



**Proposed Waikato District Plan
Enabling Housing Supply Variation 3
to the Proposed Waikato District Plan
Submission form**

ECM Project: PDP2022V003-03
ECM #
Submission # 107
Customer #
Property #

RMA Form 5

Closing date for submissions: 5pm on Friday 28 October 2022

Submitter details: (please note that the (*) are required fields and must be completed)

Name of submitter*:	
Contact person for communications*:	
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Suburb:	Town/City*:
Country:	Postal code*:
Daytime phone:	Mobile:
Email address for submitter*: Email address for agent (if applicable):	
Please tick your preferred method of contact* <input type="checkbox"/> Email <input type="checkbox"/> Postal	Correspondence to* <input type="checkbox"/> Submitter <input type="checkbox"/> Agent <input type="checkbox"/> Both
Trade competition and adverse effects:* <input type="checkbox"/> I could <input type="checkbox"/> I could not gain an advantage in trade competition through this submission. Only if you ticked "I could" above, please answer this question: I am/am not directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition. Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part I of Schedule I of the Resource Management Act 1991	
Would you like to present your submission in person at a hearing? <input type="checkbox"/> Yes <input type="checkbox"/> No If others make a similar submission I will consider presenting a joint case with them at the hearing. <input type="checkbox"/> Yes <input type="checkbox"/> No	

Please complete a line for every submission point, adding as many additional lines as you need:

<p>The specific provisions of the proposal that my submission relates to</p> <p>e.g provision number, map or natural hazard area</p>	<p>Do you:</p> <ul style="list-style-type: none"> • Support? • Oppose? • Amend? 	<p>What decision are you seeking from Council?</p> <p>What action would you like:</p> <ul style="list-style-type: none"> • Retain? • Amend? • Add? • Delete? 	<p>Reasons</p>
<p>e.g. SUB-RI Subdivision - general</p>	<p>e.g Support</p>	<p>e.g Retain rule SUB-RI</p>	<p>e.g Subdivision should be allowed for</p>

Please return this form **no later than 5pm on Friday 28 October 2022** to:
 Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742, or e-mail: districtplan@waidc.govt.nz

Signed: Date:
 (A signature is not required if you make your submission by electronic means)

PRIVACY ACT NOTE: Please note that all information provided in your submission will be used to progress the process for this variation, and may be made publicly available.



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 Waikato District Council (*Council*)

Name of submitter: Retirement Villages Association of New Zealand Incorporated (*RVA*)

- 1 This is a submission on the Council's proposed amendments to the Decisions Version of the Proposed Waikato District Plan (*Proposed District Plan*) on Variation 3 - Enabling Housing Supply (*Variation 3*).
- 2 The RVA could not gain an advantage in trade competition through this submission.

INTRODUCTION

- 3 The RVA welcomes this opportunity to provide feedback on Variation 3. The RVA and its members have a significant interest in how Variation 3 will provide for retirement villages in the Waikato District.
- 4 New Zealand, including the Waikato, has a rapidly increasing ageing population and longer life expectancy and there is a growing trend of people wishing to live in retirement villages.
- 5 The under-provision of retirement living and aged care in New Zealand is at crisis point, with the growing ageing population facing a significant shortage in appropriate accommodation and care options. This problem is immediate, and demographic changes mean that the demand for retirement accommodation and aged care will continue to grow.
- 6 The Government recently recognised the ageing population as one of the key housing and urban development challenges facing New Zealand in its overarching direction for housing and urban development – the Government Policy on Housing and Urban Development (*GPS-HUD*).¹ The GPS-HUD records that “[s]ecure, functional housing choices for older people will be increasingly fundamental to wellbeing”.² The government strategy *Better later life – He Oranga Kaumatua 2019 to 2034* recognises that “[m]any people want to age in the communities they already live in, while others wish to move closer to family and whānau, or to move to retirement villages or locations that offer the lifestyle and security they want”.³

¹ The GPS-HUD was issued in September 2021 (available [online](#)).

² GPS-HUD, page 10.

³ *Better Later Life – He Oranga Kaumatua 2019 to 2034* (available [online](#)), page 32.

- 7 The RVA considers Variation 3 needs to adequately address the critical need for retirement accommodation and aged care in the Waikato District. It must also provide a clear and consistent regime for retirement villages. It is also important that potential effects from retirement villages are managed proportionately and efficiently with the least regulation and prescription necessary. The significant benefits of retirement villages also need to be given appropriate weight.
- 8 The RVA is also seeking national consistency in the planning regimes for retirement villages through the intensification planning instruments required under the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (*Enabling Housing Act*). National consistency will greatly assist with streamlining and making more efficient, the delivery of retirement villages across New Zealand.
- 9 This submission is set out as follows:
- 9.1 **Background:** This section introduces the RVA, retirement villages and the regulatory regime applying to retirement villages. It then sets out New Zealand's ageing population demographics and outlines the retirement housing and care crisis and the wellbeing and health issues arising from that crisis. Finally, it sets out the role of retirement villages in addressing that crisis and the other benefits of retirement villages.
- 9.2 **What Variation 3 must deliver for retirement villages:** This section sets out the outcomes the RVA considers Variation 3 must deliver for retirement villages. The key outcomes sought by the RVA are: the appropriate translation of the Medium Density Residential Standards (*MDRS*) from the Enabling Housing Act into the District Plan, amendments to the District Plan to address inconsistencies with the MDRS and a retirement village-specific planning framework that adopts the key features of the MDRS as appropriately modified. A key issue with Variation 3 relates to the extent of the 'urban fringe' qualifying matter and the resulting application of the Medium Density Residential 2 Zone.
- 9.3 **Relief sought:** This section sets out the relief sought by the RVA to address the key outcomes it seeks in relation to Variation 3. The RVA's specific submission points and relief sought on Variation 3 is set out in **Appendix 1**.

BACKGROUND

Retirement Villages Association

- 10 The RVA is a voluntary industry organisation that represents the interests of the owners, developers and managers of registered retirement villages throughout New Zealand. The RVA was incorporated in 1989 to represent the interests of retirement village owners, developers and managers, to government, develop operating standards for the day-to-day management of retirement villages, and protect their residents' wellbeing.
- 11 Today, the RVA has 407 member villages throughout New Zealand, with approximately 38,520 units that are home to around 50,000 older New Zealanders. This figure is 96% of the registered retirement village units in New Zealand.⁴ The RVA's members include all five publicly-listed companies (Ryman Healthcare,

⁴ There are also almost 6,000 Occupation Right Agreements for care suites as part of the aged care system.

Summerset Group, Arvida Group, Oceania Healthcare, and Radius Residential Care Ltd), other corporate groups (such as Metlifecare and Bupa Healthcare) independent operators, and not-for profit operators (such as community trusts, and religious and welfare organisations).

Retirement villages

- 12 'Retirement village' is an umbrella term given to all types of retirement living. There are two main types of retirement villages - 'comprehensive care villages' and 'lifestyle villages':

12.1 Comprehensive care retirement villages provide a full range of living and care options to residents from independent living, through to serviced care, rest home, hospital and dementia level care.

12.2 Lifestyle retirement villages focus mostly on independent living units with a small amount of serviced care provided on a largely temporary basis.

- 13 Approximately 65% of registered retirement villages have some level of aged residential care within the village. Approximately 19,300 aged care beds are part of a retirement village, which is 50% of all age care beds in the country.⁵

- 14 'Retirement village' is defined in section 6 of the Retirement Villages Act 2003 (*RV Act*) as:

... the part of any property, building, or other premises that contains 2 or more residential units that provide, or are intended to provide, residential accommodation together with services or facilities, or both, predominantly for persons in their retirement, or persons in their retirement and their spouses or partners, or both, and for which the residents pay, or agree to pay, a capital sum as consideration and regardless of [various factors relating to the type of right of occupation, consideration, etc]...

A regulated industry

- 15 The retirement village industry is regulated by the Retirement Villages Act 2003 (*RV Act*), as well as associated regulations and codes of practice established through the RV Act. The regulatory regime is focussed on consumer protection via a comprehensive disclosure regime, so that residents make an informed decision to move to a village.

- 16 This regulatory regime includes the following:

16.1 Registration of retirement villages with the "Registrar of Retirement Villages". The Registrar places a memorial on the land title. The memorial means that the village can only be sold as a retirement village and that the residents' tenure is ranked above all other creditors to the village. The residents have absolute rights to live in their units and have access to the village amenities.

16.2 Retirement village operators are required to appoint a "Statutory Supervisor" whose job is to protect residents' interests and report to the Registrar and the Financial Markets Authority that the village is being operated in a financially prudent manner.

⁵ Jones Lang LaSalle, NZ Retirement Villages and Aged Care Whitepaper, July 2022, page 4.

- 16.3 Operators are required to provide intending residents with a disclosure statement that sets out the village’s ownership, financial position, status, and a range of other important information. This statement provides comprehensive guidance to ensure that a resident’s decision to move into a retirement village is an informed one.
- 16.4 Before signing a contract (an “Occupation Right Agreement” or “ORA”), an intending resident must consult a solicitor who must explain the details of the contract and sign an affirmation that they have provided that advice.
- 17 The codes of practice that regulate the industry include a code of practice and a code of residents’ rights.⁶ The Code of Practice is administered by the Ministry of Business, Innovation and Employment, and it governs the day-to-day management of the villages. The Code sets out the minimum standards for the operation of retirement villages. These standards address a wide variety of matters, including documents that operators must provide to intending residents, staffing policies and procedures, safety and security policies, fire and emergency procedures, the frequency and conduct of meetings between residents and operators, complaint procedures, as well as communications with residents.
- 18 The Code of Residents’ Rights is set out in the RV Act.⁷ The Code is a summary of the minimum rights conferred on retirement village residents. It ensures that residents are respected and consulted on material matters that affect their contracts.⁸
- New Zealand’s ageing population**
- 19 The proportion of older people in our communities compared to the rest of the population is increasing. Soon, there will be more people aged 65+ than children aged under 14 years.⁹ By 2034, it is expected that New Zealand will be home to around 1.2 million people aged 65 and over, just over a fifth of the total population.¹⁰
- 20 The growth in the 75+ age bracket is also increasing exponentially (as illustrated by the graph below). It is estimated that 364,100 people in New Zealand were aged over 75 in 2022. By 2048, the population aged 75+ is forecasted to more than double to 804,600 people nationally.¹¹
- 21 In the Waikato District, the growth in the 75+ age bracket is much higher. Statistics New Zealand estimates that 3,480 people were aged over 75 in 2018. By 2048, this number is forecasted to more than quadruple to 14,640.¹²

⁶ Both codes are available online ([Code of Practice](#) and [Code of Residents Rights](#)).

⁷ Schedule 4.

⁸ The Code sets out a residents’ rights to services, information, and consultation, the right to complain, the right to a speedy and efficient process for resolving disputes, the right to use a support person or representative in dealings with the operator or other residents at the village, the right to be treated with courtesy, and the right not to be exploited by the operator.

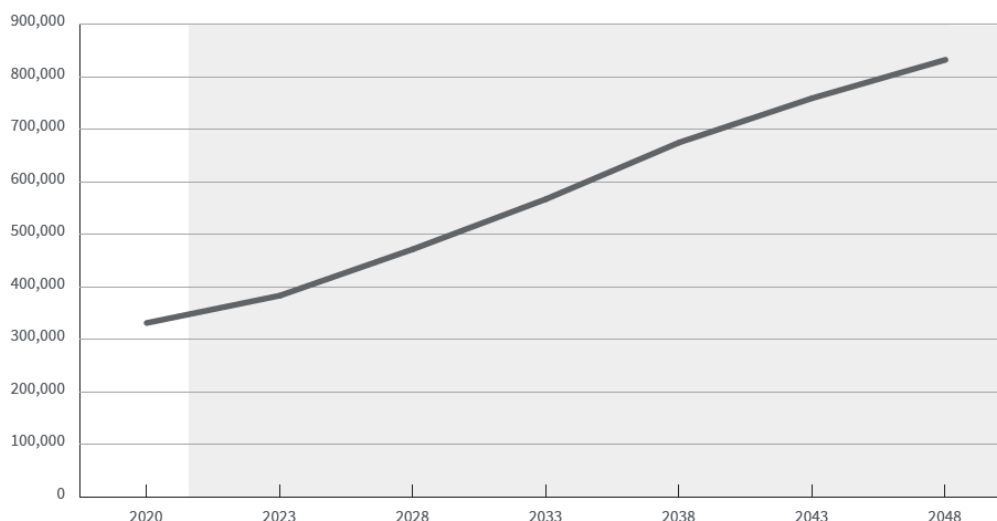
⁹ Better Later Life – He Oranga Kaumatua 2019 to 2034, page 6.

¹⁰ Ibid.

¹¹ Statistics New Zealand, Population Projections.

¹² Statistics New Zealand, Subnational Population Estimates at 30 June 2021 (provisional).

