



Auckland Racing Club

Fletcher Living
Love your new home

31 March 2022

Dear neighbour,

PROPOSED RESIDENTIAL DEVELOPMENT – THE HILL, ELLERSLIE

We are getting in touch with you to let you know that Auckland Thoroughbred Racing (ATR) formerly Auckland Racing Club has selected Fletcher Living, to develop the 6.2ha site known as The Hill, Ellerslie for residential housing. As our neighbour, we wanted you to know about this first and explain how you can find out more about the development proposal.

What is happening?

As part of ATR's plans to futureproof the sport of thoroughbred horse racing, the Club is currently upgrading its track at Ellerslie to an international standard StrathAyr surface. However, with that kind of surface unsuitable for jumps racing, this type of racing will no longer be held at Ellerslie, meaning The Hill is surplus to the Club's requirements.

We believe developing the unused land will benefit the community as it will provide housing as well as better connections to surrounding streets and public transport links.

Following a competitive bid process, ATR chose Fletcher Living to be their development partner. Fletcher Living was chosen for a number of reasons. Primarily, ATR believe Fletcher Living will develop the land sensitively, with respect to the neighbouring community, plus they have significant local knowledge, strong financial strength, and a reputation for delivery.

What is the development proposal?

Fletcher Living are developing a masterplan for The Hill. Currently, it is proposed the development will include approximately 370 residential units in a mix of different housing types including apartments, duplex, terraced and detached houses. Some of the dwellings will be allocated to retirement living.

Alongside the housing, the development will also create new open spaces and pedestrian and cycle connections alongside new public roads.

What is the development consenting process?

The Hill development proposal is being considered under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA). FTCA has been established to speed up consenting processes for projects which are considered to support New Zealand's recovery from the economic and social impacts of COVID-19.

The Minister for the Environment has confirmed that The Hill development meets the criteria of the FTCA and has referred the project to be considered by an expert consenting panel. If you are not familiar with the FTCA process more information can be found on the EPA website

<https://www.epa.govt.nz/fast-track-consenting/>



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How to find out more about the development.

We recognise this represents a change to the neighbourhood we all know and love, so we will be setting up opportunities for local residents to find out more about the proposal. This will include an open day at the racecourse on Wednesday 6th April, from 2-6pm. Access from Derby Down Place, parking available on site.

Attending the open day will give you a first look at initial development plans and provide you with an early opportunity to ask questions of a range of experts from Fletcher Living alongside ATR representatives.

To find out more about the open day please register your details with us by sending an email to thehill@frl.co.nz. We look forward to meeting and speaking to you about the development.

If you are unable to attend the open day but still want to know more, send us an email to the above address and we will get in touch regarding an individual discussion.

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 our neighbours, you will hear from the development team throughout the project's different stages, and we want to let you know they are always available to answer questions, by emailing thehill@frl.co.nz

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Paul Wilcox'.

Paul Wilcox

Chief Executive Officer

Auckland Thoroughbred Racing Inc.

A handwritten signature in black ink, appearing to read 'Steve Evans'.

Steve Evans

Chief Executive Officer

Fletcher Residential Limited



Auckland Racing Club

01 April 2022

Dear Rhys,

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.

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 at 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.

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.



Auckland Racing Club

Yours sincerely,

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Don Greenaway

Executive Development Manager - Property
Auckland Thoroughbred Racing Inc.

A handwritten signature in blue ink, appearing to read 'Paul Wilcox'.

Paul Wilcox

Chief Executive Officer
Auckland Thoroughbred Racing Inc.



