

THE HILL

REMUERA

15th NOVEMBER 2023





AGENDA

1. Current Status
2. Plan Change Application
3. Road Naming
4. Artist Concept Design Review
5. Cultural Monitoring



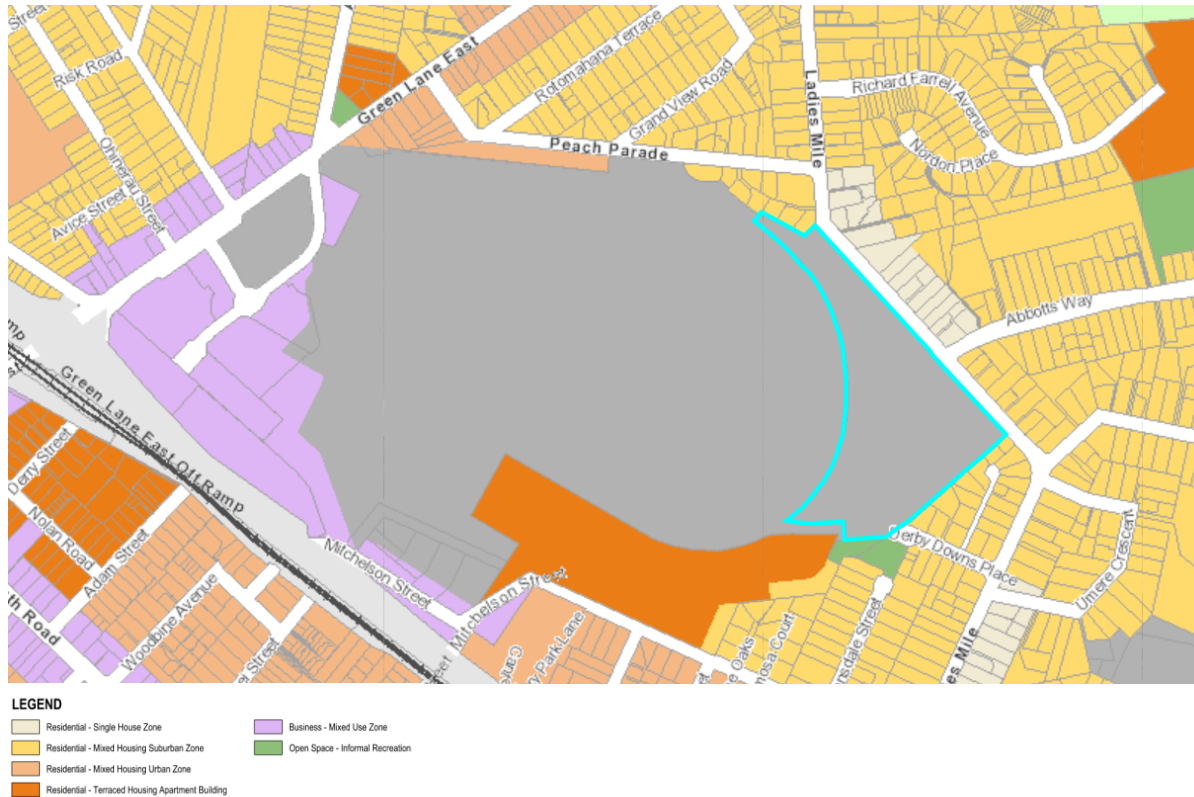
CURRENT STATUS OF PROJECT

Current construction activities:

- Deep stormwater line and bulk earthworks commenced September 2023
- Target completion June 2024



