



Waipā District Plan Proposed Plan Change 26 Further Submission Form

To: Waipā District Council, Private Bag 2402, Te Awamutu 3840 | Phone: 0800
924 723

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.

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Date received	
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Note: You must fill in **ALL** sections of this form.

Submissions close **5pm Monday, 12th December 2022**

1. Submitter details

Full name of submitter:	Luke Hinchey on behalf of Ryman Healthcare Limited
Contact name if different from above:	Ryman Healthcare Limited
Contact phone number(s)	+64 9 357 2709
Email address:	luke.hinchey@chapmantripp.com /marika.williams@chapmantripp.com / hannah.okane@mitchelldaysh.com
Postal address: (required if no email address is provided)	

2. In accordance with clause 8(1) of the First Schedule of the Resource Management Act (select one of the following):

I represent a relevant aspect of the public interest.

I have an interest in the proposed plan change greater than the interest that the general public has.

My reason(s) are:

Ryman represents a relevant aspect of the public interest and has an interest in Plan Change 26 (PC26) greater than the general public for a number of reasons, including (without limitation):

- a. Ryman has a significant interest in how the District Plan, including the amendments proposed by PC26, provides for retirement village and aged care provision in Waipā, given the existing and predicted demand for such accommodation in the region.
- b. Ryman wishes to ensure that the District Plan, and the amendments proposed by PC26, appropriately provide for retirement villages and all related activities so that the Plan enables proportionate, flexible, efficient and effective consenting processes.
- c. Retirement villages make a substantial contribution to housing and healthcare for older people in the region, providing for the social and economic wellbeing of communities. Ryman's ability to provide villages that contribute to the social and economic wellbeing of the Waipā District will depend on the reasonableness and appropriateness of the District Plan provisions, including amendments proposed by PC26.
- d. Given Ryman's history, operations and current activities, Ryman has specialist experience and expertise relevant to determining the merits of the District Plan provisions, including amendments proposed by PC26.
- e. Ryman made a submission on PC26.

3. Attendance at Council hearing

(a) I wish [] OR do not wish [] to be heard (attend and speak at the Council hearing) in support of my submission.

(b) If others make a similar submission, I will consider presenting a joint case with them at the hearing. Yes [] OR No []

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

Luke Hinchey

NOTE TO PERSON MAKING SUBMISSION

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the Council.

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.

APPENDIX 1 – FURTHER SUBMISSION ON BEHALF OF RYMAN HEALTHCARE

Submission Point	Name of Submitter	Support	Oppose	Reason	We seek the following decision(s) from the Council:
30.8	Waikato Regional Council		Oppose in part	The submitter seeks to include objectives, policies, rules and standards around climate change and carbon emission reduction goals. Ryman does not oppose the relief sought in principle but as it has the potential to affect the consenting of retirement villages seeks that any relief sought is consistent with Ryman's primary submission, i.e. recognises the unique functional and operational needs of retirement villages.	Allow submission point to the extent it is consistent with Ryman's primary submission.
35.2	Frost, Angela		Oppose	The submitter seeks to include a requirement for consultation with affected neighbours where new dwellings are constructed near heritage listed buildings. Ryman opposes the relief sought as it is inconsistent with the Enabling Housing Act.	Disallow submission point.
41.5	Heritage New Zealand Pouhere Taonga		Oppose	The submitter seeks to include new assessment criteria for development adjacent to historic heritage or character cluster sites. Ryman opposes the consideration of qualifying matters being extended beyond the boundary of the site	Disallow submission point.

Submission Point	Name of Submitter	Support	Oppose	Reason	We seek the following decision(s) from the Council:
				containing the qualifying matter	
47.8, 47.9, 47.11	Fire and Emergency New Zealand		Oppose	The submitter seeks to include provision for emergency services access in the policy framework. Ryman opposes this relief as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in the Plan Change.	Disallow submission points.
47.27	Fire and Emergency New Zealand		Oppose	The submitter seeks to amend Rule 15.4.2.3 to require all site to provide a minimum vehicle crossing width of 3.5m. Ryman opposes the relief sought as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in the Plan Change.	Disallow submission point.
47.31	Fire and Emergency New Zealand		Oppose	The submitter seeks to include a requirement for an assessment of the flows in relation to firefighting water supply to be included in the infrastructure capacity assessment. Ryman opposes the relief sought as matters relating to fire-fighting	Disallow submission point.

