



Auckland Racing Club

Fletcher Living
Love your new home

01 April 2022

Dear David

Fletcher Living and Auckland Thoroughbred Racing are writing to inform you of an exciting new development project at Ellerslie Racecourse. Fletcher Living is developing a masterplan for a residential development in the area currently known as The Hill, a 6.2-hectare area adjacent to Ladies Mile and Derby Downs.

Currently, it is proposed The Hill development will include approximately 370 residential dwellings including apartments, terraced and detached houses. Some of the dwellings will be allocated to Fletcher's retirement living business, Vivid Living.

It is important to us that the design of the development respects adjoining and adjacent properties and is complementary to the existing character of the neighbourhood.

We believe this development will create value for the community by:

- Growing an already vibrant local community by providing a range of high-quality new homes which will suit people at all stages of life.
- Delivering housing with easy access to public transport and a short journey to the CBD.
- Create new open spaces and pedestrian and cycle connections alongside new public roads.

The Minister for the Environment has confirmed that The Hill development meets the criteria of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA), and has referred the project to be considered by an expert consenting panel, who will be assisted in the process by the Environmental Protection Authority.

As a neighbourhood-focused organisation, engagement with our neighbours and community is paramount to this project. We have contacted our neighbours to let them know about our plans and invite them to find out more. We are committed to an open dialogue to ensure we create great outcomes for the community.

To start this, we are running an Open Day on Wednesday 6th April, from 2-6pm where members of the community can come along, meet with us and the Fletcher Living team to learn more about this project.

We will also be developing online resources where people can find out more about the latest project information and get in contact with us regarding any questions or concerns.

ATR and Fletcher Living would welcome the opportunity to meet with you to discuss this project and share our plans in more detail. Please let me know if this is of interest and whether there is a time that works best for you.

Yours sincerely,

Paul Wilcox
Chief Executive Officer
Auckland Thoroughbred Racing Inc.

Steve Evans
Chief Executive, Residential and Development
Fletcher Building



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01 April 2022

Kia ora Minister Parker,

Auckland Thoroughbred Racing (ATR) and Fletcher Living are writing to update you on our development project at Ellerslie Racecourse. Fletcher Living is developing a masterplan for the residential development in the area currently known as The Hill, a 6.2-hectare area adjacent to Ladies Mile and Derby Downs.

Currently, it is proposed The Hill development will include approximately 370 residential dwellings including apartments, terraced and detached houses. Some of the dwellings will be allocated to Fletcher's retirement living business, Vivid Living.

It is important to us that the design of the development respects adjoining and adjacent properties and is complementary to the existing character of the neighbourhood.

We believe this development will create value for the community by:

- Growing an already vibrant local community by providing a range of high-quality new homes which will suit people at all stages of life.
- Delivering housing with easy access to public transport and a short journey to the CBD.
- Create new open spaces and pedestrian and cycle connections alongside new public roads.

As a neighbourhood-focused organisation, engagement with our neighbours and community is paramount to this project. Today, we provided a letter to our neighbours and surrounding community to let them know about our plans and invite them to find out more. We are committed to an open dialogue to ensure we create great outcomes for the community.

To start this, we are running an Open Day on Wednesday 6th April, from 2-6pm where members of the community can come along, meet with us and the Fletcher Living team to learn more about this project.

We will also be developing online resources where people can find out more about the latest project information and get in contact with us regarding any questions or concerns.

We have welcomed the community the opportunity to meet with us to discuss this project so that we can share our plans in more detail and will continue to keep them updated on the project as it develops.

Ngā mihi mahana,

Paul Wilcox
Chief Executive Officer
Auckland Thoroughbred Racing Inc.

Steve Evans
Chief Executive, Residential and Development
Fletcher Building

01 April 2022

Dear Minister Woods,

I am writing to let know you about an exciting new development project we are about to undertake at Ellerslie Racecourse. Following a competitive bid process Auckland Thoroughbred Racing (ATR) selected us to develop a masterplan for a residential development in the area currently known as The Hill, a 6.2-hectare area adjacent to Ladies Mile and Derby Downs.

Currently, it is proposed The Hill development will include approximately 370 residential dwellings including apartments, terraced and detached houses. Some of the dwellings will be allocated to Fletcher's retirement living business, Vivid Living.

It is important to us that the design of the development respects adjoining and adjacent properties and is complementary to the existing character of the neighbourhood.

We believe this development will create value for the community by:

- Growing an already vibrant local community by providing a range of high-quality new homes which will suit people at all stages of life.
- Delivering housing with easy access to public transport and a short journey to the CBD.
- Creating new open spaces, pedestrian and cycleways, and new public roads.