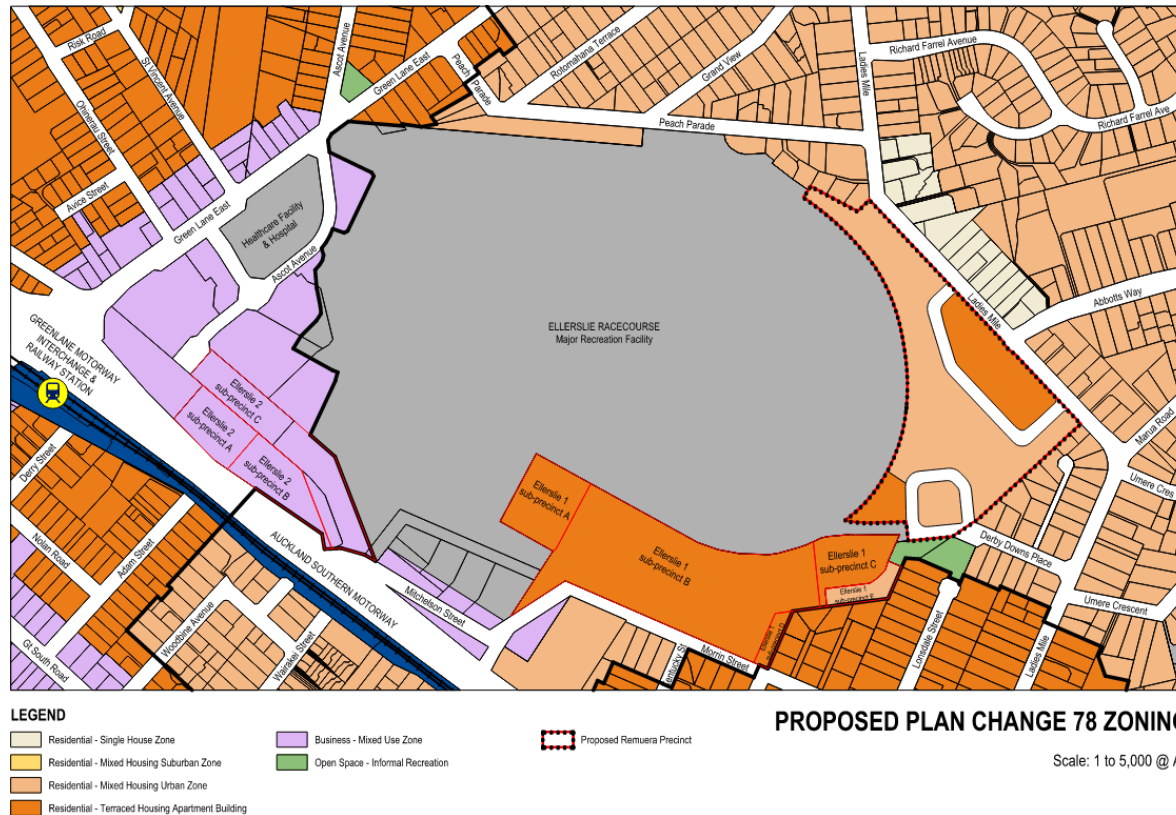
PLAN CHANGE APPLICATION – Current Zoning



- Hill site currently zoned Special Purpose – Major Recreation Facility Zone
- A plan change is proposed to regularise the underlying zoning in line with the consented residential masterplan



