

24<sup>th</sup> August 2023

## Statement – Dylan Pell (Metlifecare Corporate)

Good morning Commissioners

I am Dylan Pell, representing the corporate interests of Metlifecare with regards to Private Plan Change 13, proposing to rezone part of the Te Rapa Racecourse from Major Facilities Zone to Medium Density Residential Zone. Metlifecare is supportive of Plan Change 13 with suggested amendments, as stipulated in Mr McNutt’s evidence.

My statement will cover the following points:

1. My history and involvement with Metlifecare
2. Explanation of how Metlifecare operates its facilities
3. Site context, why Metlifecare chose to develop this site
4. Anticipated Metlifecare outcomes from PC13

I have been a development manager with Metlifecare for more than five years, and currently hold the position of Head of Acquisitions. I predominantly manage the reconfiguration of Metlifecare’s asset portfolio including the acquisition and divestment of property assets and new village development opportunities. I am responsible for Metlifecare’s strategic interests surrounding our existing retirement villages including major new infrastructure or development projects which can include changes in government policy or planning provisions which have a direct impact on the wellbeing of our residents.

Metlifecare was established in 1984 and is a leading owner and operator of retirement villages in New Zealand. Metlifecare currently has a portfolio of 36 retirement villages and 23 care centres located predominantly in New Zealand’s upper North Island. Metlifecare has three retirement villages in the Waikato with a fourth in development. This includes our village Forrest Lake Gardens retirement village directly adjacent to the Te Rapa racing club.

The Forest Lake Gardens facility services 142 independent living villas, and a three-storey apartment complex servicing 56 independent living apartments over a large (5.6ha) area of land. There is also a common building which contains community facilities such as a gym, health clinic, pools, shopping, and sports amenities. Regarding tenure, the retirement village is not subdivided nor is fee simple ownership provided to residents. Instead, Metlifecare remains the owner of the village with the interests of all the residents recorded on the title. Residents have an occupational right to reside within the village which is secured in agreement with Metlifecare and regulated by the Retirement Villages Act 2003.

Metlifecare chose to develop the site at Minogue Drive due to its unique location next to the Te Rapa Racecourse and the amenities that are associated with the large open-space sports facility. The location provides our residents with shelter from surrounding residential areas, this adds to the sense of community and safety associated with our retirement villages. The village communal and private outdoor living spaces are also oriented toward the racing club, which also includes the bowls pavilion, pétanque court and village

gardens. The amenity provided by the racecourse is one of the reasons why residents enjoy living in the village, and therefore why we have taken an interest in supporting Plan Change 13, but with an active interest in protecting those existing amenities along our shared boundary.

Metlifecare operational purpose is to maintain its assets, provide services and security to our residents and help create or facilitate a desirable sense of community. It is for this reason that Metlifecare takes an active interest in the spaces surrounding our villages and is supportive of good urban design contributing towards the well-being of our residents. To support the existing sense of community and desirability, Private Plan Change 13 should consider and respond to the unique nature of the Forest Lake Gardens retirement village. This is expressed in the submission on our behalf, which details a more sympathetic and reduced scale of intensity on the boundary edge between the racecourse and Forest Lake Gardens.

We think it is important to maintain the high standard of amenity that has been exemplified by Metlifecare, which forms the only existing residential development in this immediate area. Providing for low-impact design and built form on the shared boundary would be the most responsive outcome for both developments.

With regard to PPC13 we recognise and support the provision for retirement villages as restricted discretionary activities. This enables the potential for a future expansion of our village, if the land became available for purchase and subsequent development. As noted above its common for our retirement villages to not incorporate public connectivity (vested roads) and we seek to ensure any reliance through a structure plan carefully considers and provides for large scale private developments like ours. Mr McNutt expands on this point within his evidence.

In summary, with the amendments sought through Mr McNutt's evidence, Metlifecare supports Plan Change 13 and I'm happy to answer any questions you may have.