

THE HILL

PROGRESS HUI

Post Resource Consent Approval: 05

Present: Poara Puru (PP) – Ngaati Te Ata Waiohua
 Eru Rarere Wilton (ERW) – Ngāti Maru
 Jane Bennett (JB) – Fletcher Living
 James Crews (JC) – Fletcher Living
 Dan Smyth (DS) – Fletcher Living
 Hinsan Li (HL) – Fletcher Living

Apologies: Mike Baker (MB) – Ngāti Whanaunga
 Danelle Roebeck (Danelle) – Ngāti Pāoa
 Dave Roebeck (Dave) – Ngāti Pāoa
 Ethan Bolstad (EB) – Fletcher Living
 Beau White (BW) – Ngāti Tamaoho
 Nick Hawke (NH) – Ngāti Whātua Ōrākei
 Paris Kirby (PK) – Fletcher Living

Minutes by: Dan Smyth Date: 30/04/2024

Start time: 10.00 am End time: 11.00 am

Item	Description	Actions	Due Date
1	Current Status and Next Steps		
	HL discussed progress on site since previous hui in February 2024, including: <ul style="list-style-type: none"> • Progression of connection to stormwater transmission line; • Progression of earthworks for the wider site; • Completion of topsoil strip and removal from site; • Progression of renovations to track manager house; • Commencement of the planted embankment / MSE Slope; • Progression of Plan change application; and • Engineering Plan Approvals progressing with Auckland Council, Auckland Transport, Watercare and Healthy Waters. 	Note	
	DS discussed next steps on site: <ul style="list-style-type: none"> • Upper Loop Road construction; • Drainage along the track edge and JOAL A with connection into the enabling drainage; • Commencement of retaining walls in Lots 101 and 105; and • Completion of transmission line drainage. 	Note	
2	Road Naming		
	HL discussed the road naming programme, confirming submission of road names from Ngaati Te Ata Waiohua by the February deadline.	Note	
	JB noted that she has followed up with Nick and Phil from Ngāti Whātua Ōrākei multiple times seeking input into the road naming.	Note	
	JB noted that the April Hui had been delayed from 04/04/2024 in an effort to provide Ngāti Whātua Ōrākei with additional time.	Note	

