Articulation

69 The layout of the apartments creates a step in the building form, which provides a vertical grain to the building elements. This vertical grain is residential in proportion and gives emphasis to the individual units within the Proposed Village. An angled step in the apartment balconies further orientates the apartment layouts towards the north, enhancing interior views to the courtyard in the middle of the Peterborough Site and beyond to Hagley Park (see Figure 18).

Figure 18 – Angled steps assist vertical grain



Materiality and Modulation

70 The buildings on the Peterborough Site are taller than the buildings on the Bishopspark Site, and the design approach has responded accordingly. On the Peterborough Site, the materials change as height increases. This materiality was influenced by the tree-lined avenues surrounding Hagley Park (see Figure 19). As the trees transition from dense bases to fine foliage, the building materials

transition from heavier materials at lower levels to lighter materials higher up (see Figure 20).

71 Brick is used for the lower portion of the buildings on the Peterborough Site (as adopted at the Bishopspark Site). However, a metal screen is additionally incorporated at upper levels to mitigate direct sun, visually lighten the building mass and reference the tree canopies opposite the Peterborough Site.

Figure 19 – Materiality references

Figure 20 – Heavy to light material transition

MATERIALITY

72 While I have noted the references made to Wood's original Bishopscourt building, the exterior treatments of the new buildings will be contemporary materials with contemporary detailing. These are a combination of pale-coloured brick cladding and terracotta tiles, pre-patinated standing seam metal roofing, glass, louvred metal sunscreens, aluminium window joinery and timber soffit accents.

73 These material selections are intended to be low-reflectance, low maintenance, well-mannered in their composition and an appropriate fit within the surrounding residential context.

74 As discussed above, the buildings provide a deliberate transition from materials such as brick and stone facings at low level, including landscape elements and garden walls, to lighter weight metal claddings at high levels. A defined and shaped roof level in standing seam metal typically concludes each building.

DEVELOPMENT OF THE LAYOUT AND DESIGN

75 The design of the Proposed Village has evolved into the definitive scheme presented in the application for resource consent in response to:

75.1 The functional and operational needs of the Proposed Village specified by Ryman;

75.2 Advice from Ryman's expert team on the impacts of the design on neighbouring properties and the broader environment;

75.3 The Urban Design Panel process; and

75.4 The evolution of the landscaping design.

76 The Urban Design Panel made a small number of recommendations in relation to an earlier version of the Proposed Village design. In response to those recommendations, the Warren and Mahoney team (including myself) revised the Proposed Village design as follows:

76.1 The relationship between the Proposed Village and Park Terrace was improved through the addition of entry gates and paths to the ground floor apartments located along Park Terrace. This relationship is best seen in Drawing A1-020.

76.2 The Peterborough Site design was amended to reduce perceived scale and dominance in relation to Park Terrace

and better reflect the neighbourhood context. This amendment reduced the height of the more solid brick base and increased the proportion of the lighter construction. The upper level of the western wing of Building B07 was also amended to provide a setback from the façade below, ensuring it was expressed as a legible roof level consistent with treatments elsewhere on the Site.

76.3 Windows to the north façade of Building B07 to Salisbury Street were increased in size and number to reduce the amount of apparently blank structural walls.

77 The Urban Design Panel suggested that Building B02 could be located closer to Park Terrace if offset by large-scale trees. This suggestion was not adopted, and I consider the proposed boundary and landscape treatment provides a positive interface with the street while creating some separation from the street.

RESPONSE TO SUBMISSIONS

78 I have reviewed the submissions on the Proposed Village relevant to my area of expertise and identified the following key submission points:

78.1 A number of submissions comment positively on the architectural design of the Proposed Village;

78.2 The scale and bulk of the Proposed Village, including exceedances of the District Plan standards;[2]

78.3 The design is commercial, or more suited to a hospital or hotel, or will detract from the residential nature of the community.[3]

79 I address the submitter concerns in the following sections.

Scale and bulk

80 I note that other witnesses will address the environmental effects arising from the scale and bulk of the Proposed Village.

