



Auckland Racing Club

Fletcher Living
Love your new home

04 April 2022

Dear Scott

We 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,

A handwritten signature in black ink, appearing to read 'Steve Evans', written in a cursive style.

Steve Evans

Chief Executive, Residential and Development
Fletcher Building



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Yours sincerely,

Steve Evans
Chief Executive, Residential and Development
Fletcher Building

Jane Bennett
Community and Stakeholder Manager
Fletcher Residential Limited

Commented [KB(B1): Jane can you confirm if it should go to one or both or be sent individually.

THE HILL

ELLERSLIE RACECOURSE

May 2022



AGENDA

1. Introductions
2. Background - ATR
3. Consenting process – FTCA
4. Current project status / programme
5. Broad site context
6. Transportation and infrastructure
7. Key design moves / Masterplan
8. IWI engagement
9. Next steps / discussion



THE HILL SITE - BACKGROUND BY ATR



1. Messara Report/Recommendations
2. Racetrack upgrade
3. Land Sale
4. ATR Competitive tender process
5. FRL selection
6. EOI closed 12 August 2021
7. FRL selected September 2021



CONSENTING PROCESS – FTCA



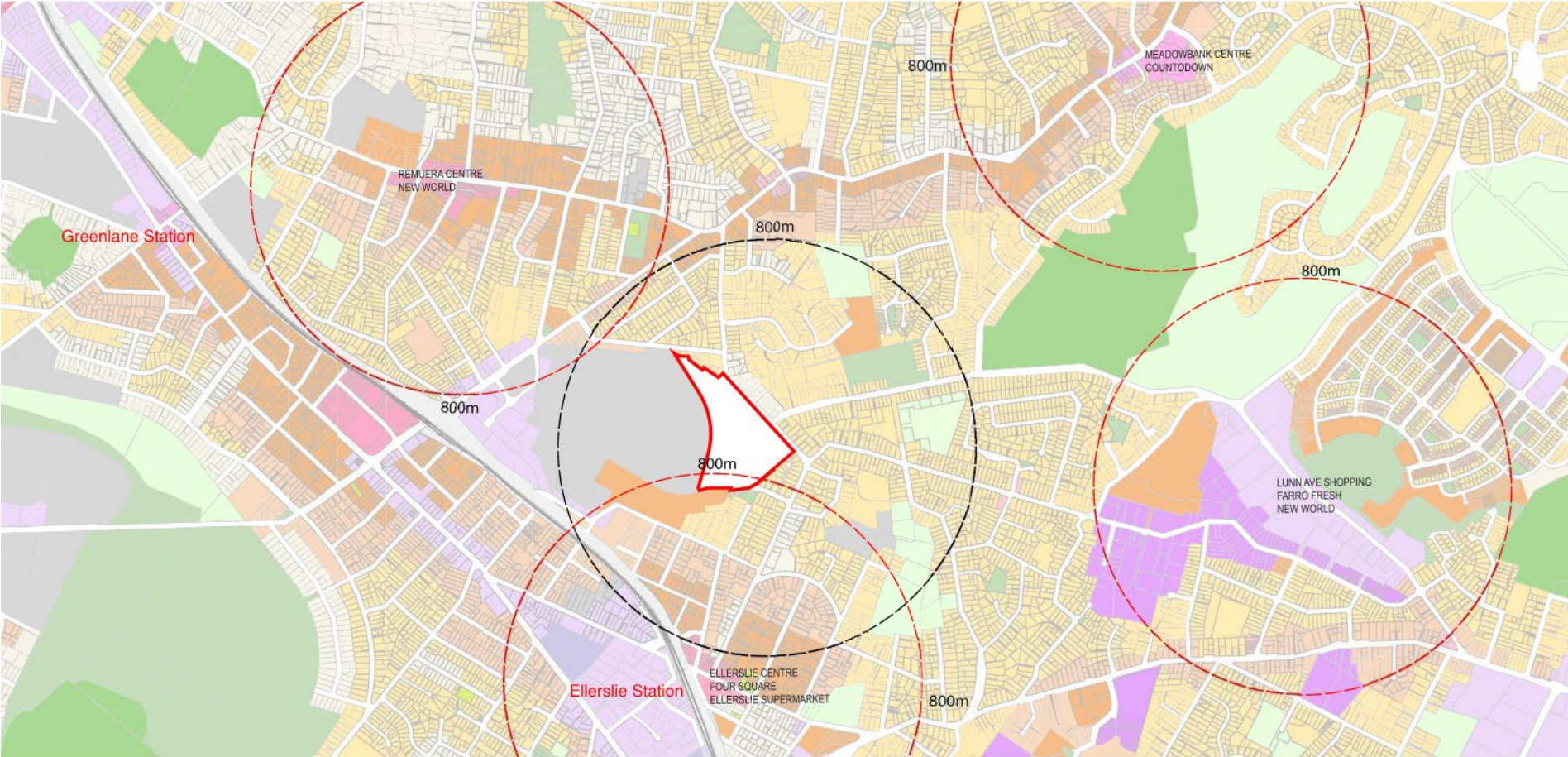
- Fletcher/ATR applied for its plans to be considered under the Covid-19 Recovery (Fast-track Consenting) Act, established to speed up consenting processes for projects considered to support recovery from the economic and social impacts of the pandemic.
- FRL/ATR Relationship
- MfE confirmed project meets the criteria and granted referral to expert consenting panel.
- Earliest public engagement was post referral announcement on 1 April 20
- Consultation process is well underway:
 - 2 x Local community drop-in sessions – 6th April and 30 April
 - 3 x Auckland Transport meetings/workshops
 - 3 x Healthy Waters meetings/workshops
 - 3 x Watercare meetings/workshops
 - 2 x Urban design panel presentations December 2021 and April 2022
 - Mana Whenua engagement from May 2021
 - Hui scheduled for 19 May and mid-June