	JC confirmed that FRL now need to progress with the road naming submission to LINZ and the Local Board.	Note																									
	HL discussed the list of submitted names from Ngaati Te Ata Waiohua and Auckland Thoroughbred Racing.	Note																									
	HL discussed the names that FRL selected from the list of submitted names and the reasons for why FRL believe each name is appropriate for each road.	Note																									
	<p>Proposed names include:</p> <table border="1"> <tr> <td>JOAL A</td> <td>Great Northern Terrace</td> </tr> <tr> <td>JOAL B</td> <td>Kiatere Lane</td> </tr> <tr> <td>JOAL C</td> <td>Hihiko Close</td> </tr> <tr> <td>JOAL D</td> <td>Piki-ake Drive</td> </tr> <tr> <td>JOAL E</td> <td>Tawhai Lane</td> </tr> <tr> <td>Upper Loop</td> <td>Furlong Drive</td> </tr> <tr> <td>Lower Loop</td> <td>Eke Hoiho Place or Derby Downs Place</td> </tr> </table> <p>Alternative names include:</p> <table border="1"> <tr> <td>Alternative</td> <td>Kia Toi Lane</td> </tr> <tr> <td>Alternative</td> <td>Sunline Rise *</td> </tr> <tr> <td>Alternative</td> <td>Steeplechase Rise</td> </tr> <tr> <td>Alternative</td> <td>Whanatu Drive</td> </tr> <tr> <td>Alternative</td> <td>Whakaraka Drive</td> </tr> </table> <p>* Sunline Rise is unlikely to be approved as there is already a Sunline road in the Auckland region.</p>	JOAL A	Great Northern Terrace	JOAL B	Kiatere Lane	JOAL C	Hihiko Close	JOAL D	Piki-ake Drive	JOAL E	Tawhai Lane	Upper Loop	Furlong Drive	Lower Loop	Eke Hoiho Place or Derby Downs Place	Alternative	Kia Toi Lane	Alternative	Sunline Rise *	Alternative	Steeplechase Rise	Alternative	Whanatu Drive	Alternative	Whakaraka Drive	Note	
JOAL A	Great Northern Terrace																										
JOAL B	Kiatere Lane																										
JOAL C	Hihiko Close																										
JOAL D	Piki-ake Drive																										
JOAL E	Tawhai Lane																										
Upper Loop	Furlong Drive																										
Lower Loop	Eke Hoiho Place or Derby Downs Place																										
Alternative	Kia Toi Lane																										
Alternative	Sunline Rise *																										
Alternative	Steeplechase Rise																										
Alternative	Whanatu Drive																										
Alternative	Whakaraka Drive																										
	DS noted that JOAL F does not require a road name as all of the dwellings within the island of Lower Loop Road are addressed off the public road and not the JOAL.	Note																									
	JC noted that the “Great Northern” was the actual name of the steeplechase race that took place on The Hill between 1885 and 2022. Eru noted that the Te Reo translation of Te Rakinui could be an alternative.	Note																									
	ER asked if FRL would investigate the Te Reo translation for the Great Northern Terrace. HL confirmed that FRL will investigate.	Note																									
	DS noted that FRL might be required to extend Derby Downs Place into the Lower Loop Road. JC noted that FRL will push for the crescent of Lower Loop Road to be a new name.	Note																									
	PP and ER confirmed that all proposed road names were appropriate and that they were happy for the names to be submitted to LINZ and the Local Board.	Note																									
	DS to lodge road naming application to LINZ and the Local Board.	DS	07/05/2024																								
3	Artist Concept Designs																										
	<p>HL discussed the opportunities available, including:</p> <ol style="list-style-type: none"> 1. Welcome opportunity at the top of the Belvedere Gardens (Ladies Mile entrance in-between the apartment buildings); 2. Resting and appreciation location within the Belvedere Gardens (in-between Upper Loop Road and the track edge footpath); and 3. Recognition of the historical passage through the site within or beside the trackside walkway. 	Note																									

	JB confirmed responses to EOIs from both Ngaati Te Ata Waiohua and Ngāti Whātua Ōrākei.	Note	
	PP confirmed concept design for “basalt rocks to be repurposed as way finders and cultural markets that face the maunga (mountains) and their sight lines e.g. Maungawhau (Mt Eden), Maungakiekie (One Tree Hill) and Maungarei (Mt Wellington), etc.”. PP noted that sight lines govern this design concept.	Note	
	HL noted that PP is investigating an additional basalt sculpture in the café space located in the Belvedere Gardens (East).	Note	
	JC noted that the Belvedere Gardens (East) between the apartment buildings is programmed to be built in 2027 after all of the apartments have been constructed.	Note	
	PP confirmed that Ngaati Te Ata Waiohua will have their basalt sculpture ready for the Belvedere Gardens (West) in 2025.	Note	
	PP queried if sand blasting within the track edge footpath would be possible if the opportunity is not advanced. JC confirmed that sand blasting an appropriate design would be acceptable.	Note	
	HL confirmed that he is progressing the welcome opportunity with Hinengarangi Makoare from Ngāti Whātua Ōrākei. JC confirmed that the timing of this opportunity aligned with the construction of Belvedere Garden (East) in 2027.	Note	
	PP discussed his preference for all designs from both Ngaati Te Ata Waiohua and Ngāti Whātua Ōrākei to be coordinated with a consistent message / theme. JC confirmed that FRL agrees with this preference.	Note	
	HL discussed the design programme, confirming that we are overall behind programme but that the design from Ngaati Te Ata Waiohua on the critical path is tracking well.	Note	
	HL confirmed that PPs rocks identified at site visit are still on site.	Note	
4	Cultural Monitoring		
	ER asked if cultural monitoring had been undertaken on site. DS confirmed that NH had completed multiple site visits at the start of construction for the site blessing, cultural monitoring, tuna relocation and lizard relocation.	Note	
	ER queried earthworks activities on site. DS confirmed that the topsoil strip has been completed and that the contractor is currently progressing site wide earthworks.	Note	
	PMN: ER, HL and DS completed cultural monitoring inspection with walkover for the entire site.	Note	
	PMN: DS to confirm to ER when water meter is being removed and last remaining strip of topsoil is being cleared.	DS	14/05/2024
5	Other Business		
	JB to organise next Hui to be held at Fletcher Building headquarters in 10/09/2024.	Note	

Meeting closed 11.30am.