Figure 1 75+ years population 2020 - 2048



Source: JLL Research and Consultancy; Statistics New Zealand (medium forecast scenario)

- 22 Older people aged 85+ comprise the most rapidly increasing age group in the country, with the numbers projected to almost triple from 93,500 in 2022 to 227,600 in 2048. Given around 45% of this age group require aged care beds, this growth will create a need for a minimum of an additional 84,700 aged care beds to be provided by 2048.
- 23 The ageing population of New Zealand reflects the combined impact of:
- 23.1 Lower fertility;
 - 23.2 Increasing longevity (due to advances in medical technology and increased survival rates from life-threatening diseases); and
 - 23.3 The movement of the large number of people born during the 1950s to early 1970s into the older age groups.
- 24 The largest increases in the 65+ age group will occur in the 2020s and 2030s, when the large birth cohorts of the 1950s and 1960s (the “baby boomers”) move into this age group.
- The retirement housing and care crisis**
- 25 The under-provision of retirement living and aged care in New Zealand is at crisis point, with the growing ageing population facing a significant shortage in appropriate accommodation and care options. This problem is immediate, and projected to worsen in the coming decades as older age groups continue to grow.¹³
- 26 The demand for quality living options is significantly higher than the current supply. The supply is decreasing due to closures of older style small and poor quality aged care homes, which are usually conversions of old houses. These usually do not offer

¹³ See, for example, Stats NZ (2020). Housing in Aotearoa: 2020, which outlines the need for changing size and suitability of housing, acknowledging the ageing population. For further detail on the question of ‘what is the ideal place to grow older’, see Janine Wiles, Kirsty Wild, Ngaire Kerse, Mere Kēpa, Carmel Peteru (2011). Resilient Ageing in Place Project Recommendations and Report. The University of Auckland, Auckland.

the living standard that residents deserve. At the same time, demand for retirement housing and care is increasing.

- 27 This crisis is evidenced by the increasing number of RVA members' villages that have waiting lists (including existing villages and those under construction). Many RVA member villages have waiting lists of 2 or more years. These lists are comprised of people who have expressed an interest in living in a retirement village. The waitlists show the desperate need in New Zealand for more retirement living and care options.
- 28 The ageing population and longer life expectancy, coupled with a trend towards people wishing to live in retirement villages that provide purpose-built accommodation, means that demand is continuing to grow. This is creating a severe and growing shortage of retirement villages, as supply cannot match demand. The national penetration rate for retirement villages (i.e. the percentage of the population aged 75+ who choose to live in a village) is 14.3%. If the existing penetration rate continues, we can expect an increase of approximately 34,000 residents, and a national demand for an additional 26,000 retirement village units by 2033.¹⁴ In reality, the demand will be higher as the penetration rate continues to grow.
- 29 This increasing demand is reflected in the development pipeline.¹⁵ In 2022, there was a total of 216 villages in the development pipeline.¹⁶ This development pipeline, if realised, will help ease the short-term anticipated shortfall in supply of quality retirement living and aged care options in New Zealand. However, further development of new villages, beyond the current pipeline, is needed to meet the longer-term predicted shortfall. It is anticipated that at least 10 new large scale villages each year are going to be required across New Zealand, just to keep up with demand over the next 20 years.
- 30 Further, the COVID-19 pandemic has exacerbated this issue. Overall, retirement villages performed remarkably well in protecting the most vulnerable by providing safe communities and companionship during the tough periods of lockdown. This performance has resulted in an even stronger demand to access retirement villages and further limited stock available.¹⁷
- 31 As discussed in more detail in subsequent sections of this paper, a key barrier to meeting the increasing demand is the significant delay between the consenting and construction stages of developments. Even if the resource consent process goes smoothly, the development of a retirement village is around a 10 year project for most new villages. But, many retirement villages face years of delays during the consenting process. Delays are frustrating and costly for all involved, and are especially prejudicial to the wellbeing of older persons who are living in unsuitable accommodation while waiting for a retirement village to be completed.

Social issues arising from the shortage of housing and care for older people

- 32 Providing appropriate accommodation and care for older persons is a critical social issue facing New Zealand. A failure to recognise and provide for appropriate housing and care for the ageing population in future planning will impact on the mental and

¹⁴ Jones Lang LaSalle, NZ Retirement Villages and Aged Care Whitepaper, July 2022, page 18.

¹⁵ The 'development pipeline' refers to the development of new villages (both actual and planned).

¹⁶ Jones Lang LaSalle, NZ Retirement Villages and Aged Care Whitepaper, June 2021, page 17.

¹⁷ Ibid, pages 5 and 25.

physical health and wellbeing of some of society's most vulnerable members, and have flow on effects that will impact the wider community as a whole.

Suitability of accommodation

- 33 Many of New Zealand's older residents are currently living in unsuitable accommodation. "Unsuitable accommodation" in this context can mean a couple or a single person living in a large house that is expensive and difficult to maintain and heat properly, has barriers to mobility such as stairs, or is built on a hill, or has a garden that they cannot maintain. Unsuitable accommodation could also include housing that is of such a distance from key services and amenities that it limits their access to their community and care needs.
- 34 In this context, it is important to note that retirement villages have a very different new-build pattern than the rest of the country's new-build housing stock.¹⁸ New Zealand's general housing stock is dominated by three or more bedroom dwellings, with the average size of new builds increasing from around 115 m² in 1976 (33 m² per person) to 200 m² in 2013 (71 m² per person).
- 35 In contrast, the retirement village industry is building units that match the needs of smaller households, with approximately 90% of retirement village units providing one or two bedrooms.¹⁹
- 36 Retirement units are also purpose-built for older people. They are accessible for those with mobility restrictions, are modern, warm and comfortable, and responsibility for their upkeep and maintenance falls on the village operator rather than the resident.
- 37 Further, retirement villages generally offer extensive on-site amenities, such as pools, gyms, theatres, libraries, bars and restaurants, communal sitting areas, activity rooms, bowling greens, and landscaped grounds. These amenities are provided to meet the specific needs of retirement village residents, leading to significant positive benefits for residents.

Mental wellbeing

- 38 Mental wellbeing issues are also growing, including isolation, loneliness, and related depression due to many older people living alone, and often also being separated from family and friends due to their increasing mobility restrictions.
- 39 This presents a serious social issue for New Zealand. There is little doubt that older people are particularly vulnerable to social isolation or loneliness because friends and family have either died or moved away, or they have restricted mobility or income. This isolation impacts on the individual's quality of life and wellbeing, adversely affecting their health and increasing their use of health and social care services. In exploring the prevalence of this issue, one study estimates that between 5 and 16% of people aged 65+ report loneliness, while 12% feel socially isolated.²⁰

¹⁸ CRESA, Retirement Village Housing Resilience Survey (June 2014), and Equity Release – Realities for Older People (August 2016).

¹⁹ CRESA, Equity Release – Realities for Older People, August 2016.

²⁰ Social Care Institute for Excellence, Research Briefing number 39, Preventing loneliness and social isolation: Intervention and Outcomes, October 2011.

- 40 Based on recent data collected by UMR Research New Zealand,²¹ the most important factors for people when deciding to move into a retirement village are 'security and safety', 'peace of mind' and 'hassle-free lifestyle'. Importantly, the data also shows that retirement villages deliver on these important factors. The changing structure of society, resulting in families living far apart and older people living on their own, has resulted in many older people feeling isolated and lonely. Villages provide safe, warm, appropriate housing and a community of interest for their residents with the opportunity for socialisation should they choose to take it up. Villages therefore directly combat isolation and loneliness felt by so many older people.
- 41 Longitudinal studies into recorded lifespans show that older people who are part of a social group have a better chance of living longer than those who are not. Australian studies suggest that retirement village residents live longer and happier lives than the same cohort who live elsewhere.²²
- 42 Retirement villages are an important way to fight social isolation and loneliness. Facilitating the development of appropriate accommodation and care for the ageing population and enabling older people to move into purpose built, comfortable and secure dwellings not only improves the quality of life of these older people, but also has wider benefits for the community as a whole. The improved social and health support provided in retirement villages alleviates pressure placed on health and social care services freeing up these resources for other community members. The movement of older people into retirement villages also releases existing housing stock for other people, as addressed in more detail below.

The role of retirement villages

Addressing the retirement housing and care crisis

- 43 Retirement villages already play a significant part in housing and caring for older people in New Zealand. As previously noted, currently 14.3% of the 75+ age group population live in retirement villages, a penetration rate that has risen from around 9.0% of the 75+ age population at the end of 2012.²³ It is likely that this rate will continue to increase over time.
- 44 In the Waikato District, the penetration rate is slightly lower than the national average, with 13.5% of the 75+ age group population living in a retirement village.
- 45 As previously mentioned, RVA's members have 407 villages across the country, providing homes for around 50,000 residents. Over the next 5 to 10 years, that is anticipated to grow significantly with 86 new villages and 130 expansions to existing villages, providing 22,200 homes for approximately additional 28,900 residents. Retirement villages therefore will play a growing role in addressing the retirement housing and care crisis.
- 46 In the Waikato District, there are currently 4 retirement villages (3 of which are expanding) that provide 354 units and are home to around 460 residents. The 3 village expansions will provide around an additional 121 units. A number of

²¹ UMR Research New Zealand, 'Residents Survey – Retirement Villages Association', January 2021. The results were based on questions asked in an online survey distributed to 100 retirement villages across New Zealand.

²² For example, studies undertaken by the Illawarra Retirement Trust, a retirement village operator based in Wollongong, NSW.

²³ Ibid, page 15.

additional villages will be needed in the Waikato District to meet the growth in the 75+ demographic and increasing penetration rate.

- 47 The RVA's members have established reputations for building high quality villages to address the needs of residents and employing professional and caring staff. Through this experience, retirement village operators have developed in depth and specialist knowledge and expertise in the development of purpose built retirement villages. Importantly, retirement village operators are not developers, and have a long term interest in their villages and residents.
- 48 Retirement villages also cater to a wide range of residents with differing levels of health and independence, offering a range of housing options and care to meet the specific needs of the residents. These are features that often distinguish retirement village operators from typical residential developers who generally do not deliver purpose built environments for the ageing population.
- 49 Retirement village operators are therefore well placed to help to address the retirement housing and care crisis. To do so, it is critical that the construction, operation and maintenance of retirement villages are appropriately provided for in planning regimes.

Providing a range of accommodation options to suit different needs

- 50 Retirement villages provide appropriate accommodation and care for a vulnerable sector of our community with different housing and care needs compared to the rest of the population.
- 51 Retirement villages allow older people to continue living in their established community, while down-sizing to a more manageable property (i.e. without stairs or large gardens). Retirement village living provides security, companionship and peace of mind for residents.²⁴ Residents will also, in most cases, have easy access to care and other support services.
- 52 The RVA has seen a marked change in retirement accommodation over the last 20 years. In the past, lifestyle villages without care were relatively common. As the population ages, the retirement village industry is seeing a greater demand for a 'continuum of care' in one location - from independent units through to hospital and dementia care. Today, many villages are being developed with some degree of residential care in their campus. Some villages are committed to a full continuum of care, while others focus on providing a smaller number of rest home beds that are available for residents if they are needed.
- 53 Another important trend is for operators to build serviced apartments, where a resident moves in and out of care as required but without having to physically move from their apartment. These developments are a direct response to market demands. The sector is focused on providing a mix of independent living units and care options to meet the range of financial, social and other resources our residents have.

²⁴ PWC 'Retirement village contribution to housing, employment, and GDP in New Zealand' (March 2018). Brown, N.J., "Does Living Environment Affect Older Adults Physical Activity Levels?". Grant, Bevan C. (2007) 'Retirement Villages', *Activities, Adaptation and Aging*, 31:2, 37-55.

- 54 A number of operators also focus on providing social housing as part of their villages. This can be a mix of affordable Occupation Right Agreements and rental units.
- 55 'Care only' facilities are increasingly rare. This is because under the current government funding regime for health care provision, it is not possible to justify the capital cost of building stand-alone residential care facilities. As a result, no residential care facilities, apart from extensions to existing facilities, have been built in the last five years or so.
- 56 Ultimately, the retirement village industry provides appropriate accommodation to address the specific needs of the older population, including a range of large and smaller scaled retirement villages and aged care homes with differing services, amenities and care. This variety enables differing price points and options, which are vital to enabling choices for the growing ageing population.