CURRENT PROJECT STATUS / PROGRAMME

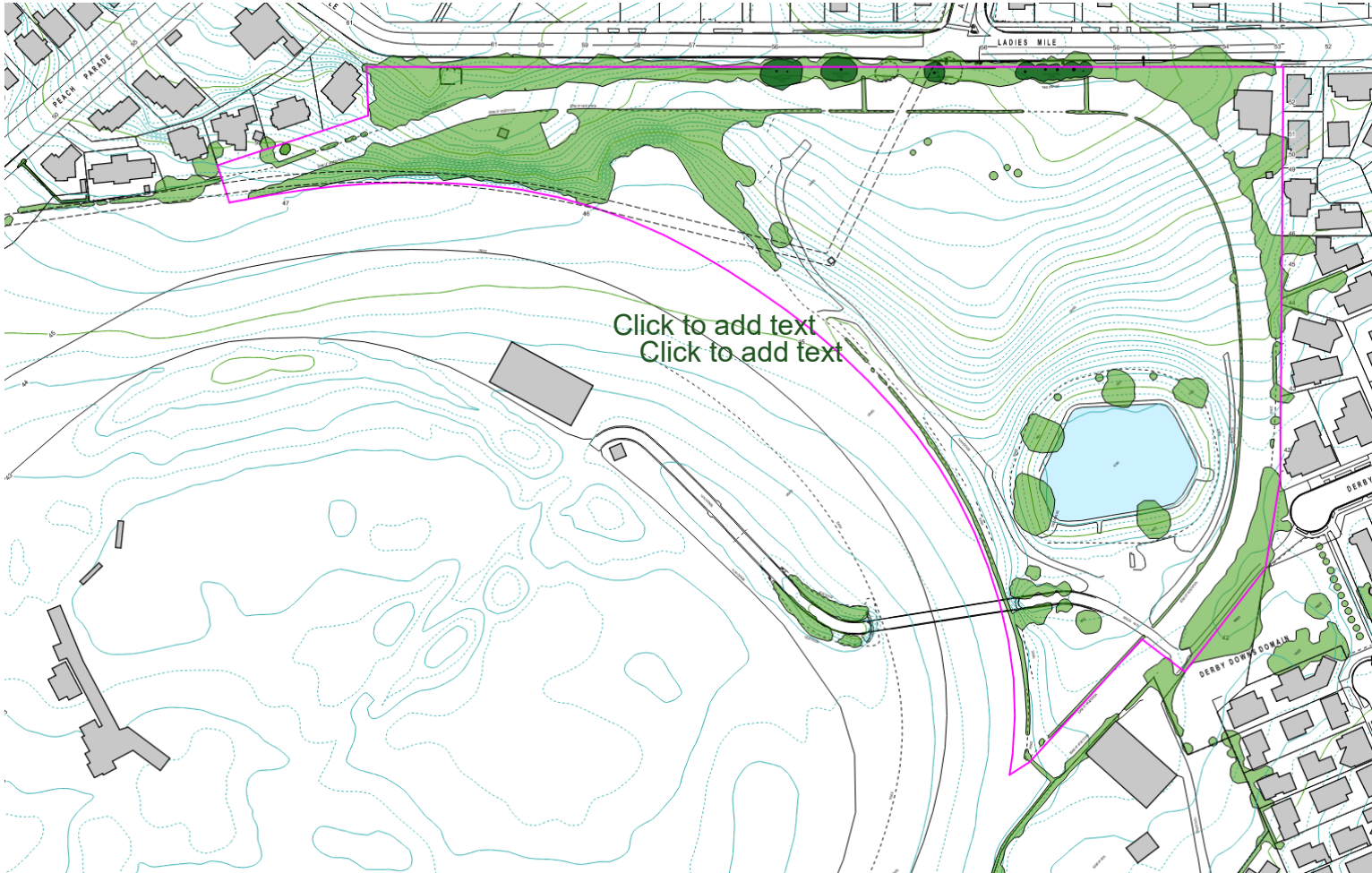


1. April 2022 Consent referral approved
2. Expected resource consent lodgement July 2022
3. Consent late 2022
