

**BEFORE THE INDEPENDENT HEARING COMMISSIONERS
IN CHRISTCHURCH**

TE MAHERE Ā-ROHE I TŪTOHUA MŌ TE TĀONE O ŌTAUTAHI

IN THE MATTER OF Resource Management Act 1991

AND

IN THE MATTER of the hearing of submissions on Plan Change 14
(Housing and Business Choice) to the Christchurch
District Plan

**JOINT STATEMENT OF PLANNING EXPERTS ON RETIREMENT VILLAGE
CONTROLS**

22 April 2024

INTRODUCTION

1. This joint witness statement relates to expert conferencing on the topic of **Retirement Village** controls proposed as part of Plan Change 14, specifically the alternative MRZ framework proposed in the rebuttal evidence of Mr Kleynbos.
2. The expert conferencing was held on **13 November 2023**, at Christchurch City Council offices (including with video conferencing attendance), and on **23 November 2023** at the offices of Novo Group Limited (including with video conferencing attendance).
3. Attendees for conferencing were:
 - (a) **Ike Kleynbos**, for Christchurch City Council (CCC). **Mr Kleynbos** is the author of **residential s32 report, 42A report on the residential chapter** and associated qualifying matters dated 11 August 2023, and **Rebuttal Evidence** dated 16 October 2023.
 - (b) **Stephanie Styles**, for **Summerset Group Holdings Limited (#443)**. **Ms Styles** is the author of **Planning Evidence** dated 19 September 2023.
 - (c) **Ricard Turner**, for **Retirement Villages Association of New Zealand Incorporated (#811)** and **Ryman Healthcare (#749)**. **Mr Turner** is the author of **Planning Evidence** dated 20 September 2023.
 - (d) **Kim Seaton**, for **Kauri Lodge Limited (#FS2059)**. **Ms Seaton** is the author of **Planning Evidence** dated 20 September.
 - (e) **Clare Dale**, for **Winton Land Limited (#556)**. **Ms Dale** is the author of **the primary and further submission** on behalf of Winton Land Limited, and **Planning Evidence** dated 20 September 2023. It is noted the Ms Dale was only in attendance for the **23 November session**, having only an interest in the controls within the High Density Residential Zone and associated objectives and policies.
 - (f) **Glenda Dixon** (CCC) was in attendance to take meeting notes.

CODE OF CONDUCT

4. This joint statement is prepared in accordance with sections 9.4 to 9.6 of the Environment Court Practice Note 2023.

5. We confirm that we have read the Environment Court Practice Note 2023 and agree to abide by it.

PURPOSE AND SCOPE OF CONFERENCING

6. The purpose of conferencing was to identify, discuss, and highlight points of agreement and disagreement on **how retirement villages are enabled in MRZ** relevant to Plan Change 14, specifically considering the rebuttal evidence of Mr Kleynbos issues and the **alternative MRZ approach**. In addition, further consideration was also given to HRZ **building height provisions** and broader residential **objectives and policies** relevant to retirement villages.
7. The agreed agenda for the 13 November session was as follows:
 - (a) Framework approaches: operative; alternative; other alternative.
 - (b) Alternative framework: activity status; provisions; objectives and policies needed for the alternative approach.
 - (c) Any other matters.
8. The agreed agenda for the 23 November session was as follows:
 - (a) Follow-up on outstanding matters regarding standards for MRZ alternative framework;
 - (b) HRZ building height rules;
 - (c) Objectives and policies [however, time did not allow for this aspect to be considered further. Ms Styles did provide commentary on objectives and policies, which participants did provide further input on].
9. All attendees reviewed relevant s32 reports, evidence, s42A reports, other reports in advance of the conferencing.
10. **Annexure A** records the agreed issues, areas of disagreement and the reasons, along with any reservations regarding activity standards and built form standards.
11. **Annexure B** records the agreed issues, areas of disagreement and the reasons, along with reservations regarding objectives and policies.

Date: 22 April 2024



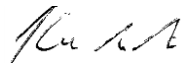
Ike Kleynbos



Stephanie Styles



Ricard Turner



Kim Seaton



Clare Dale

ANNEXURE A – EXPERT CONFERENCING ON RETIREMENT VILLAGES – BUILT FORM STANDARDS

Participants: Ike Kleynbos (IK) for CCC; Stephanie Styles (SS) for Summerset Group Holdings Limited (#443); Richard Turner (RT) for Retirement Village Association of New Zealand Incorporated (#881) and Ryman Healthcare (#749); Kim Seaton (KS) for Kauri Lodge Limited (#FS2059); Clare Dale (CD) for Winton Land Limited (#556) [only in relation to HRZ Building Height rule].