Retirement villages' role in addressing the general housing crisis

- 57 Retirement villages also help to ease demand on the residential housing market and assist with the housing supply shortage in New Zealand. That is because growth in retirement village units is faster than growth in the general housing stock. And, the majority of new villages are located in major urban centres. The retirement village sector therefore also contributes significantly to the development of New Zealand's urban areas, and the particular challenges urban areas face.
- 58 New build data from Statistics NZ shows that retirement village units constituted between 5% and 8% of all new dwellings between June 2016 and June 2021.
- 59 The retirement village sector allows older New Zealanders to free up their often large and age-inappropriate family homes and move to comfortable and secure homes in a retirement village. The RVA estimates that around 5,500 family homes are released back into the housing market annually through new retirement village builds. This represents a significant contribution to easing the chronic housing shortage. A large scale village, for example, releases approximately 300 houses back onto the market to be more efficiently used by families desperate for homes. To illustrate, retirement units are generally occupied by an average of 1.3 people per unit, compared to an average of 2.6 people per standard dwelling.

Other benefits of retirement villages

- 60 In addition to the important role of retirement villages in addressing the housing crisis and providing the ageing population with housing and care tailored to their needs, the retirement village sector also produces other broader benefits:
- 60.1 The sector employs approximately 19,000 people to support day-to-day operations. Between 2018 and 2026, approximately 9,500 new jobs will have been created from construction of new villages. The sector contributes around \$1.1 billion to New Zealand's GDP from day-to-day operations.²⁵ More recently, and importantly, the sector has generated jobs in industries that have been impacted by COVID-19 (such as hospitality and accommodation).
- 60.2 The contribution of retirement village construction is also substantial. For example, a large scale new village will cost in the order of \$100-\$200 million

²⁵ PWC 'Retirement village contribution to housing, employment, and GDP in New Zealand' (March 2018) page 4.

to construct. Retirement village construction is also expected to employ approximately 5,700 FTEs each year.²⁶

- 60.3 Retirement villages also support Te Whatu Ora, Health New Zealand by providing health care support for residents that would otherwise be utilising the public healthcare system thereby reducing “bed blocking” in hospitals.
- 60.4 Due to the lower demand for transport (including because of on-site amenities), retirement villages contribute proportionately less to transport emissions than standard residential developments. Operators also invest in a range of other methods to reduce carbon emissions from the construction and operation of villages.

WHAT VARIATION 3 MUST DELIVER FOR RETIREMENT VILLAGES

Better enable housing and care for the ageing population

- 61 As explained above, promoting the wellbeing of older persons within our communities requires district plans to better enable the construction of new retirement villages. In the experience of RVA members, cumbersome, rigid and uncertain resource management processes and practices are a major impediment to delivering necessary retirement housing and care. In particular, resource consent processes take too long, are unnecessarily complex, and often do not provide for retirement living options properly because the relevant plans are not fit for purpose.
- 62 Variation 3 represents a major opportunity to better enable the provision of a diverse range of retirement housing and care options. If this opportunity is not taken now, the existing consenting challenges facing retirement village operators are likely to be perpetuated for many years.
- 63 In fact, Council must take this step in order to give effect to the NPSUD through Variation 3. The NPSUD specifically recognises that well-functioning urban environments enable all people and communities to provide for their wellbeing, health and safety (Objective 1). For the reasons explained in detail above, achieving this wellbeing objective in relation to older persons within our community means providing for their specific housing and care needs.
- 64 The NPSUD also states that contributing to well-functioning urban environments means enabling a “*variety of homes*” to meet the “*needs ... of different households*” (Policy 1), and that cannot be achieved in our major centres without enabling significant intensification of our urban environments (Policy 3). These NPSUD policies therefore require Variation 3 to specifically respond to the need to provide suitable and diverse housing choices and options for our ageing population as part of the intensification of urban environments.
- 65 The Enabling Housing Act builds on the NPSUD as part of the Government’s response to reduce barriers to housing supply. The Enabling Housing Act puts in place specific requirements to provide for medium density housing as a minimum in all relevant residential zones (the MDRS). Retirement villages will not be permitted activities under the MDRS because of the “*no more than 3 residential units per site*” density standard (clause 10). However, retirement villages require “*the construction and use of 4 or more residential units on a site*”. They will therefore be restricted discretionary activities under the MDRS. Accordingly, the RVA considers Variation 3

²⁶ Ibid.

must include a restricted discretionary activity rule for retirement villages in all relevant residential zones.

- 66 It is also important to emphasise that the Enabling Housing Act does not only require Tier 1 councils to implement the medium density requirements in relevant residential zones but also to give effect to Policy 3 of the NPSUD regarding intensification of urban environments.²⁷ Accordingly, Variation 3 also needs to enable intensification (through building heights and densities) that responds to the location of centres and rapid transit stops. In some cases, that intensification must include "building heights of at least 6 storeys" and must achieve the objective of enabling more people to live in areas where there is a high demand for housing (Objective 3 of the NPSUD).
- 67 In order to meet the Enabling Housing Act requirements, to give effect to the NPSUD, and respond to the significant health and wellbeing issues created by the current retirement housing and care crisis, Variation 3 must ensure that the District Plan specifically and appropriately provides for and enables retirement villages in all relevant residential and commercial/mixed use zones.
- 68 The RVA considers this outcome can only be achieved by providing for a retirement village-specific objective, policy and rule framework. In the experience of RVA members, without a specific framework, retirement village proposals face material uncertainty and consenting barriers as council officers attempt to apply general residential approaches that are not fit-for-purpose to retirement villages. The retirement village-specific framework sought by the RVA is set out in the following sections of this submission.
- Recognise that retirement villages are a residential activity**
- 69 A key issue with many existing district plans is their failure to explicitly recognise that retirement villages are a residential activity. This issue has resulted in consenting challenges with members of the community, and sometimes even council officers, taking the view that retirement villages are non-residential activities that should only be provided for in non-residential zones or seeking to assess different parts of a village in a different manner (such as a commercial activity).
- 70 Retirement villages are clearly a residential activity²⁸ as they provide permanent homes for the residents that live there. Retirement villages do provide a range of ancillary services, however those services are provided for residents only and complement the residential function of retirement villages by meeting the particular needs of older residents. The residential nature of retirement villages is reflected in the definition, which recognises the key function of villages as a "*residential complex or facilities*" for the provision of "*residential accommodation for people who are retired*".²⁹
- 71 This recognition requires that retirement villages as a land use are a permitted activity. In line with the Enabling Housing Act, the RVA considers the construction of retirement villages (being four or more residential units on a site) can be regulated as a restricted discretionary activity.

²⁷ RMA, s77G.

²⁸ The definition of 'residential activity' as set out in the National Planning Standards is: "*means the use of land and building(s) for people's living accommodation*".

²⁹ National Planning Standard, page 62.

Provide for retirement villages in the Medium Density Residential 2 Zone

- 72 The RVA members' experience is that older people want to stay in the communities in which they currently live, and have lived for many years, during their retirement. This is called 'ageing in place'. It allows residents to remain close to their families, friends, familiar amenities and other support networks. It promotes activities that improve residents' wellbeing, including physical activity, social engagement and intergenerational activity, due to the easily accessible surrounding destinations in a familiar neighbourhood. It allows residents to access public transport to facilitate these activities as independent driving ability declines and climate change impact increases. It allows residents to continue to play an integral part in the communities that they helped establish.
- 73 For these reasons, the majority of retirement village residents come from dwellings located in surrounding suburbs.
- 74 It is noted that the Christchurch Replacement District Plan Independent Hearings Panel (chaired by a former High Court judge, with members including another former High Court judge, an Environment Court judge and experienced independent commissioners) acknowledged the importance of ageing in place:³⁰

[332] Dr Humphrey's evidence stressed the clear health and social evidence of people ageing in their own communities. We have also taken particular note of Dr Humphrey's evidence as to the importance of providing choice for ageing in place. That evidence was supported by the evidence of Mr de Roo. We find that ageing in place, whereby older persons have choices to downsize from their family homes yet remain within their familiar neighbourhoods, is important not only for the wellbeing of our older citizens but also for the communities of which they should continue to contribute to and be part of. In addition to providing choice, assisting affordability is also important. Those priorities are also generally reflected in the Statement of Expectations.

- 75 Similar issues were recognised in the Proposed Auckland Unitary Plan section 32 evaluation:³¹

Existing legacy plans do not provide the flexibility required by retirement villages to construct buildings that are 'fit for purpose' in terms of providing for a range of housing and care choices for older people and those requiring care or assisted living. As Auckland's population continues to grow, it is important that a choice of housing is provided for older people, particularly in locations that provide good amenity and access to community services and facilities.

- 76 Both the Auckland Unitary Plan and Christchurch District Plan provide for the construction of retirement villages as a restricted discretionary activity in the key residential zones.
- 77 The RVA members' experience is that sites in existing residential areas that are appropriate for retirement villages are extremely rare. Sites of the required size and in good locations are highly unique and valuable resources in our larger cities. They need to be efficiently used.

³⁰ Decision 10 – Residential (part) (and relevant definitions and associated planning maps) (10 December 2015).

³¹ Auckland Unitary Plan Section 32 Report, Part 2.50.

78 The need to provide for older persons to 'age in place', the inappropriateness of traditional intensification models, and lack of appropriate sites for retirement villages, means that achieving the objective of providing appropriate housing and care for older persons requires a planning framework that enables retirement villages in the Medium Density Residential 2 Zone (*MRZ2*).

79 It is noted that the extent of the *MRZ2* has been limited through the application of the Urban Fringe overlay and the Medium Density Residential 1 Zone (*MRZ1*). The RVA considers the retirement village framework needs to apply in all residential areas, including those proposed to be zoned General Residential (*GRZ*) and *MRZ1*.

Provide for change to existing urban environments

80 There are key differences between retirement villages and 'typical' residential dwellings. These differences mean that retirement villages do change the existing urban environments that are dominated by 'typical' dwellings, and this has not been acknowledged properly in planning frameworks leading to a range of consenting challenges.

81 Because of their functional and operational needs, retirement village and aged care facilities tend to be larger (in height and bulk) than 'typical' residential housing in order to properly cater for resident needs.

82 To illustrate, retirement villages contain a range of unit types to cater for the different care and mobility needs of the residents. The accommodation ranges from independent townhouses and apartments, through to serviced apartments, hospital beds and dementia rooms. While independent living villas, townhouses and apartments will include full kitchens, bathrooms, lounges and other household amenities, serviced apartments and care rooms will not always have these amenities. These factors may be a key driver for the layout and amenities within a unit and also within a village. For example, serviced apartments and care rooms need to have quick, accessible, and all weather access to communal living and dining areas. In the experience of RVA members', council officers often attempt to redesign village layouts based on what they think might be suitable, without proper knowledge of villages and residents' needs.

83 In addition, retirement villages often include a wide range of amenities and services for resident needs and convenience. Services range from communal indoor and outdoor amenity areas, gardens, pools, gyms, libraries, reflection spaces, hairdressing services and cafés and bars through to welfare and medical facilities. These are important amenities and services as many retirement village residents are frail or have mobility restrictions (making it more difficult for them to travel to access amenities and services). They also provide a better quality of life for residents than could be offered without these communal amenities and services. For example, a townhouse would not have space for a pool or gym.

84 Retirement villages also use new, low maintenance building products and design techniques to ensure their efficient operation. These design requirements can result in change when compared to surrounding neighbourhoods that were built many decades in the past.

85 The experience of RVA members' is that communities (particularly neighbouring landowners seeking to preserve status quo interests) and council officers often can have an expectation as to how sites are going to be used. Typically, that expectation is not for medium or higher density retirement accommodation. In part, this is because, traditionally, planning provisions have ignored the unique features of

retirement villages. Further, the significant positive effects and community benefits of retirement villages are sometimes not given sufficient weight.

- 86 The failure of district plans to recognise the functional and operational needs of retirement villages, and provide for change to the character and amenity of existing neighbourhoods to enable the benefits of retirement villages, has created significant consenting challenges.
- 87 The NPSUD now requires district plans to provide for this change to existing urban environments. It creates an expectation that “*New Zealand’s urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations*” (Objective 4). Further, the NPSUD recognises that amenity values can differ among people and communities, and also recognises that changes can be made via increased and varied housing densities and types, noting that changes are not, of themselves, an adverse effect (Policy 6).
- 88 The importance of this direction is also clearly set out in the Ministry for the Environment’s (*MfE*) and the Ministry of Housing and Urban Development’s (*HUD*) final decisions report on the NPSUD, which provides that:³²

Urban areas are dynamic and complex, continually changing in response to wider economic and social change. The current planning system can be slow to respond to these changing circumstances and opportunities, which can lead to a mismatch between what is enabled by planning and where development opportunity (or demand) exists. This can lead to delays in supply, or incentivise land banking.

- 89 The Enabling Housing Act further supports this need for change by enabling medium density housing to be developed as a minimum in all relevant residential zones. Although the MDRS generally capture retirement villages under the umbrella of residential activities, the framework fails to recognise the unique operational, functional and locational features of retirement villages. Specific provision is therefore necessary to enable much needed retirement housing and care.
- 90 Variation 3 also needs to provide for change to existing urban environments in order to achieve the intensification envisaged in Policy 3 of the NPSUD. And, in order to respond to the significant issues created by the retirement housing and care crisis, this provision for change should also explicitly acknowledge that the functional and operational needs of retirement villages are a driver of appropriate and necessary change because of demographic ageing and the increasing housing needs of older people.

