

Before the Hearings Commissioners at the 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 **Jeremy Christopher Moore** on behalf of Ryman Healthcare Limited

Dated: 25 January 2021

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**SUMMARY OF EVIDENCE OF JEREMY CHRISTOPHER MOORE
ON BEHALF OF RYMAN HEALTHCARE LIMITED**

1 My full name is Jeremy Christopher Moore. My qualifications and experience are set out in my statement of evidence dated 6 January 2021.

Summary of evidence

2 Ryman was established in Christchurch in 1984. It has become New Zealand's leading retirement village operator with 36 villages across New Zealand. Seven of those villages are in the Canterbury region, with two more in the construction or pre-construction phases. Ryman does not consider itself a developer, rather we are an operator of a community amenity and we build critical healthcare infrastructure that provides a range of living options for retirees. Ryman is responsible for the whole-of-life of its retirement villages, its residents and the surrounding communities. Ryman is renowned for providing a high quality living environment for our residents.

3 I will now play a video that provides further introduction to Ryman and its residents.

4 The Proposed Village is urgently needed. The number of people aged over 75 in Christchurch is expected to more than double between 2018 and 2043 and many of those people will need specialised care. Ryman already has a list of over 350 people who have expressed an interest in living in the Proposed Village. Demand for quality retirement living options is significantly higher than the current supply.

5 The Proposed Village will be the first modern comprehensive care retirement village constructed in the inner city of Christchurch since the earthquakes. It will allow people who enjoy inner city living and the many amenities it offers to live in this area in their retirement.

6 The Proposed Village will be a comprehensive care retirement village that provides a 'continuum of care' from independent living to serviced care, rest home, hospital and dementia level care within the same village. This allows residents to remain in the same 'home' as their needs change.

7 The comprehensive care nature of Ryman villages means that our residents are often more vulnerable than the general population and have different levels of need, ranging from those who are independent to those requiring a high level of 24-hour specialist care, such as that provided in our dementia units. Our independent living residents have an average age of 82. Our serviced and aged care residents have an average age of 87. Safety, security and ease of access to village amenities is highly important.

- 8 Ryman is a strong believer in residents being able to remain in the area they are currently living, so they can retain close links with their families, friends and amenities that are nearby and familiar to them. That is why we establish villages in good residential locations such as the subject Sites.
- 9 The Sites are in a premier location and are ideally suited for the Proposed Village given their size, and being identified as suitable for high density residential living in the Christchurch District Plan. The sites are in a pleasant setting with Hagley Park to the west, and an established community with excellent amenities, including shops, services and transport links.
- 10 Given the premier location, Ryman has put significant effort into ensuring the Proposed Village is of high quality, with significant architectural merit. In particular, the Proposed Village will:
 - 10.1 Be a 'good neighbour' to adjoining properties, and we have carefully considered surrounding amenity and neighbourhood character during the design process;
 - 10.2 Restore the historic Bishop's Chapel and incorporating it as a central feature of the Bishopspark Site. The Chapel will be available for religious use, quiet contemplation and for the general use and amenity of the Village residents;
 - 10.3 Be landscaped to provide a high standard of amenity for residents, neighbours and the public, with full time maintenance staff ensuring ongoing amenity is maintained;
 - 10.4 Protect and retain the scheduled Common Lime Tree; and
 - 10.5 Create a high quality landmark for the central city as it re-establishes after the earthquakes, with design features complementing the built environment.
- 11 The Proposed Village will also provide a range of other social and economic wellbeing benefits:
 - 11.1 As residents move into the village, they will sell their family home. This is expected to release approximately 290 family homes back onto the market to be more efficiently utilised again by families, helping to ease pressure on the housing market.
 - 10.2 People with care needs that cannot cope independently in their own home are sometimes forced to effectively live in hospitals. The Proposed Village will help reduce demand on public hospitals.
 - 10.3 The village will create jobs during construction as well as staff being employed to manage and operate the village when it is complete. The village will also use local suppliers

for goods and other services creating ongoing economic benefit.

