

Before the Independent Hearings Panel
Hutt City Council

under: the Resource Management Act 1991

in the matter of: Submissions and further submissions in relation to Plan
Change 56 to the City of Lower Hutt District Plan

and: **Retirement Villages Association of New Zealand
Incorporated**
(Submitter 211)

Summary statement of **Maggie Owens** on behalf of the
Retirement Villages Association of New Zealand Incorporated

Dated: 19 April 2023

Reference: Luke Hinchey (luke.hinchey@chapmantripp.com)
Hadleigh Pedler (hadleigh.pedler@chapmantripp.com)

chapmantripp.com
T +64 9 357 9000
F +64 9 357 9099

PO Box 2206
Auckland 1140
New Zealand

Auckland
Wellington
Christchurch



**SUMMARY STATEMENT OF MAGGIE OWENS ON BEHALF OF
THE RETIREMENT VILLAGES ASSOCIATION OF NEW ZEALAND
INCORPORATED**

- 1 My full name is Margaret Julie Owens.
- 2 I am the Immediate Past President of the Retirement Villages Association of New Zealand Incorporated (*RVA*) and currently a Non-Executive Director of Metlifecare.
- 3 As I set out in my full statement of evidence, the proportion of older people in our communities compared to the rest of the population is increasing rapidly, and more people are seeking out the high quality care and amenities that retirement villages provide. Demand for retirement villages is outstripping supply.
- 4 In Hutt City, the key outcome we seek is to accelerate housing intensification for the ageing population in a consistent and enabling regulatory framework which clearly responds to the needs of an ageing population and the unique features of retirement village activities. We also seek to remove undue planning restrictions, which are needed to better reflect the government's housing intensification requirements.
- 5 In the RVA's view, and guided by Dr Mitchell, PC56 is not fit for purpose. Overall, the RVA considers PC56 must:
 - 5.1 Clearly recognise retirement village activities are appropriate uses in residential zones, including the separation of the land-use component of retirement villages from the construction component;
 - 5.2 Provide for the efficient use of suitable sites for retirement villages in all zones that anticipate residential activities (including on larger sites) given the shortage of such sites; and
 - 5.3 Recognise the functional and operational needs of retirement villages to ensure consenting requirements for retirement villages are proportionate. This includes recognising the unsuitability of the Medium Density Design Guide in relation to retirement villages, as this will be a significant barrier in the consent process, and slow down necessary provision of housing.

- 6 These outcomes will be expanded on by Mr Luke Hinchey, Mr Matthew Brown, Professor Ngaire Kerse and Dr Phil Mitchell.

Maggie Owens
19 April 2023