THE HILL

PROGRESS HUI

Post Resource Consent Approval: 04

Present: Poara Puru (PP) – Ngaati Te Ata Waiohua
 Beau White (BW) – Ngāti Tamaoho
 Nick Hawke (NH) – Ngāti Whātua Ōrākei
 Jane Bennett (JB) – Fletcher Living
 Paris Kirby (PK) – Fletcher Living
 James Crews (JC) – Fletcher Living
 Dan Smyth (DS) – Fletcher Living

Apologies: Mike Baker (MB) – Ngāti Whanaunga
 Danelle Roebeck (Danelle) – Ngāti Pāoa
 Dave Roebeck (Dave) – Ngāti Pāoa
 Eru Rarere Wilton (ERW) – Ngāti Maru
 Ethan Bolstad (EB) – Fletcher Living
 Hinsan Li (HL) – Fletcher Living

Minutes by: Dan Smyth Date: 01/02/2024

Start time: 10.30 am End time: 11.30 am

Item	Description	Actions	Due Date
1	Current Status and Next Steps		
	DS discussed progress on site since previous hui in November 2023, including: <ul style="list-style-type: none"> • Progression of connection to stormwater transmission line; • Commencement of earthworks for the wider site; • Imminent commencement of the planted embankment; • Plan change application lodgement to Auckland Council completed 20/12/2023; and • Engineering Plan Approvals progressing with Auckland Council, Auckland Transport, Watercare and Healthy Waters. 	Note	
	DS noted that March Cato Developments Ltd are on track for completion of enabling works in July 2024. Standard earthworks, retaining walls and civils will commence immediately afterwards.	Note	
	JC discussed Auckland Councils blanket “no planting in berms” rule and the non-compliances that it creates for the development. PP and NH endorse the proposed planting strategy and will assist with obtaining approval from Auckland Council.	Note	
	DS to send proposed berm planting species to NH. NH to forward to Ngāti Whātua Ōrākei experts for comment.	DS / NH	16/02/2024
2	Road Naming		
	DS discussed alignment of road naming with the construction programme with potential vesting of Upper Loop Road in 2024.	Note	
	DS discussed the RFI that was issued 07/12/2023, confirming the brief, agreed theme from November Hui, and programme with due date of 23/02/2024.	Note	

	NH confirmed that Ngāti Whātua Ōrākei have agreed that tipuna names will not be used as road names moving forward.	Note	
	NH to forward RFI to Ngāti Whātua Ōrākei road naming team.	NH	09/02/2024
	BW to follow up with Ben for confirmation of Ngāti Tamaoho interest in contributing towards road naming.	BW	16/02/2024
5	Artist Concept Designs		
	DS briefly discussed the opportunities available, including: 1. Welcome opportunity at the top of the Belvedere Gardens (Ladies Mile entrance in-between the apartment buildings); 2. Resting and appreciation location within the Belvedere Gardens (in-between Upper Loop Road and the track edge footpath); and 3. Recognition of the historical passage through the site within or beside the trackside walkway.	Note	
	JB confirmed responses to EOIs from both Ngaati Te Ata Waiohua and Ngāti Whātua Ōrākei.	Note	
	PP confirmed concept design for “basalt rocks to be repurposed as way finders and cultural markets that face the maunga (mountains) and their sight lines e.g. Maungawhau (Mt Eden), Maungakiekie (One Tree Hill) and Maungarei (Mt Wellington), etc.”. PP noted that sight lines govern this design concept.	Note	
	JC discussed welcome space opportunity from Ladies Mile and Abbots Ways intersection at the top of the Belvedere Gardens. NH noted Ladies Bay Beach as an entranceway carving example.	Note	
	JC discussed the importance of communicating the story behind the artwork and how this can be done. E.g. storyboard, signage, QR codes, etc. Principal of communicating story endorsed by all.	Note	
	NH supported idea of re-using basalt from the site within the artwork. NH discussed the importance of mauri of the rocks.	Note	
	DS and JB to organise site visit for Ngāti Whātua Ōrākei artists.	DS	16/02/2024
	DS to send updated timeline to NH and PP for refined concept designs and next steps moving forward.	DS	16/02/2024
6	Cultural Monitoring		
	NH enquired about the procurement strategy for the planting within the development. JC confirmed that FRL will discuss further before tendering commences.	Note	
7	Other Business		
	Next Hui organised for 10.00am on 04/04/2024 to be held at Fletcher Building headquarters. JB to send out calendar invite.	JB	16/02/2024

