

Before the Independent Hearings Panel  
Waikato, Waipā and Hamilton

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*under:* the Resource Management Act 1991 (*RMA*)

*in the matter of:* Submissions and further submissions in relation to Plan Change 12 to the Hamilton City Plan, Plan Change 26 to the Waipā District Plan and Variation 3 to the Proposed Waikato District Plan

*and:* **Ryman Healthcare Limited**

*and:* **Retirement Villages Association of New Zealand Incorporated**

Memorandum of counsel on behalf of **Ryman Healthcare Limited** and the **Retirement Villages Association of New Zealand Incorporated**

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Dated: 5 May 2023

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**MEMORANDUM OF COUNSEL ON BEHALF OF RYMAN  
HEALTHCARE LIMITED AND THE RETIREMENT VILLAGES  
ASSOCIATION OF NEW ZEALAND INCORPORATED**

- 1 This memorandum of counsel is provided on behalf of Ryman Healthcare Limited (*Ryman*)<sup>1</sup> and the Retirement Villages Association of New Zealand (*RVA*)<sup>2</sup>. Both parties have made submissions on Plan Change 26 to the Operative Waipā District Plan, Plan Change 12 to the Operative Hamilton City District Plan and Variation 3 to the Proposed Waikato District Plan. The parties generally seek fit for purpose planning provisions to support the intensification needs of an ageing population in the Waikato Region.
- 2 To help understanding of their submissions, Ryman and the RVA would like to invite the Panel and Council Officers for Waikato District Council, Waipā District Council and Hamilton City Council to a site visit at a selection of RVA's member villages in the Region. The site visit would be accompanied by a representative for the RVA and would take approximately half a day. Transport would be arranged from a central pick up point. We are happy to arrange a time that best suits.
- 3 To provide some further context for this invitation, Ryman and the RVA are involved in hearing processes across all Tier 1 councils that are implementing the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.
- 4 As part of these processes, Ryman and the RVA are seeking a nationally consistent retirement village-specific framework. This framework seeks to largely incorporate the medium density residential standards. It also provides for a more nuanced approach to the development of retirement villages in the context of their unique functional and operational characteristics and different resident needs.
- 5 Some council officers appear to misunderstand the nature and features of retirement villages and their residents. Examples of these misunderstandings are that retirement villages are not residential and/or have significant adverse effects on neighbouring properties due to their larger scale and different internal layouts.

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<sup>1</sup> Waikato – Submitter 108; Waipā – Submitter 70; and Hamilton – Submitter 294.

<sup>2</sup> Waikato – Submitter 107; Waipā – Submitter 73; and Hamilton – Submitter 330.

- 6 Accordingly, Ryman and the RVA consider a site visit to see the layout and operation of RVA members' retirement villages first-hand will greatly assist. If the Panel or Council Officers wish to take up this opportunity, please let us know. A RVA representative will then get in touch regarding appropriate dates and times.

**Luke Hinchey / Alice Hall**

Counsel for Ryman and the RVA

5 May 2023