Auckland Racing Club

01 April 2022

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Auckland Racing Club

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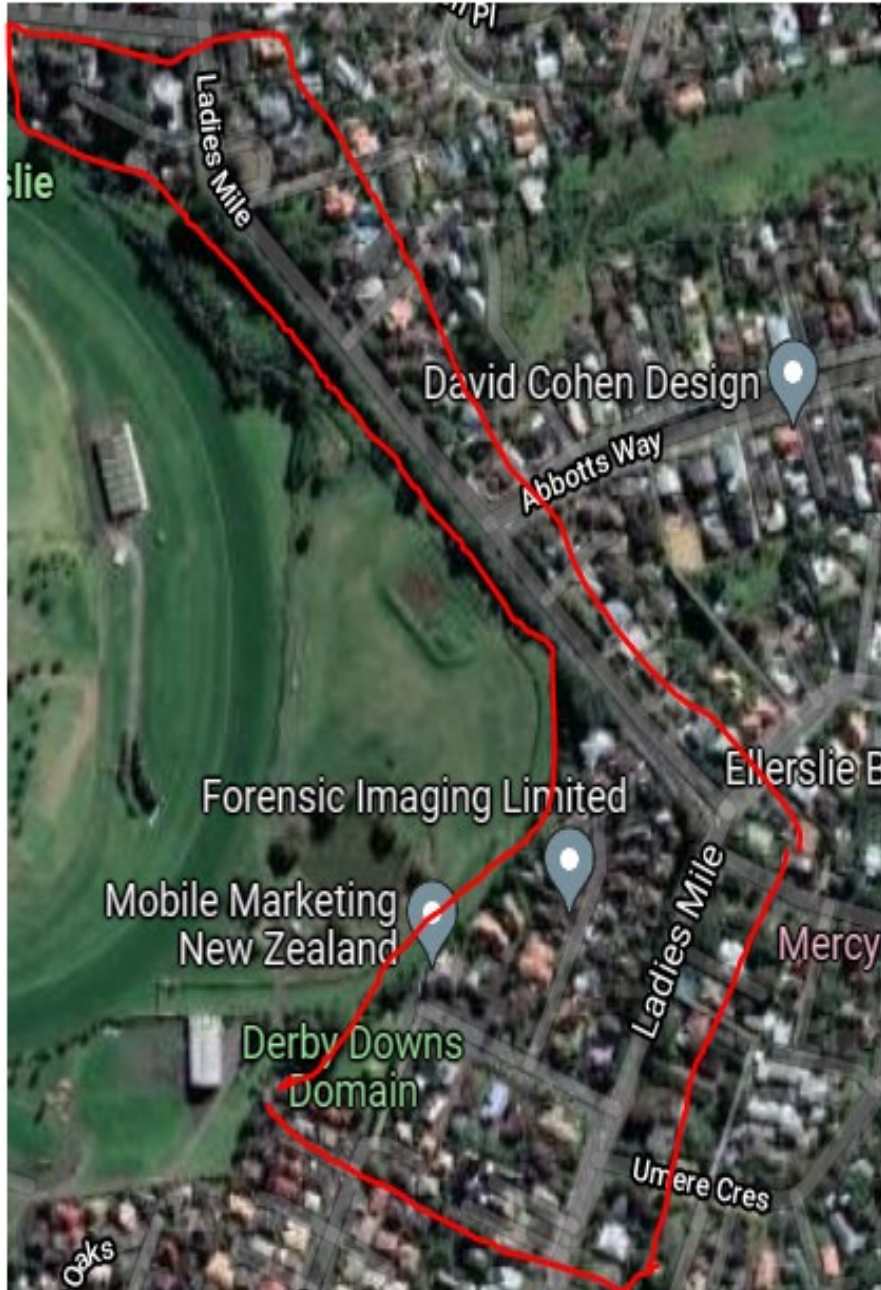
Don Greenaway

Executive Development Manager - Property
Auckland Thoroughbred Racing Inc.