4. Parent title subdivision by mid-2023
5. Onsite works (earthworks) underway late 2023

SITE CONTEXT



EXISTING SITE



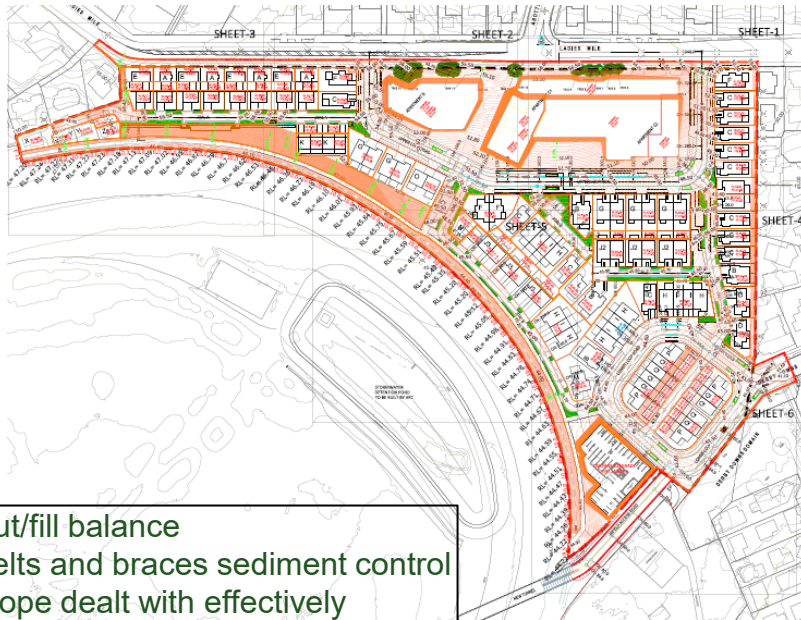
- Slope
- Shape
- Irrigation pond
- Tunnel