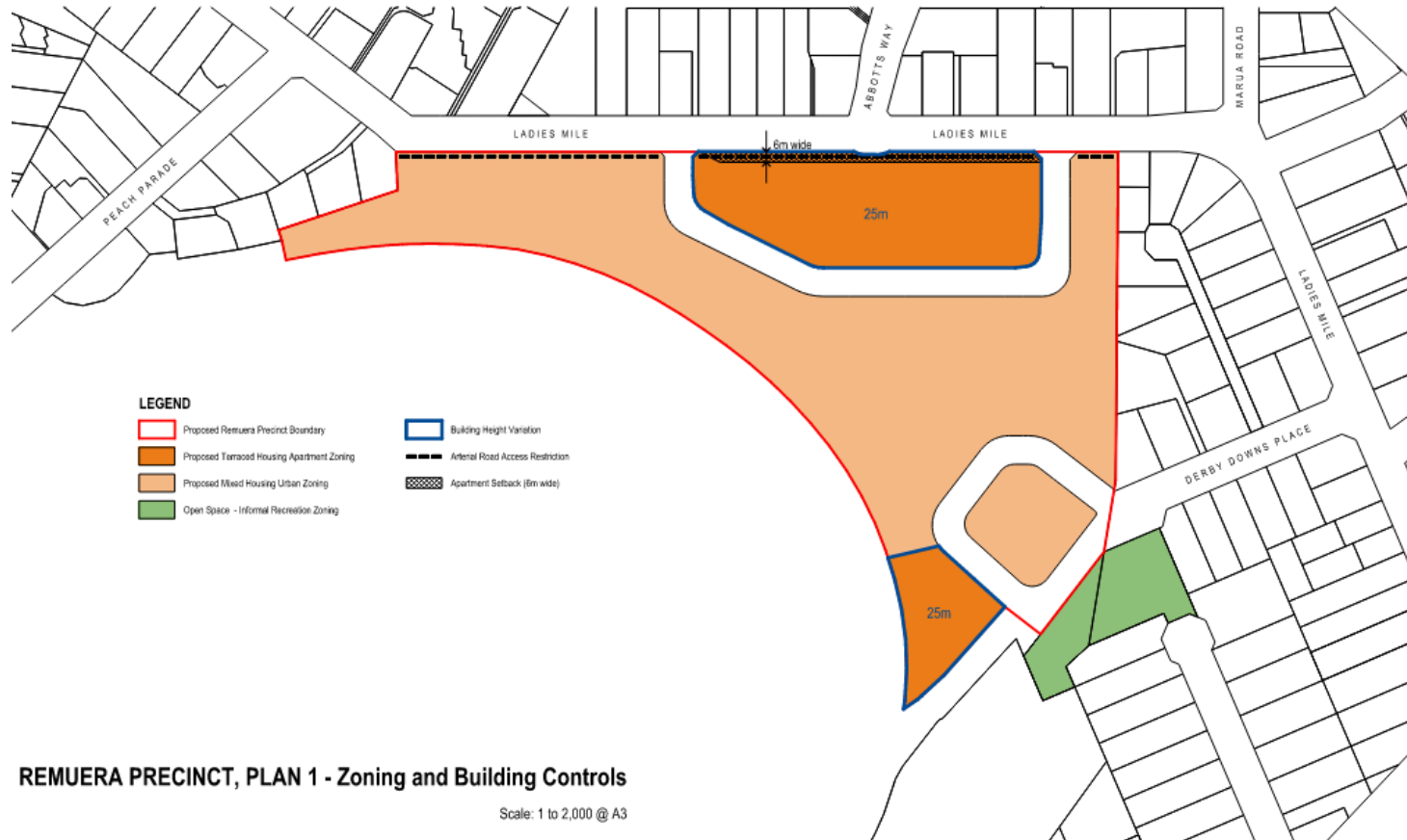
PLAN CHANGE APPLICATION – Proposed Zoning



- THAB for apartment lots (25m height) and MHU (11m+1m roof) for the standalone and terrace lots
- Proposed zoning must be consistent with Plan Change 78 which implements Medium Density Residential Standards ("MDRS") across Auckland, which means Mixed Housing Suburban can not be utilised as it will cease under PC 78