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Paul Wilcox

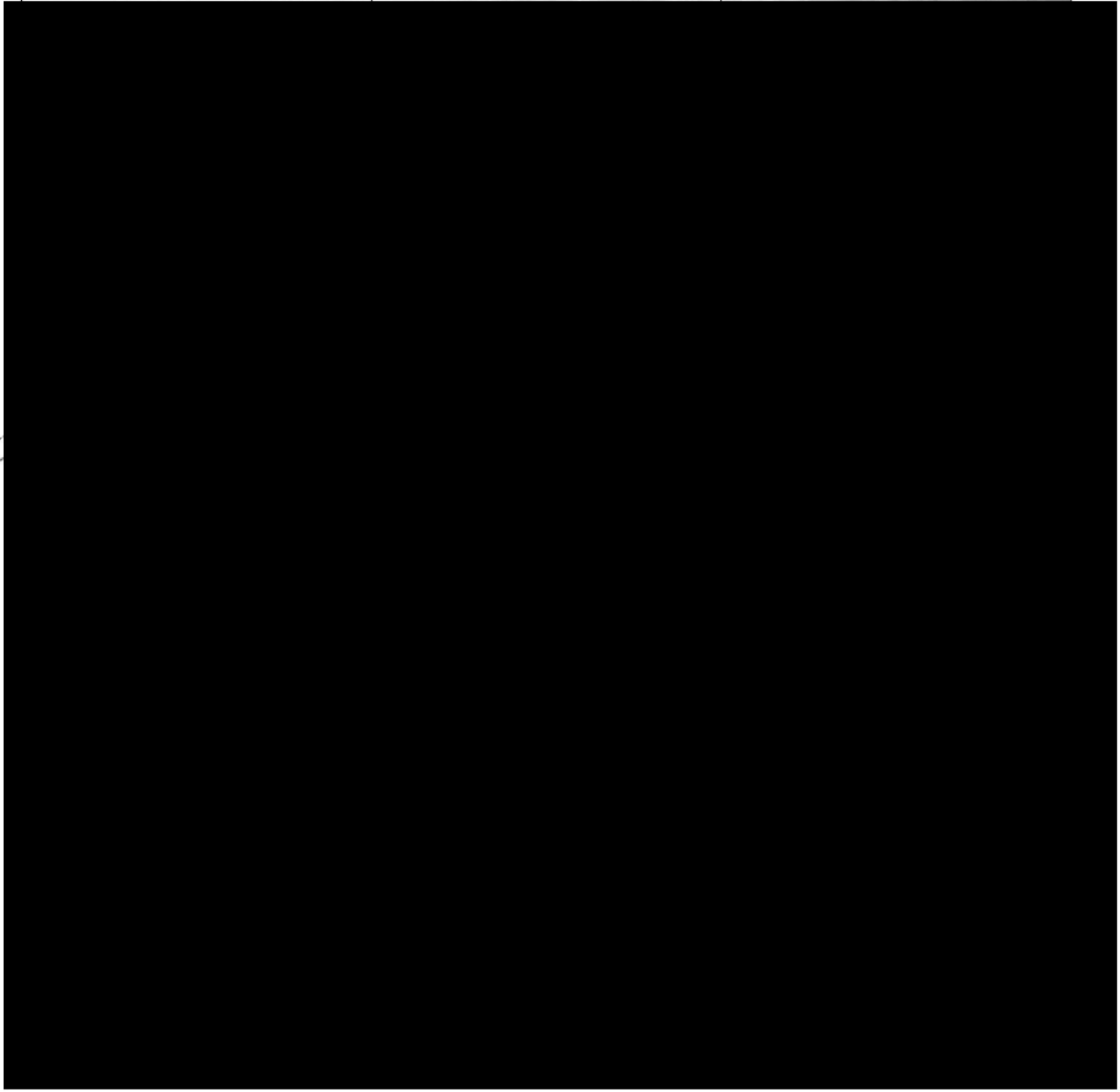
Chief Executive Officer
Auckland Thoroughbred Racing Inc.



