



HUI to discuss The Hill development – Ellerslie Racecourse

Location: Silk Room, Ellerslie Events Centre, Ellerslie, Auckland

19 May 2022 11:00am – 2:00pm

Attendees at Hui:

- Nick Hawke (NH) - Ngāti Whātua o Ōrākei
- Eru Rarere Wilton (ERW)- Ngāti Maru
- Lucy Rutherford (LR)– Ngāti Tamaoho
- Danelle Roebeck (DR₁)- Ngāti Pāoa
- Dave Roebeck (DR₂) - Ngāti Pāoa
- Mike Baker (MB) - Ngāti Whanaunga (CVA)
- James Crews (JC) – Fletcher Residential Ltd (FRL)
- Hinsan Li (HL) – FRL
- Gracen Luka (GL) – FRL
- Jane Bennett (JB) - FRL
- Ian Craig (IC) – FRL
- Vijay Lala (VL) – Tattico
- Don Greenaway (DG) – Auckland Thoroughbred Racing (ATR)

Attendees to be seen separately:

- Gabriel Kirkwood (GK) – Ngāi Tai ki Tāmaki (CVA)
- Paora Puru (PP) - Ngāti Te Ata
- Karl Favell (KV) - Ngāti Te Ata (CVA)

Declined:

- Kowhai Olsen (KO) – Te Ahiwaru
- Zaeleen Maxwell Butler (ZMB)- Ngāi Tai ki Tāmaki (isolating with Covid)

	Item:	Action:	By when:
1	<i>Meeting was opened with a Karakia</i>		
2	Introductions <ul style="list-style-type: none"> • All participants introduced themselves to the Hui • JC introduced the agenda, which covered a ~1 hour PowerPoint presentation of the proposed development followed by open discussion 	Note Note	
3	Background <ul style="list-style-type: none"> • VL explained why ATR are divesting The Hill site and also the tender process leading up to the selection of FRL as preferred developer. 	Note	

	<ul style="list-style-type: none"> • DG explained that FRL were selected because of delivery experience and strength and also the lower yield and a scheme that was more sensitive to environment (than other tenderers). 	Note	
4	<p>Fast-track consent process</p> <ul style="list-style-type: none"> • VL explained the FTCA process and also the level of community and council engagement to date. • It was explained that HUI with FRL could not be initiated earlier due to confidentiality and MfE referral decision being gazetted, which happened on 1 April 2022. 	Note Note	
5	<p>Mana Whenua Engagement</p> <ul style="list-style-type: none"> • VL summarised engagement to date (listed below): <ul style="list-style-type: none"> ○ Commenced May 2021 ○ Continued through August 2021 to present ○ 3 Cultural Values Assessments Received to Date: <ul style="list-style-type: none"> ▪ 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 	Note	
6	<p>Project status and Programme</p> <ul style="list-style-type: none"> • JC outlined the timing of the development and where things were currently at (summarised below). <ul style="list-style-type: none"> ○ April 2022 Consent referral approved ○ Expected resource consent lodgement July 2022 ○ Consent late 2022 ○ Parent title subdivision by mid-2023 ○ Onsite works (earthworks) underway late 2023 	Note	
7	<p>Site context</p> <ul style="list-style-type: none"> • JC explained the location of site in relation to town centres, the slope of site, existing trees, pond and tunnel. • JC confirmed intent to keep all of the Ladies Mile Pohutakawa trees. There were 2 trees only where minor root damage could occur as part of Ladies Mile footpath installation. Arborist is confident that these were not primary roots and those trees should be fine. Raised footpaths in those areas was explored but not considered viable or practical. 	Note Note	
8	<p>Infrastructure and Transportation</p> <ul style="list-style-type: none"> • JC advised that FRL had good understanding of the site and constraints and explained team was working through optimal infrastructure and traffic solutions. • Confirmed earthworks to target to cut-full balance, working to the slope and belts and braces sediment control designed. 	Note Note Note	