Recognise the intensification opportunities provided by larger sites

- 91 As discussed above, sites in existing residential areas that are appropriate for retirement villages are extremely rare, due to the need for sites to be large enough to accommodate all parts of a village and be located in close proximity to community services and amenities. Given large sites are a rare resource, it is important they are developed efficiently to maximise the benefits from their development. This approach is consistent with the enabling intensification approach of the NPSUD.
- 92 As well as providing intensification opportunities, large sites also provide unique opportunities to internalise potential impacts of intensification on neighbours and the

³² MfE and HUD, “*Recommendations and decisions report on the National Policy Statement on Urban Development*” (Wellington, 2020), page 59.

neighbourhood. For example, additional height can be located towards the centre of a site without adverse dominance, shading or privacy effects.

- 93 This approach was adopted in the Auckland Unitary Plan, with the residential zones including a policy to enable more efficient use of larger sites.³³

Recognise the unique internal amenity needs of retirement villages

- 94 A key consenting challenge faced by the RVA members is an expectation from council officers that the internal amenity controls used for traditional housing typologies (e.g. outlook, sunlight, privacy, outdoor living spaces, landscaping and the like) are appropriate for retirement villages.
- 95 This approach fails to recognise the unique functional and operational needs of retirement villages (discussed above). For example, residents have access to a wide range of communal spaces as well as their individual homes, so their amenity is provided by the village as a whole rather than an individual space. This means that internal amenity standards, such as outlook space, do not have the same level of relevance to retirement villages as to typical residential housing. Other factors, such as proximity to communal spaces, may be more relevant to the overall level of amenity experienced by residents.
- 96 This approach also fails to recognise that retirement village operators have a long and positive track record and understanding of what works for their residents. Over many years they have provided high quality environments for their residents – significantly better than typical housing typologies have delivered. Retirement village operators rely on their reputation, which would be quickly diminished by bad publicity. The quality of life provided to residents is therefore paramount to the RVA’s members.
- 97 These points were accepted by the Christchurch Replacement District Plan Independent Hearing Panel:³⁴

[331] Considering costs, benefits and risks, we have decided against imposing internal amenity controls on retirement villages. On this matter, we accept the position of Ryman and the RVA that there is no evidence at this time that there is a problem requiring intervention. We have also borne in mind the caution expressed by Mr Collins as to the untested impacts of such regulation on the cost of delivering the affordable housing end of the retirement village market. Having said that, we are also mindful that it is at this “affordable” end of the market where residents have the least market power and hence, greatest vulnerability. However, on the basis of Mr Collins’ evidence, we have assumed that the RVA’s members would act responsibly. Also, we have noted that the Council did not seek to address this topic in its closing submissions and took from that some concurrence with the retirement village sector position as to the lack of any need for regulatory intervention at this time. However, we record that this is a matter where the Council, as plan administrator, has an ongoing plan monitoring responsibility.

- 98 Similarly, a number of internal amenity standards in the Auckland Unitary Plan apply to dwellings, but not to retirement units.³⁵

³³ H3.3(8), H4.3(8), H5.3(9).

³⁴ Decision 10 – Residential (part) (and relevant definitions and associated planning maps) (10 December 2015).

³⁵ For example, H4.6.12, H4.6.13 and H4.6.15.

99 There are two internal amenity standards in the Enabling Housing Act that the RVA considers require amendment when applied to retirement villages:

99.1 *Outdoor living space:* Retirement villages provide a range of private and communal outdoor areas that can be enjoyed by residents. All of these areas should be counted towards this amenity standard. In addition, retirement village residents tend to spend a significant amount of their recreational time inside, given their sensitivity to temperature extremes. A proportion of these indoor areas should also be counted towards this amenity standard to reflect the actual usage patterns of village residents.

99.2 *Outlook space:* The standard is not workable for all units across a comprehensive site. Furthermore, such a standard is simply not needed. Residents of a village have a much greater degree of choice of 'living rooms' than residents of typical residential dwellings (including communal sitting areas, dining rooms, a library, activity room and chapel). These communal spaces are typically well orientated for daylight and enjoying an outlook into a large and attractive outdoor space.

Provide clear and focused matters of discretion

100 The RVA's members have faced significant cost and delay in consenting retirement villages in residential zones. Often, the process requirements are significantly out of proportion with the adverse effects of the activity, and do not recognise its substantial benefits.

101 An example of this issue is excessive and extraneous information requests. Over time, the amount of information that is required to support an application for consent has substantially increased. Council officers often request information that is not relevant to the assessment of the effects of a retirement village proposal, such as information regarding electricity supply, internal lighting, hallway width, planter box size, and outdoor furniture. It is not uncommon to receive unsolicited design change requests from council urban designers. These requests add cost and delay, and distract from the key issues. Council officers have too much discretion to require applicants to provide further information, and have the ability to wield the threat of notification if the requested information is not provided. By way of example, one RVA member received seven requests for further information following lodgement of an application, which resulted in a five month delay in the decision being issued. Another application resulted in four further information requests and a four month delay.

102 It is therefore important that matters of discretion for decision-making are clear and focused on the aspects that matter.

Provide appropriately focused notification rules

103 Notification is a significant cause of the cost and delay of consenting processes. RMA processes currently provide multiple opportunities for opposition to projects, which is the reason for significant delays in processing consents, and does not ensure good outcomes. Notification is often a cause of much angst for developers. 'NIMBYism' is rife. Self-interested neighbours can create huge delays and disputes for no material environmental benefit.

104 Although notification has an important role in the RM system, it must be proportional to the issues at hand. It is only beneficial, and should only be required, where notification is likely to uncover information that will assist the decision-making process. The costs of public notification are too high for it to be required simply for persons to 'be heard'.

105 Applications for residential activities that are anticipated in residential zones (i.e. through restricted discretionary activity status) should not be publicly notified. Rather, the time for public participation is at the plan making stage where residential zones and appropriate/inappropriate activities can be clearly identified. This approach aligns with the Enabling Housing Act which precludes public notification for residential proposals.

106 Limited notification may remain available in some cases as it provides for neighbours to participate when they are likely to be impacted by a next-door development. However, given the significant costs associated with notification, it should only be required where it will benefit the decision-making process. Where an application meets the expectations for development in an area (i.e. through compliance with external amenity standards), there should be no need for limited notification. This approach aligns with the Enabling Housing Act which precludes limited notification for residential proposals that comply with relevant standards.

Use the MDRS as a guideline

107 The Enabling Housing Act sets medium density residential standards that guide when residential activities require closer assessment and when limited notification of proposals can be available. The retirement village-specific framework sought by the RVA takes a similar approach (given that retirement villages are a form of development with four or more residential units) with the standards informing matters of discretion and limited notification presumptions.

108 The Enabling Housing Act will result in a level of standardisation that will set expectations for the scale of development across the country. The standards have been deemed to 'cover the ground' in relation to the key matters relevant to residential proposals. With some amendments to reflect the specific nature of retirement villages, the RVA considers the standards also set a relevant baseline for identifying standards relevant for the construction of retirement villages.

109 Furthermore, it is important Variation 3 does not inadvertently make retirement village developments more difficult to consent, construct and use than standard residential development. Such an outcome would significantly exacerbate the retirement housing and care crisis that is already resulting in poor wellbeing outcomes for older people.

Provide for retirement villages in commercial and mixed use zones

110 The RVA's members generally seek to locate their villages in established, good quality residential areas, as these locations are most suited for residents to 'age in place'. However, due to the lack of suitable sites in existing residential areas and need to respond to the retirement living and care crisis, the RVA's members also operate retirement villages in some commercial and mixed use zones where there is good access to services and amenities.

111 It is important to note that the Enabling Housing Act is not limited to residential zones and also requires councils to ensure district plans provide for intensification of urban non-residential zones through the Enabling Housing Supply plan changes. As noted, Policy 3 of the NPSUD requires Variation 3 to enable intensification (through building heights and densities) that respond to the location of centres and rapid transit stops.

112 City centre, metropolitan centre, neighbourhood centre, local centre and town centre zones in particular provide opportunities for retirement villages as these areas serve the surrounding local communities and provide close access for amenities to residents who are often unable to walk long distances. Residents' wellbeing is

improved when social engagement and intergenerational activities are easily accessible. Many general business areas are also located between centres and residential areas and are therefore potentially suitable for retirement villages.

RETIREMENT VILLAGE-SPECIFIC FRAMEWORK

- 113 To address the issues outlined above, the RVA seeks that Variation 3 is amended to provide a retirement-village specific framework as follows:

Adoption of the MDRS

- 114 The RVA considers the MDRS must be translated into the District Plan without amendments or other provisions that read down or alter their interpretation. A number of the provisions included in Variation 3 dilute, conflict or overlap with the MDRS.
- 115 The RVA considers a number of the Medium Density Residential Zone 2 provisions require amendment for this reason. For example, MRZ2-P5 seeks to manage the form, scale and design of development in a manner that is inconsistent with the MDRS setback and outdoor living space standards and therefore should be deleted or amended to remove the conflict.
- 116 In some cases the RVA considers amendments to the MDRS are required to ensure they are workable for retirement villages, but these amendments do not change the intent of the MDRS.
- 117 A failure to make these amendments will give rise to significant interpretation issues and uncertainty when the Plan is applied, as well as failing to achieve the intention of the NPSUD and Enabling Housing Act to speed up intensification.
- 118 In addition, the application of the MDRS has been constrained through the application of the GRZ in areas of Huntly, Tuakau, Ngaaruawaahia and Pokeno to accommodate the "Urban Fringe" qualifying matter and the application of the MRZ1 in Raglan and Te Kauwhata. The RVA considers the application of the GRZ and MRZ1 in these locations needs to be reviewed and the MRZ1 applied where appropriate. As discussed earlier in this submission, the RVA considers a retirement village-specific framework needs to be provided in all residential areas to enable older people to age in place.

Objectives and policies that appropriately recognise the acute need for retirement housing and care in all relevant residential zones

- 119 As detailed in this submission, the rapidly ageing population is a significant resource management issue. The objectives and policies of the Plan must enable appropriate accommodation and care for the ageing population as follows:
- 119.1 An objective to provide for the housing and care needs of the ageing population;
- 119.2 A policy that recognises the need for change over time to the existing character and amenity of neighbourhoods to provide for the diverse and changing needs of the community;
- 119.3 A policy that recognises the need to provide for a range of housing and care options for older people and to recognise the functional and operational needs of retirement villages;
- 119.4 A policy to enable the efficient use of larger sites; and

- 119.5 A policy that directs that density standards are to be used as a baseline for the assessment of the effects of developments.
- 120 Variation 3 does not include an objective or policy to enable appropriate accommodation and care for the ageing population, despite including a retirement village-specific rule.
- 121 The RVA considers that a retirement village-specific policy is required in order to give effect to the MDRS and the NPSUD, as discussed in greater detail above. It is also required to provide policy direction in relation to the retirement village-specific rule. The Proposed District Plan must recognise and provide for the benefits of retirement villages and their functional and operational needs, in order to provide a well-functioning urban environment that enables all people and communities to provide for their wellbeing.
- 122 The RVA considers Variation 3 must also include additional provisions to enable appropriate accommodation and care for the ageing population as set out above.
- Rules to enable retirement villages in the MRZ2**
- 123 As detailed in this submission, retirement villages need to be provided for as a residential activity and enabled in the MRZ2, as follows:
- 123.1 A rule that permits the use and operation of retirement villages, recognising that this activity is expected and encouraged in residential zones; and
- 123.2 A rule that regulates the construction of retirement villages as a restricted discretionary activity, recognising that this activity is anticipated in residential zones with limited matters requiring assessment.
- 124 The RVA considers retirement villages are required to be restricted discretionary activities under the MDRS as they require "*the construction and use of 4 or more residential units on a site*".
- 125 It is noted that Variation 3 includes MRZ2-R2 which regulate retirement villages as restricted discretionary activities. The provision of a retirement village-specific rule is generally supported however the RVA considers Variation 3 must include a permitted activity rule for the use and operation of retirement villages and a restricted discretionary rule for the construction of retirement villages.
- 126 The permitted activity rule should not be subject to development standards, as it simply enables the land use activity in the MRZ2.
- 127 Further, the RVA considers that the construction of retirement villages should have focused matters of discretion that appropriately recognise the unique features of retirement villages, as well as the substantial benefits of this type of development.

