

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

Dated: 13 September 2022

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 STATEMENT OF MATTHEW GLEN BROWN ON BEHALF OF RYMAN HEALTHCARE LIMITED

- 1 My full name is Matthew Glen Brown. My qualifications and experience are set out in my statement of evidence dated 29 August 2022.
- 2 The Proposed Village is urgently needed. The 75+ population in Wellington City is expected to almost triple between 2018 and 2048. Many of those people will need appropriate retirement living and care. There are currently six retirement villages in Wellington City, with a further four in development. The existing and consented retirement villages will be entirely inadequate to meet the rapidly increasing demand. This shortage is demonstrated by the fact that Ryman already has a list of 440 people who have expressed an interest in living in the Proposed Village.
- 3 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. Our approach allows residents to remain in the same place as their needs change. It also allows couples with different care needs to remain close to each other. Ryman's villages also provide extensive, onsite amenities to meet the needs of our residents, many of whom are frail, have on-going conditions, have limited mobility or memory impairment. Safety, security and ease of access to village amenities are highly important for our residents.
- 4 Ryman is a strong believer in residents being able to remain in the area they are currently living. This outcome enables them to retain close links with their families, friends and amenities that are nearby and familiar to them. This concept is called 'ageing in place'. It is why we establish villages in good residential locations such as here.
- 5 Ryman also chose the Site because of its large size, residential zoning, close proximity to local amenities, good transport connections, previous community role (as the location of the former Teachers' Collage) and potential for development as informed by feedback from our expert advisors.
- 6 Ryman has put significant effort into producing a high quality design. The Proposed Village will:
 - 6.1 Restore and reuse the Allen Ward VC Hall, the Tennant Block and the Oldershaw Octagonal Block and preserve the Lopdell Gardens. We are proud to be able to carry that heritage forward for the next generation;
 - 6.2 Be a "good neighbour" to adjoining properties - we have carefully considered the amenity of our neighbours

throughout the design process resulting in very intentional design treatments at our boundaries;

- 6.3 Make a positive contribution to the character of the surrounding environment, with its design tailored to complement the existing and planned built environment;
 - 6.4 Be landscaped to provide a high standard of amenity for residents and visitors, with full time maintenance staff ensuring ongoing amenity is maintained; and
 - 6.5 Provide a publicly accessible 'pocket park' on Donald Street, and gifting the necessary land to enable the walkway along the northern boundary to be secured for the public to enjoy.
- 7 As well as providing significant positive health and wellbeing effects for its future residents, the Proposed Village will provide a range of other social and economic wellbeing benefits:
- 7.1 Ryman will make a significant investment during the construction of the Proposed Village, providing jobs and other economic benefits;
 - 7.2 As residents move into the village, they will sell their family home. This outcome is expected to release approximately 300 family homes back onto the market to be more efficiently used again by families;
 - 7.3 The Proposed Village will reduce 'bed blocking' in hospitals by providing needs-driven residential care for people in their own homes; and
 - 7.4 Staff will be employed to manage and operate the Proposed Village. Local suppliers will provide goods and services resulting in ongoing employment and economic benefits.
- 8 Ryman spent considerable time and effort working with the Council on the Proposed Village details. This collaborative process has resulted in very positive support for the Proposed Village by Council officers and a recommendation that the consents be granted.
- 9 Ryman also actively engaged with community members on the application over a long period. We held community drop-in days and met individually with a large number of neighbours, local businesses and community groups. Ryman made a range of changes to the Proposed Village design. Public engagement has also informed the proposed consent conditions. Ryman will continue to engage with the community throughout construction, as it does for all of its villages. We have offered to facilitate a community liaison group as part of this engagement, which has worked well on other projects.

- 10 I am pleased that a large proportion of the submissions received support the application. A wide range of people have recognised and acknowledged Ryman as a reputable operator and good neighbour, the high quality design of the Proposed Village, and the other positive benefits the Proposed Village will provide. Importantly, I wish to acknowledge the support of the Karori Residents Association, which represents the wider community, for the Proposed Village. Their submission states, *"it is time to get this project moving"*. I agree.
- 11 While the proposed establishment 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 during construction or day-to-day operation of our villages. My evidence responds to issues raised in submissions relating to construction effects, consultation, fire safety, the design/scale of the Proposed Village, as well as a range of minor matters. I note:
- 11.1 It is inevitable that the Site will be intensively developed in some form. Despite the change in planning rules since our initial design, we have not at this point gone back to the drawing board to design a more intense proposal, which I understand is now available and could have greater effects on neighbours. Construction activities will be required. Nevertheless, I am very confident the proposed construction management conditions will minimise impacts on neighbours using industry best practice. Ryman's construction team is 'in-house' and we are very experienced at managing large scale construction activities in urban environments.
- 11.2 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.
- 12 Overall, I consider the Proposed Village will be a very positive addition to Karori and will provide broad benefits to the community. I have no doubt whatsoever that the Proposed Village will meet the needs of the elderly residents who will live there and their families. It will create a high quality living environment and continue the important community role of the Site.

Matthew Brown
13 September 2022