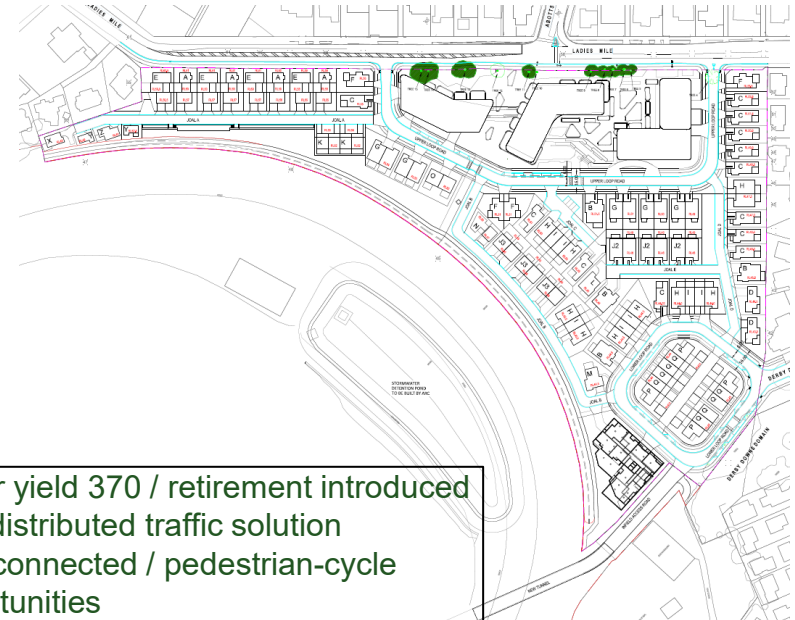
INFRASTRUCTURE AND TRANSPORTATION



- Good engagement with council family and local community
- Comprehensive understanding of site and constraints
- Working through optimal infrastructure and traffic solutions



- Cut/fill balance
- Belts and braces sediment control
- Slope dealt with effectively



- Lower yield 370 / retirement introduced
- Well distributed traffic solution
- Well-connected / pedestrian-cycle opportunities

PROPOSED MASTERPLAN



- 1 Apartment precinct
- 2 Belvedere Gardens (walkway from Ladies Mile to trackside)
- 3 Plaza with café
- 4 Existing pohutukawa trees retained
- 5 Derby Downs place extended alongside Derby Downs Domain, existing trees retained
- 6 Vivid Living (retirement apartments)
- 7 Relocated access to Racecourse infield
- 8 Relocated irrigation pond
- 9 Planted embankment
- 10 Trackside walkway
- 11 Future path connection to Peach Parade

MASTERPLAN – KEY MOVES



- ① Three Apartment buildings (6 storeys above Ladies Mile) clustered in a precinct to obtain views both over the Racecourse and over Ladies Mile
- ② Looped public road defines apartment precinct and avoids further congestion on the Abbots Way intersection
- ③ Existing pohutukawa trees along Ladies Mile retained in front of the set back apartment buildings
- ④ Retirement apartment building (7 storeys) located trackside with easy walking to Ellerslie and well separated from neighbouring houses
- ⑤ Two storey detached housing located along the southeastern and northern boundaries provides a transition in scale to match the neighbouring houses
- ⑥ Detached housing fronting onto Ladies Mile north consistent with existing streetscape
- ⑦ Terraced and duplex housing located on the slopes in the middle of the site
- ⑧ Wide pedestrian route from Ladies Mile to trackside, aligned with Abbots Way, provides viewshaft to grandstand and distant maunga
- ⑨ Internal private lanes provide pedestrian connection through the site while discouraging "rat running" between the two proposed roads
- ⑩ Extension of Derby Downs Place alongside Derby Downs Domain and terraced housing opposite make the park safer
- ⑪ Large park trees partially screen views of the development from nearby houses
- ⑫ Trackside walkway provides extra connection and opportunity to experience track edge
- ⑬ New infield pond replaces existing pond and provides stormwater and irrigation functions

MASTERPLAN – IN CONTEXT



- 1 Upper Loop Road links across the top of the site north and south of the Abbots Way intersection
- 2 Derby Downs Place is extended with a loop road to create a street frontage and active northern edge to Derby Downs domain
- 3 Café at the heart of the development
- 4 "Living lane" connections near the southeastern boundary and along the track are intended to allow residents to walk, cycle or drive through the Hill, but discourage through traffic
- 5 Buildings have been placed to frame a view from Ladies Mile which then opens out to reveal a vista of the racecourse and views to the maunga of the central isthmus



