

THE HILL

ELLERSLIE RACECOURSE

May 2022



AGENDA

1. Introductions
2. Background - ATR
3. Consenting process – FTCA
4. Mana Whenua engagement
5. Current project status / programme
6. Broad site context
7. Transportation and infrastructure
8. Key design moves / Masterplan
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 the development 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 2022
- Consultation process is well underway:
 - Mana Whenua engagement from May 2021 (ref next slide)
 - 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 SUMMARY



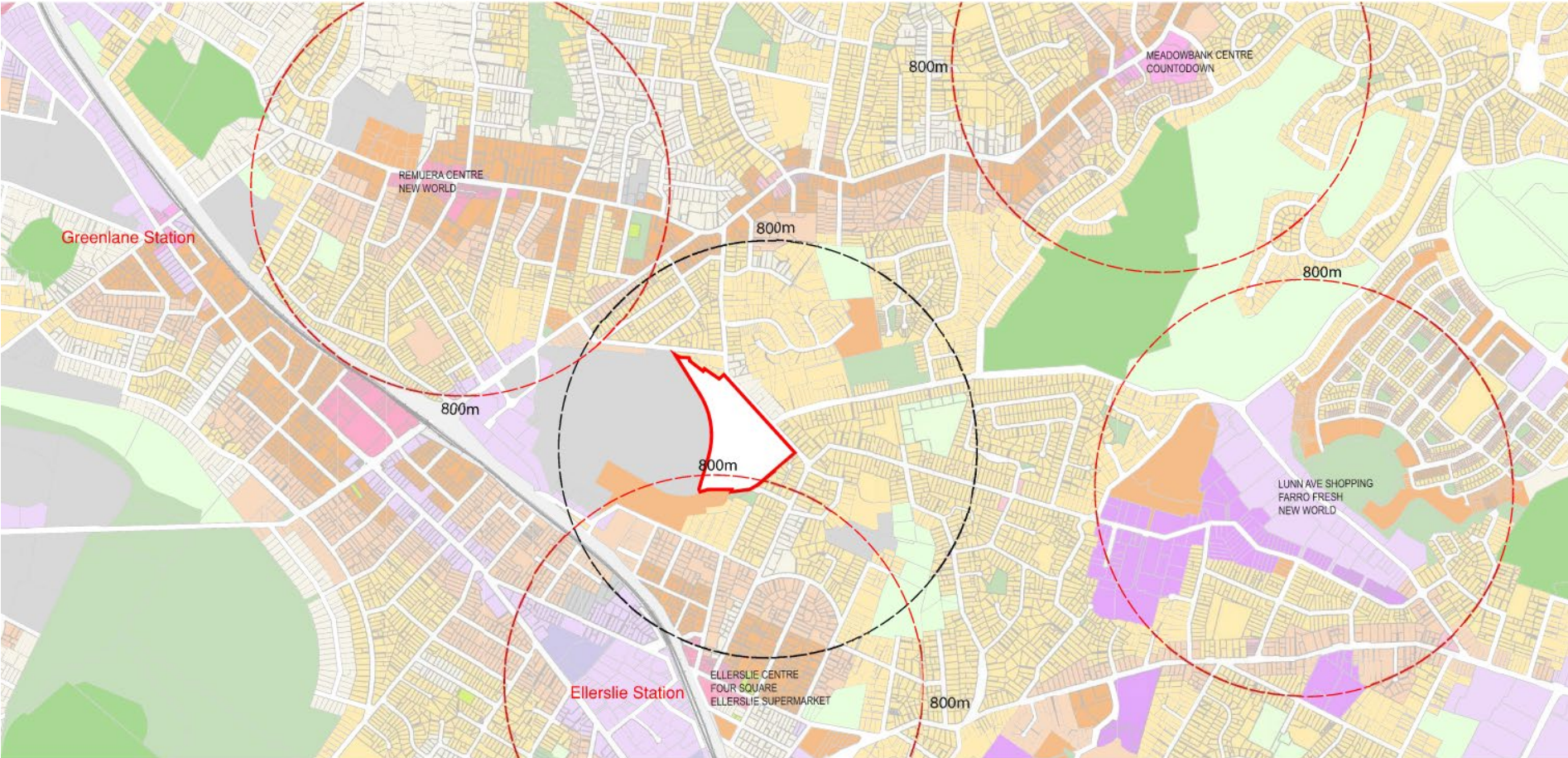
- Commenced May 2021
- Continued through August 2021 to present
- 3 Cultural Values Assessments Received to Date:
 - Ngai Tai ki Tamaki
 - Ngati Te Ata Waiohua
 - Ngati Whanaunga
- Key Areas of Interest to Date are Stormwater, Earthworks, dealing with any Contamination, Historical Sites/Findings, Ongoing Engagement
- Next Hui (mid- June 2022?) - TBC
- Hui to be ongoing

CURRENT PROJECT STATUS / PROGRAMME

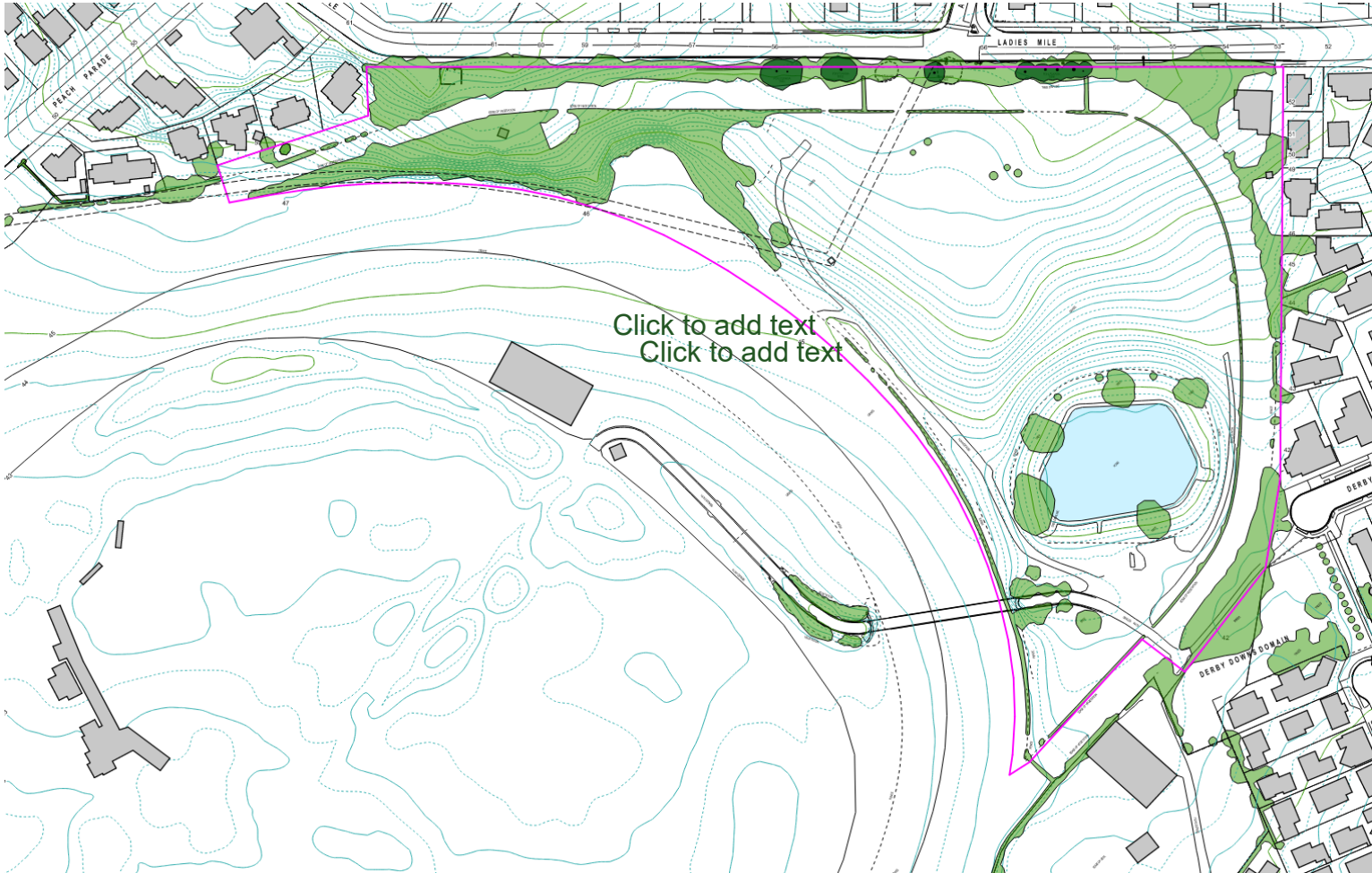


1. April 2022 Consent referral approved
2. Expected resource consent lodgement July 2022
3. Consent late 2022
4. Parent title subdivision by mid-2023
5. Onsite works (earthworks) underway late 2023