Tailored matters of discretion for retirement villages

- 128 As detailed in this submission, retirement villages are different to typical residential dwellings, and therefore do not necessarily fit in with the typical controls imposed on residential developments. It is therefore critical to provide a tailored and fit for purpose retirement village matters of discretion, as follows:
- 128.1 Recognise the positive effects of retirement villages;
- 128.2 Focus effects assessments on exceedances of relevant standards, effects on the safety of adjacent streets or public open spaces, and effects arising from

the quality of the interface between the village and adjacent streets or public open spaces to reflect the policy framework within the Enabling Housing Act. A degree of control over longer buildings is also acknowledged as appropriate; and

128.3 Enable the need to provide for efficient use of larger sites and the functional and operational needs of retirement villages to be taken into account when assessing effects.

129 Variation 3 includes broad matters of discretion that apply to retirement villages under MR22-R2. The RVA opposes these matters of discretion as they are so broad that they make the restriction on discretion ineffective. The RVA also seeks that retirement villages are excluded from the matters of discretion applicable to exceedances of standards, as such effects will be covered in the retirement village-specific matters of discretion proposed. The RVA considers the matters of discretion need to be focused on the effects of retirement villages that should be regulated in line with the MDRS.

130 The matters of discretion proposed in Variation 3 also do not allow for consideration of the positive effects of retirement villages, the functional and operational needs of retirement villages and the need to provide for the efficient use of large sites.

131 The RVA seeks retirement village-specific rules (as set out above) with tailored matters of discretion that respond to the particular characteristics of retirement villages.

132 It is important that other rules do not render retirement villages discretionary or non-complying, therefore losing the benefit of clear and focused matters of discretion.

Proportionate notification

133 As noted, a key consenting issue for retirement village operators across the country relates to the delays, costs and uncertainties associated with notification processes. Consistent with the direction of the Enabling Housing Act relating to four or more residential units, applications for retirement villages in the relevant residential zones should not be publicly notified based on density effects. In addition, limited notification should only be used where a retirement village application proposes a breach of a relevant density standard that manages external amenity effects and the relevant effects threshold in the RMA is met.

134 It is acknowledged that Variation 3 precludes public or limited notification of an application for the construction and use of four or more residential units per site where the activity complies with the relevant performance standards. The RVA submits that, in accordance with the MDRS, public notification for retirement villages should always be precluded, and limited notification should only be available where a retirement village application breaches one or more of the height, height in relation to boundary, setbacks and building coverage standards, and the relevant RMA effects threshold is met.

Clear, targeted and appropriate development standards

135 The RVA considers the development standards for retirement villages should reflect the MDRS, except where amendments are necessary to reflect the particular characteristics of retirement villages. The height, height in relation to boundary, setbacks and building coverage standards should therefore reflect the MDRS. The outdoor living space, outlook space, windows to street and landscaped area

standards should generally reflect the MDRS with some amendments. No additional development standards should apply.

- 136 The RVA does not oppose the development standards inserted in Variation 3 that reflect the MDRS, but does not consider that all of the matters of discretion under each standard are appropriate for all activities. The RVA seeks that only the focused matters of discretion for retirement villages apply when the permitted activity standard is not met, as outlined in the submission above.
- 137 The RVA seeks various amendments to the proposed density standards, such as MRZ2-S6 and MRZ2-S7, to ensure that the density standards are fit for purpose for retirement villages.
- 138 The RVA also notes that several of the proposed development standards go beyond the scope of the MDRS. The RVA seeks the removal of those standards for consistency with the Enabling Housing Act.

Providing for retirement villages in commercial zones

- 139 As discussed above, commercial zones enable mixed uses, including residential activities, and may contain suitable sites for retirement villages. In order to give effect to Policy 3 of the NPSUD, Variation 3 must provide for intensification in these zones. The RVA seeks that fit for purpose retirement village planning provisions are applied in the Local Centre Zone, Town Centre Zone and Commercial Zone similar to those proposed for residential zones. Any other zones which enable residential activities should be treated similarly.
- 140 The RVA considers the Local Centre Zone, Town Centre Zone and Commercial Zones are not sufficiently enabling of retirement villages. While the RVA supports in the permitted activity status for residential activities, as an activity not specifically listed, the construction of retirement village buildings would be discretionary activities across the three zones.
- 141 The RVA seeks permitted activity status for retirement villages as an activity with construction of a retirement village regulated as a restricted discretionary activity and fit for purpose matters of discretion to reflect the unique characteristics of retirement villages. The RVA also seeks amendments to the development standards so they are no more restrictive or onerous than any equivalent MDRS density standards.
- 142 The RVA also seeks retirement-village specific objectives and policies as for the residential zones.

DECISION SOUGHT

- 143 The RVA seeks:
- 143.1 Amendments to Variation 3 as set out in paragraphs 113-142 above;
- 143.2 Without limiting the generality of the above, the specific relief set out in **Appendix 1**;
- 143.3 Any alternative or consequential relief to address the matters addressed in this submission.
- 144 The RVA wishes to be heard in support of this submission.

145 If others make a similar submission, the RVA will consider presenting a joint case with them at a hearing

Signed for and on behalf of Retirement Villages Association of New Zealand Incorporated
by John Collyns

John Collyns, Executive Director
28 October 2022

Address for service of submitter:

Retirement Villages Association of New Zealand Incorporated
c/- Luke Hinchey

Chapman Tripp

Level 34

15 Customs Street West

PO Box 2206

Auckland 1140

Email address: Luke.Hinchey@chapmantripp.com / marika.williams@chapmantripp.com

APPENDIX 1 – SPECIFIC SUBMISSION POINTS AND RELIEF SOUGHT

PART 1 – DEFINITIONS

Provisions	Submission Position	Reason for Submission	Relief Sought
Part 1 - Definitions New Definition	Support	As a result of its submission on Variation 3, the RVA seek to include a new definition for 'retirement units' in the District Plan, as this term has been sought to be included in multiple provisions in the tables below. This definition is required to acknowledge the differences from typical residential activities in terms of layout and amenity needs.	<i>The RVA seeks to include a new definition for 'retirement units' as follows:</i> Retirement Unit <u>means any unit within a retirement village that is used or designed to be used for a residential activity (whether or not it includes cooking, bathing, and toilet facilities).</u> <u>A retirement unit is not a residential unit.</u>

PART 2 – DISTRICT WIDE MATTERS – STRATEGIC DIRECTIONS

Provisions	Submission Position	Reason for Submission	Relief Sought
Objectives – SD-O4	Support	The RVA supports Objective SD-O4 as it reflects the requirements of the NPSUD to enable a variety of housing types to meet the housing needs of the community.	<i>Retain Objective SD-O4 as notified.</i>
Objectives – SD-O14	Support	The RVA supports Objective SD-O14 as it aligns with Objective 1 of the MDRS.	<i>Retain Objective SD-O14 as notified.</i>
Policies SD-P1	Oppose	SD-P1 is inconsistent with the Enabling Housing Act and the NPSUD and requires amendment as part of Variation 3. The RVA opposes SD-P1 'Activities within Hamilton's urban expansion area', as it may result in limitations to housing development, which does not align with the purposes of the NPSUD and the MDRS. In particular, this policy does not provide for responsive planning in line with the NPSUD. The outcomes sought by this policy are not clear, and as worded, this policy may limit all subdivision and development in these areas.	<i>Delete Policy SD-P1 or amend to enable residential development.</i>
Policies SD-P2	Support	The RVA supports Policy SD-P2 as it aligns with Policy 2 of the MDRS.	<i>Retain Policy SD-P2 as notified.</i>

PART 3 – MEDIUM DENSITY RESIDENTIAL ZONE 2

Provisions	Submission Position	Reason for Submission	Relief Sought
MDRZ2 Purpose	Support in part	The RVA supports in part the purpose statement for the Medium Density Residential Zone 2, but considers amendments are required to better give effect to the NPSUD and the Enabling Housing Act.	<i>Amend the Medium Density Residential Zone 2 Purpose Statement as follows to recognise changing demographic such as an aging population and the requirement for retirement villages:</i> The purpose of the MRZ2 – Medium density residential zone 2 is to enable the most efficient use of residentially zoned land and infrastructure within the suite of Waikato District Plan residential zones. The MRZ2 – Medium density residential zone 2

Provisions	Submission Position	Reason for Submission	Relief Sought
		The RVA opposes the reference to 'within a walkable catchment of the town centres' as the Enabling Housing Act enables development across the relevant residential zones, not just in walkable catchments.	provides for this form of development within a walkable catchment of the town centres of Huntly, Ngaaruawaahia, Pookeno and Tuakau. The zone will: ...
Objectives - MRZ2-O1	Support	The RVA supports Objective MRZ2-O1 as it aligns with Objective 2 of the MDRS.	<i>Retain Objective MRZ2-O1 as notified.</i>
Objectives - MRZ2-O2	Support in part	The RVA recognises that promotion of a compact urban settlement pattern is consistent with the direction of the NPSUD. However, the importance of providing for 'ageing in place' means that retirement villages need to be located in all residential areas.	<i>Amend Objective MRZ2-O2 as follows:</i>
Objectives - MRZ2-O3	Oppose in part	The RVA opposes in part Objective MRZ2-O3. It considers the reference to "primarily" three-storey buildings is inconsistent with Policy 1 and Policy 5 of the MDRS (and MRZ2-P1 and MRZ2-P4 of the Variation). The RVA also considers specific reference should be made to retirement villages.	<i>The RVA seeks that Objective MRZ2-O3 is amended as follows:</i> MRZ2-O3 Residential amenity. Achieve a level of residential amenity commensurate with a medium density environment comprised of primarily <u>including</u> three-storey buildings, including semi-detached and terraced housing, townhouses and low-rise apartments <u>and retirement villages</u> .
Objectives - MRZ2-O5	Oppose	The RVA opposes Objective MRZ2-O5 as qualifying matters are covered by Policy 2 of the MDRS, which is already incorporated into the Variation under SD-P2. This Policy is therefore unnecessary, may lead to interpretation difficulties and restrict potential development outcomes.	<i>Delete Objective MRZ2-O5.</i>
Objectives - MRZ2-O6	Oppose	The RVA opposes this objective in part as it is uncertain as to how it applies given residential development is the primary development type anticipated in this zone.	<i>Delete MRZ2-O6.</i>
Objectives - New Objective	Support / New Objective Sought	In addition to the current objectives for the Medium Density Residential Zone 2, the RVA considers that an ageing population specific objective should be included that recognises and enables the housing and care needs of the ageing population.	<i>The RVA seeks that a new objective is inserted in the Objectives for the Medium Density Residential Zone 2 that provides for the housing and care needs of the ageing population.</i> <u>MRZ2-OX Ageing population</u> <u>Recognise and enable the housing and care needs of the ageing population.</u>
Policies - New Policy	Support / New Policy Sought	In addition to the proposed policies for the Medium Density Residential Zone 2, the RVA considers that a policy is required that recognises the diverse and changing residential needs of communities, and that the existing character and amenity of the residential zones will change over time to enable a variety of housing types with a mix of densities.	<i>The RVA seeks that a new Policy is included in the Policies of the Medium Density Residential Zone 2, as follows:</i> <u>MRZ2-PX Changing communities</u> <u>To provide for the diverse and changing residential needs of communities and recognise that the existing character and amenity of the residential zones will change over time to enable a variety of housing types with a mix of densities.</u>
Policies - New Policy	Support / New Policy Sought	In addition to the current policies for the Medium Density Residential Zone 2, the RVA considers that a policy regarding the intensification opportunities provided by larger sites should be included in the District Plan.	<i>The RVA seeks that a new Policy is included in the Policies of the Medium Density Residential Zone 2 that recognises the intensification opportunities provided for by larger sites:</i> <u>MRZ2-PX Larger sites</u>