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[2] Including R. Begg; Centro Roydvale Ltd; C. Glasson; R. & M. Lucas; S. O'Connor; R. Pearson; M. Rinaldo; Southwest Terraces Ltd; D. Turner; P. Wells; V. Zanetti; J. Hay, B. & M Logan; S. Russell & J. Leung; D. Cottle; E. Thompson; J. Stratford & G. Waddy; P. & L. Trustuum; Christchurch Civic Trust; R. Bluett; D. & L. Worthington; ICON; M. Pascuzzi; V. Zanetti; L. Goodland; C. Bennett; G. Bennett; H. & M. Conibear, D. & A. McLean; Dorset Street Flat Owners Group; J. McCormick; Dr J. Roper-Lindsay; C. Garlick; and M. Cottle.

[3] Including C. Glasson; C. & G. Bennett; R. Bluett; B. & M. Logan; S. O'Connor; L. Goodland; ICON; R. & M. Lucas; and D. & L. Worthington.

81 I have described the principles that informed the design of the Proposed Village above.

82 In addition to those principles, I note that the scale and bulk of the buildings making up the Proposed Village are consistent with those buildings previously existing on the Sites (the Bishopspark residential tower, the Terrace on the Park residential towers) and those previously existing on sites close by (Dorset Towers). These buildings were demolished following earthquake damage post-2011.

83 A comparison of the previously existing (red outline) and proposed buildings on the Peterborough Site is shown in Figure 21 and Figure 22.

Figure 21 – Scale and bulk comparison (west)

Figure 22 – Scale and bulk comparison (north)

84 Figure 23 shows the previously existing seven storey Bishopspark residential tower, which has been demolished.

Figure 23 – Bishopspark Tower (demolished)

85 Figure 24 shows the previously existing Dorset Towers, an eight-level paired residential tower at the corner of Dorset Street and Park Terrace, which has been demolished.

Figure 24 – Dorset Towers (demolished)

86 Figure 25 shows the previously existing Terrace on the Park residential towers at the Peterborough Site, which have been demolished.

Figure 25 – Terrace on the Park Towers (demolished)

Nature of the design

87 While the Proposed Village buildings are multi-level, in my opinion their design expression is characteristically residential, and not inconsistent with the earlier residential buildings on the Sites (now demolished). The central village buildings are interlinked for operational reasons, increasing their apparent mass; the Assisted Living and Care areas of the Village are by their nature more intensively serviced; however, I do not consider the design is commercial or institutional in its expression.

88 Each building is broken down into smaller elements, which are delineated vertically at each unit for legibility. The exterior design treatment signals clearly where each apartment integrates into the wider whole. Combinations of deep window reveals and external covered terraces with sliding shutters signal residential use, and these cues are consistent with other houses and apartment buildings in the immediate area.

89 Figures 26 and 27 show how the Proposed Village buildings integrate well with the existing residential streetscape at the Dorset Street frontage.

Figure 26 – Dorset Street frontage, Proposed Village units

Figure 27 – Dorset Street, Proposed Village adjoins an existing house

90 These external treatments and residential cues are consistent across the Proposed Village, including the assisted care living, and dementia wings, and will integrate similarly with the existing residential environment in the Park Terrace area.

RESPONSE TO COUNCIL OFFICER'S REPORT

91 I have reviewed the Council Officer's Report and associated technical assessments and acknowledge the detailed comments made in response to the architectural design of the Proposed Village. In general, the observations made are consistent with our own assessment of the design's approach to effects on adjoining properties and the wider Park Terrace environment, to be both a good neighbour and a positive addition to the central city.

92 With respect to specific concerns raised in the Council Officer's Report, I note the following:

92.1 Impacts on the heritage values/setting of the Dorset Street Flats (*Flats*) – I do not agree that the heritage value and setting of the Flats (Warren and Mahoney, 1959) are adversely affected by the Proposed Village. The new buildings are located on the south side of the flats, and beyond a proposed replacement 'stables' building, yet to be constructed, behind the flats. The principal outlook from the flats is to the north, with service spaces minimally glazed to the south boundary. In my view the height and proximity of the proposed new buildings will have negligible impact on the flats and their heritage setting, as experienced both from within the flats and from Dorset Street, beyond that anticipated by the District Plan;

