

## Tim Fletcher

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**From:** Sally Dossor  
**Sent:** Monday, 14 December 2009 9:37 a.m.  
**To:** Tim Fletcher  
**Cc:** Warren Ulusele; John McGrath  
**Subject:** FW: Follow Up

**Attachments:** wcc malvina info.pdf



wcc malvina  
info.pdf (65 KB)

Tim As requested.

Warren have you and John worked out who is taking the lead on sorting this out. In the meantime we need to at least acknowledge the email - but I would also like to indicate timing.

Sally

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-----Original Message-----

From: Simon Challies [mailto:Simon.Challies@rymanhealthcare.co.nz]  
Sent: Friday, 4 December 2009 5:04 p.m.  
To: Warren Ulusele; Sally Dossor  
Cc: Andrew Mitchell  
Subject: Follow Up

Good Afternoon Warren & Sally

As discussed on Tuesday morning I have attached the following:

1. an extract from our retirement village disclosure statement, outlining the restrictions on occupancy.

2. an extract from the Retirement Villages Act (s22) which outlines the effect of a memorial being registered on the title

The village is restricted to persons aged 65 years and over and occupancy rights are limited to the retiree and their spouse. The residents are granted a right to live in the unit for the remainder of their lifetimes.

The average occupancy of a retirement village unit nationally is 1.3 persons. This is consistent with our own data and our experience at Malvina Major.

The 46 retirement village units being assessed are clearly not ordinary residential units, and the use is limited by the terms of the resource consent, the registration/memorial under the Retirement Villages Act and the occupancy agreement.

I can confirm that this block does not include any commercial elements and does not include a resthome.

Our position on the application of development contributions is clear - your assessment can only be made on the basis that the development causes the council to incur capex on new facilities. And that the assessment must reflect the actual impact of the particular development. In our case we are not developing ordinary residential units and our impact is dramatically less than that of an ordinary residential unit. We note that your policy does not specifically address retirement villages, which are a unique activity.

As you have adopted a household unit equivalent approach in your policy then you should at least adjust the charges to be on a household equivalent basis ie reduce by 50% to reflect the occupancy being 1.3 persons compared to the 2.6 persons average per household for Wellington City.

We consider that you are obliged to issue an assessment which is appropriate to our development, however if you feel constrained from doing so then I encourage you to address the matter via your remissions process. The case for remission is on the basis that the standard assessment is resulting in a charge which is not proportionate to the impact of the development.

Kind Regards

Simon

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