

BEFORE THE SELWYN DISTRICT COUNCIL HEARINGS PANEL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of Plan Change 63

STATEMENT OF MERVYN TODD

12 July 2021

- 1 My name is Mervyn George Todd.
- 2 I live at 356 Tramway Road, RD1, Kirwee.
- 3 I am a Director of Merf Ag Services Limited, which is a joint proponent of PC 63 with Matthew Reed. Matthew will be providing a separate statement outlining his intended approach to developing his land.
- 4 Firstly, I would like to thank Selwyn District Council for its consideration of PC63. This proposal includes 14.5ha of land owned by Merf, which is currently used for low level farming. The recommendation for PC63 to be declined came as a surprise as well as a disappointment. I hope this statement might enable PC63 to be assessed in a more positive view.
- 5 For me, a key driver for PC63 has been to obtain the appropriate zoning to enable the establishment of a retirement village on my property. My interest in this form of development arose because it became clear to me a number of years ago that retirement villages, which provided the opportunity for the elderly to "age in place", were becoming increasingly more popular throughout New Zealand, including in Canterbury. From market reports that I read, it was clear to me that the demand for independent living units and associated care facilities which modern retirement villages provided would only increase with the ongoing aging of New Zealand's population.
- 6 During the middle of 2018, Merf Ag Services engaged Colliers International to provide demographic research and an overview of the existing retirement village and aged care options within Darfield and the surrounding catchments. In addition, Colliers provided advice as to the commercial feasibility of options for establishing a purpose built, modern, retirement village in Darfield.
- 7 While there are aspects of the Colliers Report that are commercially sensitive, for fairly obvious reasons its conclusions were positive about the level of demand for, and feasibility of establishing, a new retirement village in Darfield. Interestingly, the Report pointed to the fact that Darfield has a significantly higher percentage (21.7%) of population aged over 65 years than Selwyn townships such as Rolleston, Leeston and Lincoln and indeed New Zealand. This age group was predicted to grow by 69.05% between 2013 and 2043.
- 8 I can also say that the Colliers Report was prepared using the 2013 Census data, so is slightly out of date. I have asked Colliers update their analysis, and in the time available since obtaining the s 42A Report, Mr Glassey of Colliers has provided me with an updated demographic analysis, which is **attached** to this statement.
- 9 Since obtaining advice from Colliers in 2018, I have been working tirelessly through the process to make a new retirement village in Darfield become a reality. I also wish to deliver smaller more affordable sections than have, to date, been available at Darfield due to the size restrictions imposed by the need for onsite effluent treatment and disposal. The communal wastewater consent would have facilitated this, as will the reticulated system soon to be installed. You will see from the ODP, that will be medium density housing adjoining the proposed retirement village site on two sides. These sections will be developed concurrently with the retirement village as the part of the first stage of development.
- 10 A significant part of the process has included obtaining a series of consents from Environment Canterbury for a community wastewater scheme at a cost of almost \$90K. As a result of obtaining consent for this scheme - the first in the Darfield area - the CDHB was in full support of PC63, especially the aged care component.

- 11 At the time of obtaining the Ecan consents, no firm decisions had been made to provide a wastewater scheme to Darfield although it is of course something that has been talked about for many years. The intention has always been to set up our community wastewater scheme to connect into the wider Darfield scheme if and when it arrived. Connecting to the Darfield scheme is of course still the intention, and I am pleased to see from Murray England's evidence that the Council has decided to proceed with the Darfield Scheme. We will of course be very keen to work with the Council to connect our development to the scheme should our Plan Change be approved.
- 12 Of course, it should also be obvious that proceeding with the request for Plan Change 63 further demonstrates the level of our commitment to making a new retirement village a reality in Darfield.
- 13 Our intentions are not to land bank our land. Instead, we wish to develop it as soon as rezoning is in place to enable the development of the retirement village and to meet the growing demand for bare land sections in Darfield and to offer affordable and safe living for our growing elderly population in the Selwyn and Darfield area. In my view, too many of the Darfield Community have to move away from loved ones because there is no suitable housing for them in Darfield, a point I believe is reinforced by the submission filed by the Malvern Housing Trust.
- 14 I have noted that the S42A report suggests there is already enough land zoned as either LX or L1. To my clear knowledge, while the land may have been zoned that way for many years many of the current land owners are not developers, and do not seem to have any intention of developing the land into bare land sections. Also, to my knowledge there are very few, if any, titled sections available for sale in Darfield at the present point in time.
- 15 In conclusion Merf Ag Services want to be part of growing Darfield as a community that accommodates for all ages and care requirements. We see a true demand for sections in Darfield and especially small affordable sections for the growing elderly population.
- 16 Basically, we see a real need for affordable and appropriate housing options for all in the community.