- 12 Ryman has approached the design of the Proposed Village with an open mind and has adopted reasonable feedback from its own team and other stakeholders. During the conception and design of the Village, Ryman engaged with key stakeholders and devoted significant time to discussing the Proposed Village with Christchurch City Council (*Council*) staff and presented the preliminary design to the Council's Urban Design Panel. This collaborative process resulted in the recommendation that consents for the Proposed Village be granted.
- 13 Ryman also consulted extensively with Heritage New Zealand Pouhere Taonga, who strongly support Ryman's proposal to invest in, restore and upgrade the former Bishop's Chapel.
- 14 The wider community has been engaged through Ryman seeking public notification of the application and four drop-in days which were advertised in the Press newspaper and local letter box drops, and which were attended by approximately 130 groups. Individual meetings were held with neighbours who could not attend the drop in sessions.
- 15 I have reviewed written submissions and am pleased that over two thirds of submissions support the Proposed Village. Ryman has also made further specific amendments to the application to address some submitter concerns, which are set out at paragraph 58 of my evidence.
- 16 My evidence responds to issues raised in submissions relating to construction effects, consultation, the scale/design of the Proposed Village, the approach to landscaping, and the nature of Ryman villages.
 - 16.1 I am very confident the proposed construction management conditions will minimise impacts on neighbours to the extent possible. Ryman's construction team are very experienced at managing large scale construction activities and we adopt best practice to ensure effects are minimised.
 - 16.2 While the proposed construction of a village often raises concerns from neighbours and the local community, my experience is that these concerns do not actually come to fruition from the construction or day to day operation of our villages.
 - 16.3 Ryman has put considerable effort into developing and refining the Proposed Village design, and is very proud of the outcome. I firmly believe it will make a positive contribution to the character of the neighbourhood. It will also meet the functional and operational needs of a

comprehensive care retirement village, ensuring it will thrive in the long term.

16.4 The retention of existing trees/vegetation is always considered by the design team, but is often constrained by construction and operational requirements. The Proposed Village protects the Common Lime Tree and extensive new landscaping is proposed throughout the village. Landscaping is an important feature of all Ryman villages and we ensure the trees and gardens are well maintained to look immaculate at all times.

16.5 The Proposed Village will become an important part of the community. It will be home to over 300 residents and fit well into the surrounding residential community.

Updated landscaping plan

17 The Council Officer's Report recommended a condition requiring various revisions to the landscaping plan for the Proposed Village. Mr Sean Dixon has prepared an updated landscaping plan that addresses all of the matters in the recommended condition to the extent practicable, except for two matters that I address below.

17.1 The updated landscaping plan does not include "*a tree on either side of the Park Terrace access*" (Bishopspark Site) as this recommendation would require a tree located on the boundary with 90 Park Terrace. The owner of that property has provided written approval based on amendments being made to the original landscaping plan (prior to lodgement of the application) to ensure the proposed planting would not block afternoon sun to their property. Ms Skidmore has advised that the Council's recommended trees would result in shading of 90 Park Terrace.

17.2 The updated landscaping plan does not include trees "*along the northern side of the access adjacent to Building B07 and not along the southern side adjacent to the property at 76 Park Terrace*" as this recommendation would require material changes to the site layout, and Ms Skidmore has advised that, because the boundary of 76 Park Terrace is already highly vegetated, the planting as currently proposed will not result in additional shading of the neighbouring property.

18 Apart from these two matters, the updated landscaping plan addresses all of the matters in the Council's recommended condition to the extent practicable as Mr Dixon will explain. These recent changes demonstrate the collaborative approach Ryman has taken to engaging with Council throughout the consenting process.

Updated basement design

- 19 I have read the evidence of Mr John Aramowicz regarding geotechnical risks to 15 Salisbury Street. Although Mr Malan has advised that the proposed foundation system will ensure the risk of adverse deformation effects on this property are very low, I requested an amendment to the basement design to provide a further setback at this boundary to address the concerns of Mr and Mrs Bennett. Mr Malan will present this amended design.
- 20 Ryman's normal practice for new villages is to offer pre and post building condition surveys to adjacent property owners. The survey and monitoring condition is offered to provide both peace of mind and protection for the owners of the adjacent properties and Ryman by providing a condition baseline before site works commence.
- 21 In saying that, we absolutely do not expect to damage our neighbours properties. We ensure our expert team provides us with design solutions that minimise these risks. In all of my time at Ryman, I have not seen or heard of any of our sites causing damage to neighbouring properties. I am confident that will be the case here.

Conclusion

- 22 Overall, I consider the Proposed Village will be a very positive addition to central Christchurch and provide broad benefits to the community. I have no doubt the Proposed Village will meet the needs of the elderly residents who will live there and their families. The Proposed Village will create a beautiful living environment that will positively affect the lives of thousands of Cantabrians indefinitely into the future.

Jeremy Moore
25 January 2021