92.2 Retention of existing trees on the Bishopspark Site – while retention would in principle be desirable, this would have constrained the design significantly, and restricted our ability to achieve the functional and operational needs of the Proposed Village. Further, existing planting reflects the layout of the earlier Bishopspark aged care development; the logical decision was that a new landscaping and planting plan including new specimen trees would be more successful in the short term, and represent a better outcome for the long term future of the Sites;

92.3 Visual quality of the north and south facades of building B02; eastern façade of B07; and the southern wing of B08 – I acknowledge the concerns for facades which appear as substantial wall elements, however I suggest that the inclusion of clearly expressed wall elements in these locations is no bad thing. Treated appropriately, walls provide mass and substance, a sense of solidity, and a foil

to glazing. Further, they do support the building in seismic terms. The question is more one of proportion and articulation, which we believe is appropriately resolved in each instance. I note that the designs of both the Flats and the Dorset Towers (now demolished) were successful in part because of their respective solid wall elements, and in the case of the latter, its vertically expressed lift elements;

92.4 The Salisbury Street interface, including height/scale of street facing trees – I acknowledge the concern that 8m high trees will not screen fully the facades of the buildings at Salisbury Street, being 3/5ths of the total 20m height. However, given these facades are the northern outlook of the respective buildings, a logical outcome is that the opportunity for sun and views is maintained from these facades, as would normally be the case. To that end we believe the facades are appropriately screened by trees at 8m;

92.5 Individual neighbouring amenity and interface with 15 Peterborough Street – I acknowledge the concern with proximity and design resolution of B08's east façade where it adjoins 15 Peterborough Street. While this is a principal outlook for the apartment building at 15 Peterborough Street, proximity is anticipated by the District Plan, and we have taken care that privacy is maintained for those residents. Building B08 presents limited areas of glazing between ordered wall elements at its east façade, such that living areas within B08 are not looking directly into those at 15 Peterborough Street. Additionally, opportunities for planting on the east boundary identified in the landscape design will further mitigate effects of proximity.

CONCLUSIONS

93 The Warren and Mahoney design team (myself included) is proud of the Proposed Village design. In my opinion, the architectural design of the Proposed Village has been well considered, and will appropriately address the surrounding context.

94 New buildings, while substantial, have been designed to be legible as residential units and of an appropriate form and materiality to be attractive to residents and visiting public alike. Ryman desires a high-quality outcome for the Proposed Village, and our team has taken care to ensure that an attractive and timeless combination of buildings and open spaces is achieved while satisfying operational requirements.

95 The reduced building heights at internal boundaries to adjoining neighbours, strongly articulated roof and wall elements, well-

designed courtyard spaces and landscaping around the buildings contributes to a cohesive and well-mannered design outcome, which will be enhanced by the passage of time.

96 The integration of a sympathetic heritage restoration (the Chapel) as the focal centrepiece of the Bishopspark Site explicitly connects the new and contemporary built context to an earlier history of the Site for future generations.

97 I am confident that our design solution, which combines influences from previous and existing buildings on the Sites with an ordered Christchurch Style syntax and an integrated landscape design, has delivered a compelling outcome that will be an asset to the city, and is entirely consistent with the District Plan's aspirations for the immediate area.