Pedestrian Connections



Intersection improvements



New intersections

MASTERPLAN – GARDEN STREETS



JOAL B / BELVEDERE GARDENS

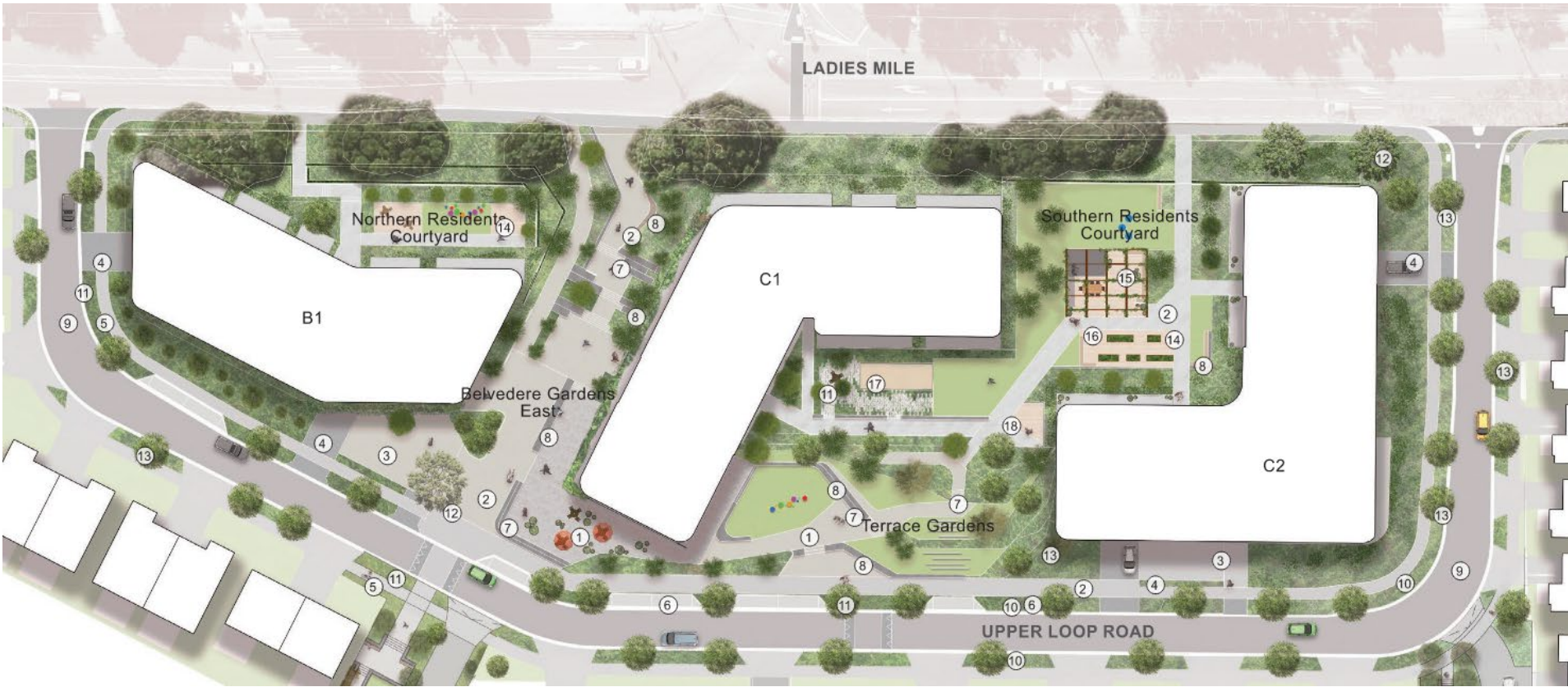


JOAL D GARDEN STREET

MASTERPLAN – TRACKSIDE WALKWAY LOOKING SOUTH



MASTERPLAN – APARTMENT PRECINCT LANDSCAPE PLAN



MASTERPLAN - BELVEDERE GARDENS FROM LADIES MILE



MATERPLAN - BELVEDERE GARDENS FROM LOOP ROAD



MASTERPLAN - APARTMENTS FROM LADIES MILE



MASTERPLAN - APARTMENT PREINCT RESIDENT PLAZA



MASTERPLAN – VIVID LIVING BUILDING LANDSCAPE PLAN



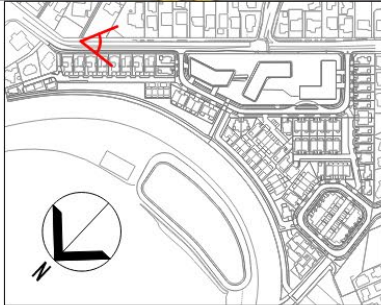
MASTERPLAN - VIVID LIVING VIEW FROM TRACK