Map for Drop-in Session - The Hill

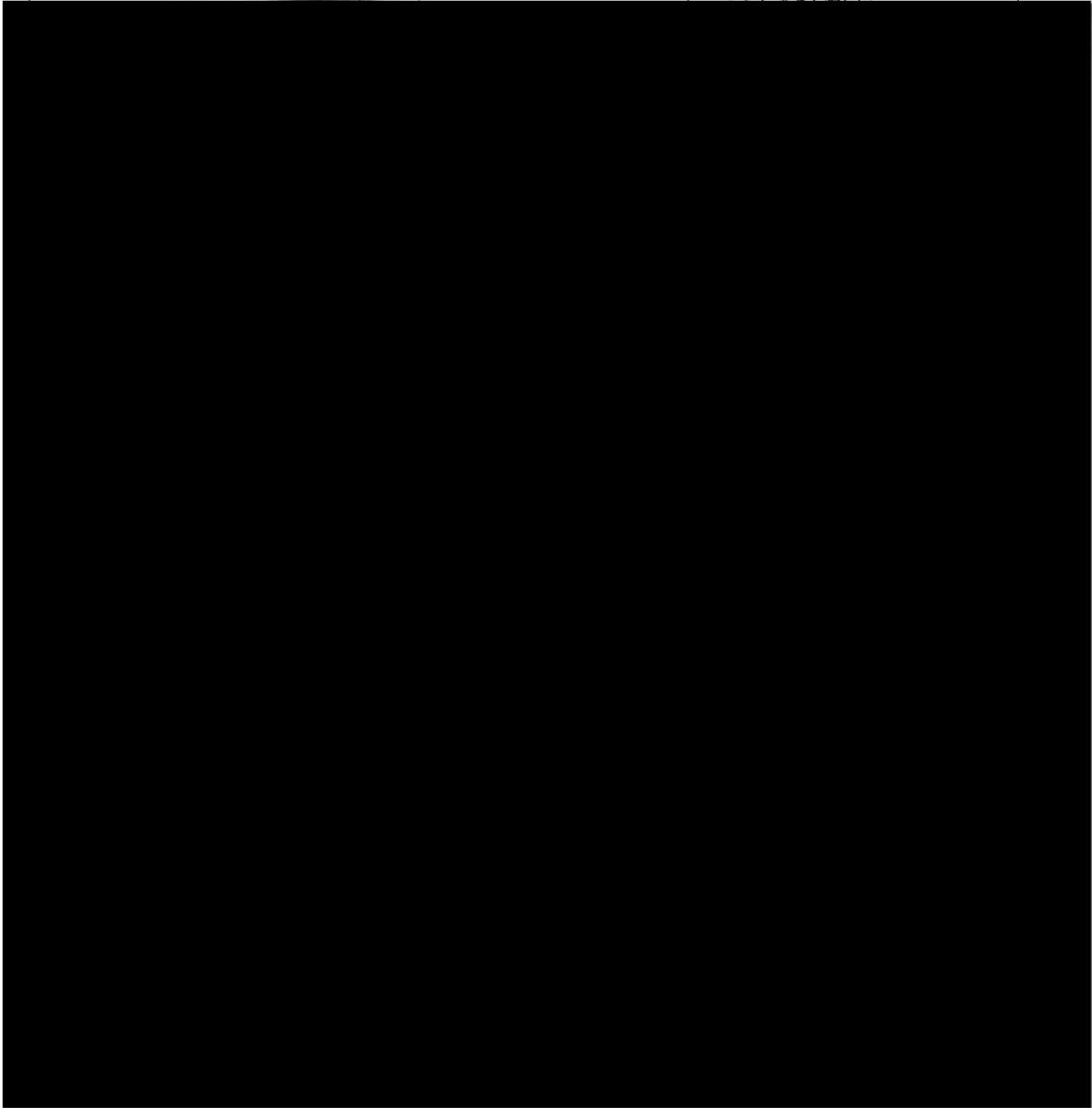
Please Sign In

Name	Email	Contact
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Please Sign In

Name	Email	Contact
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Fletcher Residential Limited (FRL)
c/- Jane Bennett (jbennett@frl.co.nz)
Community and Stakeholder Manager
Auckland

Monday 11 April 2022

Dear Jane

Feedback on the proposed residential development – ‘The Hill’ Ellerslie

Thank you and the team from Auckland Racing Club (ARC) and FRL for setting up an open day last Wednesday (6 April 2022) to meet with some of our local Ellerslie community where you presented and discussed the proposed development at ‘The Hill’ on Ellerslie Racecourse.

At the conclusion of our discussions, we were invited to provide feedback on the development, and accordingly list below some concerns and suggestions that we would appreciate your feedback on.

Please read these suggestions in conjunction with the attached Reference Map and Proposed Plans. As you will note, most of our feedback relates to traffic flows.

Background

We currently live at [REDACTED] in Ellerslie which is part of an amazing local community where many residents have lived for more than 30 years. We are lucky to have neighbours who care for each other’s wellbeing (especially during COVID-19 lockdowns) and hold events like our annual street BBQ (now circa 25+ years in existence), as well maintaining a active neighbourhood watch group. We chose to live and invest in this street due to it being a quiet cul-de-sac where we could raise our family and be tucked a little bit away from the noise of busier main roads.

Traffic flow related suggestions

1. Changes to Derby Down Place / Traffic flow issues (map reference 1)

We note the proposed changes include opening up our quiet street (Derby Downs Place) for access to residents situated within the lower section of The Hill (including a retirement home); to provide access (via a new undertrack tunnel – map reference 4 / Proposed Plans reference G) for traffic wanting to enter the inner section of the racetrack (where it is proposed race day traffic will park); and access the existing golf course / driving range. From speaking with FRL representatives, we understand that Derby Downs Place would also be used for site access during the construction period (until 2028).