SITE CONTEXT



EXISTING SITE



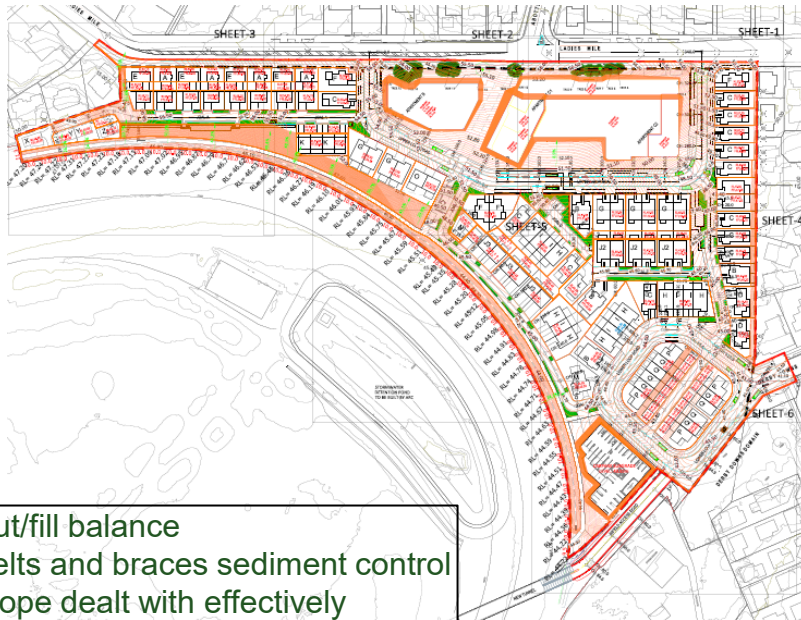
- Slope
- Shape
- Irrigation pond
- Tunnel
- Trees



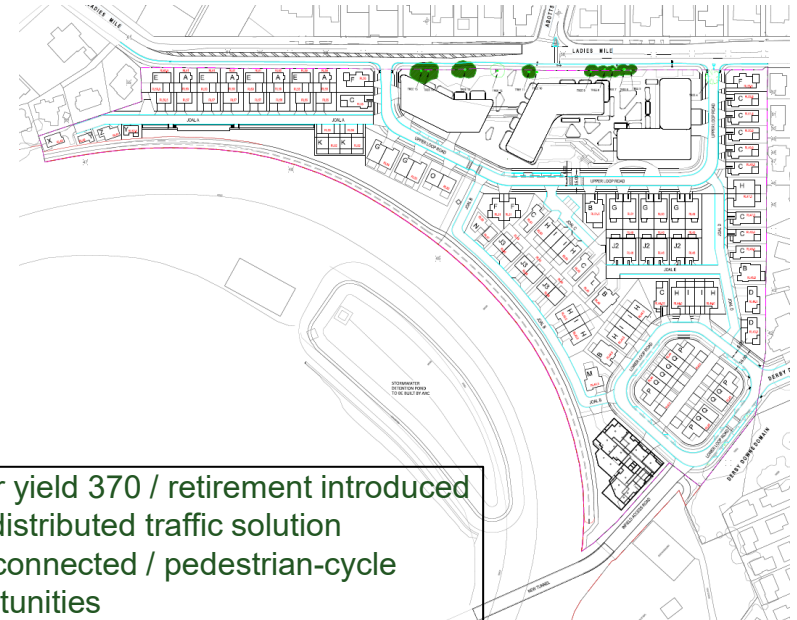
INFRASTRUCTURE AND TRANSPORTATION



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

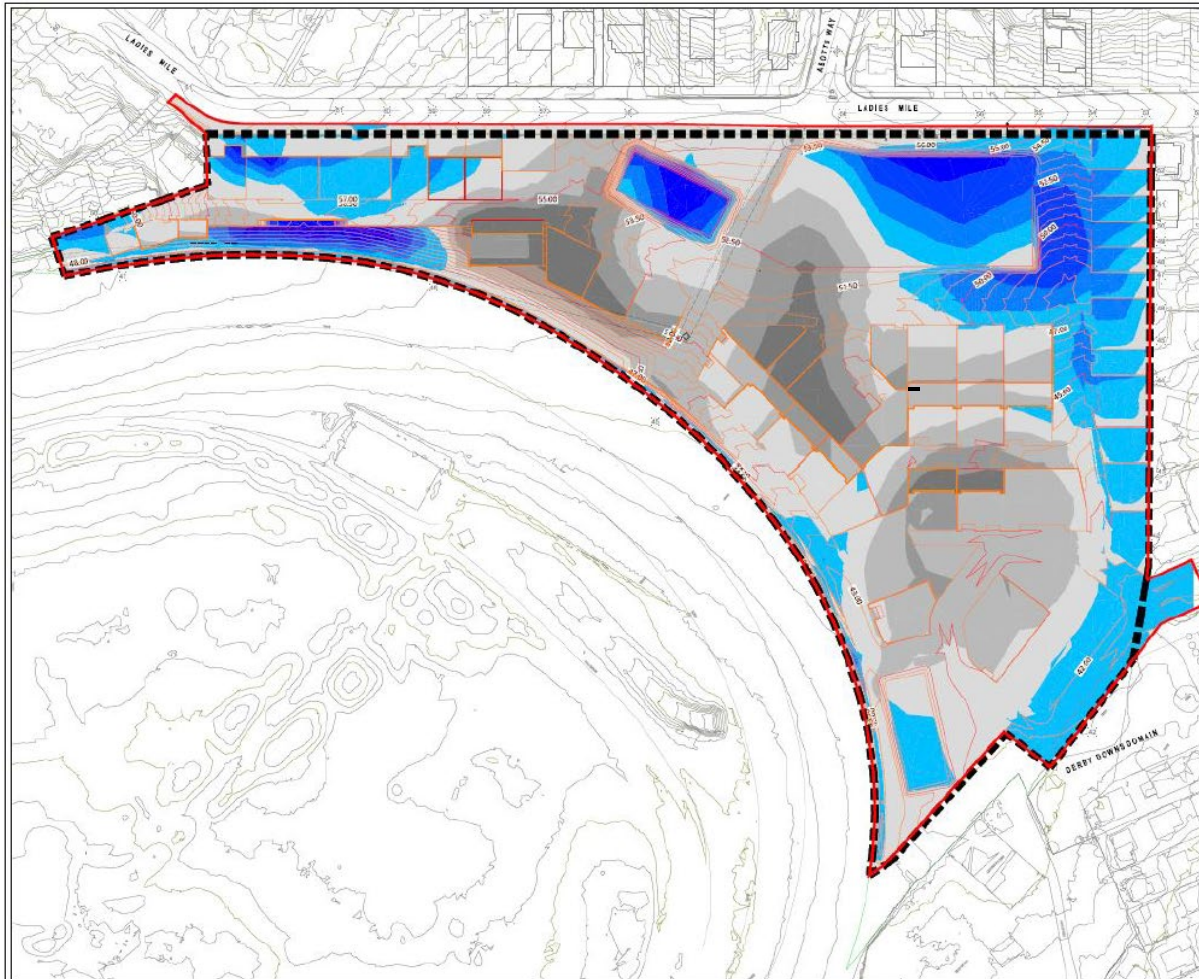


- Cut/fill balance
- Belts and braces sediment control
- Slope dealt with effectively



