

## For the Hearing Regarding 26 Donald St and 37 Campbell St

### Proposed Ryman Retirement Village

Commissioners,

Having now seen the material submitted by Ryman, the Council, and Responsible Development Karori, I have decided not to present at the Hearing, but to supplement my initial material with the attached notes.

My previous submission argued that the proposed Ryman development is the best possible use of the site. I remain of the opinion that there is no practical, affordable, alternative development that would be better for Karori residents, and consequently, for the Wellington community as a whole.

Since my initial submission my wife and I have moved into the Malvina Major Retirement Village in Johnsonville. After 3 months experiencing the many benefits of village life, I am now an even greater supporter of the Karori proposal. Please accept the additional points I make below and consider their relevance to your decision making.

- The number of submissions made in support of the proposal is unusual. It is more usual for objections to predominate. This is a clear indicator of significant community support for the project.
- A retirement village is a valuable amenity in any quality suburb. (Is Karori still the largest suburb in New Zealand? It used to be!)
- Karori residents must surely recognise that the availability of a retirement village will benefit their parents and grandparents, while giving the younger family members peace of mind. (.....and in due course a future safe, stimulating, and maintenance free residence for themselves without moving away from Karori.)
- The mental and physical stimulus provided to Ryman Village residents is a valuable element of growing old graciously, with friends around you. Forget loneliness; making new friends is inevitable.
- I acknowledge that it is reasonable for an immediate neighbour to have concerns, particularly during the construction phase. Based on my own experience, (as the Wellington City Council's Representative on the Moa Point project), I recommend that Ryman appoint a liaison person, who has some seniority in their management team, to closely identify with the "Responsible Development Karori" (RDK), and other residents in the vicinity of the site. That person to attend all RDK meetings, be reasonably available to residents, and link with the site management team.

- I also recommend that Ryman design for “under cover connectivity” throughout the Village. It is not clear from the site plans I have seen just what quality of weather protection will be provided. This could have been covered in para 95 of Mr Bright’s Report, but it is not at all clear. “All things undercover” is a feature of the Malvina Major Village and is a huge benefit to the residents and the activities that they can enjoy. (In this regard I note para 132 of Mr Bright’s report where he opines that it is not helpful to compare the design of the proposed Village with other Ryman villages. I must disagree! Having all facilities under one roof, eg Malvina Major, and Rita Angus, is a huge benefit compared with the situation at Bob Scott and other “rival” villages.)
- My final point is that, while knowing that you have already carefully read a lot of material, I ask that you read again the paragraphs 229 to 233 of Mr Richard Turner’s conclusions. They are an excellent summary, and if you read this original text again, (for me), I will not have to write them in detail again here. Thanks!

Footnote.

My wife and I had, for some time, planned to seek a unit in the proposed Karori Ryman Village. However progress has not been as good as we had hoped, and we just couldn’t wait.

Now, after 3 months in another Ryman development, we are more enthusiastic than ever about “Retirement Village living”. Such an opportunity has huge benefits to we older people, and the security aspects are appreciated by our families.

Commissioners, I invite you to visit my home/village at your convenience. I could show you then why I have taken the time to make this submission in support of the Karori Ryman development. May your decision be an easy one!

Roger Lane