



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:** Waimakariri District Council (*Council*)

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

***Introduction***

1 This is a submission on Council's proposed amendments to the Waimakariri District Plan:

1.1 Variation 1 – Housing Intensification (Medium Density Residential Standards)  
(*Variation 1*);

1.2 Variation 2 – Financial Contributions (*Variation 2*).

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 Variation 1 and 2. This submission provides additional context to Ryman's villages and its interest in the proposal.

4 The submission covers:

4.1 An introduction to Ryman, its villages and its residents; and

4.2 Ryman's position on Variation 1 and 2.

***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 Waimakariri's growing ageing population and the increasing demand for retirement villages is addressed in the RVA's submission on Variation 1 and 2, 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 Waimakariri. Waimakariri'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 Variation 1 and 2***

- 11 Ryman adopts the RVA's submission on Variation 1 and 2. In addition, Ryman wishes to emphasise that Variation 1 and 2 will have a significant impact on the provision of housing and care for Waimakariri's growing ageing population. There is a real risk that the proposed changes will delay necessary retirement and aged care accommodation in the region.

***Relief sought***

- 12 Ryman seeks the relief sought by the RVA in its submission on Variation 1 and 2.
- 13 Ryman wishes to be heard in support of this submission.
- 14 If others make a similar submission, Ryman will consider presenting a joint case with them at a hearing.

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