The Minister for the Environment has confirmed that The Hill development meets the criteria of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA), and has referred the project to be considered by an expert consenting panel, who will be assisted in the process by the Environmental Protection Authority.

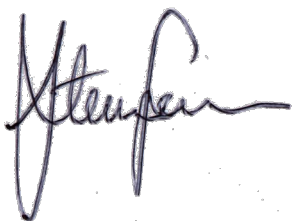
As a neighbourhood-focused organisation, engagement with our neighbours and community is paramount to this project. We have contacted our neighbours to let them know about our plans and invite them to find out more. We are committed to an open dialogue to ensure we create great outcomes for the community.

To start this, we are running an Open Day on Wednesday 6th April, from 2-6pm where members of the community can come along, meet with us and the ATR team to learn more about this project.

We will also be developing online resources where people can find out more about the latest project information and get in contact with us regarding any questions or concerns.

ATR and Fletcher Living would welcome the opportunity to meet with you to discuss this project and share our plans in more detail. Please let me know if this is of interest and whether there is a time that works best for you.

Yours sincerely,



Steve Evans
Chief Executive, Residential and Development
Fletcher Building

01 April 2022

Kia ora Minister Wood,

I am writing to let know you about an exciting new development project we are about to undertake at Ellerslie Racecourse. Following a competitive bid process Auckland Thoroughbred Racing (ATR) selected us to develop a masterplan for a residential development in the area currently known as The Hill, a 6.2-hectare area adjacent to Ladies Mile and Derby Downs.

Currently, it is proposed The Hill development will include approximately 370 residential dwellings including apartments, terraced and detached houses. Some of the dwellings will be allocated to Fletcher's retirement living business, Vivid Living.

It is important to us that the design of the development respects adjoining and adjacent properties and is complementary to the existing character of the neighbourhood.

We believe this development will create value for the community by:

- Growing an already vibrant local community by providing a range of high-quality new homes which will suit people at all stages of life.
- Delivering housing with easy access to public transport and a short journey to the CBD.
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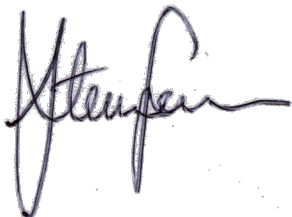
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ATR and Fletcher Living would welcome the opportunity to meet with you to discuss this project and share our plans in more detail. Please let me know if this is of interest and whether there is a time that works best for you.

Ngā mihi mahana,



Steve Evans
Chief Executive, Residential and Development
Fletcher Building

01 April 2022

Kia ora Minister Radhakrishnan,

It was great to see you last week, as I mentioned at the time, we have an exciting project that I'd like to let you know about. Following a competitive bid process Auckland Thoroughbred Racing (ATR) selected us to develop a masterplan for a residential development in the area currently known as The Hill, a 6.2-hectare area adjacent to Ladies Mile and Derby Downs.

Currently, it is proposed The Hill development will include approximately 370 residential dwellings including apartments, terraced and detached houses. Some of the dwellings will be allocated to Fletcher's retirement living business, Vivid Living.

It is important to us that the design of the development respects adjoining and adjacent properties and is complementary to the existing character of the neighbourhood.

We believe this development will create value for the community by:

- Growing an already vibrant local community by providing a range of high-quality new homes which will suit people at all stages of life.
- Delivering housing with easy access to public transport and a short journey to the CBD.
- Creating new open spaces, pedestrian and cycleways, and new public roads.

The Minister for the Environment has confirmed that The Hill development meets the criteria of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA), and has referred the project to be considered by an expert consenting panel, who will be assisted in the process by the Environmental Protection Authority.

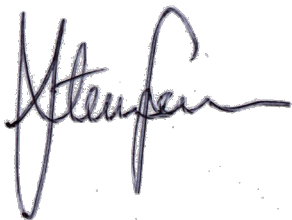
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To start this, we are running an Open Day on Wednesday 6th April, from 2-6pm where members of the community can come along, meet with us and the ATR team to learn more about this project.

We will also be developing online resources where people can find out more about the latest project information and get in contact with us regarding any questions or concerns.

ATR and Fletcher Living would welcome the opportunity to meet with you to discuss this project and share our plans in more detail. Please let me know if this is of interest and whether there is a time that works best for you.

