

Before the Independent Hearings Panel
Waikato District Council

under: the Resource Management Act 1991

in the matter of: Submissions and further submissions in relation to
Variation 3 to the Proposed Waikato District Plan

and: **Retirement Villages Association of New Zealand
Incorporated**
(Submitter 107)

Summary statement of **John Collyns** on behalf of the Retirement
Villages Association of New Zealand Incorporated

Dated: 31 July 2023

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**SUMMARY STATEMENT OF JOHN COLLYNS ON BEHALF OF THE
RETIREMENT VILLAGES ASSOCIATION OF NEW ZEALAND
INCORPORATED**

- 1 My full name is John Nicholas Charles Collyns.
- 2 I am the Executive Director of the RVA, as you will recall. I have considerable knowledge and understanding of the aged population, and the retirement sector and its challenges from my 15+ years in this industry.
- 3 As you know, the proportion of older people in our communities compared to the rest of the population is increasing rapidly, and more people are seeking out the high quality care and amenities that retirement villages provide. Demand for retirement villages is outstripping supply. The need to enable appropriate accommodation and care options for older people is a matter of great importance for New Zealand and the Waikato District.
- 4 To respond to the shortfall of appropriate retirement housing and care, the RVA is seeking to accelerate housing intensification for the ageing population. To achieve this outcome, we propose a consistent and enabling regulatory framework which clearly responds to the needs of an ageing population and the unique features of retirement village activities. We also seek to remove undue planning restrictions, which are needed to better reflect the government's housing intensification requirements.
- 5 In the RVA's view, and guided by Ms Nicki Williams, Variation 3 to the Proposed Waikato District Plan (*Variation 3*) does not adequately provide for retirement villages. Overall, the RVA considers Variation 3 must:
 - 5.1 Meet the housing needs of older people, including to "age in place" in their existing communities, by enabling retirement villages in all appropriate zones;
 - 5.2 Provide for the efficient use of suitable sites for retirement villages in all zones that anticipate residential activities (including both residential and commercial and mixed-use zones) given the shortage of such sites; and
 - 5.3 Provide for the day-to-day needs of residents through consenting requirements that recognise the unique functional and operational needs of retirement villages.
- 6 These outcomes will be expanded on by Mr Luke Hinchey, Mr Matthew Brown, Professor Ngaire Kerse and Ms Williams.

- 7 It is acknowledged that the Council Officers have spent considerable time engaging with the RVA and Ryman's planners to understand the key consenting issues faced by operators. And, to understand why the notified provisions are not fit for the unique functional and operational needs of retirement villages. It is encouraging to see the Officer's recognition, in the Councils' Rebuttal evidence, that a retirement village-specific policy is required in the MRZ2 chapter. I also support the Officers' view that not all of the medium density residential standards are appropriate for retirement villages.
- 8 That said, I consider that further amendments to Variation 3 are necessary in order to address the retirement housing and care crisis. The growth in the 85+ age bracket in Waikato is significant. It is estimated that between 2018 and 2048, people aged over 85 in Waikato will increase from 830 to 4,720. Given 45% of this age group will require aged care beds, this growth will create a need for at least 1,750 additional aged care beds by 2048. I also note that, as people are generally living longer, residents in retirement villages are remaining at retirement villages for longer. This will mean that further strain on an already limited supply of retirement village units is likely to occur.
- 9 I agree with the proposed amendments to Variation 3, as set out by Ms Williams in her evidence. I consider that the framework proposed by Ms Williams will better respond to the retirement housing and care crisis by better enabling the provision of retirement villages.

John Collyns
31 July 2023