Richard McGowan
6 January 2021

APPENDIX 1

RYMAN HEALTHCARE - PARK TERRACE SITES

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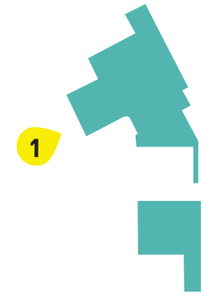
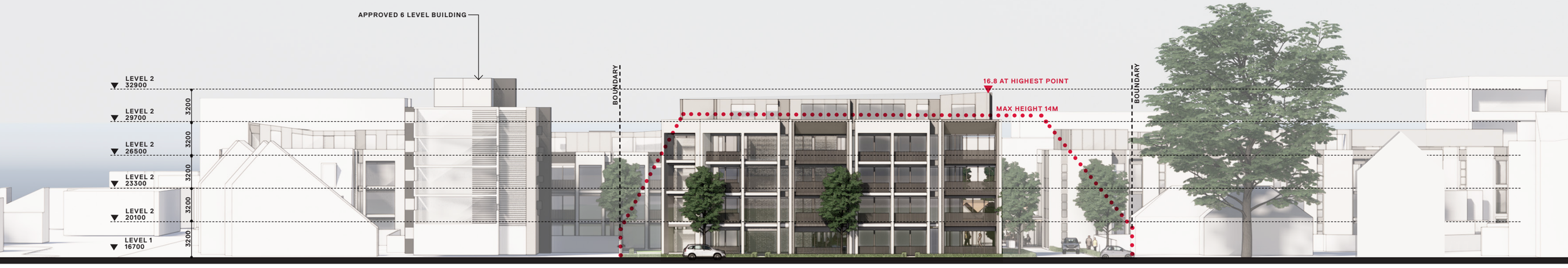
December 2020

WARREN AND MAHONEY®

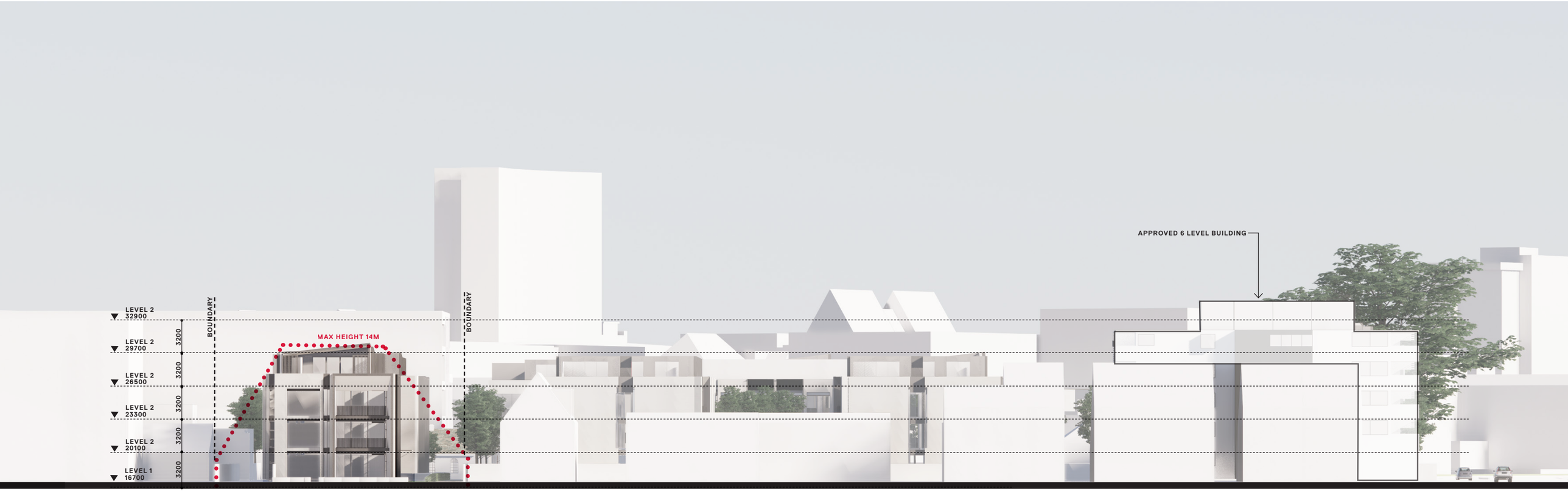
LOCATION PLAN

ELEVATION - PARK TERRACE





ELEVATION - DORSET STREET



WEST ELEVATION - PARK TERRACE

20M HEIGHT PLANE

DAYLIGHT RECESSION PLANE

NORTH ELEVATION - SALISBURY STREET

20M HEIGHT PLANE

DAYLIGHT RECESSION PLANE

WEST ELEVATION - PARK TERRACE

20M HEIGHT PLANE

DAYLIGHT RECESSION PLANE

PREVIOUS APARTMENT TOWERS

NORTH ELEVATION - SALISBURY STREET

20M HEIGHT PLANE

DAYLIGHT RECESSION PLANE

PREVIOUS APARTMENT TOWERS