Ngā mihi mahana,



Steve Evans
Chief Executive, Residential and Development
Fletcher Building



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01 April 2022

Kia ora Minister Robertson,

Auckland Thoroughbred Racing (ATR) and Fletcher Living are writing to update you on our development project at Ellerslie Racecourse. Fletcher Living is developing a masterplan for the residential development in the area currently known as The Hill, a 6.2-hectare area adjacent to Ladies Mile and Derby Downs.

Currently, it is proposed The Hill development will include approximately 370 residential dwellings including apartments, terraced and detached houses. Some of the dwellings will be allocated to Fletcher's retirement living business, Vivid Living.

It is important to us that the design of the development respects adjoining and adjacent properties and is complementary to the existing character of the neighbourhood.

We believe this development will create value for the community by:

- Growing an already vibrant local community by providing a range of high-quality new homes which will suit people at all stages of life.
- Delivering housing with easy access to public transport and a short journey to the CBD.
- Create new open spaces and pedestrian and cycle connections alongside new public roads.

As a neighbourhood-focused organisation, engagement with our neighbours and community is paramount to this project. Today, we provided a letter to our neighbours and surrounding community to let them know about our plans and invite them to find out more. We are committed to an open dialogue to ensure we create great outcomes for the community.

To start this, we are running an Open Day on Wednesday 6th April, from 2-6pm where members of the community can come along, meet with us and the Fletcher Living team to learn more about this project.

We will also be developing online resources where people can find out more about the latest project information and get in contact with us regarding any questions or concerns.

We have welcomed the community the opportunity to meet with us to discuss this project so that we can share our plans in more detail and will continue to keep them updated on the project as it develops.

Ngā mihi mahana,

Paul Wilcox
Chief Executive Officer
Auckland Thoroughbred Racing Inc.

Steve Evans
Chief Executive, Residential and Development
Fletcher Building



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14 April 2022

Dear Nick

Fletcher Living is writing to inform you of an exciting new development project at Ellerslie Racecourse. We are at the beginning stages of developing a masterplan for a residential development in the area currently known as The Hill and encompass a 6.2-hectare area adjacent to Ladies Mile and Derby Downs.

Currently, it is proposed The Hill development will include approximately 370 residential dwellings including apartments, terraced and detached houses. Some of the dwellings will be allocated to Fletcher's retirement living business, Vivid Living.

It is important to us that the design of the development respects adjoining and adjacent properties and is complementary to the existing character of the neighbourhood.

We believe this development will create value for the community by:

- Growing an already vibrant local community by providing a range of high-quality new homes which will suit people at all stages of life.
- Delivering housing with easy access to public transport and a short journey to the CBD.
- Creating new open spaces, pedestrian and cycleways, and new public roads.

As a neighbourhood-focused organisation, engagement with our neighbours and community is paramount to this project. We have contacted our neighbours to let them know about our plans and invite them to find out more.

We will be developing online resources where you can find out the latest project information and get in contact with us regarding any questions or concerns.

Fletcher Living would welcome the opportunity to meet with you to discuss this project and share our plans in more detail. Please let me know if this is of interest and whether there is a time that works best for you.

Yours sincerely,

A blue ink handwritten signature, appearing to read 'Jane Bennett', written over a faint circular stamp.

Jane Bennett

Community and Stakeholder Manager
Fletcher Residential Limited

Mobile: 0277895878



Auckland Racing Club

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01 April 2022

Dear Simon,

Auckland Thoroughbred Racing (ATR) and Fletcher Living are writing to inform you of an exciting new development project at Ellerslie Racecourse. Fletcher Living is developing a masterplan for a residential development in the area currently known as The Hill, a 6.2-hectare area adjacent to Ladies Mile and Derby Downs.

Currently, it is proposed The Hill development will include approximately 370 residential dwellings including apartments, terraced and detached houses. Some of the dwellings will be allocated to Fletcher's retirement living business, Vivid Living.

It is important to us that the design of the development respects adjoining and adjacent properties and is complementary to the existing character of the neighbourhood.

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- Growing an already vibrant local community by providing a range of high-quality new homes which will suit people at all stages of life.
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The Minister for the Environment has confirmed that The Hill development meets the criteria of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) and has referred the project to be considered by an expert consenting panel, who will be assisted in the process by the Environmental Protection Authority.

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We will also be developing online resources where people can find out more about the latest project information and get in contact with us regarding any questions or concerns.

ATR and Fletcher Living would welcome the opportunity to meet with you to discuss this project and share our plans in more detail. Please let me know if this is of interest and whether there is a time that works best for you.

Yours sincerely,

Don Greenaway
Executive Development Manager - Property
Auckland Thoroughbred Racing Inc

Steve Evans
Chief Executive, Residential and Development
Fletcher Building