Provisions	Submission Position	Reason for Submission	Relief Sought
			<u>Recognise the intensification opportunities provided by larger sites within the Residential Zone by providing for more efficient use of those sites.</u>
Policies - New Policy	Support / New Policy Sought	In addition to the current policies for the Medium Density Residential Zone 2, the RVA considers that a policy to provide for and acknowledge the following should be integrated into the District Plan: <ul style="list-style-type: none"> - The diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons; and - The functional and operational needs of retirement villages. 	<i>The RVA seeks that a new Policy is included in the Policies of the Medium Density Residential Zone 2 section, as follows:</i> MRZ2-PX Provision of housing for an ageing population <ol style="list-style-type: none"> 1. <u>Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in residential areas, such as retirement villages.</u> 2. <u>Recognise the functional and operational needs of retirement villages, including that they:</u> <ol style="list-style-type: none"> a. <u>May require greater density than the planned urban built character to enable efficient provision of services;</u> b. <u>Have a unique layout and internal amenity needs to cater for the requirements of residents as they age.</u>
Policies - New Policy	Support / New Policy Sought	The RVA considers that it would be appropriate to enable the density standards to be utilised as a baseline for the assessment of the effects of developments.	<i>The RVA seeks that a new Policy is included in the Policies of the Medium Density Residential Zone 2 section, as follows:</i> MRZ2-PX Role of density standards <u>Enable the density standards to be utilised as a baseline for the assessment of the effects of developments.</u>
Policies - MRZ2-P1	Support	The RVA supports Policy MRZ2-P1 as it aligns with Policy 1 of the MDRS.	<i>Retain Policy MRZ2-P1 as notified.</i>
Policies - MRZ2-P2	Support	The RVA supports Policy MRZ2-P2 as it aligns with Policy 3 of the MDRS.	<i>Retain Policy MRZ2-P2 as notified.</i>
Policies - MRZ2-P3	Support	The RVA supports Policy MRZ2-P3 as it aligns with Policy 4 of the MDRS.	<i>Retain Policy MRZ2-P3 as notified.</i>
Policies - MRZ2-P4	Support	The RVA supports Policy MRZ2-P4 as it aligns with Policy 5 of the MDRS.	<i>Retain Policy MRZ2-P4 as notified.</i>
Policies - MRZ2-P5	Oppose in part	The RVA opposes in part Policy MRZ2-P5 to the extent it seeks to manage the form, scale and design of development in a manner which conflicts with the MDRS. The RVA considers: MRZ2-P5(1) is consistent with Policy 5 of the MDRS but provides further guidance on the meaning of that policy. MRZ2-P5(2) is inconsistent with the MDRS setback standard which permits development that has a 1m side yard. A 1m side yard cannot accommodate all of the matters set out in (2). MRZ2-P5(3) is generally not inconsistent with the MDRS outdoor living space standard. However, the RVA opposes the requirement for such spaces to be "attractive" given the subjectivity of such a term. MRZ2-P5(4) is supported as it recognises the communal outdoor living spaces that retirement villages provide.	<i>Amend MRZ2-P5 for consistency with the MDRS.</i>

Provisions	Submission Position	Reason for Submission	Relief Sought
Policies - MRZ2-P6	Oppose in part	The RVA opposes in part Policy MRZ2-P6 as it does not clearly identify the manner in which potential development outcomes need to be restricted and which qualifying matters are relevant. It should be clear that restrictions beyond those provided for through zoning / rules are not necessary.	<i>The RVA seeks that a Policy MRZ2-P6 is amended as follows:</i> MRZ2-P6 Qualifying Matters Restrict residential development to an appropriate level to provide for and protect any relevant qualifying matters <u>through amendments to the MDRS rules and standards.</u>
Policies - MRZ2-P7	Support in part	The RVA supports Policy MRZ2-P7 in part and the enabling of higher intensity residential living in certain areas, which is consistent with the Enabling Housing Act and the direction of the NPSUD. However, it suggests amendments are necessary to this Policy as part of Variation 3 in order to recognise that higher density development may also be appropriate in other areas in the MRZ2. In particular, the importance of providing for 'ageing in place' means that retirement villages need to be located in all residential areas.	<i>Amend Policy MRZ2-P7 as follows:</i> MRZ2-P7 Efficient use of land and infrastructure. (1) Enable land to be used for higher intensity residential living, <u>including</u> where such land is: (a) <u>In close proximity</u> Adjacent to the TCZ – Town centre zone, LCZ – Local centre zone, COMZ – Commercial zone and within a walkable catchment of transport networks; or (b) Integrated into master-planned growth areas in close proximity to neighbourhood centres or publicly accessible open space. (2) Recognise the social, economic and environmental benefits arising from higher density development being situated closer to community facilities and the TCZ – Town centre zone, LCZ – Local centre zone and COMZ – Commercial zone when considering development proposals. (3) Recognise the economic and environmental benefits of higher density development that efficiently utilises existing, and planned, investment in both transport and three waters infrastructure.
Policies - MRZ2-P8	Support in part	The RVA supports Policy MRZ2-P8 as it recognises that amenity values and urban character will change over time, consistent with Objective 4 of the NPSUD. However, the RVA considers the policy needs to go further to give effect to Policy 6 of the NPSUD.	<i>Amend policy MRZ2-P8 as follows:</i> Recognise that the planned urban built form may result in changes to the amenity values and characteristics of the urban character over time <u>and those changes are not, of themselves, an adverse effect.</u>
Policies - MRZ2-P11	Oppose in part	The RVA opposes Policy MRZ2-P11 as "sensitive activities" are not defined and this policy has the potential to constrain residential development within the MRZ, despite residential being the primary development type anticipated in this zone. If this policy is intended to support MRZ2-S14, it should be redrafted to specifically relate to those identified existing activities.	<i>Delete Policy MRZ2-P11.</i>
Rules – MRZ2-R2	Oppose in part	The RVA supports the inclusion of a retirement village-specific rule in the MRZ2 chapter. However, the RVA opposes the application of general standards and activity specific standards associated with Rule MRZ2-R2. To give effect to the NPSUD and the Enabling Housing Act, the RVA seeks that Variation 3 provides for retirement villages as a permitted activity without any standards, with the construction of the retirement village being a restricted discretionary activity under a separate rule, recognising that retirement villages are residential activities that are appropriate in residential zones and provide substantial benefit in	<i>The RVA seeks to amend Rule MRZ2-R2 to provide for retirement villages as a permitted activity without any standards and integrate a new rule that provides for the construction of retirement villages as a restricted discretionary activity, with a specific set of retirement village matters of discretion (Rule MRZ2-RX below).</i> <i>Delete Rule MRZ2-R2 and replace with the following:</i> MRZ2-R2: Retirement villages, excluding the construction of buildings (1) <u>Activity status: Permitted</u>

Provisions	Submission Position	Reason for Submission	Relief Sought
		<p>residential zones including enabling older people to remain in familiar community environments for longer (close to family and support networks), while also freeing up a number of dwellings for families to move into.</p> <p>The RVA opposes the living space/balcony area and service court activity-specific standards that apply to retirement villages, as they conflict with the MDRS.</p> <p>The RVA also opposes the matters of discretion, which are so broad as to make the restriction on discretion ineffective. The RVA considers that the construction of retirement villages should have focused matters of discretion to provide for and acknowledge the differences that retirement villages have from other residential activities. The RVA considers the matters of discretion applicable to retirement villages need to appropriately provide for / support the efficient use of larger sites for retirement villages, and the functional and operational needs of retirement villages.</p> <p>The RVA also considers that proposals for the construction of retirement villages within the Medium Density Residential Zone 2 should be precluded from being publicly notified.</p> <p>In accordance with Schedule 3A (5)(2) of the Enabling Housing Act, the RVA also considers that a retirement village that is compliant with standards MRZ2-S2 (Height – building general), MRZ2-S3 (Height in relation to boundary) and MRZ2-S4 (Setback) should also be precluded from limited notification.</p>	<p><u>Land-use building standards do not apply.</u></p> <p><u>Activity Specific Standards: Nil</u></p> <p><u>(2) Activity status where compliance not achieved: n/a</u></p> <p><u>MRZ2-RX: Construction of buildings for a Retirement Village</u></p> <p><u>(1) Activity status: Restricted discretionary</u></p> <p><u>Activity Specific Standards: Nil</u></p> <p><u>(2) Activity status where compliance not achieved: n/a</u></p> <p><u>Assessment will be restricted to the following matters:</u></p> <ol style="list-style-type: none"> 1. <u>The effects arising from exceeding any of the following standards: MRZ2-S2 (Height – building general), MRZ2-S3 (Height in relation to boundary), MRZ2-S4 (Setback), MRZ2-S5 (Building coverage) and where relevant, MRZ2-S6 (Outdoor living space), MRZ2-S7 (Outlook space), MRZ2-S8 (Windows to street) and MRZ2-S9 (Landscaped area).</u> 2. <u>The effects of the retirement village on the safety of adjacent streets or public open spaces.</u> 3. <u>The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.</u> 4. <u>The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length.</u> 5. <u>When assessing the matters in (1), (2), (3) and (4), consider:</u> <ol style="list-style-type: none"> a. <u>The need to provide for efficient use of larger sites.</u> b. <u>The functional and operational needs of the retirement village.</u> 6. <u>The positive effects of the construction, development and use of the Retirement Village.</u> <p><u>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a Retirement Village.</u></p> <p><u>Notification</u></p> <ol style="list-style-type: none"> a) <u>Any application for resource consent for the construction of a retirement village will be considered without public notification.</u> <p><u>An application for the construction of a retirement village that complies with standards MRZ2-S2 (Height – building general), MRZ2-S3 (Height in relation to boundary) and MRZ2-S4 (Setback) will be considered without public or limited notification.</u></p>
Rules – MRZ2-S1	Support in part	<p>The RVA supports Rule MRZ2-S1 as it aligns with clause 10 of the MDRS. However, the RVA considers that specific reference to retirement units is required.</p> <p>The RVA seeks to amend Rule MRZ2-S1(2) to exclude retirement villages from the matters of discretion so the retirement village specific</p>	<p><u>Amend Rule MRZ2-S1(1)(a) as follows:</u></p> <p><u>MRZ2-S1: Residential unit or retirement unit</u></p> <p><u>(1) Activity status: PER</u></p>

Provisions	Submission Position	Reason for Submission	Relief Sought
		<p>matters of discretion apply to the construction of a retirement village building that exceeds this standard (as per Rule MRZ2-RX above).</p>	<p>Where:</p> <p>(a) Up to three residential units <u>or retirement units</u> per site.</p> <p><i>The RVA also seeks to amend Rule MRZ2-S1(2) to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard (as per Rule MRZ2-RX above).</i></p>
Rules – MRZ2-S2	Support in part	<p>The RVA supports Rule MRZ2-S2 and the building height provisions which align with the building height standard of the MDRS.</p> <p>The RVA considers however that the matters of discretion for a restricted discretionary activity under Rule MRZ2-S2(2) are not appropriate for retirement villages.</p> <p>The RVA therefore seek to exclude retirement villages from these matters of discretion, with retirement village specific matters of discretion applying instead. These retirement village specific matters of discretion are those provided in response to Rule 2A.4.1.3(e) above.</p>	<p><i>The RVA seeks to amend Rule MRZ2-S2(2) to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard (as per Rule MRZ2-RX above).</i></p>
Rules – MRZ2-S3	Support in part	<p>The RVA supports Rule MRZ2-S3 and the height in relation to boundary provisions in principle which reflect the height in relation to boundary standards of the MDRS.</p> <p>However, the RVA considers that additional exclusions should be integrated with this standard to enable larger scale developments to occur where adjacent to less sensitive zones, where the effects of larger buildings will be appropriate.</p> <p>The RVA also considers however that the matters of discretion for a restricted discretionary activity under Rule MRZ2-S3(2) are not appropriate for retirement villages.</p> <p>The RVA seeks that retirement village specific matters of discretion apply instead. These retirement village specific matters of discretion are those provided in relation to Rule MRZ2-RX above.</p>	<p><i>The RVA seeks to amend Rule MRZ2-S3 as follows to include additional exclusions from this standard:</i></p> <p>MRZ2-S3 Height in Relation to Boundary</p> <p>(1)(b) This standard does not apply to</p> <p>(a) a boundary with a road</p> <p>(b) existing or proposed internal boundaries within a site</p> <p>(c) site boundaries where there is an existing common wall between 2 buildings on adjacent sties or where a common wall is proposed</p> <p>(d) <u>boundaries adjoining the Settlement Zone, Local Centre Zone, Commercial Zone or General Industrial Zone.</u></p> <p><i>The RVA also seeks to amend Rule MRZ2-S3(2) to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard (as per Rule MRZ2-RX above).</i></p>
Rules – MRZ2-S4	Support in part	<p>The RVA supports Rule MRZ2-S4 and the setback provisions which reflect the setback standards of the MDRS.</p> <p>The RVA also considers that the matters of discretion for a restricted discretionary activity under Rule MRZ2-S4(2) are not appropriate for retirement villages.</p> <p>The RVA seeks that retirement village specific matters of discretion apply instead. These retirement village specific matters of discretion are those provided in relation to Rule MRZ2-RX above.</p>	<p><i>The RVA seeks to amend Rule MRZ2-S4(2) to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard (as per Rule MRZ2-RX above).</i></p>

