

Ryman Karori – RDK hearing notes handout

Ryman precedents

At the pre-hearing meeting between Ryman and RDK members, when asked for examples of Ryman developments in the middle of similar urban communities, Ryman officers listed their Auckland developments in Lynfield, Devonport and Kohimarama as comparable sites. An example of a recent development locally is the Bob Scott development in Petone.

It is clear that the Karori site is materially different in its suburban context than all of these other Ryman examples. While each of these other examples have substantially fewer immediate neighbours, particularly on the southern boundaries, Ryman have, either by choice or requirement, provided materially larger set-backs from its neighbours than is proposed in Karori or have staggered building heights and scale to more appropriately integrate with the neighbouring community.

Kohimarama – substantial set-backs from neighbours on southern boundary together with substantial natural amenity for village residents:



Murray Halberg Village, Lynfield – substantial reserve along southern boundary and large set-backs or established vegetation in other areas of the site:



William Sanders Village, Devonport – reserve along entire southern boundary and roads providing buffer around rest of site, with substantial set-backs along Ngataranga Road:



Bob Scott Village, Petone – parkland on three boundaries and large set-backs to the small number of neighbouring residential properties and staggered building heights:



While the Karori site currently features a sportsfield and other previous community facilities, Ryman propose to build over these spaces, removing any potential for natural buffer that Ryman’s other examples all enjoy.

While all of the other examples enjoy some degree of natural buffer zone between the villages and neighbours, Ryman have also chosen, or been required to, include large set-backs and/or staggered building heights in all of their other recent development examples.

RDK considers that these treatments should be considered precedents in what can be achieved by Ryman to more appropriately integrate large retirement villages into the local communities.

Ryman financial performance FY22