	<ul style="list-style-type: none"> From a traffic perspective, yield was lower than many alternative schemes with well distributed traffic and pedestrian/cycle connections introduced. JC advised HNZ Archaeological Authority was approved, and that Archaeological monitoring and cultural induction would be required. <i>ERW highlighted that Cultural monitoring and Archaeological monitoring were not the same and that Cultural monitoring should also be considered. Action for FRL to consider.</i> <i>LR raised query re construction of swale post construction completion. JC confirmed the final finishing of the swale will be completed post construction</i> 	Note	
9	<p>Stormwater</p> <ul style="list-style-type: none"> JC explained the approach to Stormwater Management and how this was being addressed and mitigated with the introduction of a significantly larger irrigation pond and comprehensive approach between The Hill site and the ATR infield. Raingardens are designed with providing water quality treatment in both public roads and JOALs. Stormwater Management Plans (SMPs) will be produced for both ATR land and the Hill Site, but being worked up together collaboratively so they are working together. Hydrology mitigation (key points) conveyed: <ul style="list-style-type: none"> 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. <p><i>LR asked that the design details around the receiving environment be considered and confirm whether any improvements were required (such as rip rap structures or additional planting).</i></p>	Note	
10	<p>Proposed Masterplan</p> <ul style="list-style-type: none"> IC presented the proposed masterplan slides and highlighted the AUDP response in relation to the 2nd presentation to them 	Note	
11	<p>Landscape Strategy</p> <ul style="list-style-type: none"> JP presented the 9 key moves in relation to landscaping. 		

	<ul style="list-style-type: none"> JC explained that 3xCVAs had been received and we were looking to members of the HUI to consider potential opportunities to acknowledge/reflect these cultural values within the site, both their own and those of the CVAs <p><i>All Mana whenua to consider what the opportunities for cultural expression are within the landscape for discussion at the next hui.</i></p> <p><i>FRL asked to consider what their views on the opportunities for cultural expression within the landscape are</i></p>	Note Note Mana Whenua FRL	Before next hui Before next hui
12	<p>Discussion</p> <ul style="list-style-type: none"> ERW highlighted road naming opportunities, which FRL agreed to consider. ERW asked if Papakaiuna, or housing opportunities for Hapu had been considered with the development. JC advised that presently the proposed development included a broad mix of market housing product from 1 bedroom units to larger family homes and retirement units. DR asked that we consider the use of native planting extensively. ERW mentioned the value of community vege gardens, and the community building benefits this creates. LR was interested in the use of raingardens and keen to see these in Joals as well as public roads. Proposed SMP to be issued NH asked that we consider ecosource natives from local (iwi) sources NH also expressed interest in iwi employment opportunities. Not just hammer hands or sourcing trees but also landscape contracting 	Note	
13	<p>Next Hui</p> <ul style="list-style-type: none"> To be confirmed – Date in June 	JB	31/5/22



HUI to discuss The Hill development – Ellerslie Racecourse

Location: FRL offices, Penrose Auckland

19 May 2022 11:00am – 2:00pm

Attendees at Hui:

- Gabriel Kirkwood (GK) – Ngāi Tai ki Tāmaki (CVA)
- James Crews (JC) – Fletcher Residential Ltd (FRL)
- Jane Bennett (JB) - FRL
- Vijay Lala (VL) – Tattico

	Item:	Action:	By when:
3	<p>Background</p> <ul style="list-style-type: none"> • VL explained why ATR are divesting The Hill site and also the tender process leading up to the selection of FRL as preferred developer. • JC explained that FRL were selected because of delivery experience and strength and also the lower yield and a scheme that was more sensitive to environment (than other tenderers). 	<p>Note</p> <p>Note</p>	
4	<p>Fast-track consent process</p> <ul style="list-style-type: none"> • VL explained the FTCA process and also the level of community and council engagement to date. • It was explained that HUI with FRL could not be initiated earlier due to confidentiality and MfE referral decision being gazetted, which happened on 1 April 2022. 	<p>Note</p> <p>Note</p>	
5	<p>Mana Whenua Engagement</p> <ul style="list-style-type: none"> • VL summarised engagement to date (listed below): <ul style="list-style-type: none"> ○ Commenced May 2021 ○ Continued through August 2021 to present ○ 3 Cultural Values Assessments Received to Date: <ul style="list-style-type: none"> ▪ 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 	<p>Note</p>	
6	Project status and Programme		