We are concerned that these changes will considerably disrupt our day to day lives as well as impact the resale value of our property due to the significant increase in traffic volumes. Traffic on busier roads such as Ladies Mile, Marua Road and Abbots Way is already at unacceptable levels with heavy congestion noted, particularly during morning and evening rush hours. Adding more traffic (i.e., race day traffic and golf course traffic; as well as new traffic into The Hill) will only exacerbate the existing traffic issues around our nearby streets.

Other options we would like considered/investigated:

- **1.1 Create an access to The Hill via Morrin Street**
 - Rather than using Derby Downs Place to access The Hill, we would like FRL and ARC to negotiate for access to the lower parts of The Hill via the privately owned land (that used to be owned by the racecourse) – refer map reference 2 . This would allow traffic to enter from Morrin Street (map reference 3) which would provide a less congested access point into The Hill, as well as creating a more direct link to the southern motorway and Greenlane.
- **1.2 Move the proposed undertrack tunnel to underneath the existing crossing**
 - We understand the existing racecourse “crossing” that provides access to the inner section to the racecourse and golf course (refer map reference 5) is to be closed under the proposal. We are not sure why this needs to occur and suggest that if ARC wants a tunnel to access the inner racecourse, that this tunnel is created under the existing crossing. This would ensure that existing golf course traffic (and race day traffic) continues to enter/exit via Ascot Avenue / Greenlane Road East (a 4-lane carriage way with dedicated turning lanes) rather than move this traffic to the proposed Derby Downs access point
- **1.3 Construction vehicles be limited to use Ladies Mile or Morrin Street**
 - As a courtesy to the residents of Derby Downs Place and Hunterville Court, we ask that all construction access be limited to the (new) Ladies mile entrance to the Hill and/or Morrin Street (as per 1.1 above)

2. Ladies Mile access to the Upper Loop Road / Traffic flow issues (refer map reference 6 / plan reference A & B)

We understand a new Upper Loop Road is proposed along with two new intersections on Ladies Mile (to provide entry/exit points to the Upper Loop Road – refer Proposed Plans point A & B). The intention of the Upper Loop Road is to provide access for residents living in the proposed apartment blocks, as well access for other residences that are located towards the top of the hill.

Other options we would like considered/investigated:

- **2.1 Include an access point via Ladies Mile/Abbots Way intersection (plan reference C)**
 - We believe the Upper Loop Road access points could create more hot spots on Ladies Mile, and while we don't object to the Upper Loop Road concept, we wonder if additional traffic access to the loop road could come from the existing Abbots Way/Ladies Mile intersection which is controlled by traffic lights. In other words, could the current T-intersection be changed to allow traffic to proceed straight ahead access from Abbots way into the Hill / Loop Road under the control of traffic lights, and help divert some of the traffic away from the two new loop road intersections?

3. Living Lane connections being used as short cuts / Traffic Flow issues

We understand that 'Living Lanes' would be created to connect residents' properties to the Upper Loop Road and to a new Lower Loop Road (on the northern edge of Derby Downs Domain Place) .

Our concern is that traffic may use these living lanes in an attempt to take a short cut and avoid heavy traffic around the Ladies Mile/Marua Road intersection (map reference 7).

Other options we would like considered/investigated:

- **3.1 Remove the ability to use living lanes as short cuts**
 - We like the concept of small living lanes to connect properties to the loop road but would suggest that these should not allow any traffic to take a short cut from Ladies Mile down to the Lower Loop Road (Proposed Plans reference D, E & F). Wording on the proposed plans says the living lanes should “discourage” through traffic – physically blocking the connection of these lanes from the Upper to Lower Loop Road would ensure short cuts are not possible at all.

Non-Traffic flow related suggestions

4. Limited Green space

We note from the proposed plans that there is very limited green space for 370 residential homes (assuming 2 residents per dwelling = around 740 people). We would like to see more thought put into reducing the number of dwellings and more space given to outdoor parks – including the retention of the existing racecourse lake / irrigation pond and it’s associated plantings and wildlife (map reference 8).

5. Fast Track process is not appropriate

The proposal suggests that The Hill development be considered under the COVID-19 Recovery Fast-track consulting process.

Given the size of this development and the impact it will have on the suburb of Ellerslie/surrounding suburbs, we believe this development should not be considered under the Fast-track Consenting Act 2020 to ensure that appropriate community consultation and feedback is obtained before any proposed plans for The Hill are finalised.