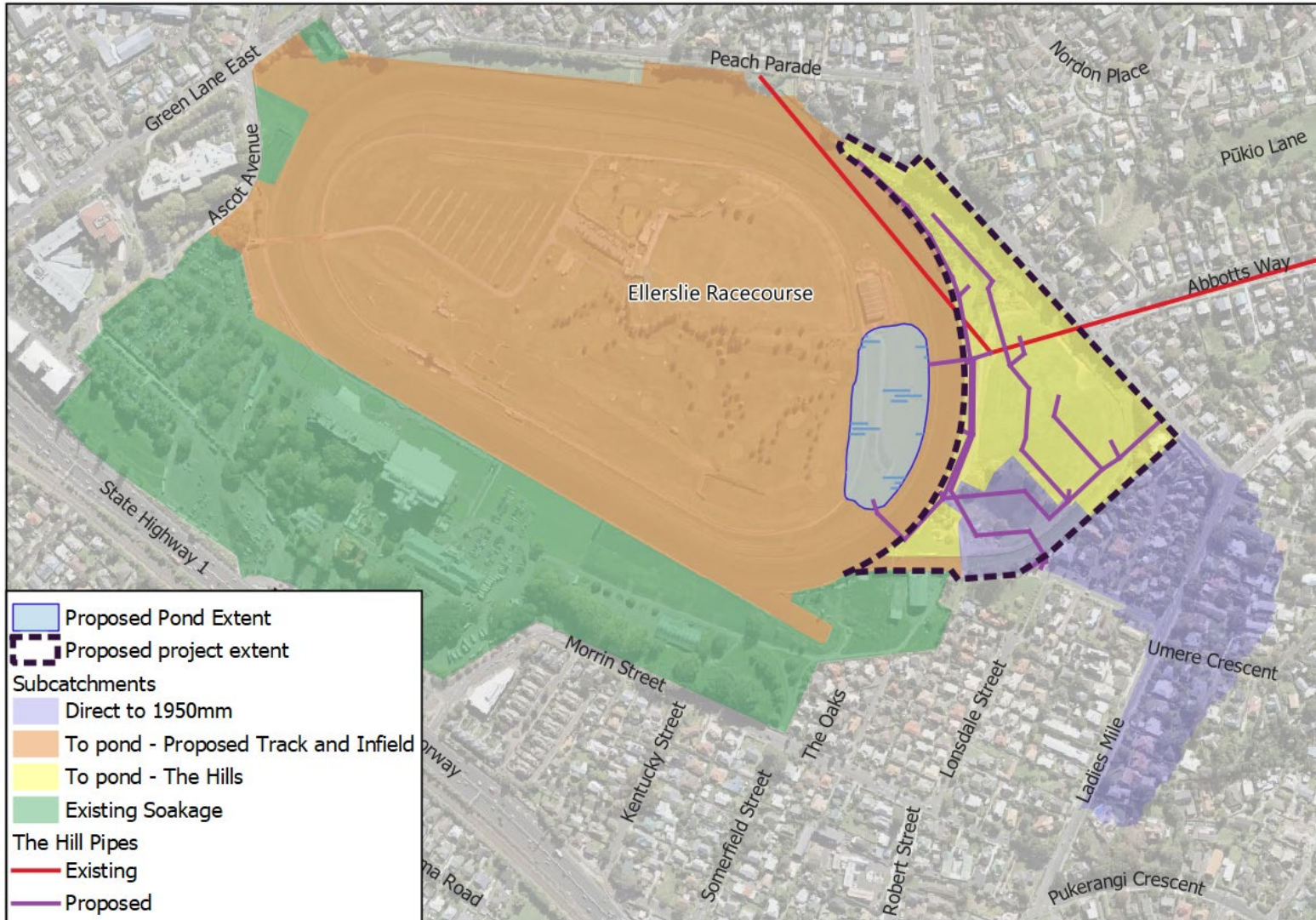
- Lower yield 370 / retirement introduced
- Well distributed traffic solution
- Well-connected / pedestrian-cycle opportunities

CUT / FILL PLAN



- Minor contamination and some poor material to be taken offsite, otherwise cut/fill balance is the target (TBC)
- Archaeological (HNZ) Authority is approved
- Archaeological monitoring
- Cultural induction
- Cultural monitoring

STORMWATER



STORMWATER



- **Stormwater looked at holistically** to include wider ATR landholding, in addition to The Hill site, and potential for future development:
- A **new private irrigation pond** to be constructed within the infield of the racetrack, with the outlet of the pond to connect to the 1950mm dia. public stormwater pipe. The irrigation pond will also discharge to proposed soakage with the racecourse infield.
- The majority of the primary and secondary flows from The Hill (6.2 ha) and the **proposed track and infield (22.97 ha) are to discharge to the pond.**
- The pond to provide **irrigation supply for the racetrack.**
- **As the pond fills up, flows are proposed to overtop to discharge to the 1950mm dia.** public stormwater pipe and/or backflow through the racecourse pipe reticulation network and discharge to soakage.
- The pond is to provide for **attenuation of flows prior to discharging to the 1950mm dia.** public stormwater pipe/proposed soakage.
- Primary flows from the **Derby Downs catchment** are proposed to be directly directed to the 1950mm dia. public stormwater pipe (cannot drain via gravity to the proposed pond due to topography).
- The majority of the secondary flows from Derby Downs catchment are proposed to discharge to catchpits located at the end of Derby Downs Place and piped to the 1950mm dia. public stormwater pipe.
- The redirected stormwater from the purple area will **improve existing flooding in Lonsdale Street** and surrounds

STORMWATER



The site is considered 'greenfields' under Schedule 4 of the Regionwide Network Discharge Consent: A **Stormwater Management Plan being prepared** to meet Schedule 4 requirements

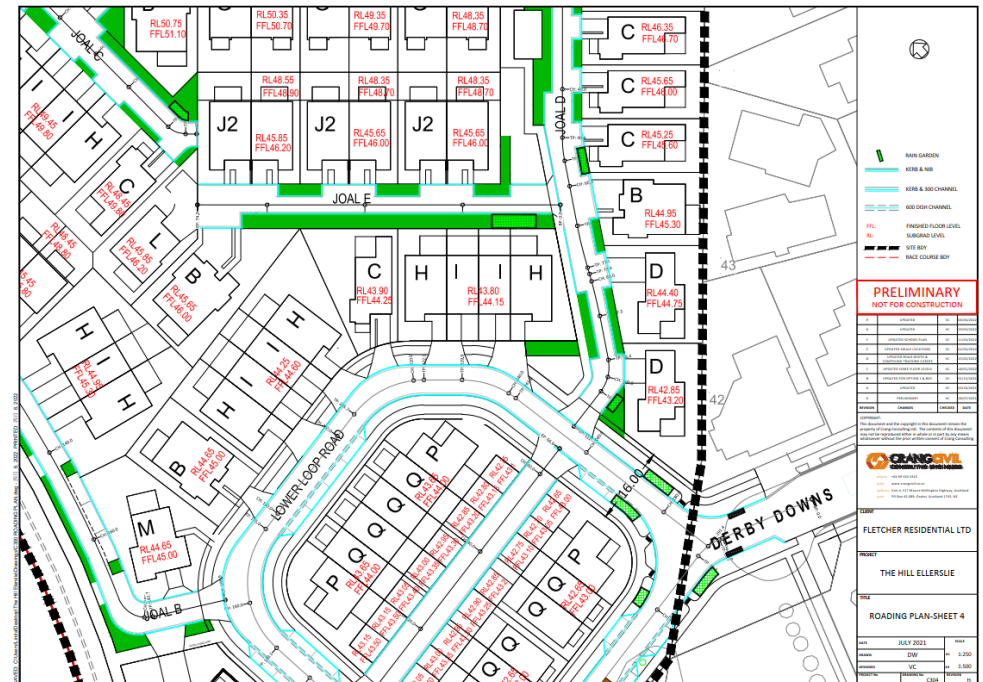
Hydrology mitigation – at source hydrology mitigation is not proposed for the following reasons:

- The irrigation pond provided for in the ATR site achieves retention via reuse and a level of detention due to attenuation
- The receiving environment as confirmed by the ecological assessment highlights the following:
 - **Discharge to Waatarua Reserve**
 - Waatarua Reserve has a section of open stream at entrance, however the water level in this section is high with structures, **water level is governed by the outlet structure**.
 - Waatarua Reserve has been **confirmed by the ecologist as being a stable receiving environment** that provides poor quality habitat for aquatic biota
 - **Potential effects** of small additional amount of stormwater on hydrology and erosion is assessed as **'very low' to 'negligible'** due to the nature of the stream (e.g., wide, deep, stable streambanks) and the small predicted increase in stormwater.
- While hydrology mitigation is not provided for the Hill development at source, a form of hydrology mitigation, through retention, will still be achieved via the irrigation pond where water is proposed to be re used within the racetrack

STORMWATER



- **Water quality** – water quality treatment to meet NDC Schedule 4 requirements:
 - **Public roads and car parks:**
 - Runoff from public roads to be directed to **raingardens designed for providing water quality treatment only.**
 - Devices will be located at strategic points on the road network to maximise collection of surface runoff from the catchments. A diagram of the location is below.
 - **Roofed areas:** roofing and cladding materials
 - use of non-contaminant generating inert,
 - **Jointly owned access lots/ private carriageways:**
 - impervious surfaces from **JOALs will be directed to rain gardens to provide water quality treatment.**
 - Devices will be located at strategic points on the JOALs to maximise collection of surface runoff from the joal catchments.
 - Gross Pollutant Traps to be provided for communal waste storage areas



STORMWATER



- **Lodgement of separate SMPs for the proposed track + infield and The Hill site**
- SMP to be co-ordinated to reflect and demonstrate wider development considerations.
- Modelling work being undertaken reported consistently within both reports
- **Overall, stormwater measures are to mitigate stormwater being discharged from the site.**

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



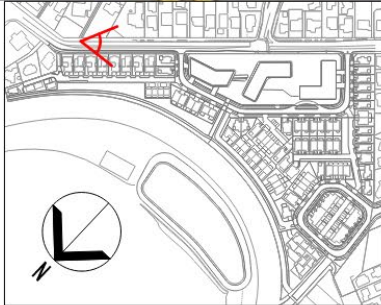
MASTERPLAN - VIVID LIVING VIEW FROM TRACK



MASTERPLAN - LADIES MILE VIEW SOUTH



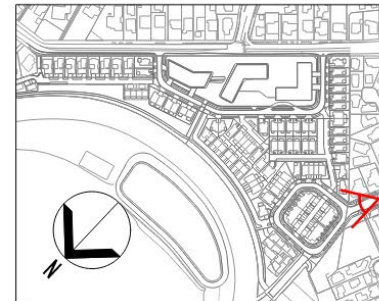
04 Ladies Mile Street View



MASTERPLAN - DERBY DOWNS VIEW FROM ENTRANCE



01 Derby Downs Place to Lower Loop Rd



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.