	<ul style="list-style-type: none"> • JC outlined the timing of the development and where things were currently at (summarised below). <ul style="list-style-type: none"> ○ April 2022 Consent referral approved ○ Expected resource consent lodgement July 2022 ○ Consent late 2022 ○ Parent title subdivision by mid-2023 ○ Onsite works (earthworks) underway late 2023 	Note	
7	<p>Site context</p> <ul style="list-style-type: none"> • JC explained the location of site in relation to town centres, the slope of site, existing trees, pond and tunnel. • JC confirmed intent to keep all of the Ladies Mile Pohutakawa trees. There were 2 trees only where minor root damage could occur as part of Ladies Mile footpath installation. Arborist is confident that these were not primary roots and those trees should be fine. Raised footpaths in those areas was explored but not considered viable or practical. 	Note Note	
8	<p>Infrastructure and Transportation</p> <ul style="list-style-type: none"> • JC advised that FRL had good understanding of the site and constraints and explained team was working through optimal infrastructure and traffic solutions. • Confirmed earthworks to target to cut-full balance, working to the slope and belts and braces sediment control designed. • From a traffic perspective, yield was lower than many alternative schemes with well distributed traffic and pedestrian/cycle connections introduced. • JC advised HNZ Archaeological Authority was approved, and that Archaeological monitoring and cultural induction would be required. 	Note Note Note	
9	<p>Stormwater</p> <ul style="list-style-type: none"> • JC explained the approach to Stormwater Management and how this was being addressed and mitigated with the introduction of a significantly larger irrigation pond and comprehensive approach between The Hill site and the ATR infield. • Raingardens are designed with providing water quality treatment in both public roads and JOALs. • Stormwater Management Plans (SMPs) will be produced for both ATR land and the Hill Site, but being worked up together collaboratively so they are working together. • Hydrology mitigation (key points) conveyed: <ul style="list-style-type: none"> ○ Discharge to Waiatarua Reserve ○ Waiatarua 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. 	Note	

	<ul style="list-style-type: none"> o Waiatarua Reserve has been confirmed by the ecologist as being a stable receiving environment that provides poor quality habitat for aquatic biota o 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. 		
10	Proposed Masterplan <ul style="list-style-type: none"> • JC presented the proposed masterplan slides and highlighted the AUDP response in relation to the 2nd presentation to them 	Note	
11	Landscape Strategy <ul style="list-style-type: none"> • JC summarised 9 key moves in relation to landscaping. • JC explained that 3xCVAs had been received and we were looking to members of the HUI to consider potential opportunities to acknowledge/reflect these cultural values within the site, both their own and those of the CVAs 	Note Note	
12	Discussion <ul style="list-style-type: none"> • <i>GK noted that native planting is preferred</i> • <i>JC discussed opportunities around the outlook to Maunga and also the concept of new through connections reflecting historical ‘traversing through the site’ as referenced in the CIA.</i> • <i>GK noted that One Tree Hill gardens extended for kms.</i> • <i>GK acknowledged that the burial caves listed within site as recorded archaeological site is not accurate. This was highlighted in the Archaeological Assessment.</i> • <i>GK noted individual Mana Whenua should be allowed to do Cultural monitoring. Some will have capacity and some may not, and at other times one IWI may cover for another. This liaison and coordination to be determined by IWI</i> • <i>GK noted that monitoring focus would likely be around the areas where basalt exists (i.e. the bottom of site).</i> • <i>JC/VL to review CIA recommendation and advise GK of any comments.</i> • <i>GK to issue addendum to update the CIA report.</i> • <i>Key focus will be around water, landscape inputs and any artwork</i> 	Note VL GK	
	Site visit <ul style="list-style-type: none"> • JC, Don Greenaway (DG) and GK drove and walked over most of the whole site. Quality of outlook to Maunga, the existing Pohutakawa (on Ladies mile) were noted as standout opportunities along with the unique integration with the racecourse itself. 		
13	Next Hui <ul style="list-style-type: none"> • To be confirmed – Date in June 		
		JB	31/5/22



HUI to discuss The Hill development – Ellerslie Racecourse

FRL - Ngaati Te Ata Waiohua

Location: TEAMS meeting

27 May 2022 8:00am – 9:00pm

Attendees at Hui:

- Karl Flavell – Ngaati Te Ata Waiohua (KF)
- Poara Puru - Ngaati Te Ata Waiohua (PP)
- James Crews (JC) – Fletcher Residential Ltd (FRL)
- Jane Bennett (JB) - FRL
- Vijay Lala (VL) – Tattico

	Item:	Action:	By when:
3	<p>Background</p> <ul style="list-style-type: none"> • VL explained why ATR are divesting The Hill site and also the tender process leading up to the selection of FRL as preferred developer. And also that FRL were selected because of delivery experience and strength and also the lower yield and a scheme that was more sensitive to environment (than other tenderers). 	<p>Note</p> <p>Note</p>	
4	<p>Fast-track consent process</p> <ul style="list-style-type: none"> • VL explained the FTCA process and also the level of community and council engagement to date. • It was explained that HUI with FRL could not be initiated earlier due to confidentiality and MfE referral decision being gazetted, which happened on 1 April 2022. 	<p>Note</p> <p>Note</p>	
5	<p>Mana Whenua Engagement</p> <ul style="list-style-type: none"> • VL summarised engagement to date (listed below): <ul style="list-style-type: none"> ○ Commenced May 2021 ○ Continued through August 2021 to present ○ 3 Cultural Values Assessments Received to Date: <ul style="list-style-type: none"> ▪ 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 	<p>Note</p>	