Meeting closed 11.30am.

The Hill

PROGRESS HUI

Post Resource Consent Approval: 03

Present: Poara Puru (PP) – Ngaati Te Ata Waiohua
 Beau White (BW) – Ngāti Tamaoho
 Jane Bennett (JB) – Fletcher Living
 Paris Kirby (PK) – Fletcher Living
 James Crews (JC) – Fletcher Living
 Ethan Bolstad (EB) – Fletcher Living
 Dan Smyth (DS) – Fletcher Living
 Hinsan Li (HL) – Fletcher Living

Apologies: Mike Baker (MB) – Ngāti Whanaunga
 Danelle Roebeck (Danelle) – Ngāti Pāoa
 Dave Roebeck (Dave) – Ngāti Pāoa
 Nick Hawke (NH) – Ngāti Whātua Ōrākei
 Eru Rarere Wilton (ERW) – Ngāti Maru

Minutes by: Dan Smyth Date: 15/11/2023

Start time: 10.00 am End time: 10.45 am

Item	Description	Actions	Due Date
1	Introduction		
	PP completed Karakia before introductions were completed by all of those present.	Note	
2	Current Status and Next Steps		
	DS discussed progress on site since previous hui in July 2023, including: <ul style="list-style-type: none"> • Lizard salvage; • Vegetation removal; • Tuna relocation; • Completion of enabling works; and • Commencement of earthworks and deep drainage. 	Note	
3	Plan Change Application		
	HL discussed current zoning of the site being “Special Purpose – Major Recreation Facility Zone”. Flagging that FRL is undertaking the plan change so that the zoning on the future titles reflects what is actually on the land.	Note	
	JC emphasised that FRL are not seeking flexibility to deviate from the design approved with the fast track resource consent.	Note	
	HL noted that the current zoning allows for grandstands, higher noise limits, etc. and that the proposed zoning under the plan change application will apply additional and sensible restrictions.	Note	
	HL discussed that the legal advice received on the plan change application was that the zoning needs to reflect that of Plan Change 78 (PC78) currently on hold.	Note	