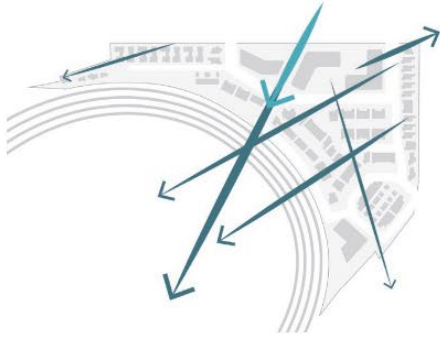
Given the Panel generally supports this project, a further Panel review is not expected.

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.

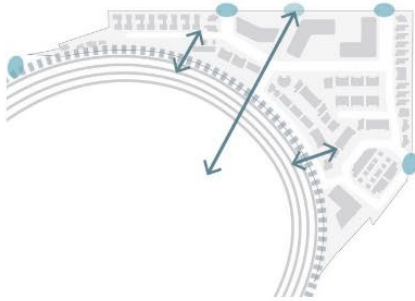


MASTERPLAN - LANDSCAPE STRATEGY – KEY MOVES



2

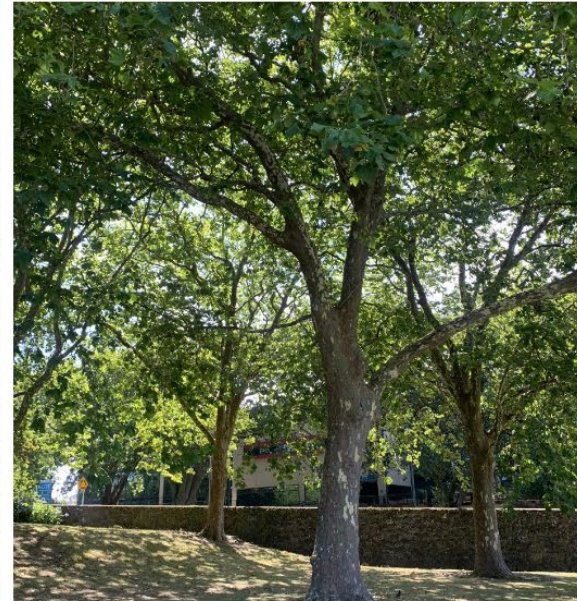
**ESTABLISH A STRONG IDENTITY AND
CONNECTION WITH AUCKLAND RACING CLUB
AND REMUERA**



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'

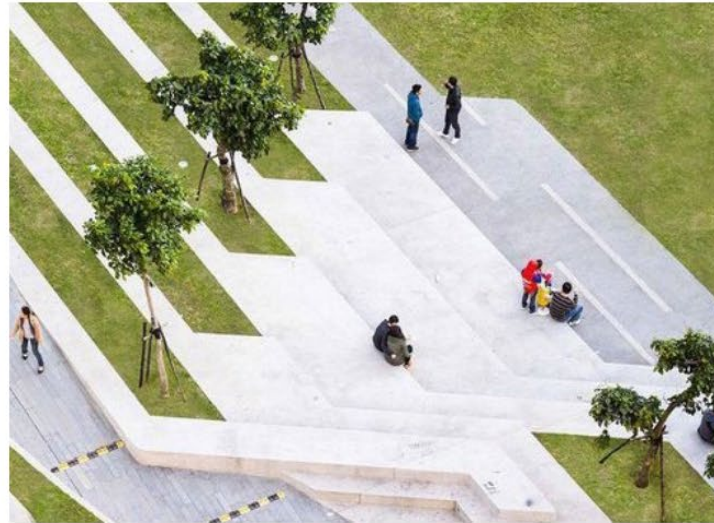
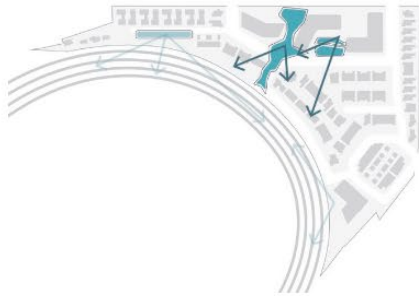


MASTERPLAN - LANDSCAPE STRATEGY – KEY MOVES



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



MASTERPLAN - LANDSCAPE STRATEGY – KEY MOVES



5

LEGIBLE PEDESTRIAN CONNECTIONS AND A
CIRCULATION HIERARCHY FOR USE BY RESIDENTS
AND THE PUBLIC



Use design response, materiality and wayfinding to provide:

Pedestrian access points into and out of the site from Ladies Mile, Derby Downs Road, Derby Downs Domain and Peach Parade via the trackside walkway

A circulation hierarchy for both pedestrians and vehicles to assist with wayfinding, and the definition of public open spaces and walkways into which all users are welcomed, and those spaces primarily intended for use by residents

Access to some areas of the Apartment Precinct as communal open space

An enhanced pedestrian and cycling connection to Ellerslie Town Centre and the train station utilising the existing connection through Derby Downs Domain into Lonsdale Street

Access through the racecourse tunnel via the Infield Access Road

Seating areas to enable people to pause their walking journey to rest, socialise and enjoy the view

Appropriate design responses to respond to CPTED requirements



MASTERPLAN - LANDSCAPE STRATEGY – KEY MOVES



6

STREETScape AS VIBRANT PUBLIC REALM THAT HELPS TO DEFINE THE CHARACTER OF 'THE HILL'



Deliver a high quality public realm that provides cohesion and consistency to the varied architectural form across the development

Define a vehicle movement hierarchy based on through movement (Loop Roads) and residential access (JOALs) to provide visual legibility around public and private access and deter 'rat-running'

Meet all functional requirements - spatial allocation for pedestrian, active transport and vehicular movement, on-street parking, servicing, emergency vehicle access and rubbish collection

Extensive use of vegetation to provide visual amenity and contribute to sustainable stormwater management

Provide 'pause points' to provide opportunities for community social interaction and the enjoyment of the spectacular views on offer

Provide opportunities for public realm use by a wide demographic - from seating areas for the elderly to 'play street' design interventions within JOALs



MASTERPLAN - LANDSCAPE STRATEGY – KEY MOVES



7

POSITIVE CONTRIBUTION TO LADIES MILE STREETScape



Retain all eleven of the existing Pohutukawa trees and augment with understory planting and additional tree planting where appropriate. The integration of these existing trees into the Apartment Precinct in combination with the proposed planting will form a character-defining garden edge along the length of the Ladies Mile frontage.

Provide a new public pedestrian footpath within the road reserve along the length of the Ladies Mile frontage.
Introduce a signalised pedestrian crossing at the Ladies Mile - Abbotts Way intersection.

Create pedestrian and vehicular entrance statements into the development which provide a contemporary interpretation of the established heritage qualities of the Auckland Racing Club.
To feature the use of basalt and layered planting.

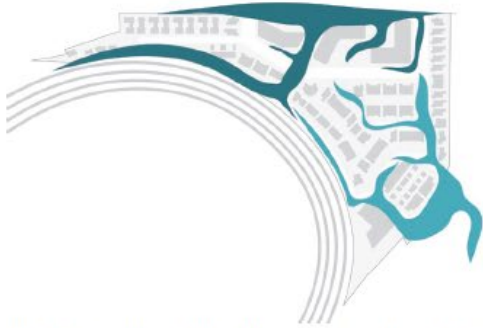


MASTERPLAN - LANDSCAPE STRATEGY – KEY MOVES



8

DEVELOP AN INTEGRATED VEGETATION STRATEGY



Define the character of 'The Hill' by referencing the established heritage qualities of Ellerslie Racecourse and the landscape character of Remuera

Create a gardenesque setting that offers a contemporary interpretation of the formal colonial style of the racecourse and surrounding areas, whilst also providing native biodiversity and opportunities for habitat creation

Provide consistency and legibility to the varied topography and architectural form

Provide recreational and visual amenity for residents and visitors – Remuera inspired planting using planting layering in combination with hedges and low walls to celebrate level change, textured foliage to provide variation, and structured planting offset with accents of seasonal colour and feature trees

Assist in defining resident and public access through landscape character differentiation throughout the development