6	<p>Project status and Programme</p> <ul style="list-style-type: none"> • JC outlined the timing of the development and where things were currently at (summarised below). <ul style="list-style-type: none"> ○ April 2022 Consent referral approved ○ Expected resource consent lodgement July 2022 ○ Consent late 2022 ○ Parent title subdivision by mid-2023 ○ Onsite works (earthworks) underway late 2023 	Note	
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8	<p>Infrastructure and Transportation</p> <ul style="list-style-type: none"> • JC advised that FRL had good understanding of the site and constraints and explained team was working through optimal infrastructure and traffic solutions. • Confirmed earthworks to target to cut-full balance, working to the slope and belts and braces sediment control designed. • From a traffic perspective, yield was lower than many alternative schemes with well distributed traffic and pedestrian/cycle connections introduced. • JC advised HNZ Archaeological Authority was approved, and that Archaeological monitoring and cultural induction would be required. 	Note Note Note	
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	<ul style="list-style-type: none"> ○ 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. 		
10	<p>Proposed Masterplan</p> <ul style="list-style-type: none"> • JC presented the proposed masterplan slides and highlighted the AUDP response in relation to the 2nd presentation to them 	Note	
11	<p>Landscape Strategy</p> <ul style="list-style-type: none"> • JC summarised 9 key moves in relation to landscaping. • JC explained that 3xCVAs had been received and we were looking to members of the HUI to consider potential opportunities to acknowledge/reflect these cultural values within the site, both their own and those of the CVAs 	Note Note	
12	<p>Discussion</p> <ul style="list-style-type: none"> • KF confirmed Ngaati Te Ata Waiohua's strong associations with the land. • KF confirmed ok to share minutes, and was keen to be involved in a workshop with Boffa Miskell at the right time. • PP suggested that while the consent was going through fast-track process, consultation was not to be fast-tracked. JC noted that the late engagement between IWI and FRL was due to reasons outlined in (4) above. • KF clearly indicated that the 1st hui was about ATR/FRL explaining the project and the 2nd hui with them would be about working through and finalising their CIA. 	Note	
13	<p>Next Hui</p> <ul style="list-style-type: none"> • To be confirmed – Date in June 	JB	



HUI to discuss The Hill development – Ellerslie Racecourse

Location: Silk Room, Ellerslie Events Centre, Ellerslie, Auckland

23 June 2022 12:30pm – 2:00pm

Attendees at Hui:

- Nick Hawke (NH) - Ngāti Whātua o Ōrākei
- Jeff Cook (JC) - Ngāti Maru
- Lucy Rutherford (LR)– Ngāti Tamaoho
- Dave Roebeck (DR) - Ngāti Pāoa
- Daniella Roebeck (DR) - Ngāti Pāoa
- James Crews (JC) – Fletcher Residential Ltd (FRL)
- Gracen Luka (GL) – FRL
- Jane Bennett (JB) - FRL
- Vijay Lala (VL) – Tattico
- John Potter (JP) – Boffa Miskell

	Item:	Action:	By when:
1	<i>Meeting was opened with a Karakia</i>		
2	Introductions <ul style="list-style-type: none"> • JC introduced the agenda, including a 30min PowerPoint presentation of the proposed development updates followed by open discussion 	Note Note	
3	Last HUI JC explained matters discussed broadly at the previous hui, including: <ul style="list-style-type: none"> • Road naming opportunities • Mix of market housing • Native planting • Community vege gardens • Use of raingardens • Stormwater management plan • Possible eco-sourcing of natives • Other opportunities 	Note Note	
4	Fast-track consent process / Programme <ul style="list-style-type: none"> • JC explained that project team was still on track to lodge consent application in August 2022. • Onsite works (earthworks) not expected to be underway until late 2023 • 	Note Note	
5	Mana Whenua Engagement		

