

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

Summary of evidence of **Alan Wayne Parker** on behalf of
Ryman Healthcare Limited

Dated: 25 January 2021

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**SUMMARY OF EVIDENCE OF ALAN WAYNE PARKER ON
BEHALF OF RYMAN HEALTHCARE LIMITED**

- 1 My full name is Alan Wayne Parker. My qualifications and experience are set out in my statement of evidence dated 6 January 2021. I repeat the code of conduct statement contained in my statement of evidence.
- 2 The Peterborough Site contains one Common Lime tree, which is listed in the Schedule of Significant Trees (as T271) in the Christchurch District Plan.
- 3 I surveyed the tree on 9 March 2020. I assessed the health of the tree as fair and representative of the species based on the foliage colour and density. I assessed the form of the tree as fair and representative of the species.
- 4 The design of the Proposed Village has minimised works within the crown area and dripline of the Common Lime tree.
- 5 The only works that I consider have the potential to adversely affect the tree is the excavation for, and construction of, the basement carparking. The basement will encroach into the dripline of the tree.
- 6 On 2 November 2020, a ground penetrating radar contractor was engaged, and manual excavations were undertaken, to confirm the distribution of the tree's root mass within the basement construction area. The root mass investigation confirms the root mass within the basement construction area is insignificant.
- 7 Accordingly, I consider the basement works will have a negligible effect on the tree's root system, and are highly unlikely to result in the decline of the Common Lime Tree. For this reason, I did not consider the Council's proposed condition 44 to be necessary.
- 8 Since my evidence was lodged, I met with the Council's arborist, Mr John Thornton, to discuss the root mass investigation. I understand Mr Thornton agrees the investigation has confirmed that the basement works will have less impact on the tree than he anticipated in his evidence. I also understand Ryman has subsequently accepted Council's proposed condition (now numbered condition 45), which requires the replacement of the Common Lime Tree if it dies within 10 years of the works and planting of five additional trees in the area.

- 9 I consider any potential effects on the tree can be appropriately mitigated through the application of standard arboricultural methods, including:
- 9.1 Protective fencing will be installed to isolate the dripline area during construction works;
 - 9.2 Contractors will be briefed regarding the no-entry policy for the dripline area;
 - 9.3 Piles will be lined as necessary to avoid contact of raw concrete with the root mass; and
 - 9.4 Because I consider any damage will be minimal, I do not recommend pruning prior to installation and suggest that maintenance pruning be carried out on completion of clutch piling installation. This is an area of disagreement between myself and Mr Thornton.¹ In my opinion, pruning after the piling work will allow the pruning to be minimised to the extent necessary.
- 10 I consider the proposed conditions will ensure any potential effects on the tree are appropriately mitigated.

Alan Parker
25 January 2021

¹ Council Officer's Report, Appendix F – Arborist Report, paragraph 30.