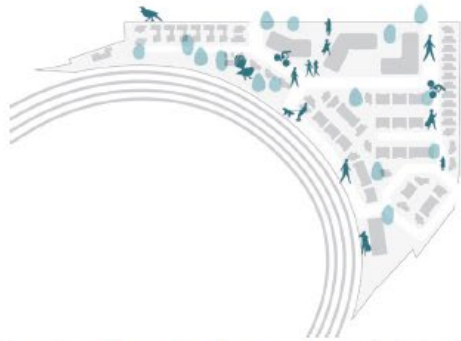


MASTERPLAN - LANDSCAPE STRATEGY – KEY MOVES



9

A SUSTAINABLE LANDSCAPE



Promote walking and cycling as a transport choice through the provision of legible and convenient connections to Ellerslie town centre, train station and local bus stops

Promote walking as a health and recreational activity through the provision of a pedestrian-focused streetscape network, seating areas and the trackside walkway

Provide ecological biodiversity and habitat creation for birds and insects through the use of both native and appropriate exotic vegetation

Utilise streetscape tree and groundcover planting for sustainable stormwater management through the use of raingardens, as required

Re-purpose existing basalt boulders along Ladies Mile boundary as features within the wider landscape



MASTERPLAN - LANDSCAPE STRATEGY – KEY MOVES



LEGEND:

BELEVEDERE

An integrated and cohesive formal garden experience that is the defining landscape feature of 'The Hill'. Incorporates viewing belvederes to take full advantage of the outlook on offer, and features the use of basalt walls and feature paving in combination with planting using hedging and textured foliage planting.

The Belvedere Gardens incorporates an informal and welcoming flexible use level open space adjacent to the proposed cafe, and also directly accessible from the Upper Loop Road. This is a space in which residents and visitors can meet and socialise, enjoy outdoor dining, or simply pause to watch the world go by.

TERRACE GARDENS

A contemporary reinterpretation of a 'Remuera gardenesque' style to provide relaxing and tranquil spaces for the enjoyment of residents and visitors. Incorporate viewing belvederes to take full advantage of the outlook on offer and 'natural' play opportunities

GARDEN STREETS

Shared space 'outdoor courtyards' in which people have priority over vehicles, and planting and paving define spaces for residents to come together, play or simply sit and enjoy the views

Residents only

Residents and public

TRACKSIDE WALK

The trackside walk provides both residents and visitors with the opportunity to enjoy the unique experience of trackside proximity and expansive views across the racecourse, whilst also enjoying the adjacent continuous and varied garden edge

RESIDENTS COURTYARDS

The Apartment Precinct and Vivid Living Apartment each feature two courtyard spaces for exclusive use by residents and their visitors. These courtyards provide flexible spaces to encourage a variety of intergenerational outdoor use and relaxation, and include the provision of shade through pergola structures, and seating positioned to maximise both shelter and the opportunity to experience the panoramic outlook on offer. The use of raised planters provides the opportunity for residents in both apartments to engage in the propagation of vegetables, salads and herbs in productive gardens.



LANDSCAPE STRATEGY – KEY MOVES

MANA WHENUA VALUES



- Understand Mana Whenua values for the land via CVAs and ongoing Hui
- Discuss and explore how best we acknowledge/reflect these values within the site, for example:
 - Celebrate Maunga views
 - Unique site attributes and cultural history
 - Enrichment of open space
 - Strong sense of local character
 - Improved connections
 - Sustainable use of resource
- To be led by Mana Whenua - Discussion



NEXT STEPS - DISCUSSION



- Refinement of masterplan and infrastructure servicing
- Ongoing Mana Whenua engagement – Next hui date
- Reflecting of cultural values into site
- FTCA application lodgement
- Questions, comments?



THE HILL

ELLERSLIE RACECOURSE

23 June 2022



AGENDA

1. Last Hui 18 May
2. Programme and progress
3. Built form Design progress
4. Landscape progress
5. Cultural opportunities
6. Site visits to be arranged
7. Next steps / discussion



HUI - 18 MAY 2022



The following items were raised and discussed:

1. Road naming opportunities
2. Mix of market housing
3. Native planting
4. Community vege gardens
5. Use of raingardens
6. Stormwater management plan
7. Possible eco-sourcing of natives
8. Other opportunities



PROGRESS / PROGRAMME



- House/Apartment designs now complete
- First draft landscape drawings complete
- SMP drafted (under review)
- AT confirmed use raingardens in road is ‘approved in principle’.
- Lodge resource consent August 2022
- Consent approval end 2022
- Parent title subdivision by mid-2023
- Onsite works (earthworks) underway late 2023

MANA WHENUA ENGAGEMENT SUMMARY



- For any party not present at the previous hui.
- Commenced May 2021
- Continued through August 2021 to present
- 1 April – MfE public notification of consent referral and FRL involvement
- 3 Cultural Values Assessments Received to Date from Ngai Tai ki Tamaki, Ngati Te Ata Waiohua and Ngati Whanaunga
- Key Areas of Interest to Date are Stormwater, Earthworks, dealing with any Contamination, Historical Sites/Findings, Ongoing Engagement, Measures to Reflect Historical Association with the Land and Mana Whenua Values
- Hui 18 May and today
- Hui to be ongoing

MASTERPLAN – UPDATE / VISUALS



- 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

UPDATE OF CURRENT IMAGES: VIEW ALONG THE TRACK – NORTH END



UPDATE OF CURRENT IMAGES: VIEW ALONG THE TRACK – SOUTH END



UPDATE OF CURRENT IMAGES: VIEW ALONG TRACKSIDE WALKWAY – SOUTH END



UPDATE OF CURRENT IMAGES: VIEW FROM ACROSS THE NEW IRRIGATION POND



UPDATE OF CURRENT IMAGES: VIEW FROM DERBY DOWNS DOMAIN



UPDATE OF CURRENT IMAGES: VIEW TO TRACK FROM LOWER LOOP ROAD



UPDATE OF CURRENT IMAGES: VIEW FROM UPPER LOOP ROAD SOUTH ENTRY



UPDATE OF CURRENT IMAGES: VIEW FROM UPPER LOOP ROAD TO TRACK AND MAUNGAKIEKIE



UPDATE OF CURRENT IMAGES: UPPER LOOP ROAD NORTHERN INTERSECTION



UPDATE OF CURRENT IMAGES: BELVEDERE GARDENS FROM LADIES MILE



UPDATE OF CURRENT IMAGES: APARTMENT PRECINCT FROM LADIES MILE



MASTERPLAN - LANDSCAPE STRATEGY – KEY MOVES



LEGEND:

BELEVEDERE

An integrated and cohesive formal garden experience that is the defining landscape feature of 'The Hill'. Incorporates viewing belvederes to take full advantage of the outlook on offer, and features the use of basalt walls and feature paving in combination with planting using hedging and textured foliage planting.

The Belvedere Gardens incorporates an informal and welcoming flexible use level open space adjacent to the proposed cafe, and also directly accessible from the Upper Loop Road. This is a space in which residents and visitors can meet and socialise, enjoy outdoor dining, or simply pause to watch the world go by.

TERRACE GARDENS

A contemporary reinterpretation of a 'Remuera gardenesque' style to provide relaxing and tranquil spaces for the enjoyment of residents and visitors. Incorporate viewing belvederes to take full advantage of the outlook on offer and 'natural' play opportunities

GARDEN STREETS

Shared space 'outdoor courtyards' in which people have priority over vehicles, and planting and paving define spaces for residents to come together, play or simply sit and enjoy the views

Residents only

Residents and public

TRACKSIDE WALK

The trackside walk provides both residents and visitors with the opportunity to enjoy the unique experience of trackside proximity and expansive views across the racecourse, whilst also enjoying the adjacent continuous and varied garden edge

RESIDENTS COURTYARDS

The Apartment Precinct and Vivid Living Apartment each feature two courtyard spaces for exclusive use by residents and their visitors. These courtyards provide flexible spaces to encourage a variety of intergenerational outdoor use and relaxation, and include the provision of shade through pergola structures, and seating positioned to maximise both shelter and the opportunity to experience the panoramic outlook on offer. The use of raised planters provides the opportunity for residents in both apartments to engage in the propagation of vegetables, salads and herbs in productive gardens.



LANDSCAPE STRATEGY MANA WHENUA VALUES



- Understand Mana Whenua values for the land via CVAs and ongoing Hui
- Discuss and explore how best we acknowledge/reflect these values within the site, for example:
 - Celebrate Maunga views
 - Unique site attributes and cultural history
 - Enrichment of open space
 - Strong sense of local character
 - Improved connections
 - Sustainable use of resource
- To be led by Mana Whenua – Discussion
- **FRL asked to share views on opportunities**



MANA WHENUA ENGAGEMENT

It should be noted that in addition to the concepts and rationale included in the Resource Consent package, the Project Team is engaged in a process to establish a collaborative relationship with Mana Whenua.