MASTERPLAN - LADIES MILE VIEW SOUTH



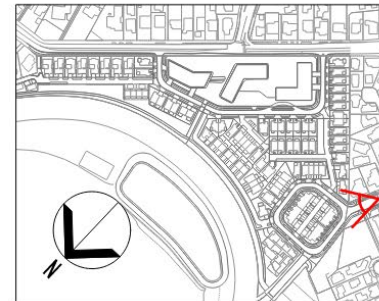
04 Ladies Mile Street View



MASTERPLAN - DERBY DOWNS VIEW FROM ENTRANCE



01 Derby Downs Place to Lower Loop Rd

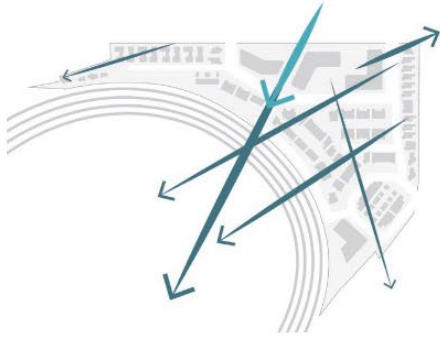


MASTERPLAN - LANDSCAPE STRATEGY – KEY MOVES



1

CELEBRATE THE SITE AND ITS CONTEXT AS A
SPECIAL PLACE IN TĀMAKI MAKĀURAU



Celebrate distant views to the remnant volcanic landscape of Tāmaki Makaurau – Auckland through retaining and enhancing views to Maungakiekie – One Tree Hill, Maungawhau – Mt Eden, Te Kōpuke – Mt St John, Te Pane o Mataoho – Mangere Mountain, Ōhinerau – Mount Hobson and Maungarei - Mt Wellington, both between and over the top of the buildings of The Hill

Celebrate the foreground views over the flat open green space of an iconic Auckland Racing Club Destination.

Enhance the Abbots Way viewshaft through creating a gesture of welcome, entrance and invitation to explore the spectacular vista beyond.

Engage with mana whenua as appropriate to explore opportunities for celebrating the site's connection with its physical and cultural landscape.

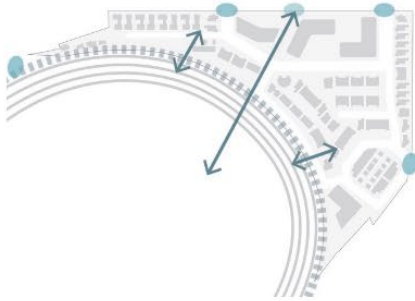


MASTERPLAN - LANDSCAPE STRATEGY – KEY MOVES



2

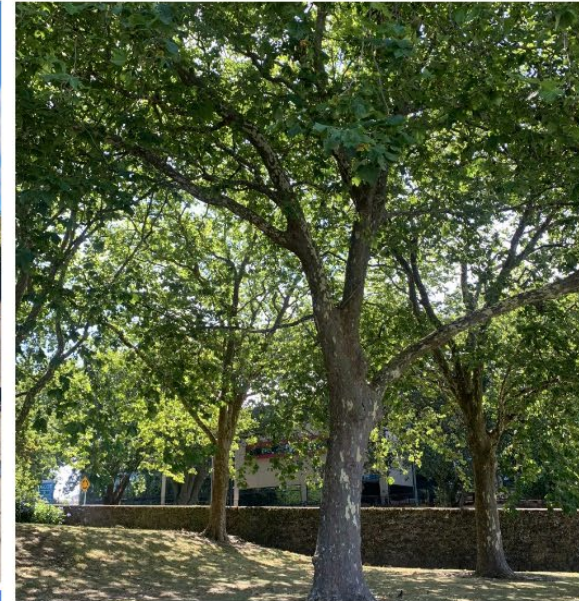
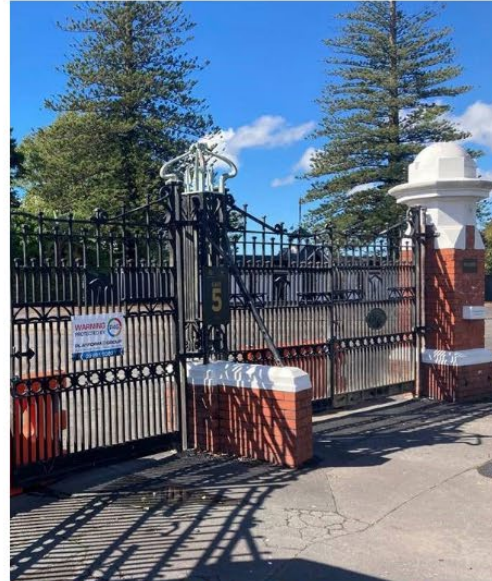
**ESTABLISH A STRONG IDENTITY AND
CONNECTION WITH AUCKLAND RACING CLUB
AND REMUERA**



Deliver an outstanding architectural and landscape design approach which creates a strong emotional and physical connection between a new community and the unique development setting. Attracting a community of residents who love living adjacent to the activities of the Auckland Racing Club.

