



Auckland Racing Club

Fletcher Living
Love your new home

01 April 2022

Dear Anna,

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.

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,

Don Greenaway
Executive Development Manager - Property
Auckland Thoroughbred Racing Inc

Aidan Donnelly
General Manager – Development
Fletcher Residential Limited



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01 April 2022

Dear Auckland Transport,

Auckland Thoroughbred Racing (ATR) is writing to inform you of an exciting new development project at Ellerslie Racecourse. We have selected Fletcher Living to undertake the development who 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.

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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

James TBC



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01 April 2022

Dear Bill,

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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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 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 Officer
Fletcher Residential Limited

Don Greenaway
Executive Development Manager -
Property
Auckland Thoroughbred Racing Inc.



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01 April 2022

Dear Desley,

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

Dear Ian,

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.

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,

Don Greenaway
Executive Development Manager - Property
Auckland Thoroughbred Racing Inc

Aidan Donnelly
General Manager – Development
Fletcher Residential Limited



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01 April 2022

Dear Jim,

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.

As a neighbourhood-focused organisation, engagement with our neighbours and community is paramount to this



Stakeholder
letters.msg

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,

Don Greenaway
Executive Development Manager - Property
Auckland Thoroughbred Racing Inc

Steve Evans
Chief Executive, Residential and Development
Fletcher Building

01 April 2022

Dear Josephine,

I am writing to let you know 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.
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- 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.

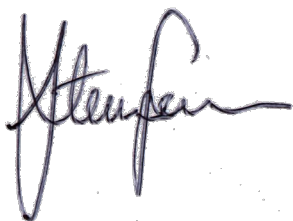
As a neighbourhood-focused organisation, engagement with our neighbours and community is paramount to this project. We have contacted our neighbours to let them know about our plans and invite them to find out more. We are committed to an open dialogue to ensure we create great outcomes for the community.

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.

Ngā mihi mahana,



Steve Evans
Chief Executive, Residential and Development
Fletcher Building



Auckland Racing Club

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01 April 2022

Dear Mark,

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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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,

Don Greenaway
Executive Development Manager - Property
Auckland Thoroughbred Racing Inc

Steve Evans
Chief Executive, Residential and Development
Fletcher Building



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01 April 2022

Dear Phil,

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.

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 Officer
Fletcher Residential Limited

Don Greenaway
Executive Development Manager -
Property
Auckland Thoroughbred Racing Inc.



Auckland Racing Club

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01 April 2022

Dear Russell,

Auckland Thoroughbred Racing (ATR) is writing to inform you of an exciting new development project at Ellerslie Racecourse. We have selected Fletcher Living to undertake the development who 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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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 those in the local community can find out the latest project information and get in contact with us regarding any questions or concerns.

The Hill is an exciting project that we believe will bring many benefits, including to our local community. Auckland Thoroughbred Racing and Fletcher Living are committed to creating great outcomes for the local community through this development. As members of the community, you will hear from us throughout the project's different stages, and we want to let you know we are always available to answer questions.



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We welcome the opportunity to meet with you to discuss this project further. Please do let us know if there is a preferred date that works for you.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Don Greenaway'.

Don Greenaway

Executive Development Manager - Property
Auckland Thoroughbred Racing Inc.



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01 April 2022

Dear Shane,

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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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