Through this process it is hoped that Mana Whenua will develop a cultural design narrative for the site and work alongside the Project Team to identify opportunities to embed Mana Whenua cultural values in an authentic manner into designs for the site.



PASSAGE THROUGH THE SITE – THE BELVEDERE GARDENS - A JOURNEY FROM ELEVATED PLATEAU TO EXPANSIVE PLAIN

1. The two apartment buildings compress the space and frame the dramatic view – anticipation builds of what lies beyond before you start your journey as you enter the high point of the Belvedere Gardens from Ladies Mile
2. The view reveals itself as you pass directly between the apartment buildings and start your descent from the plateau. Integrated stairs and seating plinths provide opportunities to pause your journey and acknowledge and reflect on the wider landscape revealed to you
3. The more expansive and relaxed open space of the Belvedere Gardens Plaza provides an opportunity for you to pause your journey at the mid-point of your descent of the plateau. This open space with adjacent café and outdoor dining is a perfect place for gathering and socialising whilst still enjoying an elevated outlook
4. As you descend towards the racecourse your focus shifts from the dramatic vista of the wider landscape to foreground views of the racecourse edge and your intersection with the Trackside Walk – you have completed your journey from elevated plateau to expansive plain

PASSAGE ACROSS THE SITE – THE TRACKSIDE WALK - UNINTERRUPTED AND CONSTANTLY CHANGING VIEWS OF THE DISTANT MAUNGA

5. The drama of your passage/descent from the plateau is complemented by the sensation of experiencing the expansive openness and outlook offered by the Trackside Walk – a place to pause and reflect on your journey
6. The Trackside Walk offers uninterrupted and constantly changing views across the racecourse to the distant maunga beyond. The walkway surface provides a blank canvas for the potential presentation of design narratives



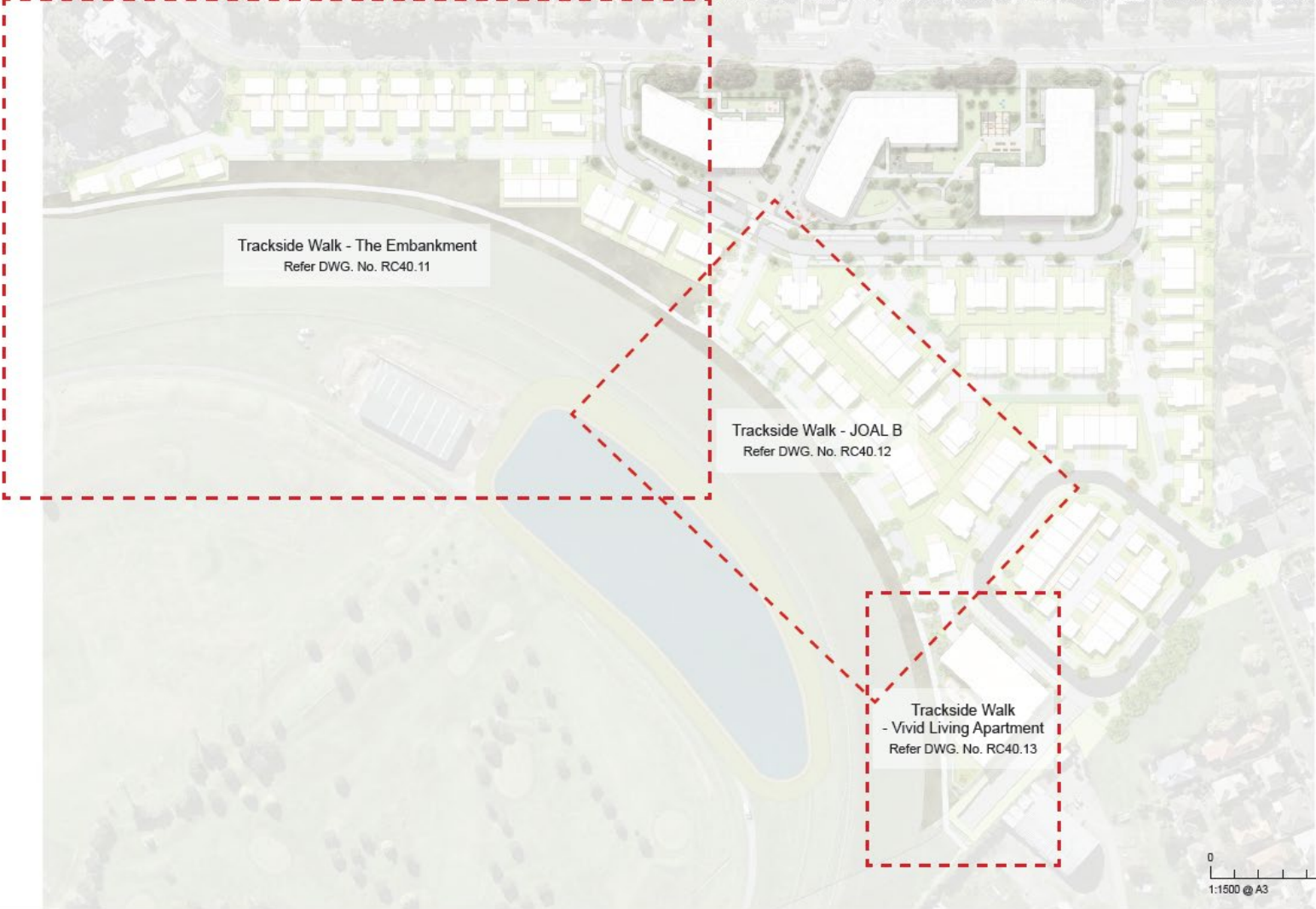
BELVEDERE GARDENS – EAST WEST LINK



TRACKSIDE WALKWAY



This graphic has been prepared by Boffa Butts Tunney Innes for the specific purposes of the Client's use in accordance with the agreed scope of work. Any use or reliance on this graphic by a third party without the prior written consent of Boffa Butts Tunney Innes has been agreed to by the Client or approved from other external sources. It has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Butts Tunney Innes for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.



TRACKSIDE WALKWAY – NORTH END



TRACKSIDE WALKWAY – CENTRAL JOAL B



TRACKSIDE WALKWAY – SOUTH END



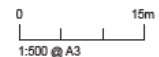
This graphic has been prepared by Earth Mosaic Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Earth Mosaic Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.



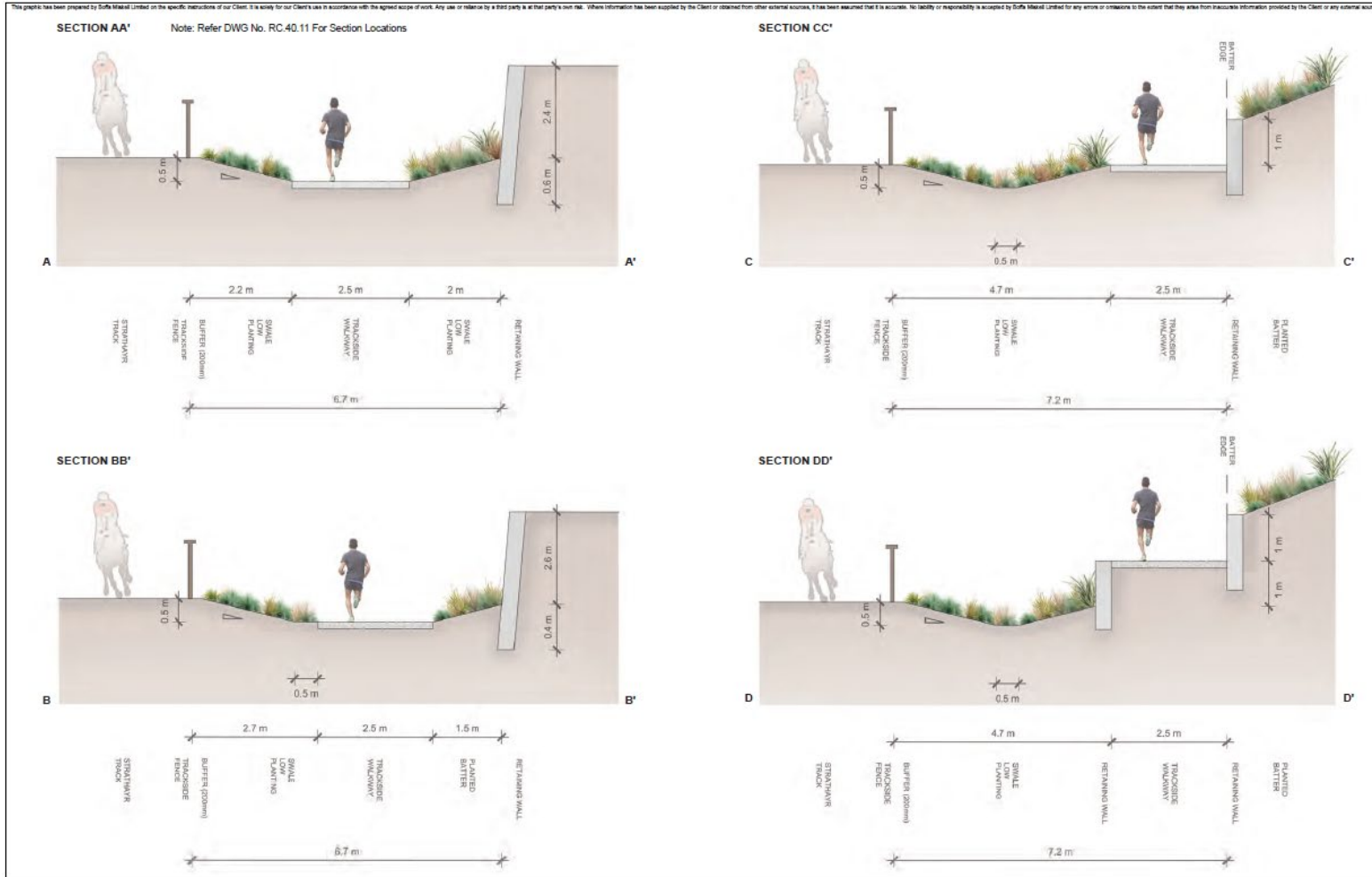
LEGEND:

- ① Vertical Rail Fence and Pedestrian Gate to be Locked on Race Days
- ② Trackside Fence to be Installed by Auckland Racing Club
- ③ Swale (1:4 Gradient Sides to 500mm Depth) with Native Species Groundcover/Low Planting
- ④ Swale Terminates at this Location
- ⑤ Walkway 2.5m Wide Concrete
- ⑥ Amenity Planting Mix to Provide a Balance of Seasonal Visual Variety and Native Species Ecological Enhancement. Low/Groundcover Amenity Planting Used Adjacent to Walkway (Max. Height 600mm). Includes Tree Planting
- ⑦ Low Hedge Evergreen Native Species
- ⑧ 'StrathAyr' Racetrack Surface to be Installed by Auckland Racing Club
- ⑨ Open Boundary With Adjacent Vivid Living Apartment Lot
- ⑩ Low Retaining Wall (Varies From 0m to 1m Height) Keystone Block
- ⑪ Vertical Rail Fence, Low Retaining Wall And Screening Hedge

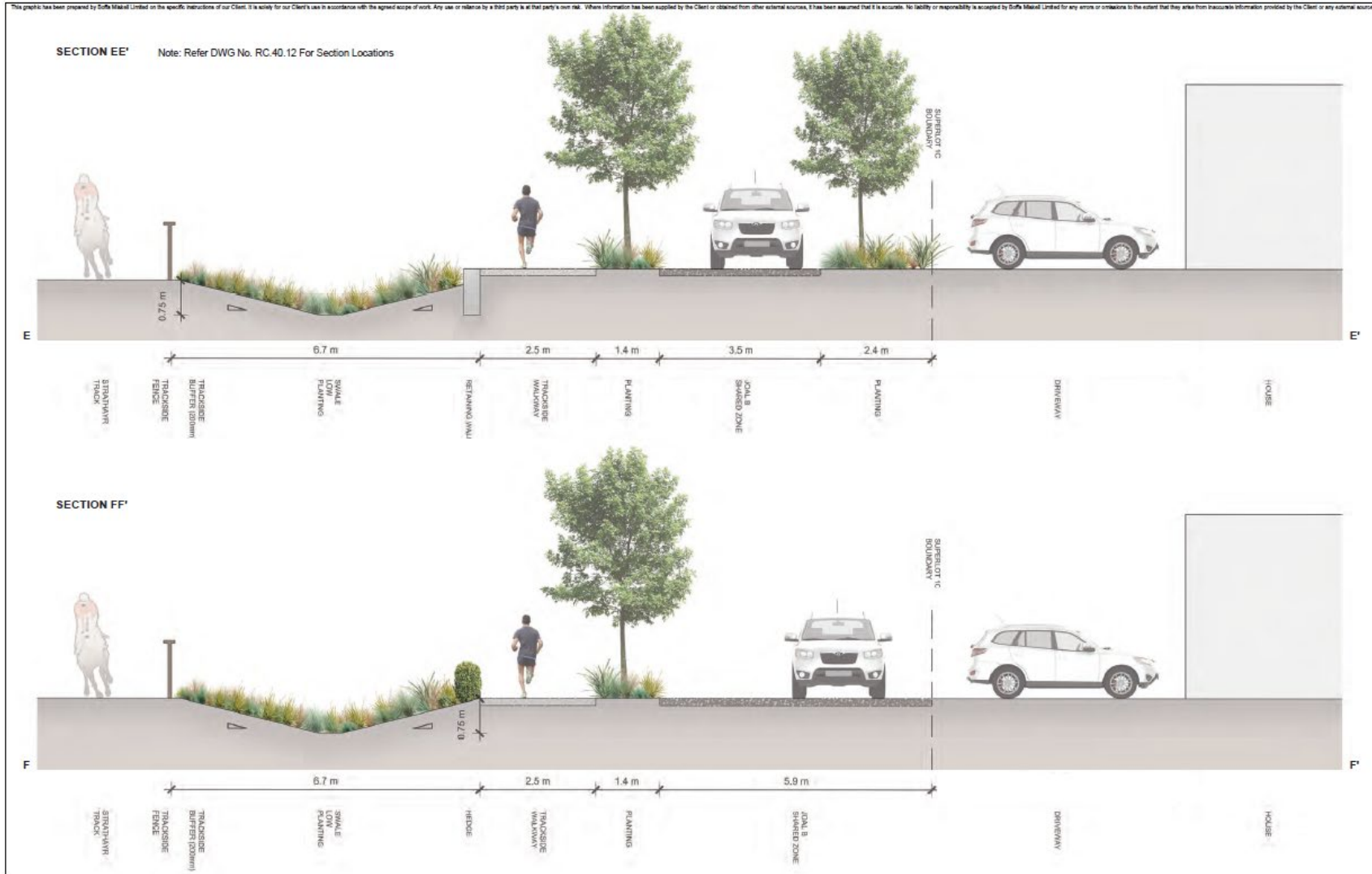
NOTE: Refer DWG No. RC 40.16 for Sections



TRACKSIDE WALKWAY – SECTIONS NORTH



TRACKSIDE WALKWAY – SECTIONS JOAL B



NEXT STEPS - DISCUSSION



- Reflecting of cultural values into site, e.g. landscaping, art, pathways?
- Questions, comments?
- Site visit
- Ongoing Hui



THE HILL

ELLERSLIE RACECOURSE

4 August 2022



AGENDA

1. Summary of engagement
2. CIAs
3. HUI
4. Key values identified
5. Landscape opportunities
6. Ongoing engagement
7. Next steps, discussion



SUMMARY OF ENGAGEMENT TO DATE



The following Iwi have been contacted in order to determine whether they had an interest in The Hill development and would like to be engaged as part of the resource consent application process:

- a. Makaurau Marae Trust, representing Te Ahiwaru Waiohua
- b. Ngā Maunga Whakahii o Kaipara Development Trust, representing Ngāti Whātua o Kaipara
- c. Ngaati Whanaunga Incorporated Society, representing Ngaati Whanaunga
- d. Ngāi Tai ki Tāmaki Tribal Trust, representing Ngāi Tai ki Tāmaki
- e. Ngāti Maru Rūnanga Trust, representing Ngāti Maru
- f. Ngāti Paoa Iwi Trust, representing Ngāti Paoa
- g. Ngāti Paoa Trust Board, representing Ngāti Paoa
- h. Ngāti Tamaoho Trust, representing Ngāti Tamaoho
- i. Ngāti Tamaterā Treaty Settlement Trust, representing Ngāti Tamaterā
- j. Ngāti Whātua o Ōrākei Trust Board, representing Ngāti Whātua o Ōrākei
- k. Te Ākitai Waiohua Iwi Authority, representing Te Ākitai Waiohua
- l. Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohua, representing Ngāti Te Ata
- m. Te Kawerau Iwi Settlement Trust, representing Te Kawerau ā Maki
- n. Te Kupenga o Ngāti Hako Incorporated, representing Hako
- o. Te Patukirikiri Iwi Trust, representing Te Patukirikiri
- p. Te Rūnanga o Ngāti Whātua, representing Ngāti Whātua
- q. Te Whakakitenga o Waikato, representing Waikato-Tainui.

SUMMARY OF ENGAGEMENT - CIA



Of the 17 Iwi listed above, three Cultural impact Assessments have been received from the following Iwi:

- Ngai Tai Ki Tamaki
- Ngati Te Ata
- Ngati Whanaunga



SUMMARY OF ENGAGEMENT - HUI



In addition, the following Iwi have also attended a **series of hui** that were arranged to discuss the various elements of the project and identify Mana Whenua values associated with the site and the locality.

