

under: the Resource Management Act 1991

in the matter of: an application by Ryman Healthcare Limited for resource consent to construct, operate and maintain a comprehensive care retirement village at 26 Donald Street and 37 Campbell Street, Karori, Wellington

between: **Ryman Healthcare Limited**
Applicant

and: **Wellington City Council**
Consent Authority

Summary Statement of **Isaac Samuel Greig Bright** on behalf of Ryman Healthcare Limited

Dated: 13 September 2022

SUMMARY STATEMENT OF ISAAC SAMUEL GREIG BRIGHT ON BEHALF OF RYMAN HEALTHCARE LIMITED

- 1 My full name is Isaac Samuel Greig Bright. My qualifications and experience are set out in my statement of evidence dated 29 August 2022.

Updated drawings

- 2 My team prepared the updated drawings and descriptions of the changes to the drawings contained in the memorandum dated 11 September 2022. The Landscaping Plan attached to my statement of evidence has been superseded by the version contained in the updated drawings.

Proposed Village layout and design

- 3 My evidence provides an overview of the Proposed Village's layout and design, which can be viewed on *Drawing RC04 – Proposed Site Plan with Aerial*. In summary, the Proposed Village will include:

- 3.1 A village centre (Building B01A) containing communal amenities and independent living apartments;
- 3.2 A residential care building (Building B01B) containing independent living apartments, assisted living suites and care rooms for rest home, hospital, and dementia level care;
- 3.3 Six apartment buildings (Buildings B02 – B07) containing independent living apartments;
- 3.4 Vehicular and pedestrian circulation and parking for residents, visitors and staff; and
- 3.5 A range of outdoor amenity areas for residents, the Lopdell Gardens, landscaped areas, and a pocket park.

Design rationale for the Proposed Village

- 4 My evidence also provides a summary of the design rationale for the Proposed Village. In summary:
 - 4.1 Through the design process, we considered how the Proposed Village stitches into, and integrates with, its' surrounding context. This integration was a key driver in the design process and was informed by advice from Ryman's independent experts.
 - 4.2 The Site is challenging given the range of constraints and opportunities that needed to be considered during the design process. The constraints include the existing built form of the retained Teacher's College buildings and their heritage qualities, mature garden landscapes, the varying contours

across the Site (both engineered and organic), other engineering constraints such as significant and unusual stormwater management requirements, as well as the general need to design the Proposed Village for functional and operational efficiencies, and make it work together as a cohesive whole. These constraints have been addressed and improved through the design process to develop legible communal spaces and a building layout that creates a high quality development designed for people, connection and community.

- 4.3 The former Teachers' College site layout consisted of buildings on the northern part of the Site orientated on a north/south axis, which provided building façade aspect to morning and afternoon sun (east and west). The courtyards between the buildings addressed site contours, provided outlook from the buildings, and connection and spaces to access high day sun to the north. The natural and built form provided protection to the south and enclosure for the courtyards.
- 4.4 The Proposed Village built form responds to and respects the former Teachers' College site layout and draws on the north/south orientation axis, which provides considered and proportioned building frontages to Donald and Campbell Streets, tying the Proposed Village into the neighbourhood character. Natural and built form elements at the southern ends of the north/south buildings (B02 – B06) create 'U' shapes, which form a series of north facing courtyard spaces and help with wind protection in southerly winds.
- 4.5 Existing landscaping has been incorporated into the design and developed further to provide a series of courtyards, connecting gardens, walkways, a pocket park, formal and informal gardens, raised podium gardens and dementia gardens. These landscape amenities are connected with a footpath network and will provide spaces for residents and their visitors to look at, pass through and enjoy from within. The pocket park on Donald Street will also be publicly accessible. These series of open spaces will provide social hearts throughout the Proposed Village from small intimate areas to the open spaces of the Village Centre which occupies the previous 'Quad' area.
- 4.6 Pedestrian and vehicle movement through and within the Site was carefully considered creating a series of axes, nodes and shared spaces. The vehicle movement has been rationalised with the main entry point off Donald Street and a secondary entry point via Campbell Street. Pedestrian entry points, pathways and footpaths are of a finer grain and accommodate

a more organic movement network. The pedestrian network follows contours, is designed with accessibility in mind and has direct routes between buildings including the use of connecting bridges.

- 4.7 I support the height and bulk distribution across the Site from an architectural point of view. Height and bulk is located in the north of the Site where it can be accommodated by the topography and is at a distance from adjoining residences. The architecture and building composition (including aspect) is well considered and respects the former Teachers' College layout axes and building configurations. Scale in the existing developed area provides the opportunity for new building masses to be positioned to capture sun and aspect throughout the day. From an architectural point of view, the Proposed Village creates a high quality development for residents and their visitors to enjoy.
- 4.8 In my opinion, intelligent design has been applied throughout each of the design phases from master planning to preliminary design including consideration of composition, proportion and scale both on boundary interfaces, to complement the surroundings, and from within the Site. The team considered both interior and exterior viewpoints to fit the Proposed Village into the neighbourhood. The Proposed Village has been designed to be experienced as a series of revealed viewpoints as you move around and through it. The buildings, their typologies and the functions within show their various façades in a considered way giving a sense of place and scale.
- 4.9 Overall, I consider the Proposed Village design has been well considered, appropriately addresses the Sites' heritage and surrounding context, and is of a high quality. The Proposed Village will be appreciated by residents and the community alike for many years to come.

Isaac Samuel Greig Bright
13 September 2022