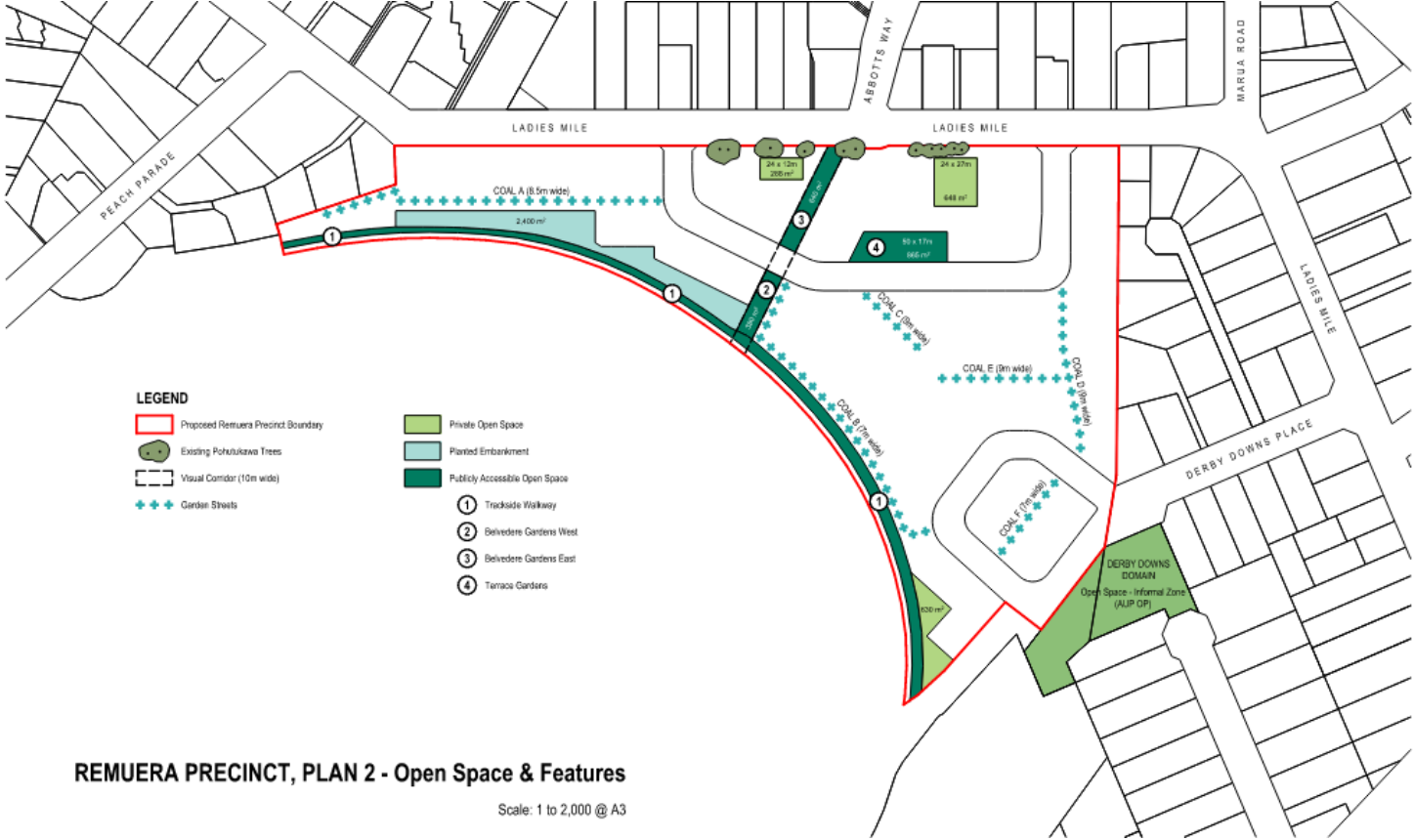
PLAN CHANGE APPLICATION – Proposed Zoning



- 6m Setback for apartment buildings proposed to protect pohutakawa
- Height variation of 25m in proposed THAB zones to match consented designs