- Ngati Whatua o Orakei
- Ngati Maru
- Ngati Tamaoho
- Ngati Paoa Trust Board
- Ngati Whanaunga

Separate hui were also held with Ngati Te Ata and Ngai Tai Ki Tamaki.

SUMMARY OF ENGAGEMENT – KEY VALUES IDENTIFIED



The key Mana Whenua values/conditions identified through this process are outlined below:

- Recognition that the historic lava caves within the wider Ellerslie Racecourse site
- Recognition and acknowledgement of the spiritual relationship with the maunga surrounding The Hill. This includes Maungakiekie, Maungawhau, Te Kopuke, Ōhinerau and Maungarei.
- Recognition that the racecourse site was one associated with passage across the land between the Manukau Harbour and the Orakei Basin and beyond.
- Recognition that the fertile lands of the racecourse and environs were historically used for growing crops and as a food source.
- Cultural induction to the site prior to any development and cultural monitoring during earthworks.
- Stormwater management methodologies that will avoid, remedy or mitigate any downstream stormwater effects through the stormwater network proposed for The Hill

SUMMARY OF ENGAGEMENT – KEY VALUES IDENTIFIED



The above matters are proposed as conditions of any consent granted for the development of The Hill and/or can be identified on the landscape plans submitted with the application.

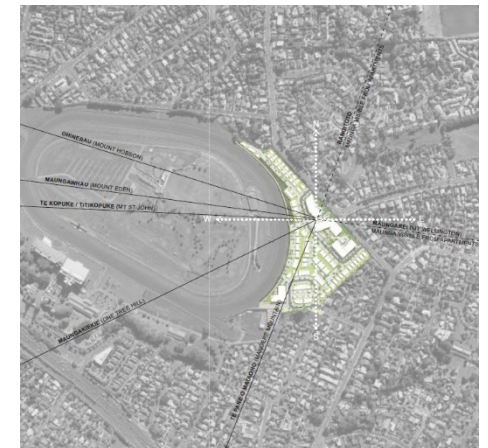
The ongoing hui (post lodgement) will also determine how the identified cultural values of the site will be recognised within the development.

SUMMARY OF ENGAGEMENT – LANDSCAPE OPPORTUNITIES



Opportunities and locations for integration of the cultural values identified above have been discussed and broadly agreed as:

- I. Top of Abbots Way –art opportunity – Welcome focus
- II. Belvedere Garden - Maunga outlook resting and appreciation location
- III. Trackside path – potential cultural reference pattern to some sections - historical passage/market garden focus



PASSAGE THROUGH THE SITE – THE BELVEDERE GARDENS - A JOURNEY FROM ELEVATED PLATEAU TO EXPANSIVE PLAIN

1. The two apartment buildings compress the space and frame the dramatic view – anticipation builds of what lies beyond before you start your journey as you enter the high point of the Belvedere Gardens from Ladies Mile
2. The view reveals itself as you pass directly between the apartment buildings and start your descent from the plateau. Integrated stairs and seating plinths provide opportunities to pause your journey and acknowledge and reflect on the wider landscape revealed to you
3. The more expansive and relaxed open space of the Belvedere Gardens Plaza provides an opportunity for you to pause your journey at the mid-point of your descent of the plateau. This open space with adjacent café and outdoor dining is a perfect place for gathering and socialising whilst still enjoying an elevated outlook
4. As you descend towards the racecourse your focus shifts from the dramatic vista of the wider landscape to foreground views of the racecourse edge and your intersection with the Trackside Walk – you have completed your journey from elevated plateau to expansive plain

PASSAGE ACROSS THE SITE – THE TRACKSIDE WALK - UNINTERRUPTED AND CONSTANTLY CHANGING VIEWS OF THE DISTANT MAUNGA

5. The drama of your passage/descent from the plateau is complemented by the sensation of experiencing the expansive openness and outlook offered by the Trackside Walk – a place to pause and reflect on your journey
6. The Trackside Walk offers uninterrupted and constantly changing views across the racecourse to the distant maunga beyond. The walkway surface provides a blank canvas for the potential presentation of design narratives



SUMMARY OF ENGAGEMENT – SUPPORT



On the basis of the above commitments for The Hill, today we seek support for this proposal from the following Iwi.

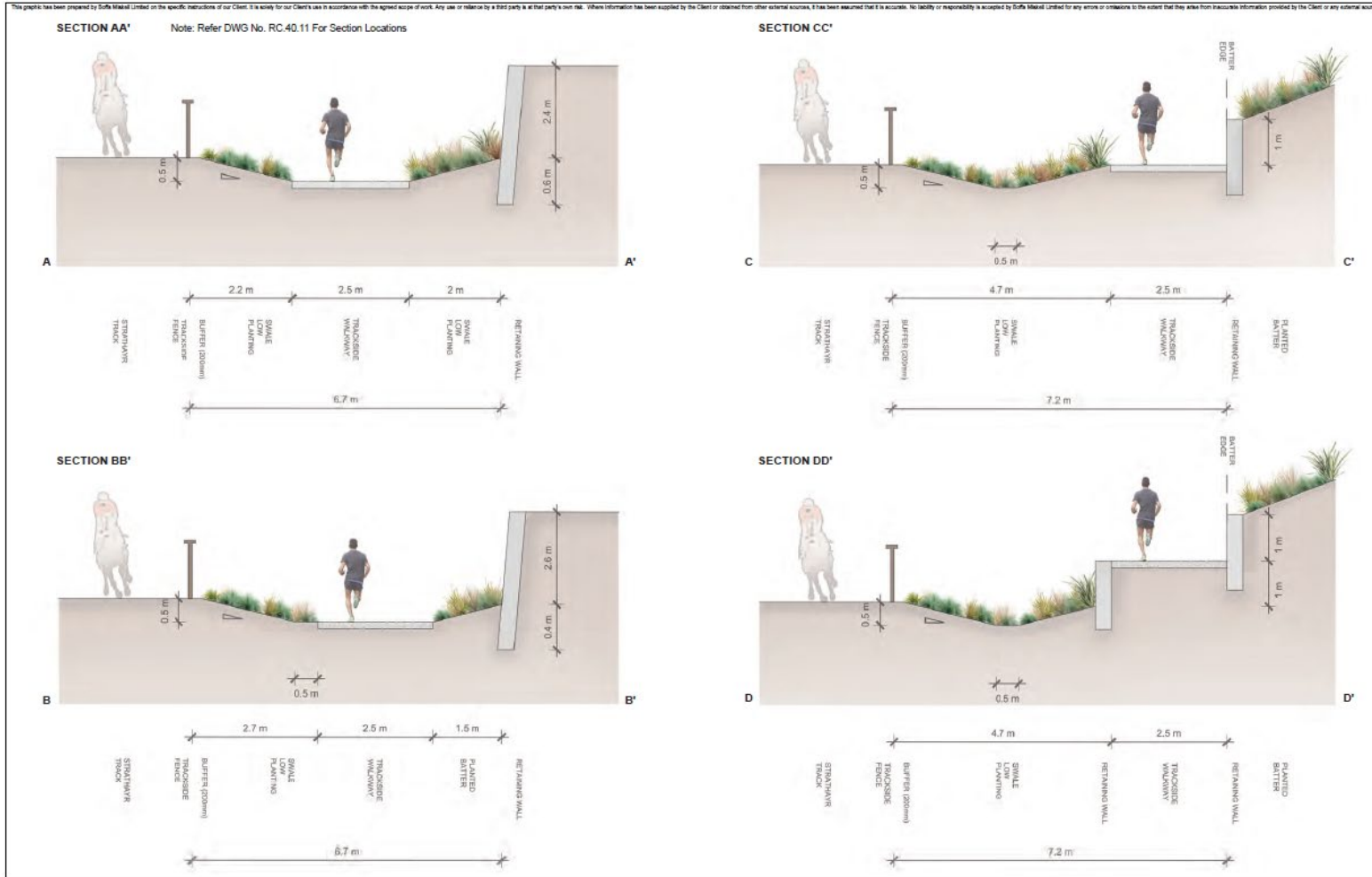
- Ngati Whatua o Orakei
- Ngati Maru
- Ngati Tamaoho
- Ngati Paoa Trust Board
- Ngati Paoa Iwi Trust
- Ngati Whanaunga
- Ngai Tai Ki Tamaki
- Ngati Te Ata
- Ngati Whanaunga

SUMMARY OF ENGAGEMENT – ONGOING HUI



- Identify Iwi that would like to participate in ongoing Hui (post resource consent application lodgement) over the next (approximately) 9 months, including engagement of artist as appropriate
- Date for lodgement of resource consent application is 15 August

TRACKSIDE WALKWAY – SECTIONS NORTH



TRACKSIDE WALKWAY – SECTIONS JOAL B