Issue	Agreed Position	Disagreements or reservations, with reasons
<p>Permitted activity rule in MRZ</p> <ul style="list-style-type: none"> • Mr Kleynbos proposed to reflect the RS/RSDT P7 standard, up to a building height of 8m. • Buildings breaching the 8m height would be RD for the over height / additional height buildings only. • This would be subject to the P7 building façade length limit of 16m on side and rear boundaries (with recess or recesses/steps in plan thereafter as per 14.4.1.1.P7 standard). • Notification triggers as per MRZ. 	<ul style="list-style-type: none"> • The building façade length standard for retirement villages applies to all facades to a the perimeter of a site. This is a continuous building length, not a total building length rule, and is best addressed through the proposed building length rule (see below). The activity standard should therefore be removed. • Notification triggers as per MRZ. 	<p>SS, RT, and KS did not support the permitted activity status being limited to an 8m height threshold, preferring that this should be as per MDRS building height control to enable retirement village buildings to be treated consistently with all other housing in the zone and to enable them to be within the character anticipated for the MRZ as per objectives and policies.</p>
<p>RD rule for built form standard breach</p>	<p>Agreed, noting the submitter position on height threshold (above) and interest in modification of matters of discretion (addressed below).</p>	<ul style="list-style-type: none"> • CD and RT to redraft MOD 14.15.9 [10], aiming to keep it similar but address identified issues, e.g. street access/movement through site, which for retirement villages (RVs), should be different to traditional residential development. However,

Issue	Agreed Position	Disagreements or reservations, with reasons
Retirement villages breaching built form standards, with MOD as per 14.15.9.		<p>time did not allow for this redrafting exercise to be completed as part of the JWS.</p> <ul style="list-style-type: none"> Also this amended version will replace “context” in 14.15.9[10].a with the words “planned urban character”. <p>(also see below re objectives and policies)</p>
No requirement for site density in MRZ	All agreed.	
<p>Landscaping in MRZ</p> <ul style="list-style-type: none"> MRZ requirement of 20% landscaping across whole site, including 20% tree canopy (subject to FCs). Alternative: landscaping only along the road boundary. 	<ul style="list-style-type: none"> MDRS landscaping requirement of 20% is accepted (across whole site), but submitters would prefer no additional 20% tree canopy requirement. 	<p>Submitters (all) opposed requirements for 20% tree canopy cover for retirement villages and considered them as inappropriate for such developments.</p> <p>IK noted his acceptance of the MDRS landscaping standard, noting to the final FCs position by Anita Hansbury.</p>
<p>Building coverage in MRZ</p> <ul style="list-style-type: none"> 50% measured across the whole of the development site. 	All agreed.	
No requirement for Outdoor living space in MRZ	All agreed.	

Issue	Agreed Position	Disagreements or reservations, with reasons
<p>Recession planes in MRZ</p> <ul style="list-style-type: none"> • 3m above boundary then N: 60°, E/W: 55°, S: 50° (as per Sunlight Access QM) and other MRZ exemptions. • Applicable only at external site boundaries (not including road boundary). 	All agreed.	
<p>Internal boundary setbacks in MRZ</p> <p>1m, only applicable at external site boundaries.</p>	All agreed.	
<p>Road boundary setbacks in MRZ</p> <ul style="list-style-type: none"> • As per MRZ at 1.5m • Public roads only 	All agreed.	
<p>Fencing at road boundary in MRZ</p> <ul style="list-style-type: none"> • As per MRZ at road boundary: • 50% @1.8m, solid fencing; • 50% @1.0m, solid fencing, may be up to 	<ul style="list-style-type: none"> • Amendment proposed: 1.8m max for all fences on public road boundaries, with at least 50% of whole public road boundary fencing being visually transparent. • All agreed. 	

Issue	Agreed Position	Disagreements or reservations, with reasons
1.8m where this is visually transparent.		
No requirement for service, storage and waste management in MRZ	All agreed.	
No requirement for GF habitable room in MRZ	All agreed.	
No requirement for minimum unit size in MRZ	All agreed.	
Mechanical ventilation location <ul style="list-style-type: none"> • As per MRZ. Screen mechanical ventilation units between building facade and road to 1.2 m height. 	All agreed.	

Issue	Agreed Position	Disagreements or reservations, with reasons
<p>Building length</p> <ul style="list-style-type: none"> As per MRZ, no greater than 30m total length when located within 15m of an external site boundary. Is there an option of making the continuous building length standard (16m plus steps) a built form standard, so dealt with only by MOD for building length, not RV global MOD? 	<ul style="list-style-type: none"> Agreed. Yes, a built form standard is more sensible and agreed by all. Instead of the activity standard applying for 16m + steps; create this as a built form standard means that a breach is dealt with by the MoD for building length (rather than the full RVs 'global' MoD 14.15.9). Both total and continuous length could be dealt with under this heading as they have the same MoD. Need to ensure compatible terms across the rule, e.g. "the recess" or "a recess" (for each 16m). IK agreed that improving clarity of the operative rule which, multiple recesses could be conceived, was beneficial. 	
<p>Garaging location</p> <ul style="list-style-type: none"> As per MRZ: Any garage door, carport or parking space should be located 1.2m behind street facing façade of that unit. 	<ul style="list-style-type: none"> Submitters thought this would depend on where this rule (generally) lands with the Panel. Should only apply to public roads and not internal private roads. Otherwise agreement with the rule subject to it being clear that this relates only to the door/entry to the garage or carport/parking space rather than to other walls where those may face the road boundary. 	