Submission Point	Name of Submitter	Support	Oppose	Reason	We seek the following decision(s) from the Council:
				servicing are already adequately addressed by other provisions.	
47.35	Fire and Emergency New Zealand		Oppose	The submitter seeks to include a new matter of discretion that considers the efficient movement of residents and emergency services. Ryman opposes the relief sought as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in the Plan Change.	Disallow submission point.
49.4-49.5	Waikato Tainui		Oppose	The submitter seeks to include additional objectives and policies to give effect to the Vision and Strategy and restore the Waikato River. Ryman opposes the relief sought insofar as it is inconsistent with the Enabling Housing Act.	Disallow submission points insofar as they are inconsistent with the Enabling Housing Act.
63.17	The New Zealand Transport Agency Waka Kotahi		Oppose	The submitter seeks to amend the assessment criteria to include the identification of initiatives for reducing Vehicle Kilometres Travelled. Ryman opposes this submission point in so far as it	Disallow submission point, or exclude retirement villages from the application of this provision.

Submission Point	Name of Submitter	Support	Oppose	Reason	We seek the following decision(s) from the Council:
				relates to retirement villages. Due to the age and frequency of mobility constraints amongst retirement village residents and based on Ryman's primary position that active modes / public transport are less relevant considerations for retirement villages (given their functional and operational needs), Ryman considers that this provision should not apply to retirement villages.	
79.15	Kāinga Ora – Homes and Communities	Support		The submitter opposes the existing and proposal special identification of 'Character Streets'. Ryman supports the relief sought as it is consistent with the Enabling Housing Act.	Allow submission point.
79.21	Kāinga Ora – Homes and Communities	Support		The submitter seeks to apply a height variation control over Te Awamutu and Cambridge Town centres. Ryman supports the relief sought as it is consistent with the NPSUD.	Allow submission point.
79.22	Kāinga Ora – Homes and	Support		The submitter seeks that references to Design Guides are deleted across the plan.	Allow submission point.

Submission Point	Name of Submitter	Support	Oppose	Reason	We seek the following decision(s) from the Council:
	Communities			Ryman supports the relief sought as it is consistent with the purpose of the Enabling Housing Act and NPSUD.	
79.27	Kāinga Ora – Homes and Communities	Support		The submitter seeks to delete the Compact Housing Overlay and its associated provisions. Ryman supports the relief sought as it is consistent with the Enabling Housing Act.	Allow submission point.
79.30	Kāinga Ora – Homes and Communities	Support		The submitter seeks the character streets overlay is deleted in its entirety. Ryman supports the relief sought as it is consistent with the Enabling Housing Act.	Allow submission point.
79.41	Kāinga Ora – Homes and Communities	Support		The submitter seeks that a new High Density Residential Zone is introduced within a 400-800m walkable catchment of the town centres of Cambridge and Te Awamutu. Ryman supports the relief sought as it is consistent with the NPSUD.	Allow submission point.
79.48	Kāinga Ora – Homes and Communities		Oppose	The submitter seeks that where particular design outcomes are to be achieved, these should be specifically stated in matters of	Disallow submission point, and allow relief sought in Ryman’s primary submission.

Submission Point	Name of Submitter	Support	Oppose	Reason	We seek the following decision(s) from the Council:
				discretion or assessment. Ryman opposes the relief sought in so far as it applies to retirement villages, which have different operational and functional needs to other residential developments.	
79.80	Kāinga Ora – Homes and Communities	Support		The submitter opposes the requirement to maintain predominant existing building setbacks within neighbourhoods. Ryman supports the relief sought as it is consistent with the Enabling Housing Act.	Allow submission point.
79.81	Kāinga Ora – Homes and Communities	Support		The submitter seeks to amend Policy 2.3.2.4 to remove the requirement for development to ensure that there is no loss in privacy, sunlight or daylight in adjoining properties. Ryman supports the relief sought as it is consistent with the Enabling Housing Act.	Allow submission point.