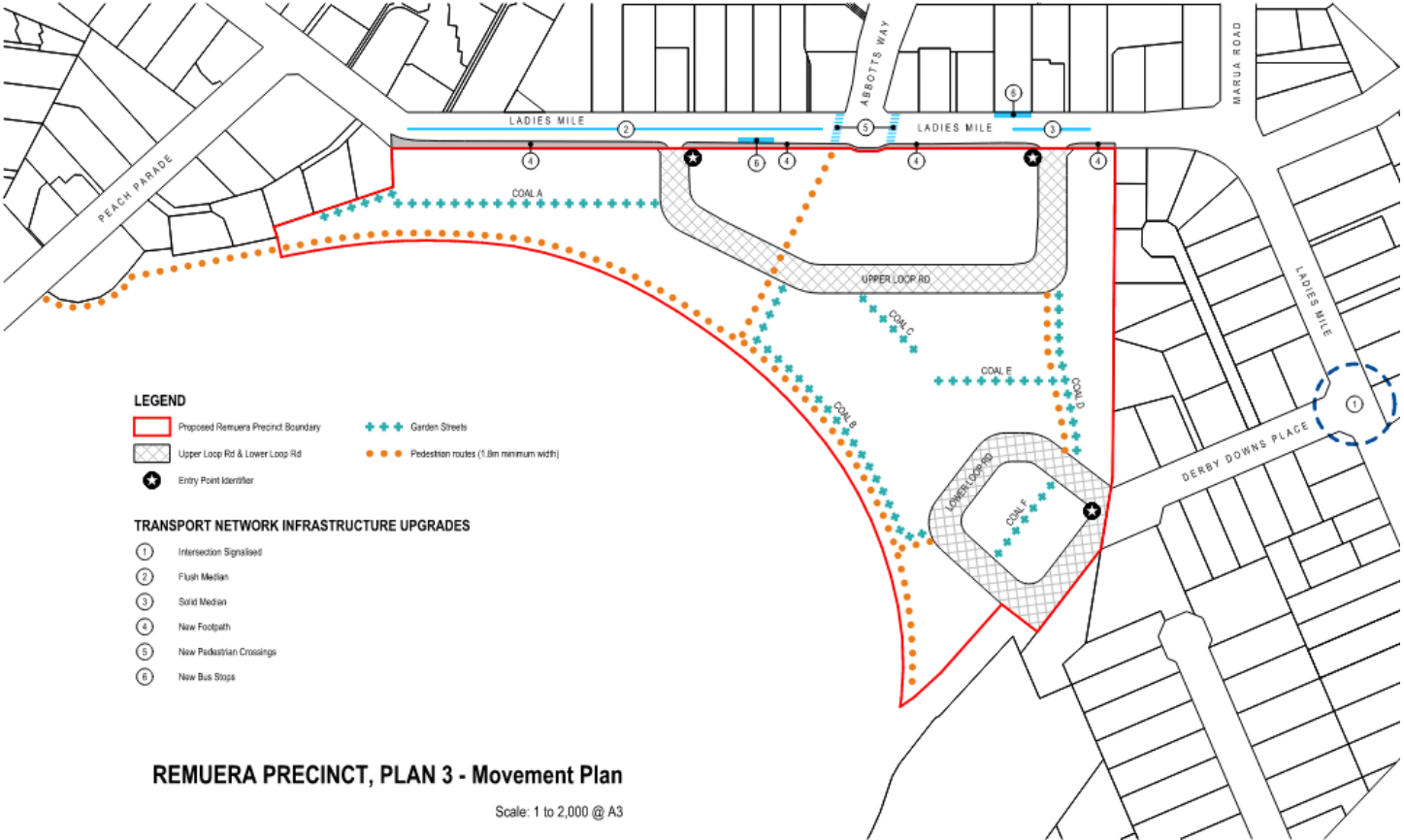
PLAN CHANGE APPLICATION – Proposed Zoning



