



# Waipā District Plan Plan Change Submission Form

Form 5

Clause 6 of the First Schedule to the Resource Management Act 1991

Send to: Waipā District Council, Private Bag 2402, Te Awamutu 3840

Phone: 0800 924 723 | Online: [www.waipadc.govt.nz/planchanges](http://www.waipadc.govt.nz/planchanges) | Email: [districtplan@waipadc.govt.nz](mailto:districtplan@waipadc.govt.nz)

Please attach additional sheets if there is not enough space for your submissions. If you do not wish to use this form, please ensure that the same information required by this form is covered in your submission.

**Note:** You must fill in **ALL** sections of this form.  
Submissions close **5pm Friday, 30 September 2022.**

## COUNCIL USE ONLY

Date received

Document ref:

### 1. Submitter details

Full name of submitter:	
Contact name if different from above:	
Contact phone number(s)	
Email address:	
Address for service: (required if no email address is provided)	

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

### 2. This is a submission on the following proposed plan change to the Waipā District Plan

**Plan Change 26 – Residential Zone Intensification**

### 3. Trade competition

Select one	<input type="radio"/> I could	gain an advantage in trade competition through this submission.
	<input type="radio"/> I could not	
Select one	<input type="radio"/> I am	directly affected by an effect of the subject matter that – (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition
	<input type="radio"/> I am not	

### 4. Attendance at Council hearing

Select one	<input type="radio"/> I do	wish to be heard (attend and speak at the Council hearing) in support of my submission
	<input type="radio"/> I do not	
If others make a similar submission, I will consider presenting a joint case with them at the hearing.		<input type="radio"/> Yes <input type="radio"/> No

**5. The specific provisions of the plan change my submission relates to are: (give details)**

Select one	<input type="radio"/>	I SUPPORT	
	<input type="radio"/>	I SUPPORT IN PART	
	<input type="radio"/>	I OPPOSE	

**6. My submission is: (please include the reasons for your view)**

**7. I seek the following decision/s from Council: (give precise details – e.g. what you would like the wording of a specific provision (or map) to be changed to)**

**8. Signature of submitter (note: a signature is not required if you make your submission by electronic means, however please type your name below)**

Signature of submitter: (or person authorised to sign on behalf of submitter)	Dated
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## Note to person making submission

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by [clause 6\(4\)](#) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the consent authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious;
- It discloses no reasonable or relevant case;
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- It contains offensive language;
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

## Personal Information

The information requested on this form, including your contact details, is required by the Resource Management Act 1991. The information will be held by the Council, and you may ask to check and correct any personal information that we hold about you.

Your submission, including your name and contact details, will be made available for inspection at all Council service centres and libraries in accordance with the requirements of the Act. It may also be made available on the Council's website. A document summarising all submissions, including names and contact details of submitters will be posted on the Council's website

If you believe there are compelling reasons why your contact details should be kept confidential please contact the processing planner for this application.



Form 5

**SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT  
OR PLAN, CHANGE OR VARIATION**

*Clause 6 of Schedule 1, Resource Management Act 1991*

**To:** Waipā District Council (*Council*)

**Name of submitter:** Ryman Healthcare Limited (*Ryman*)

***Introduction***

- 1 This is a submission on Council's proposed amendments to the Waipā District Plan (*District Plan*): Proposed Plan Change 26: Residential Zone Intensification (*PC26*).
- 2 Ryman could not gain an advantage in trade competition through this submission.
- 3 Ryman supports in full the Retirement Villages Association of New Zealand Incorporated (*RVA*) submission on PC26. This submission provides additional context to Ryman's villages and its interest in PC26.
- 4 The submission covers:
  - 4.1 An introduction to Ryman, its villages and its residents; and
  - 4.2 Ryman's position on PC26.

***Ryman's approach***

- 5 Ryman is considered to be a pioneer in many aspects of the healthcare industry – including retirement village design, standards of care, and staff education. It believes that a quality site, living environment, amenities and the best care maximises the quality of life for our residents. Ryman is passionately committed to providing the best environment and care for our residents. Ryman is not a developer. It is a resident-focused operator of retirement villages. Ryman has a long term interest in its villages and its residents.

***The ageing demographic***

- 6 Waipā District's growing ageing population and the increasing demand for retirement villages is addressed in the RVA's submission on PC26, and that is adopted by Ryman.
- 7 Ryman's own research confirms that good quality housing and sophisticated care for the older population is significantly undersupplied in many parts of the country, including Waipā District. Waipā District's ageing population is facing a significant shortage in appropriate accommodation and care options, which allow them to "age in place" as their health and lifestyle requirements change over time. This is because appropriate sites in good locations are incredibly scarce.

***Ryman's residents***

- 8 All of Ryman's residents – both retirement unit and aged care room residents – are much less active and mobile than the 65+ population generally as well as the wider population.

Ryman's retirement unit residents are early 80s on move-in and its aged care residents are mid-late 80s on move-in. Across all of Ryman's villages, the average age of retirement unit residents is 82.1 years and the average age of aged care residents is 86.7 years.

***Ryman villages' amenities and layout needs***

- 9 To provide for the specific needs of its residents, Ryman provides extensive on-site community amenities, including entertainment activities, recreational amenities, small shops, bar and restaurant amenities, communal sitting areas, and large, attractively landscaped areas.
- 10 Because of the comprehensive care nature of Ryman's villages, all of the communal amenities and care rooms need to be located in the Village Centre to allow for safe and convenient access between these areas. This operational requirement results in a density and layout that differs from a typical residential development. However, Ryman's retirement villages are integrated developments, which often creates opportunities to achieve higher quality residential outcomes compared to typical residential developments.

***Ryman's position on PC26***

- 11 Ryman adopts the RVA's submission on PC26. In addition, Ryman wishes to emphasise that PC26 will have a significant impact on the provision of housing and care for Waipā District's growing ageing population. There is a real risk that the proposed changes will delay necessary retirement and aged care accommodation in the region.
- 12 Further, Ryman has a particular interest in how PC26 applies to its village site located at 1881 Cambridge Road, Cambridge. The site is zoned Medium Density Residential under PC26 and is subject to a 'Structure Plan Area', as well as the 'Qualifying Matter – Stormwater Constraint' and 'Qualifying Matter – Infrastructure Constraint' overlays.
- 13 Ryman supports the Medium Density Residential zoning of its site. It supports the RVA's submission on the provisions applicable to the Medium Density Residential Zone, the Structure Plan and the Qualifying Matter overlays.

***Decision sought***

- 14 Ryman seeks the decisions sought by the RVA in its submission on PC26.
- 15 Ryman also seeks the retention of the Medium Density Residential zoning of its site at 1881 Cambridge Road, Cambridge.
- 16 Ryman wishes to be heard in support of this submission.
- 17 If others make a similar submission, Ryman will consider presenting a joint case with them at a hearing.

**Matthew Brown**

NZ Development Manager  
Ryman Healthcare Limited

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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