Issue	Agreed Position	Disagreements or reservations, with reasons
<p>Windows to street</p> <ul style="list-style-type: none"> As per MRZ: 20% where facing a public road or 15% glazed where standards in 14.5.2.10.e. are met. Only within first 12m of parcel depth (MRZ distance). Modification for RVs, that the percentage is measured across the entire street-facing façade (as to also non-residential facilities). 	<ul style="list-style-type: none"> Percentage should be measured across the combined length of all facades facing a public road. There may be some orientations e.g., south-facing where don't need so much window area facing street. Also 15% pathway with door to street might not work for an RV and there is likely merit in simply setting a 15% glazing requirement for retirement villages. Agreed on rule generally. 	
<p>Outlook space</p> <ul style="list-style-type: none"> Proposed clear area of 4m x 4m from Principal living room (potential for a separate or modified definition of principal living room in DP to account for retirement village facilities). Proposed clear area of 1m x 1m from all other habitable rooms. Apply only to units within 15m of external site boundaries. 		<ul style="list-style-type: none"> Submitters don't think there is a need for a modified definition as they do not support the rule applying to RVs. RT opposed this as he considers it a standard for on-site amenity not for protection of neighbouring sites or neighbourhood character. Agreed to by SS and KS. IK did not agree with the submitters position as he believed there was merit in applying the rule along perimeter units to maintain a degree of residential amenity along the border between an RV and MRZ development, ensuring setbacks along this interface would apply as they do across MRZ. There may be merit in some

Issue	Agreed Position	Disagreements or reservations, with reasons
		<p>exemptions to this where private living areas are not provided as part of a unit (such as assisted living facilities). Some consideration of definitions of units would be required.</p>
<p>Fire fighting water supply</p> <ul style="list-style-type: none"> As per MRZ, sufficient water available as per SNZ PAS 4509: 2008. 	<p>All agreed.</p>	
<p>HRZ building height</p> <ul style="list-style-type: none"> Setback of at least 4m from road boundary above 14m in height. (14.6.2.1.b.i.A) Ground level communal outdoor living space calculated on no. of units on 4th floor or above (14.6.2.1.b.i. B). <p><i>Only discussed between IK and CD.</i></p>	<ul style="list-style-type: none"> IK agreed that possibly keeping the specific building form controls above 14m could already be addressed under 14.15.9. It was noted that further modification of this MoD had been proposed; he considered that exempting RVs from this additional performance standard could be possible if modifications to the MoD were limited to those contained in his rebuttal evidence. IK agreed that the outdoor living space performance standard for the rule should not apply to RVs. 	<ul style="list-style-type: none"> CD did not support the additional building form controls at height as it was considered that the RD framework that would apply to any RV (regardless of height) would ensure that urban design is considered through 14.15.9. CD did not support the requirement of ground floor outdoor living space at height as outdoor living space was typically not managed for RVs.

ANNEXURE B – EXPERT CONFERENCING ON RETIREMENT VILLAGES – OBJECTIVES AND POLICIES

Participants: Ike Kleynbos (IK) for CCC; Stephanie Styles (SS) for Summerset Group Holdings Limited (#443); Richard Turner (RT) for Retirement Village Association of New Zealand Incorporated (#881) and Ryman Healthcare (#749); Kim Seaton (KS) for Kauri Lodge Limited (#FS2059); Clare Dale (CD) for Winton Land Limited (#556).

Issue	Agreed Position	Disagreements or reservations, with reasons
<p>Policy 14.2.1.1 – Housing distribution and density</p>		<p>SS noted that Policy 14.2.1.1 refers to “other compatible activities”. This could potentially be interpreted to include retirement villages but it would be better for clarity if the policy was amended to be more specific.</p> <p>IK noted that operative objectives and policies did not mention “retirement villages” and seemed to be operating well.</p>
<p>Policy 14.2.1.6 – Provision of housing for an aging population</p>	<ul style="list-style-type: none"> • RT and CD to redraft Policy 14.2.1.6 to include reference to RVs and perimeter interface principle. However, time did not allow for this redrafting exercise to be completed as part of the JWS. Same residential intent but different form when RVs as some design elements are not relevant to RVs. Different set of policy/outcomes for comprehensive RV development, even if compared with “standard” intensive residential. • RT suggested amending Policy 14.2.1.6 by adding a sub-clause d. such as: “require restrictions on pedestrian movements and public/private interfaces for the security and safety of residents”. 	

Issue	Agreed Position	Disagreements or reservations, with reasons
<p>14.2.3 Objective - MDRS Objective 2</p> <p>14.2.3.1 Policy – MDRS Policy 1</p>	<p>Submitters note that this objective and policy state an anticipated urban built character that includes 3 storey buildings, and thus supports enabling 3 storeys for retirement villages. IK agrees with this interpretation.</p>	
<p>Policy 14.2.3.7 – Management of increased building heights</p>	<p>KS is generally supportive of the policy.</p>	<p>SS stated that Policy 14.2.3.7 also needs consideration as it is written to work with traditional housing typologies and could be misaligned with RV outcomes.</p>