	<p>JC summarised Mana Whenua engagement to date, for any party not present at the previous hui, per below:</p> <ul style="list-style-type: none"> • 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 	Note	
6	<p>Masterplan & cultural design opportunities</p> <ul style="list-style-type: none"> • JC presented update of the current masterplan along with the updated 3D architectural images. • JP presented previous landscape strategy and then explained potential cultural design opportunities (as we see them), including: <ul style="list-style-type: none"> I. Maunga viewing points / resting points. II. Potential art locations III. Trackside pathway • JP presented landscape plans relating to the opportunities above. 	Note Note	
7	<p>Discussion</p> <ul style="list-style-type: none"> • Discussed the importance for Mana Whenua to determine, what is an appropriate cultural narrative. One that could be reflected in the opportunities presented above. • Once narrative had advanced it was suggested that art opportunities could develop. • NH, DR, LR and Jeff Cook suggested that CVAs may be required by respective IWI below: <ul style="list-style-type: none"> • Ngāti Maru • Ngati Whatua Orakei • Ngati Tamaoho and; • Ngāti Pāoa • <i>Post meeting note: VL issued requests for CVA's from these parties but since Ngati Whatua Orakei and Ngati Tamaoho have confirmed that they do not need to prepare CVAs.</i> <p>Meeting was closed at 2:04pm</p>	Note	
8	<p>Next Hui</p> <ul style="list-style-type: none"> • To be confirmed 		



HUI to discuss The Hill development – Ellerslie Racecourse

Location: Fletcher Residential Head Office, Penrose, Auckland

19 May 2022 11:00am – 2:00pm

Attendees at Hui:

- Eru Rarere Wilton (ERW)- Ngāti Maru
- James Crews (JC) – Fletcher Residential Ltd (FRL)
- Hinsan Li – FRL
- Jane Bennett- FRL
- Vijay Lala (VL) – Tattico
- Don Greenaway (DG) – Auckland Thoroughbred Racing (ATR)

Apologies on day:

- Nick Hawke - Ngāti Whātua o Ōrākei
- Lucy Rutherford (LR)– Ngāti Tamaoho
- Danelle Roebeck - Ngāti Pāoa
- Dave Roebeck (DR) - Ngāti Pāoa
- Mike Baker - Ngāti Whanaunga (CVA)

	Item:	Action:	By when:
1	<p>Summary of engagement to date</p> <ul style="list-style-type: none"> • VL updated ERW on the Mana Whenua engagement to date along with the 3 CIA completed to date. <p>Note: Presentation and minutes of Hui will be distributed to all other engaged IWI.</p> <ul style="list-style-type: none"> ▪ Ngati Whatua o Orakei ▪ Ngati Maru ▪ Ngati Tamaoho ▪ Ngati Paoa Trust Board ▪ Ngati Whanaunga ▪ Ngati Te Ata ▪ Ngai Tai Ki Tamaki. 		
2	<p>Key cultural values identified</p> <ul style="list-style-type: none"> • VL summarised the key cultural values identified to date, via ongoing Hui and 3x CIAs completed. See attached presentation. 		

	<ul style="list-style-type: none"> Agreed process (cultural monitoring) and deliverables identified (within cultural values) are proposed to be included in draft conditions. Ongoing Hui will determine process and implementation of 3 key landscape opportunities (listed below): <ol style="list-style-type: none"> Top of Abbots Way –art opportunity – Welcome focus Belvedere Garden - Maunga outlook resting and appreciation location Trackside path – potential cultural reference pattern to some sections - historical passage/market garden focus <p>These cultural design opportunities were as discussed in the 2nd Hui back in June 2022.</p> <p>Allocation of opportunities to IWI will be determined in ongoing Hui as will the process around selection of artist, budgets and delivery programme. This will progress over the next 6-9 months.</p>		
3	Support for resource consent application		
4	<p>VL confirmed we ATR/FRL are seeking support of those IWI we have closely engaged with:</p> <ul style="list-style-type: none"> 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 <p>VL confirmed that expected lodgement date is 15 August 2022</p>		
5	<p>Discussion</p> <ul style="list-style-type: none"> ERW requested examples/ideas of artistic impressions/pattern within trackside walkway footpath surface should be conveyed at the next hui. VL to issue 3xCIA's completed to date ERW at Ngati Maru. ERW requested a review specific reports (TBC) for the RC application, given that Ngati Maru are not providing CIA. VL to discuss with ERW to agree which reports are most appropriate to review following his review of the CIA's. Note: ERW raised the consideration of Eco Sourcing of plants for the project. JC confirmed that whilst this can be addressed with IWI during the procurement phase, this could be accepted as a condition. Fletchers will need to complete competitive pricing and procurement through is normal procurement processes. This may or may not include eco sourcing of plants. 	JC VL VL	TBC 9/8/22 9/8/22

	ERW asked team to discuss with Healthy Waters any requirements for enhancement planting at Waiatarua Reserve. ERW completed Karakia to close meeting at 11:50am.	JC	(TBC)
13	Next Hui date - TBC		