Provisions	Submission Position	Reason for Submission	Relief Sought
Rules – MRZ2-S5	Support in part	<p>The RVA supports Rule MRZ2-S5 and the building coverage provisions which reflect the building coverage standards of the MDRS.</p> <p>The RVA considers that the matters of discretion for a restricted discretionary activity under Rule MRZ2-S5(2) are not appropriate for retirement villages.</p> <p>The RVA seeks that retirement village specific matters of discretion apply instead. These retirement village specific matters of discretion are those provided in relation to Rule MRZ2-RX above.</p>	<p><i>The RVA seeks to amend Rule MRZ2-S5(2) to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard (as per Rule MRZ2-RX above).</i></p>
Rules – MRZ2-S6	Support in part	<p>The RVA supports Rule MRZ2-S6 and the outdoor living space provisions in principle which reflect the outdoor living space standard of the Act.</p> <p>However, the RVA considers that as a result of retirement villages providing a range of private and communal outdoor areas, amendments should be made to Rule MRZ2-S6 that enable the communal areas to count towards the amenity standard.</p> <p>The RVA also considers that the matters of discretion for a restricted discretionary activity under Rule MRZ2-S6(2) are not appropriate for retirement villages.</p> <p>The RVA seeks that retirement village specific matters of discretion apply instead. These retirement village specific matters of discretion are those provided in relation to Rule MRZ2-RX above.</p>	<p><i>The RVA seeks additions to Rule MRZ2-S6 to enable the communal outdoor living spaces of retirement villages to count towards the amenity standard.</i></p> <p>Outdoor Living Space (per unit)</p> <p><u>MRZ2-S6(1)</u></p> <p>---</p> <p><u>(c) For retirement units, clauses (a) and (b) apply with the following modifications:</u></p> <ul style="list-style-type: none"> i. <u>the outdoor living space may be in whole or in part grouped cumulatively in 1 or more communally accessible location(s) and/or located directly adjacent to each retirement unit; and</u> ii. <u>a retirement village may provide indoor living spaces in one or more communally accessible locations in lieu of up to 50% of the required outdoor living space.</u> <p><i>The RVA also seeks to amend Rule MRZ2-S6(2) to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard (as per Rule MRZ2-RX above).</i></p>
Rules – MRZ2-S7	Support in part	<p>The RVA supports Rules MRZ2-S7 and the outlook space provisions in principle which reflect the outlook space standard of the Act.</p> <p>The RVA however considers that in a retirement village environment (that has multiple communal spaces available for residents), the standard is not directly relevant. The RVA considers amendments should be made to the outlook space rules to provide for outlook space requirements that are appropriate for retirement villages.</p> <p>The RVA also considers that the matters of discretion for a restricted discretionary activity under Rule MRZ2-S7(2) are not appropriate for retirement villages.</p> <p>The RVA seeks that the retirement village specific matters of discretion apply instead. These retirement village specific matters of discretion are those provided in response to Rule MRZ2-RX above.</p>	<p><i>The RVA seeks the addition of Rule MRZ2-S7 to provide for outlook space requirements that are appropriate for retirement villages.</i></p> <p>Outlook Space (per unit)</p> <p><u>MRZ2-S7(1)</u></p> <p>---</p> <p><u>(j) For retirement units, clauses (a) – (i) apply with the following modification: The minimum dimensions for a required outlook space are 1 metre in depth and 1 metre in width for a principal living room and all other habitable rooms.</u></p> <p><i>The RVA also seeks to amend Rule MRZ2-S7(2) to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard (as per Rule MRZ2-RX above).</i></p>

Provisions	Submission Position	Reason for Submission	Relief Sought
Rules – MRZ2-S8	Support in part	<p>The RVA supports Rule MRZ2-S8 and the windows to street provisions in principle which reflect the windows to street MDRS.</p> <p>The RVA however considers amendment to the rule is required to clarify that the standard also applies to retirement units. It should also only apply to public streets and not internal/private streets.</p> <p>The RVA also considers that the matters of discretion for a restricted discretionary activity under Rule MRZ2-S8(2) are not appropriate for retirement villages.</p> <p>The RVA seeks that the retirement village specific matters of discretion apply instead. These retirement village specific matters of discretion are those provided in response to Rule MRZ2-RX above.</p>	<p><i>The RVA seeks to amend Rule MRZ2-S8 to provide for retirement units facing a public street.</i></p> <p>MRZ2-S8(1)(a): Any residential unit or <u>retirement unit</u> facing the <u>public</u> street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</p> <p><i>The RVA also seeks to amend Rule MRZ2-S8(2) to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard (as per Rule MRZ2-RX above).</i></p>
Rules – MRZ2-S9	Support in part	<p>The RVA supports Rule MRZ2-S9 and the landscaped area provisions in principle which reflect the landscaped area MDRS.</p> <p>The RVA considers amendment to these rules is required to clarify that the standards also apply to retirement units.</p> <p>The RVA also considers that the matters of discretion for a restricted discretionary activity under Rule MRZ2-S9(2) are not appropriate for retirement villages.</p> <p>The RVA seeks that the retirement village specific matters of discretion apply instead. These retirement village specific matters of discretion are those provided in relation to Rule MRZ2-RX above.</p>	<p><i>The RVA seeks to amend Rule MRZ2-S9 to provide for retirement units.</i></p> <p>MRZ2-S9 (1)</p> <p>(a) A residential unit or <u>retirement unit</u> at ground floor level has a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</p> <p>(b) The landscaped area may be located on any part of the development site and does not need to be associated with each residential unit or <u>retirement unit</u>.</p> <p><i>The RVA also seeks to amend Rule MRZ2-S9(2) to exclude retirement villages from these matters of discretion so the retirement village specific matters of discretion apply to the construction of a retirement village building that exceeds this standard (as per Rule MRZ2-RX above).</i></p>
Rules – MRZ2-S10	Support in part	<p>The RVA does not oppose Rule MRZ2-S10 and the 70% impervious surface area standard as it does not preclude a 50% building coverage. However, the RVA considers that the impermeable surface standard should provide for technical solutions (such as retention and detention).</p>	<p><i>Amend Rule MRZ2-S10(2) as follows.</i></p> <p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Site design, layout and amenity; and</p> <p>(b) The risk of flooding, nuisance or damage to the site or other buildings and sites.</p> <p><u>(c) The effects of any on-site stormwater retention or detention devices.</u></p>
Rules – MRZ2-S11	Oppose	<p>The RVA opposes Rule MRZ2-S11 and requirements for garages, as this is not a requirement of the MDRS.</p>	<p><i>Delete Rule MRZ2-S11.</i></p>
Rules – MRZ2-S12	Oppose	<p>The RVA opposes Rule MRZ2-S12 and the requirements for fences and walls, as this is not a requirement of the MDRS.</p>	<p><i>Delete Rule MRZ2-S12.</i></p>

PART 3 – LOCAL CENTRE ZONE

Provisions	Submission Position	Reason for Submission	Relief Sought
LCZ – Purpose, Objectives and Policies	Oppose in part	The RVA considers amendments to the purpose, objectives and policies are required to recognise that residential activities are appropriate within the LCZ (including at ground floor in appropriate circumstances).	<i>Amend the purpose, objectives and policies to recognise that residential activities are appropriate within the LCZ.</i>
LCZ - Policies	Support / new policies sought	To give effect to the NPSUD and the Enabling Housing Act, the RVA considers Variation 3 should include changes to the Local Centre Zone. The Enabling Housing Act is not limited to residential zones and councils are required to ensure district plans provide for intensification in urban non-residential zones. Amendments to the Local Centre Zone are therefore required to comply with s77N RMA. The RVA considers policy support for retirement villages in the Local Centre Zone is required (as also set out in the submission above).	<p><i>The RVA seeks that the following policies are incorporated into Part 3 – Local Centre Zone:</i></p> <p><u>Provision of housing for an ageing population</u></p> <ol style="list-style-type: none"> <u>1. Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the Local Centre Zone, such as retirement villages.</u> <u>2. Recognise the functional and operational needs of retirement villages, including that they:</u> <ol style="list-style-type: none"> <u>a. May require greater density than the planned urban built character to enable efficient provision of services.</u> <u>b. Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</u> <p><u>Larger sites</u></p> <p><u>Recognise the intensification opportunities provided by larger sites within the Medium Density Residential Zone by providing for more efficient use of those sites.</u></p> <p><u>Density standards</u></p> <p><u>Enable the density standards to be utilised as a baseline for the assessment of the effects of developments.</u></p> <p><i>Delete or amend other Local Centre Zone objectives and policies for consistency.</i></p>
LCZ-R4	Support in part	To give effect to the NPSUD and the Enabling Housing Act, the RVA considers Variation 3 should include amendments to LCZ-R4. The RVA supports the permitted activity status for residential activities in the Local Centre Zone, however the RVA considers a retirement village-specific rule is required recognising that retirement villages provide substantial benefit, including enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs.	<p><i>The RVA seeks the addition of a new Rule to provide for the activity of retirement villages as a permitted activity:</i></p> <p><u>LCZ-RX - Retirement Villages, excluding the construction of buildings</u></p> <p><u>(1) Activity status: Permitted</u></p> <p><u>Land-use effects standards and Land-use building standards do not apply.</u></p> <p><u>Activity Specific Standards: Nil</u></p> <p><u>(2) Activity status where compliance not achieved: n/a</u></p>
LCZ-R16	Oppose in part	<p>The RVA opposes the discretionary activity status that would apply to retirement villages in the Local Centre Zone as an activity that is not specifically listed.</p> <p>In line with the relief sought in the residential zones above, the RVA considers that to give effect to the NPSUD and the Enabling Housing Act, Variation 3 should provide for the construction of retirement villages as</p>	<p><i>Include a new rule as follows:</i></p> <p><u>LCZ-RX - Construction of buildings for a Retirement Village</u></p> <p><u>(1) Activity status: Restricted Discretionary</u></p> <p><u>Land-use effects standards and Land-use building standards do not apply.</u></p>

Provisions	Submission Position	Reason for Submission	Relief Sought
		<p>a restricted discretionary activity under a specific retirement village rule, and that the construction of retirement villages should have their own set of focused matters of discretion (so to provide for and acknowledge the differences that retirement villages have from other residential activities).</p> <p>The RVA also considers that proposals for the construction of retirement villages within the Local Centre Zone should be precluded from being publicly notified.</p> <p>In accordance with Schedule 3A (5)(2) of the Enabling Housing Act, the RVA also considers that a retirement village that is compliant with standards LCZ-S4 (Building Height), LCZ-S5 (Height in relation to boundary), LCZ-S6 (Building setback – zone boundaries) should also be precluded from limited notification.</p>	<p><u>Activity Specific Standards: Nil</u></p> <p><u>(2) Activity status where compliance not achieved: n/a</u></p> <p><u>Assessment will be restricted to the following matters:</u></p> <ol style="list-style-type: none"> 1. <u>The effects arising from exceeding any of the following standards: LCZ-S4 (Building Height), LCZ-S5 (Height in relation to boundary), LCZ-S6 (Building setback – zone boundaries), and where relevant, LCZ-S7, LCZ-S8 & LCZ-S10.</u> 2. <u>The effects of the retirement village on the safety of adjacent streets or public open spaces.</u> 3. <u>The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.</u> 4. <u>When assessing the matters in (1), (2) and (3), consider:</u> <ol style="list-style-type: none"> a. <u>The need to provide for efficient use of larger sites.</u> b. <u>The functional and operational needs of the retirement village.</u> 5. <u>The positive effects of the construction, development and use of the Retirement Village.</u> <p><u>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a Retirement Village.</u></p> <p><u>Notification</u></p> <ol style="list-style-type: none"> b) <u>Any application for resource consent for the construction of a retirement village will be considered without public notification.</u> c) <u>An application for the construction of a retirement village that complies with standards LCZ-S4, LCZ-S5, LCZ-S6 will be considered without public or limited notification.</u>
LCZ-S4	Support	The RVA supports this standard because it is similarly enabling to the MDRS height standard.	<i>Retain standard.</i>
LCZ-S5	Oppose in part	The RVA opposes this standard to the extent it is more restrictive than the MDRS height in relation to boundary standard.	<i>Amend the standard so that it is no more restrictive than the MDRS height in relation to boundary standard.</i>
LCZ-S6	Oppose in part	The RVA opposes this standard to the extent it is more restrictive than the MDRS yard standard as it relates to residential activities (including retirement villages).	<i>Amend the standard so that it is no more restrictive than the MDRS yard standard when applied to residential activities.</i>
LCZ-S10	Oppose in part	The RVA opposes this standard to the extent it is more onerous than the MDRS outdoor living space standard. It also opposes this standard as it does not recognise that retirement villages provide communal outdoor living spaces for residents.	<i>Amend the standard so that it is no more onerous than the MDRS outdoor living space standard and recognises that communal spaces may be provided instead of private/exclusive use spaces.</i>