	To align with PC78, the proposed zoning is THAB for apartment lots and MHU for the standalone and terraced dwellings. HL noted that Mixed Housing Suburban cannot be implemented as it will cease under PC78.	Note	
	HL further discussed the below aspects within the application: <ul style="list-style-type: none"> • Six metre setback for the apartments from Ladies Mile to protect the existing Pohutukawa; • Height variation of 25m in proposed THAB zones to match the consented designs; and • Protection of open spaces including the track edge pathway, JOALs, publicly accessible plaza and gardens, and apartments plaza and gardens. • PP noted importance for protection of view shafts towards local Maunga. 	Note	
	PP asked about school zoning for the development. JB confirmed that the site is to be dual zoned for Ellerslie and Remuera Primary Schools, Intermediates and Secondaries. This is because the site straddles both school zones. Ministry of Education are currently progressing the zone changes.	Note	
	HL discussed FRLs strategy for if PC78 is withdrawn by Auckland Council. This includes addition of Mixed Housing Suburban along the northern (Ladies Mile) and southern boundaries to tie-in with the existing neighbours zoning.	Note	
	HL listed out additional upcoming engagement for the plan change, including the local community, Orakei Local Board, local MPs, local councillors, Auckland Council, Auckland Transport, Watercare, Healthy Waters, Kainga Ora, Ministry of Education, and local business and residents' associations.	Note	
	PP requested further information on the plan change application. JB to forward through with meeting minutes and presentation.	JB	22/11/2023
4	Road Naming		
	DS discussed alignment of road naming programme with construction programme with potential construction of Upper Loop Road in 2024.	Note	
	DS noted that Auckland Thoroughbred Racing (ATR) have highlighted their interest in contributing one to two road names that speak to the history of the former steeplechase racecourse.	Note	
	JC tabled potential ideas from ATR, including: <ul style="list-style-type: none"> • Kea Tere - meaning "Go fast" was a former champion and record holder from the early 1900's; and • Great Northern - referencing the Great Northern Steeplechase race previously held on the land. <p>Through discussions around the table, Ata Haere, meaning "Go slow" with purpose of reminding people to reflect, be present, and appreciate the surroundings was also tabled.</p>	Note	
	PP suggested FRL submit an Expression of Interest to all Iwi interested in providing road names for the development. PP recommended that FRL provide a theme for the EOI and a theme around movement or motion could be appropriate.	Note	
	JC suggested that theme could align with Cultural Impact Assessments completed for the resource consent, including: <ul style="list-style-type: none"> • Spiritual relationship with the surrounding maunga; • Passage across the land; and • Recognition of historic lava caves. 	Note	

	PP noted that names relating to maunga views are exhausted throughout Auckland and that names of ancestors should also be avoided. BW and FRL representatives agreed.	Note	
	PP recommended the theme to be “movement” or “motion” relating to historic passage across the land and transformation over time. There was agreement on this being an appropriate idea, and will be tested with potential names.	Note	
	DS to send out EOI for road naming including all details required for submission, theme, programme and next steps.	DS	29/11/2023
5	Artist Concept Designs		
	HL discussed the opportunities available, including: 1. Welcome opportunity at the top of the Belvedere Gardens (Ladies Mile entrance in-between the apartment buildings); 2. Resting and appreciation location within the Belvedere Gardens (in-between Upper Loop Road and the track edge footpath); and 3. Recognition of the historical passage through the site within or beside the trackside walkway.	Note	
	HL confirmed responses to EOIs from both Ngaati Te Ata Waiohua and Ngāti Whātua Ōrākei.	Note	
	PP discussed “a concept for basalt rocks to be repurposed as way finders and cultural markers that face the maunga (mountains) and their sight lines e.g. Maungawhau (Mt Eden), Maungakiekie (One Tree Hill) and Maungarei (Mt Wellington), etc.”. PP noted that sight lines govern this design concept.	Note	
	HL, PP and Chris Van Doren from Ngaati Te Ata Waiohua have arranged a site inspection for 15/11/2023 post hui to confirm if the proposed concept is suitable. Post Meeting Note: PP and Chris Van Doren confirmed their interest in the “Resting and appreciation location within the Belvedere Gardens” (Option Two). They are also considering having a further two sculptures in the trackside walkway to form a triangle. Basalt rocks from the site were marked and set aside for use in these sculptures.	Note	
6	Cultural Inductions		
	DS noted that site blessing was completed 11/08/2023, Karakia for tuna translocation 21/08/2023 and 22/08/2023, and cultural induction 01/09/2023 all completed to date.	Note	
	DS asked if there was any interest in completing a cultural monitoring inspection prior to Christmas / end of year shutdown. PP and BW both confirmed their interest. DS to organise combined inspection with PP, BW and any other interested Iwi.	DS	29/11/2023
7	Other Business		
	Next Hui organised for 10.00am on 01/02/2023 to be held at Fletcher Building headquarters. JB to send out calendar invite.	JB	29/11/2023

Meeting closed 10.45am.