

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 and associated activities 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 **Sean Robert Dixon** 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



SUMMARY OF EVIDENCE OF SEAN ROBERT DIXON ON BEHALF OF RYMAN HEALTHCARE LIMITED

1 My name is Sean Robert Dixon. 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 My summary statement provides a summary of the landscaping design intent for the Proposed Village, the planting methods, and the amendments I have made to the planting plan in response to the Council Officer's Report.

Landscape design intent

3 The landscape design intent for the Bishopspark Site is to create outdoor spaces within the Proposed Village that are attractive, engaging, and functional for the residents and visually complementary to the Proposed Village's architectural design.

4 The landscape design for the Peterborough Site provides private courtyard spaces for the ground floor apartments. In the centre of the Peterborough Site, a multifunctional outdoor space is provided.

5 The landscaping provides gardens, courtyards, and a range of communal spaces. The gardens will include strategically placed specimen trees, underplanted with mixed native and exotic specimens. The planting scheme is intended to create visual interest and engagement with the landscape.

6 The boundary treatments have been designed to balance streetscape integration, residential privacy, and security. The Park Terrace boundaries are based on a typical inner-city townhouse boundary with individual gated access from the ground level apartments. Moments of transparent aluminium fencing are intended to allow visual connections in and out of the Site. Planting softens the street frontage.

7 The landscaping across the Site will provide a mixture of native and exotic species. The larger specimen trees shown on the planting plan (SK101) are exotic trees as they are a more appropriate size for the Site and grow better in an urban environment. A mixture of native and exotic species will be included within the garden beds, including Kowhai, Coprosma, Muehlenbeckia and Hebes.

Planting methods

8 I have carefully considered the planting methods and plant selection to ensure successful tree and garden growth within contained or restricted planters.

- 9 All of the planters will provide a sufficient soil volume for trees that are subject to ideal growing conditions. By comparison, in a nursery, a 6-7m tall tree would typically be found within a 1000 litre bag.
- 10 The planting methods are based on nursery industry principles that are used for the establishment of containerised ready trees of approximately 6-7m in size over a 20 year period, being:
 - 10.1 Trees are provided with optimum growing conditions and mediums, including quality soil, fertiliser and compost;
 - 10.2 Trees are provided with adequate drainage and are frequently watered;
 - 10.3 Pruning is 'little and often' for canopy shaping and growth encouragement.
- 11 These principles allow the trees to thrive in a smaller space and reduce the trees' need or desire to drastically extend their roots in search for nutrients and water as they would in a natural environment.
- 12 I consider the proposed planting methods will ensure the landscaping will establish successfully and will thrive over the long term.
- 13 I prepared a draft Landscape Management Plan for the Site, which will ensure the landscaping is established and maintained to achieve the landscape design intent.

Amendments to the Planting Plan

- 14 I consider the specimen trees that were identified in the original landscaping plans would be appropriate for the Sites and their context. In my opinion, the proposed approach (including the proposed maintenance pruning) would result in a landscape that is consistent with the inner-city location of the Sites. Nevertheless, I considered the proposed amendments to the landscaping plan in the Council Officer's Report and recommended alternative trees to satisfy almost all of the matters raised, except for two matters that were not accepted by Ryman for reasons that Mr Moore has addressed.
- 15 Since my statement of evidence was lodged, I have prepared updated SK101 Resource Consent Planting Plans to reflect my recommendations. The updated *SK101 Resource Consent Planting Plans* were provided to Council for feedback. I understand Council agrees the updated plan satisfies almost all of Council's proposed amendments to the landscaping plan.

- 16 The outstanding matters are:
- 16.1 Council recommended that two trees be planted on either side of the Park Terrace entrance to the Bishopspark Site to create a gateway experience. Mr Moore has explained that this recommendation was not accepted by Ryman because of the written approval provided by the owner of 90 Park Terrace. I consider that a 'gateway' is provided by the openness of the entrance between the oak tree at 90 Park Terrace and Building B02, and the avenue of trees along the entrance road.
- 16.2 The Council recommended that the trees to be planted to the boundary with 76 Park Terrace be moved to the northern side of the driveway. Mr Moore and Ms Skidmore have explained that this recommendation would require material changes to the site layout and isn't necessary to mitigate shading on 76 Park Terrace. I also consider the proposed trees will offer better amenity for the neighbour in the location shown on the landscaping plans.
- 16.3 The Council recommended that the Salisbury Street frontage be planted with trees species capable of reaching a mature height of 12m. Along the Salisbury Street frontage, I have substituted the proposed Fastigate Oaks with Prunus 'Amanogawa', which is narrower and smaller in nature. This specimen produces white flowers and will contribute to the visual amenity of Salisbury Street. Although I was satisfied that the Fastigate Oaks would have had adequate space, I consider the new species will also have adequate space. I understand Council is not satisfied with this amendment. I respond as follows:
- (a) On this frontage, it is not possible for a 12m tree to establish in the space available without maintenance pruning, which the Council officers did not support;
 - (b) The Prunus 'Amanogawa' is narrower and smaller in nature and will therefore be able to grow to its natural form and height in the space available;
 - (c) The Prunus 'Amanogawa' will reach 7m in height and will provide a high level of amenity for street users and residents; and
 - (d) The tree on the Park Terrace/Salisbury Street corner will reach 12-15m.
- 16.4 I have shown the final heights of all the proposed trees in a table on the *SK101 Resource Consent Planting Plans*.

Conclusion

- 17 The landscaping for both the Bishopspark and Peterborough Sites has been designed to provide a high level of amenity for both the future village residents and the surrounding neighbourhood. I am confident that the proposed planting methodology and Landscape Management Plan will ensure the landscaping design intent is successfully achieved.

Sean Dixon
25 January 2021