PART 3 – COMMERCIAL ZONE

Provisions	Submission Position	Reason for Submission	Relief Sought
Commercial Zone – Purpose, Objectives and Policies	Oppose in part	The RVA considers amendments to the purpose, objectives and policies are required to recognise that residential activities are appropriate within the COMZ (including at ground floor in appropriate circumstances).	<i>Amend the purpose, objectives and policies to recognise that residential activities are appropriate within the COMZ.</i>
Commercial Zone - Policies	Support / new policies sought	To give effect to the NPSUD and the Enabling Housing Act, the RVA considers Variation 3 should include changes to the Commercial Zone. The Enabling Housing Act is not limited to residential zones and councils are required to ensure district plans provide for intensification in urban non-residential zones. Amendments to the Commercial Zone are therefore required to comply with s77N RMA. The RVA considers policy support for retirement villages in the Commercial Zone is required (as also set out in the submission above).	<p><i>The RVA seeks that the following policies are incorporated into Part 3 – Commercial Zone:</i></p> <p><u>Provision of housing for an ageing population</u></p> <ol style="list-style-type: none"> <u>1. Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the Commercial Zone, such as retirement villages.</u> <u>2. Recognise the functional and operational needs of retirement villages, including that they:</u> <ol style="list-style-type: none"> <u>a. May require greater density than the planned urban built character to enable efficient provision of services.</u> <u>b. Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</u> <p><u>Larger sites</u></p> <p><u>Recognise the intensification opportunities provided by larger sites within the Medium Density Residential Zone by providing for more efficient use of those sites.</u></p> <p><u>Density standards</u></p> <p><u>Enable the density standards to be utilised as a baseline for the assessment of the effects of developments.</u></p> <p><i>Delete or amend other Commercial Zone objectives and policies for consistency.</i></p>
COMZ-R4	Support in part	To give effect to the NPSUD and the Enabling Housing Act, the RVA considers Variation 3 should include amendments to COMZ-R4. The RVA supports the permitted activity status for residential activities in the Commercial Zone, however the RVA considers a retirement village-specific rule is required recognising that retirement villages provide substantial benefit, including enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs.	<p><i>The RVA seeks the addition of a new Rule to provide for the activity of retirement villages as a permitted activity:</i></p> <p><u>COMZ-RX - Retirement Villages, excluding the construction of buildings</u></p> <p><u>(1) Activity status: Permitted</u></p> <p><u>Land-use effects standards and Land-use building standards do not apply.</u></p> <p><u>Activity Specific Standards: Nil</u></p> <p><u>(2) Activity status where compliance not achieved: n/a</u></p>
COMZ-R19	Oppose in part	<p>The RVA opposes the discretionary activity status that would apply to retirement villages in the Commercial Zone as an activity that is not specifically listed.</p> <p>In line with the relief sought in the residential zones above, the RVA considers that to give effect to the NPSUD and the Enabling Housing Act, Variation 3 should provide for the construction of retirement villages as</p>	<p><i>Include a new rule as follows:</i></p> <p><u>COMZ-RX - Construction of buildings for a Retirement Village</u></p> <p><u>(1) Activity status: Restricted Discretionary</u></p> <p><u>Activity Specific Standards: Nil</u></p>

Provisions	Submission Position	Reason for Submission	Relief Sought
		<p>a restricted discretionary activity under a specific retirement village rule, and that the construction of retirement villages should have their own set of focused matters of discretion (so to provide for and acknowledge the differences that retirement villages have from other residential activities).</p> <p>The RVA also considers that proposals for the construction of retirement villages within the Commercial Zone should be precluded from being publicly notified.</p> <p>In accordance with Schedule 3A (5)(2) of the Enabling Housing Act, the RVA also considers that a retirement village that is compliant with standards COMZ-S4 (Building Height), COMZ-S5 (Height in relation to boundary), COMZ-S6 (Building setback – zone boundaries) should also be precluded from limited notification.</p>	<p><u>(2) Activity status where compliance not achieved: n/a</u></p> <p><u>Assessment will be restricted to the following matters:</u></p> <ol style="list-style-type: none"> 1. <u>The effects arising from exceeding any of the following standards: COMZ-S4 (Building Height), COMZ-S5 (Height in relation to boundary), COMZ-S6 (Building setback – zone boundaries), and where relevant, COMZ-S7, COMZ-S8 & COMZ-S10.</u> 2. <u>The effects of the retirement village on the safety of adjacent streets or public open spaces.</u> 3. <u>The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.</u> 4. <u>When assessing the matters in (1), (2) and (3), consider:</u> <ol style="list-style-type: none"> a. <u>The need to provide for efficient use of larger sites.</u> b. <u>The functional and operational needs of the retirement village.</u> 5. <u>The positive effects of the construction, development and use of the Retirement Village.</u> <p><u>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a Retirement Village.</u></p> <p><u>Notification</u></p> <ol style="list-style-type: none"> d) <u>Any application for resource consent for the construction of a retirement village will be considered without public notification.</u> e) <u>An application for the construction of a retirement village that complies with standards COMZ-S4, COMZ-S5, COMZ-S6 will be considered without public or limited notification.</u>
COMZ-S4	Support	The RVA supports this standard because it is similarly enabling to the MDRS height standard.	<i>Retain standard.</i>
COMZ-S5	Oppose in part	The RVA opposes this standard to the extent it is more restrictive than the MDRS height in relation to boundary standard.	<i>Amend the standard so that it is no more restrictive than the MDRS height in relation to boundary standard.</i>
COMZ-S6	Oppose in part	The RVA opposes this standard to the extent it is more restrictive than the MDRS yard standard as it relates to residential activities (including retirement villages).	<i>Amend the standard so that it is no more restrictive than the MDRS yard standard when applied to residential activities.</i>
COMZ-S10	Oppose in part	The RVA opposes this standard to the extent it is more onerous than the MDRS outdoor living space standard. It also opposes this standard as it does not recognise that retirement villages provide communal outdoor living spaces for residents.	<i>Amend the standard so that it is no more onerous than the MDRS outdoor living space standard and recognises that communal spaces may be provided instead of private/exclusive use spaces.</i>

PART 3 – TOWN CENTRE ZONE

Provisions	Submission Position	Reason for Submission	Relief Sought
TCZ – Purpose, Objectives and Policies	Oppose in part	The RVA considers amendments to the purpose, objectives and policies are required to recognise that residential activities are appropriate within the TCZ (including at ground floor in appropriate circumstances).	<i>Amend the purpose, objectives and policies to recognise that residential activities are appropriate within the TCZ.</i>
TCZ - Policies	Support / new policies sought	To give effect to the NPSUD and the Enabling Housing Act, the RVA considers Variation 3 should include changes to the Town Centre Zone. The Enabling Housing Act is not limited to residential zones and councils are required to ensure district plans provide for intensification in urban non-residential zones. Amendments to the Town Centre Zone are therefore required to comply with s77N RMA. The RVA considers policy support for retirement villages in the Town Centre Zone is required (as also set out in the submission above).	<p><i>The RVA seeks that the following policies are incorporated into Part 3 – Town Centre Zone:</i></p> <p><u>Provision of housing for an ageing population</u></p> <ol style="list-style-type: none"> <u>1. Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the Commercial Zone, such as retirement villages.</u> <u>2. Recognise the functional and operational needs of retirement villages, including that they:</u> <ol style="list-style-type: none"> <u>a. May require greater density than the planned urban built character to enable efficient provision of services.</u> <u>b. Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</u> <p><u>Larger sites</u></p> <p><u>Recognise the intensification opportunities provided by larger sites within the Medium Density Residential Zone by providing for more efficient use of those sites.</u></p> <p><u>Density standards</u></p> <p><u>Enable the density standards to be utilised as a baseline for the assessment of the effects of developments.</u></p> <p><i>Delete or amend other Town Centre Zone objectives and policies for consistency.</i></p>
TCZ-R2	Support in part	To give effect to the NPSUD and the Enabling Housing Act, the RVA considers Variation 3 should include amendments to TCZ-R2. The RVA supports the permitted activity status for residential activities in the Town Centre Zone, however the RVA considers a retirement village-specific rule is required recognising that retirement villages provide substantial benefit, including enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs.	<p><i>The RVA seeks the addition of a new Rule to provide for the activity of retirement villages as a permitted activity:</i></p> <p><u>TCZ-RX - Retirement Villages, excluding the construction of buildings</u></p> <p><u>(1) Activity status: Permitted</u></p> <p><u>Land-use effects standards and Land-use building standards do not apply.</u></p> <p><u>Activity Specific Standards: Nil</u></p> <p><u>(2) Activity status where compliance not achieved: n/a</u></p>
TCZ-R16	Oppose in part	<p>The RVA opposes the discretionary activity status that would apply to retirement villages in the Town Centre Zone as an activity that is not specifically listed.</p> <p>In line with the relief sought in the residential zones above, the RVA considers that to give effect to the NPSUD and the Enabling Housing Act, Variation 3 should provide for the construction of retirement villages as</p>	<p><i>Include a new rule as follows:</i></p> <p><u>TCZ-RX - Construction of buildings for a Retirement Village</u></p> <p><u>(1) Activity status: Restricted Discretionary</u></p> <p><u>Activity Specific Standards: Nil</u></p>

Provisions	Submission Position	Reason for Submission	Relief Sought
		<p>a restricted discretionary activity under a specific retirement village rule, and that the construction of retirement villages should have their own set of focused matters of discretion (so to provide for and acknowledge the differences that retirement villages have from other residential activities).</p> <p>The RVA also considers that proposals for the construction of retirement villages within the Town Centre Zone should be precluded from being publicly notified.</p> <p>In accordance with Schedule 3A (5)(2) of the Enabling Housing Act, the RVA also considers that a retirement village that is compliant with standards TCZ-S3 (Building Height), TCZ-S4 (Height in relation to boundary), TCZ-S8 (Building setback – zone boundaries) should also be precluded from limited notification.</p>	<p><u>(2) Activity status where compliance not achieved: n/a</u></p> <p><u>Assessment will be restricted to the following matters:</u></p> <ol style="list-style-type: none"> 6. <u>The effects arising from exceeding any of the following standards: TCZ-S3 (Building Height), TCZ-S4 (Height in relation to boundary), TCZ-S8 (Building setback – zone boundaries), and where relevant, TCZ-S9 & TCZ-S11.</u> 7. <u>The effects of the retirement village on the safety of adjacent streets or public open spaces.</u> 8. <u>The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.</u> 9. <u>When assessing the matters in (1), (2) and (3), consider:</u> <ol style="list-style-type: none"> a. <u>The need to provide for efficient use of larger sites.</u> b. <u>The functional and operational needs of the retirement village.</u> 10. <u>The positive effects of the construction, development and use of the Retirement Village.</u> <p><u>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a Retirement Village.</u></p> <p><u>Notification</u></p> <ol style="list-style-type: none"> f) <u>Any application for resource consent for the construction of a retirement village will be considered without public notification.</u> g) <u>An application for the construction of a retirement village that complies with standards TCZ-S3, TCZ-S4, TCZ-S8 will be considered without public or limited notification.</u>
TCZ-S3	Support	The RVA supports this standard because it is similarly enabling to the MDRS height standard.	<i>Retain standard.</i>
TCZ-S4	Oppose in part	The RVA opposes this standard to the extent it is more restrictive than the MDRS height in relation to boundary standard.	<i>Amend the standard so that it is no more restrictive than the MDRS height in relation to boundary standard.</i>
TCZ-S8	Oppose in part	The RVA opposes this standard to the extent it is more restrictive than the MDRS yard standard as it relates to residential activities (including retirement villages).	<i>Amend the standard so that it is no more restrictive than the MDRS yard standard when applied to residential activities.</i>
TCZ-S11	Oppose in part	The RVA opposes this standard to the extent it is more onerous than the MDRS outdoor living space standard. It also opposes this standard as it does not recognise that retirement villages provide communal outdoor living spaces for residents.	<i>Amend the standard so that it is no more onerous than the MDRS outdoor living space standard and recognises that communal spaces may be provided instead of private/exclusive use spaces.</i>

PLANNING MAPS

Provisions	Submission Position	Reason for Submission	Relief Sought
<p>Planning Maps – Medium Density Residential Zone 2</p>	<p>Oppose</p>	<p>The RVA opposes the geographical extent of the proposed Medium Density Residential Zone 2.</p> <p>The RVA opposes the application of the Urban Fringe qualifying matter which seeks to encourage intensive residential development to areas within 800m walkable catchments of towns. The Enabling Housing Act and NPSUD do not include any requirement to constrain the development to within the walkable catchments of town centres in relevant residential zones.</p> <p>The Urban Fringe Qualifying Matter has been used to justify the retention of large areas of General Residential Zone and there is not adequate justification for this zoning in terms of the requirements under s77L of the Act.</p> <p>The RVA opposes the retention of the Medium Density Residential Zone 1 in Raglan and Te Kauwhata. The RVA considers that under the Enabling Housing Act, both Raglan and Te Kauwhata are 'relevant residential zones'. While both have a population of less than 5,000 as of 2018, the Future Proof 2022 strategy referenced in the section 32 report refers to both Raglan and Te Kauwhata as identified urban areas. Map 1: Settlement Pattern also refers to both the towns as 'urban enablement areas'. The RVA therefore considers that Waikato District Council intends both areas to become part of an urban environment, and therefore the MDRS should be applied to these areas.</p>	<p><i>Reconsider the aerial extent of the Medium Density Residential Zone 2.</i></p> <p><i>The RVA seeks:</i></p> <p><i>The removal of the Urban Fringe Qualifying Matter so those area are rezoned from General Residential to Medium Density Residential Zone 2; and</i></p> <p><i>The Medium Density Residential Zone 1 land is rezoned to Medium Density Residential Zone 2.</i></p>