

Before the Independent Hearings Panel

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

in the matter of: Strategic matters (joint opening hearing) in relation to Plan Change 12 to the Hamilton City Plan, Plan Change 26 to the Waipā District Plan and Variation 3 to the Waikato District Plan

and: **Ryman Healthcare Limited**

Overview representation of **Matthew Brown** on behalf of Ryman Healthcare Limited

Dated: 17 February 2023

REPRESENTATION OF MATTHEW BROWN ON BEHALF OF RYMAN HEALTHCARE LIMITED

INTRODUCTION

- 1 My full name is Matthew Glen Brown.
- 2 I am the General Manager Development NZ for Ryman Healthcare Limited (*Ryman*). I have held this role since March 2020.
- 3 I have prepared this statement to provide a brief overview of Ryman and our interests in the present process.
- 4 Ryman is New Zealand's leading retirement village operator. Ryman was established in Christchurch in 1984 and now operates 38 retirement villages across New Zealand. Our villages provide homes for more than 13,200 elderly residents and employ over 6,700 people. Ryman is considered to be a pioneer in many aspects of the healthcare industry – including retirement village design, standards of care, and staff education. Ryman is not a developer. Ryman is a resident-focused operator of retirement villages, committed to providing the highest quality housing and care for New Zealand's elderly residents in its villages.
- 5 Ryman currently operates two comprehensive care retirement villages in the Waikato region, both in Hamilton City, with another under construction in Cambridge. Demand for our villages in the Waikato region is strong. Widely published population statistics (referred to by Mr Collyns) strongly support a growing need for further development of retirement villages and care.
- 6 We have extensive experience in RMA planning and consenting processes. Many of our recent villages have been through notified resource consent processes. In those processes, the needs of our residents, the social and economic benefits of our villages and functional and operational requirements for the layouts of our villages are not given sufficient attention. Instead, the focus has tended to be on neighbouring resident amenity interests and concerns. We have also found that district plans around New Zealand are inconsistent and often poorly provide for retirement villages. These two factors have led to major delays in providing much needed housing and care.
- 7 As with My Collyns for the RVA, Ryman is very encouraged by the new direction in the government's enabling housing legislation. We are hopeful that this process will allow the balance of considerations in consenting processes to be reset appropriately. This outcome will enable us to move more quickly on our housing projects and invest with greater certainty.
- 8 Ryman agrees with and supports the key outcomes sought by the RVA, as previously set out by Mr John Collyns and to soon be expanded on by Mr Luke Hinchey and Mr John Kyle.