

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 **Matthew Glen Brown** on behalf of Ryman Healthcare Limited

Dated: 25 January 2021

Reference: Luke Hinchey (luke.hinchey@chapmantripp.com)
Nicola de Wit (nicola.dewit@chapmantripp.com)

chapmantripp.com
T +64 9 357 9000
F +64 9 357 9099

PO Box 2206
Auckland 1140
New Zealand

Auckland
Wellington
Christchurch



STATEMENT OF MATTHEW BROWN ON BEHALF OF RYMAN HEALTHCARE LIMITED

- 1 My full name is Matthew Glen Brown. I am the NZ Development Manager for Ryman Healthcare Limited (*Ryman*).
- 2 This presentation provides an initial high-level overview of the Site, its location and surroundings and the layout of the Proposed Village. This presentation will hopefully assist with orienting and familiarising the Commissioners with Ryman's proposal. Further details will be provided by Ryman's witnesses throughout the hearing.
- 3 Ryman has produced A1 site plans to assist the hearing process. We have also prepared copies of the visual simulations for the Village and a consolidated set of plans and drawings, identifying Ryman's current proposal. This consolidated set incorporates the various updates that have occurred since Ryman's application was lodged and are what the Ryman witnesses will be referring to throughout the hearing. The set includes new changes to address submitter and Council officer concerns. Other witnesses will take you through the changes as relevant to their specialities.

The Site, its location and surroundings

- 4 The Proposed Village is split across two Sites:
 - 4.1 The first is what we refer to as the "Bishopspark Site" at 100 Park Terrace and 20 Dorset St. This site previously housed the Bishopspark retirement village, which was rendered unsafe after the earthquakes and demolished. As the address suggests, this site faces onto Park Terrace and Dorset Street. It also has a connection to Salisbury Street via a shared private laneway known as Westwood Terrace.
 - 4.2 The second is what we refer to as the "Peterborough Site" at 78 Park Terrace. This site is also vacant due to the previous residential towers on the site being demolished as a result of earthquake damage. This site is located on Park Terrace, with Salisbury Street on one side and Peterborough Street on the other.
- 5 Victoria Street, a shopping precinct with a range of retail, cafes, restaurants and bars, is located just to the east of the Sites. Hagley Park is located directly across Park Terrace to the west of the Sites.

Overview of sites

- 6 Through the design process, Ryman has carefully considered how the two sites will complement each other, but still operate independently. Functional and operational requirements were key design drivers in addition to the many other design considerations outlined by our team – for example, providing amenity and convenience, managing potential adverse effects, addressing constructability considerations, overall efficiency and the like. The design brief for our architects, Warren and

Mahoney, was to create a landmark design that will establish an enduring and positive legacy for the city.

- 7 It is fair to say I think that every element of the design has a design logic.
- 8 The Bishopspark Site contains the Village Centre and main shared amenities, as well as a range of living options, most of which are for residents with higher care needs. The building layouts and interconnections between buildings are naturally set up for the optimum convenience and amenity of these residents, who are likely to have higher mobility constraints, as well as for carers and other staff.
- 9 The Peterborough Site is planned as a more traditional residential apartment scheme, made up of independent living options. It contains a shared communal space for socialising and enjoying views of Hagley Park (located on level 3 of Building B07).
- 10 Residents in this site will also have access to the Village Centre amenities if they choose to use them. We expect most of the foot traffic between the sites will be from Peterborough site residents seeking to use those amenities and visit friends and loved ones.
- 11 The two sites are connected by a pedestrian access via Westwood Terrace and Salisbury Street. We will undertake road works on Salisbury Street to provide a safer crossing point.
- 12 We anticipate that some of the Peterborough Site residents will move across to the Bishopspark Site over time, as their care needs increase. From that point of view, the proportion of care to independent living options in the village is carefully set up to ensure that residents can continue to live in the village and have access to the care and services they need with minimal disruption. This feature is highly desirable for our residents and is what we refer to as a 'continuum of care' allowing residents to 'age in place'. It is what Ryman is famous for. Mr Moore will describe these concepts in more detail.
- 13 Both sites contain internal walkways, attractive planting, open spaces, areas of interest or activity, and viewshafts to optimise amenity for residents. The layouts also seek to preserve privacy and maximise amenity for each individual unit as far as practicable.
- 14 The Sites, although not what I would describe as 'gated', are relatively secure and not publicly accessible, given the obvious vulnerabilities of the residents.
- 15 Carparking and servicing has been located underground or in more discrete parts of the sites to minimise conflicts with resident and neighbour activities. This approach also enables efficient use of the sites and enhances the attractiveness of the sites both internally and from the outside looking in.

Proposed Village layout

Bishopspark Site

- 16 On the Bishopspark Site, the Proposed Village will have four buildings containing 85 independent apartments, 54 assisted living suites and 70 care rooms (including dementia care, hospital care and rest home care), as well as the Village Centre amenities. There are 144 carparks on the Bishopspark site, 6 of those are at grade and the remaining 138 are within the basement.
- 17 Buildings B01, B02, B03 and B04 are arranged as follows:
- 17.1 Building B01 is a four-level building with a central core main entry area. The southern wings contain 70 care rooms, 23 assisted living suites and 6 independent apartments. The northern wings contain 31 assisted living suites and 38 independent apartments. This building also contains resident amenities including a café, common lounge and dining areas, and access onto an outdoor courtyard with a swimming pool.
- 17.2 Building B02 will contain 19 independent apartments over five levels.
- 17.3 Building B03 will contain 22 independent apartments over four levels. This building will also contain some resident amenities including an activities room and a movie theatre.
- 17.4 Building B04 contains resident amenities including a dining area, lounge and library, and staff amenities such as a staff room, locker room and ablutions, over one and two levels.
- 18 Buildings B01, B03 and B04 frame a Village Square that contains the former Bishops Chapel. Ryman will fully restore the Chapel and it will become the centre piece of the Village Square. The Chapel will be available to residents and families for use as a reflection space.

Peterborough Site

- 19 The Peterborough Site will contain 80 independent apartments split across Buildings B07 and B08. There will be 83 carparks of which 6 are at grade and the remaining 77 are contained within the basement.
- 19.1 Building B07 will have a seven-level west wing containing 38 independent apartments. A common area lounge on the third level will look out across Hagley Park. The east wing of this building will be five levels high and provide 31 independent apartments.
- 19.2 Building B08 is four levels high with 11 independent apartments.

Matthew Brown
25 January 2021