

## BEFORE THE TASMAN DISTRICT COUNCIL

**Under** The Resource Management Act 1991

**In the matter** of Resource Consent Applications RM120928V2 (land use change of conditions), RM190790 (land use), RM190789 (subdivision), RM190791 (land disturbance), and RM191308 (water permit)

**By** The Integrity Care Group Limited  
Applicant

**And** In respect of the proposed construction and operation of a retirement village (Olive Estate Lifestyle Village) at 109 Hill Street, Richmond

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### STATEMENT OF EVIDENCE BY ROBERT JAMES WEIR

5th February 2021

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## INTRODUCTION

- 1 My name is Robert James Weir. I am the Managing Director of Weir Architecture Limited, an architectural design company based in Christchurch.
- 2 I am a Licensed Building Practitioner with a Design 3 Licence. I am a professional member of the ADNZ, a founding member of the New Zealand Green Build Council, an associate member of the Retirement Village Association and member of the New Zealand Property Council.
- 3 I have over 35 years' experience in the architectural field and planning, in the past 18 years I have run my own architectural consulting business with projects throughout New Zealand. I have been heavily involved within the retirement sector for over 25 years working. Our work has been recognised nationally and we have received numerous national design awards.

## CODE OF CONDUCT

- 4 I confirm that I have read and agree to be bound by the Environment Court Code of Conduct for Expert Witnesses and confirm that I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express in the following evidence. The evidence I give is within my expertise.
- 5 I have been asked to address the Urban Design Panel recommendations specifically; relocation of the pocket park and the creation of the crow's nest above the care facility.
- 6 In addition to these items I have also been asked to comment on the Council staff report which states; the new building is higher than the consented one.

## BACKGROUND

- 7 I have been working with the Integrity Care Group (the applicant) since 2012 from when they initially purchased the land for the Olive Estates Lifestyle Village. We designed the spacious village layout and all the buildings contained within the village including; Villa's, Terrace Housing, Carriage Housing, Apartments, The Lake House and Care Facility.
- 8 The location of the proposed new Care Facility is at the rear of the site, (similar in proximity to that of the original concept). When designing green field's village layouts we position the care facilities at the rear or on the periphery of the site so that it does not become the central focus of the

village. Key to this approach is to have a secondary access which avoids increased vehicle movements through the village's roading network.

- 9 The topography of the Hill Street block is such that the proposed new Care Facility now flows down the site taking full advantage of the natural contours. The design incorporates three narrow pavilions varying in height between single and two stories, (the original consented Care Facility was three stories in height at the front reducing to two stories at the rear). Along the Hill Street road boundary there is a significant drop in height from the crown of the road to the site boundary, when the new building is viewed from Hill Street it will appear to vary from a single storey structure at the southern end to a two storey structure at the northern end. To further minimise the impact on the neighbouring residential properties boundary setbacks vary from 9.400m to 18.800m which is significantly greater than district plans requirement of a 1.000m.
- 10 The exterior materiality of the building will feature a variety of different forms and finishes that creating variation in scale, texture and colour reducing the bulk of the building, while creating human scale and adding visual interest. These visual cues and elements will also be incorporated on the proposed apartment building, creating an architecture reference between the two buildings.
- 11 The application for Olive Estate was considered by the Urban Design Panel (UDP) while in concept form prior to resource consent being applied for, overall the UDP were supportive of the design for the Hill Street Block. However the UDP suggested we considered the following changes:
  - Locate of the pocket park at the north west corner of the apartment pavilion to enhance the outlook from the apartments
  - Reposition the staff room on top of the hill street pavilion to provide variation in scale and height along this section of the building.
- 12 The application was lodged with Tasman District Council (TDC) on 28 June 2019. While the TDC were considering the application we held a consultation meeting on September 19, 2019. The meeting enabled the presentation of the master plan, and a chance for neighbours to ask questions regarding Olive Estate Lifestyle Village and the proposed extension. Questions that were specifically asked during the meeting included:
  - Hill Street access. Why Hill Street was connecting to Fairrose Drive;
  - Hill Street safety and vehicle capacity;
  - Vehicle access via Brenda Lawson Way;
  - Sight distances from Brenda Lawson Way;

- Parking;

13 My evidence will include the following:

- Relocation of the pocket park
- The creation of the 'crow's nest'
- Provide comment on the height of the consent and proposed Care Facility
- Summary

#### RELOCATION OF THE POCKET PARK

14 In discussions with the UDP and the design team it was decided to Relocate the proposed open green space located on the northern boundary of the Hill Street block to be positioned adjacent to Fairrose Drive for; easier public access, enhanced outlook and appeal from the residents apartments adjacent and to create a restful space where both the residents and public can relax and enjoy the heat from the late afternoon sun.

#### CREATION OF THE CROWS NEST

15 The UDP promoted an area of increased height over the dementia wing of the Care Facility. This resulted in the introduction of the 'crow's nest' as mentioned in the application. The purpose of this was to create variation in the built form of the Care Facility adding interest and architectural variety to the Hill Street facing façade. The width of the 'crow's nest' is such that the elevated properties located on far side of Hill Street will not have their views impeded and sufficient view planes will be maintained either side.

#### HEIGHT COMPARISON BETWEEN CONSENT AND PROPOSED

16 The TDC staff report mentions that the proposed Care Facility is greater in height than the consent Care Facility. I have reviewed the original Resource Consent application and compared it to the current proposal.

- The consented Care Facility was 3 stories (11.180m) in height at the front of the building and 2 stories (7.770m) at the rear. The 3 story section of the building was for an entire third of the overall building therefore quite significant.
- The proposed Care Facility is at its highest point above natural ground level is at the 'crow's nest' (11.000m). The floor area of the 'crow's nest' (180sqm.) equates to approximately 4% site coverage of the entire Care Facility therefore negligible in the overall concept.

SUMMARY

17 In summary the changes we have made have been through consultation with the; Urban Design Panel, TDC officers, the wider design team and have taken into consideration feedback received from the neighbouring property owners. We believe these changes have further enhanced the design and created an outcome that we can all be proud of.

The areas of non-compliance are less than minor and there is no reasons why the application as sought should not be granted.

A handwritten signature in black ink, appearing to read 'Robert Weir', with a long horizontal flourish extending to the right.

Robert Weir  
5 February 2021