

Before the Independent Hearings Panel
Waipā District Council

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

in the matter of: Submissions and further submissions in relation to Plan
Change 26 to the Waipā District Plan

and: **Retirement Villages Association of New Zealand
Incorporated**
Submitter 73

Statement of Evidence of **John Collyns** on behalf of the
Retirement Villages Association of New Zealand Incorporated

Dated: 1 May 2023

Reference: Luke Hinchey (luke.hinchey@chapmantripp.com)
Hadleigh Pedler (hadleigh.pedler@chapmantripp.com)

chapmantripp.com
T +64 9 357 9000
F +64 9 357 9099

PO Box 2206
Auckland 1140
New Zealand

Auckland
Wellington
Christchurch



STATEMENT OF EVIDENCE OF JOHN COLLYNS ON BEHALF OF THE RETIREMENT VILLAGES ASSOCIATION OF NEW ZEALAND

INTRODUCTION

- 1 My full name is John Nicholas Charles Collyns.
- 2 I am the Executive Director of the Retirement Villages Association of New Zealand Incorporated (*RVA*). I was appointed Executive Director of the RVA in October 2007, and have now been in the industry for over 15 years.
- 3 My roles include representing the retirement village industry in forums such as this one, developing policy initiatives, responding to central or local government policies on behalf of the RVA's members, and commissioning research to support those positions.
- 4 Although I do not give evidence as an expert witness, I have considerable knowledge and understanding of the aged population and the retirement sector and its challenges. I have given evidence in a number of plan change hearings, most recently for the RVA in relation to Variation 1 and Plan Change 19 to the Porirua Proposed District Plan. I also gave evidence for the Christchurch Replacement District Plan and Auckland Unitary Plan processes. I am a Certified Commissioner under the Ministry for the Environment's 'Making Good Decisions' course.
- 5 I have been involved in the preparation of a number of applications for new retirement villages in Wellington, Christchurch and Auckland and in various applications for variations to existing villages across New Zealand.
- 6 I am generally familiar with Plan Change 26 to the Waipā District Plan (*PC26*) as it relates to the submissions lodged by the RVA and Ryman Healthcare Limited (*Ryman*). I also note that I have read the Council Officers' Report as far as it relates to the RVA's and Ryman's submissions on the PC26, particularly Appendix B, Section 4.4, which addresses the RVA's and Ryman's submission points.
- 7 I have read and adopt in full the evidence of Ms Maggie Owens filed on 6 April 2023. I hold the same views as the Executive Director of the RVA. I agree with the submission by the RVA and Ryman that further amendments to PC26 are warranted in order to provide a planning framework that appropriately gives effect to the NPS-UD, responds to the retirement housing and care shortage, and is consistent with the approach adopted within neighbouring districts.

John Collyns
1 May 2023