Mervyn Todd

12 July 2021

8 July 2021

The Directors
Merf Ag Services Limited
P O Box 97
Darfield

Attention: Mervyn Todd

Update - Darfield Aged Care/Retirement Village Demographics July 2021

Further to your email request of 7 July 2021, to update the demographic data as provided in our report of 27 November 2018 we advise in the short time available we have only been able to briefly overview the data as follows below.

Data from the 2018 census shows that within Darfield there is a resident population of 2,724 an increase of 13.6% from the 2013 census. The resident population for the Selwyn District area as of the 2018 census is 60,561, an increase of 35.8% from the 2013 census. In comparison, New Zealand, as a whole, had a population change of 10.8% from the 2013 census.

It should be noted that Selwyn District has seen a population influx as the result of the Christchurch earthquakes and residents relocating west of Christchurch. The majority of this increase to the population has been in the townships of Rolleston and West Melton.

Arguably the primary catchment area for the rest home extends beyond Darfield inclusive Oxford to the north, West Melton to the east down to State Highway 1 and across to the west to Glenroy-Hororata and therefore the primary catchment resident population is likely closer to 21,666 people. This is an increase of 15.8% from the 2013 Census. Of this extended primary catchment, approximately 1,116 people are aged over 75 years representing 5.15% of the catchment population. This compares to 9.91% for Darfield township, and 6.44% for New Zealand as a whole.

The lower percentage of older persons within the primary catchment area reflects that the area includes West Melton which is primarily a younger population with young families moving to the newer subdivisions developed in recent years.

At the date of writing this report, there are no further care offerings other than Westmar facility within Darfield, we note the closest facility to be Methven House, Methven, and Karadean Court, Oxford which are both located in adjoining districts (Ashburton District and Waimakariri District). We note Methven House falls outside of our adopted primary catchment area given that residents within the locality are more likely to reside in a facility located within Ashburton or Methven.

We detailed the primary catchments care offerings in our prior report. There has been a minor change in bed numbers from 82 beds to 81 beds with Westmar Care in Darfield now offering 7 dementia care beds and dropping one resthome bed as part of the conversion.

Page 1

The total number of residential care beds within the primary catchment area is 81 beds comprising 53 dual-purpose rest home/hospital beds, 21 rest home beds and seven dementia beds.

Ultimate Care Karadean is situated in the township of Oxford approximately 32 kilometres (via Waimakariri Gorge) north of Darfield. The facility offers 53 dual-purpose rest home/hospital care beds and is operated by Ultimate Care who own/manage care facilities and retirement villages throughout New Zealand.

We have analysed potential demand for aged care facility beds by utilising the Statistics New Zealand population data above, and the Aged Residential Care (ARC) Demand Model 2019 Update statistics supplied by DHB Shared Service.

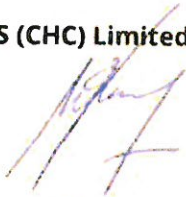
The ARC demand model indicates that in the order of circa 12.0% of the national population above 75 years of age are in residential care (rest home, dementia, hospital and psychogeriatric hospital care), this would suggest a need for a total of approximately 134 care beds across the primary catchment area (based on the population as at 2018). Within the same catchment area, there appears to be approximately 74 rest home and hospital beds and 7 dementia beds, a total of 81 residential care beds. These figures indicate a significant undersupply of 53 care beds.

In terms of retirement village competition, we refer you to our prior report. There have not been significant changes to the retirement villages previously advised as competitors, they all having continued with expansion mostly in the form of independent villas.

Selwyn District has like the rest of New Zealand seen significant median house price growth with the REINZ reporting the median property price in Selwyn District having moved +26% from October 2018 to May 2021 to a median price of \$677,500. Accordingly, there appears to be sufficient headroom in the pricing being achieved across the district to allow for affordable retirement village accommodation to be developed. By way of example we note that the latest prices being achieved at Boulevard Village Rolleston are circa \$475,000 to \$600,000 per independent villa.

We trust this brief overview assists you as a high-level update of our prior report. Should you desire any additional information please feel free to communicate with the writer.

CVAS (CHC) Limited, trading as COLLIERS



Warren Glassey FNZIV, AREINZ, FPINZ, MPMI

Director | Valuation & Advisory Services | Registered Valuer

M: +64 274 337 581

E: warren.glassey@colliers.com

Date: 8 July 2021