Reflect the established heritage qualities of the Auckland Racing Club through the use of appropriate site entry threshold and site boundary design proposals, and explore other design opportunities to reflect the site's horse racing heritage and history.

Work with the built form and landform to establish a strong visual and physical connection between the Hill and the racecourse.



MASTERPLAN - LANDSCAPE STRATEGY – KEY MOVES



3

INTEGRATE THE DEVELOPMENT INTO THE LANDFORM OF 'THE HILL'



Develop a landscape organising strategy to ensure successful integration of the architectural form into the landform.

To include:

Use of a sloped embankment adjacent to the track to reflect the current landform of 'The Hill' and that of the distant maunga

Use of a consistent terracing/retaining wall treatment design language to respond to level change requirements across the site.

Landscape integration of landform and built form to provide legibility and consistency of treatment across the site, making a positive contribution to the identity of 'The Hill'

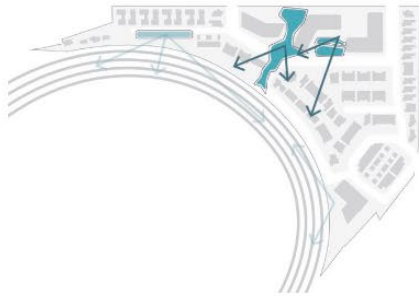


MASTERPLAN - LANDSCAPE STRATEGY – KEY MOVES



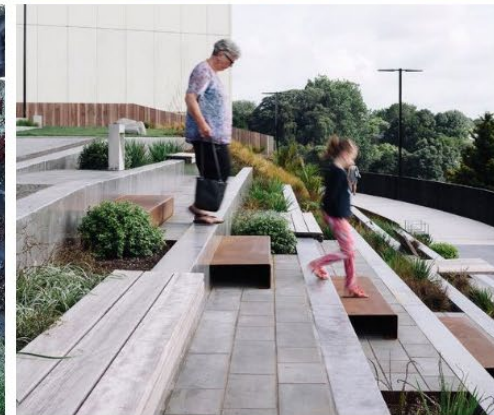
4

CREATE OPPORTUNITIES TO ENJOY THE UNIQUE
OUTLOOK AND RACECOURSE 'EXPERIENCE'



Maximise the opportunities offered by the drama of the landform and spectacular outlook to create sheltered west-facing open spaces/ viewing belvederes for residents to use and enjoy

Provide seating opportunities within the streetscape environment, integrated into, and working with the landform. Align to take full advantage of views and vistas on offer



AUCKLAND URBAN DESIGN PANEL PROCESS AND OUTCOMES



**UDP recommended to us in AC Pre-App
October 2021**

**First Presentation
December 2021:**
Focus on introducing the referral Concept Master Plan to the UDP

**Second Presentation
April 2022:**
Focus on design development and answering Panel question from UDP1

**Highly supportive
Panel response:**



Diagram Indicating Areas Commonly Managed by Owners' Association



Evolution of JOAL E Design



Conclusion

The Panel acknowledges the amount of work that has been carried out by the various members of the design team and that is evidenced in the quality of the design to date. As the project progresses, the panel encourages further collaboration across all parties to ensure the individual parts of the scheme knit together as a whole.

Given the Panel generally supports this project, a further Panel review is not expected.

IWI ENGAGEMENT



- Commenced May 2021
- Continued through August 2021 to present
- 3 Cultural Values Assessments Received to Date:
 - Ngai Tai ki Tamaki Tribal Trust, Ngāti Te Ata, Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohua and Ngāti Whanaunga Incorporated
- Key Areas of Interest to Date are Stormwater, Earthworks, Contamination, Historical Sites/Findings, Ongoing Engagement
- Hui to be held 19 May 2022
- Hui scheduled for Mid- June 2022

NEXT STEPS - DISCUSSION



- Refinement of masterplan and infrastructure servicing
- FTCA application lodgement
- Continued engagement
- Questions, comments?