6. Ongoing consultation

We understand the FRL and ARC want to commence consenting processes with Auckland Council, and development of The Hill as soon as possible. But as mentioned above, we would like assurance that further Open Days and consultation with a wider range of our neighbours are undertaken first. From our understanding, only the residents of Derby Downs Place and Hunterville Court received a letter from ARC/FRL (dated 31 March) inviting us to the Open Day on 6 April. This was very short notice and appears to have been limited to a very small population of impacted residents. The Open Day on 6 April was held from 2pm – 6pm which was at a time of day that many people would have been working and unable to attend. We would like confirmation that FRL and ARC will contact people living in all surrounding streets (i.e. Ladies Mile, Peach Parade, Morrin Street, Lonsdale Street, Umere Crescent, Greenlane Road East) to get their feedback on the changes. We would suggest that further Open Days be held outside of business hours to allow those who work to attend and provide feedback.

Questions

1. Can you please advise what is meant on the proposed plans by “Future Connection to Greenlane” (see Proposed Plans reference H)?
2. There has been some local talk of historical lava caves under or nearby The Hill that may be of significance to Maori. At the Open day, Steve and Paul both mentioned that discussions have been held with local Iwi. Can you please confirm the outcome of these discussions and that these caves will not have any impact on the proposed development?

Closing

In closing, we want to thank you again for engaging with us and confirm that we are not opposed to this development at all, but with the changes suggested above, we feel the development would have a less dramatic impact on our neighbourhood and allow existing local communities like ours to embrace your development and welcome new residents of The Hill into our wonderful slice of Auckland.

We look forward to hearing from you soon but do reserve the right to provide additional feedback dependant on your responses.

Kind regards

[REDACTED]

[REDACTED] Ellerslie, Auckland

[REDACTED]

[REDACTED]

Cc

[REDACTED]

orakeilocalboard@aucklandcouncil.govt.nz

thehill@frl.co.nz

Reference Map



Proposed Plans





Auckland Racing Club

Fletcher Living
Love your new home

26th April 2022

Dear neighbour,

PROPOSED RESIDENTIAL DEVELOPMENT – THE HILL, ELLERSLIE

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Auckland Racing Club

Fletcher Living
Love your new home

How to find out more about the development.

We recognise this represents a change to the neighbourhood we all know and love, so we will be setting up opportunities for local residents to find out more about the proposal. This will include an open day at the racecourse on **Saturday 30th April, from 1pm -4pm**. Access from Derby Down Place, parking available on site.

Attending the open day will give you a first look at initial development plans and provide you with an early opportunity to ask questions of a range of experts from Fletcher Living alongside ATR representatives.

To find out more about the open day please register your details with us by sending an email to thehill@frl.co.nz. We look forward to meeting and speaking to you about the development.

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Yours sincerely

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Paul Wilcox

Chief Executive Officer

Auckland Thoroughbred Racing Inc.

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Steve Evans

Chief Executive Officer

Fletcher Residential Limited

8th August 2022

██████████
██████████
██████████
██████████

Dear ██████ and ██████

After raising your concerns about our proposed housing development (at Ellerslie Racecourse) to the Auckland Thoroughbred Racing Club (ATR) on the 29th of April 2022, ATR proposed a meeting between yourselves with ATR and Fletcher Living (FRL) to discuss and understand your concerns.

We would like to thank you both for giving us the opportunity to discuss those concerns in person and believe that both the meetings held were beneficial to all parties and in particular, provided us with a better understanding what was important to you.

After the first meeting FRL agreed to review the proposed dwelling adjacent to your boundary, although it was recognised by all that the site is restricted and tight at this location. Upon further review, and with your concerns at the forefront we have managed to make some small changes that were important to you, namely opening up the western side yard slightly, increasing your view to the Racecourse

A second meeting was held to take you through those changes, both verbally and in plan form. It was acknowledged that this is a better outcome for you. We attach copy of these plans, which will form part of our application for Resource Consent. These plans show side yard setbacks and also height in relation to the boundary.

If you have any further queries or need to seek further information, please don't hesitate to contact me.

Thanks again for your engagement with FRL and ATR.

Yours faithfully



Jane Bennett

Community & Stakeholder Manager - Auckland

M 0277895878