
From: Dylan Pell s 9(2)(a)
Sent: Thursday, 19 January 2023 2:52 pm
To: Ed Ashby s 9(2)(a) >
Cc: Tim Graham s 9(2)(a) Michelle Kemp s 9(2)(a)
Subject: Metlifecare Whenuapai _ Retirement Village Development

Kia ora Ed,

I'm emailing you on to inform te kawerau a maki iwi of a proposed Metlifecare retirement village development in Whenuapai.

Metlifecare owns land off of Totara Road in Whenuapai. The property is located at 99 Totara Road. The aerial attached shows the property. It's accessed directly off of Totara Road with a substantial frontage to the upper harbour. The property has most recently been used for horticulture and growing flowers. These days the remaining agricultural infrastructure and pasture is vacant awaiting redevelopment.

The property is directly adjacent to the proposed Totara Landing development which is being done by the Neil Group. That's how I got in touch as we share the same planner at Campbell Brown - Michelle Kemp. She gave me your contact details.

We've only started our initial master planning and I'll share this with you as soon as its more resolved. However, some of the key principles of that masterplan are outlined:

1. **Esplanade Reserve:** Provision of a publicly accessible coastal esplanade reserve. That'll allow the public to access the coastal marine area via walking tracks, playgrounds and various landscaped amenity which would be provided as part of the Metlifecare development.
2. **Stormwater Management:** Low impact stormwater design principles will be used throughout. We are committed to development and its associated construction having minimal impact on the coastal marine area and surrounding water quality.
3. **Ecological Preservation:** There is a wetland area running through the property which will be preserved and enhanced with native planting and walkway connections. Also any areas of native vegetation or ecological value within the coastal esplanade would be retained.
4. **Heritage Acknowledgement:** We are aware of the property's recent horticultural use and the European settlement of the area. But we'd like to acknowledge local Iwi and any relevant interests of local Iwi. With about 500m of boundary adjacent to the upper harbour you expect local Iwi would have moved or even lived in the area. Undertaking an archaeological, heritage and cultural assessments of the property prior to any major work will be crucial.

Please let me know if you or Te Kawerau ā Maki have an interest in the development. I'll continue to keep you informed and the design progresses. Please contact us if you'd like to come and visit the property and we can discuss this further.

Dylan Pell

HEAD OF ACQUISITIONS

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