- Open spaces protected under proposed plan change



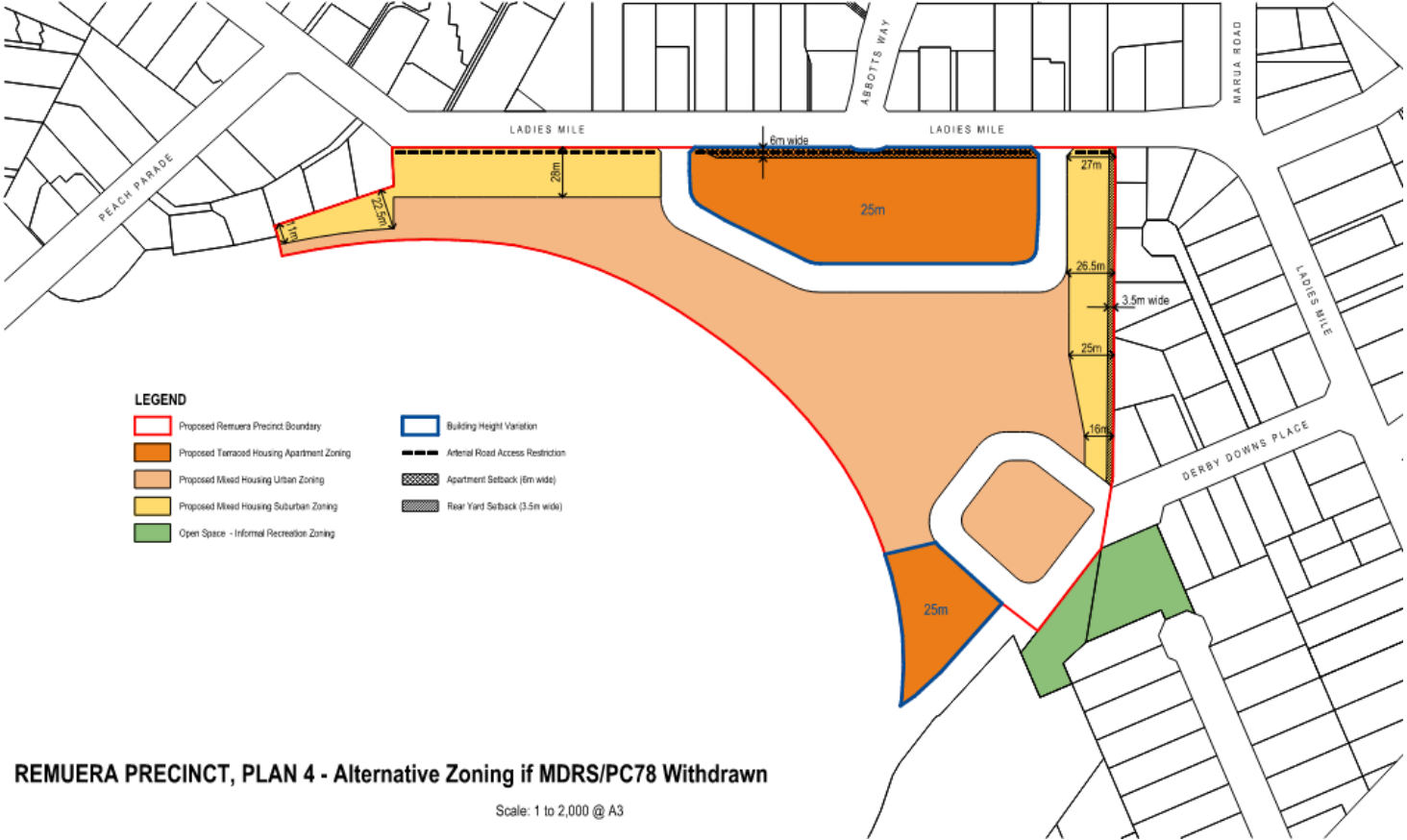
PLAN CHANGE APPLICATION – Proposed Zoning



- Pedestrian routes protected under the plan change



PLAN CHANGE APPLICATION – Proposed Zoning



- Potential alternative zoning is MDRS/PC78 withdrawn

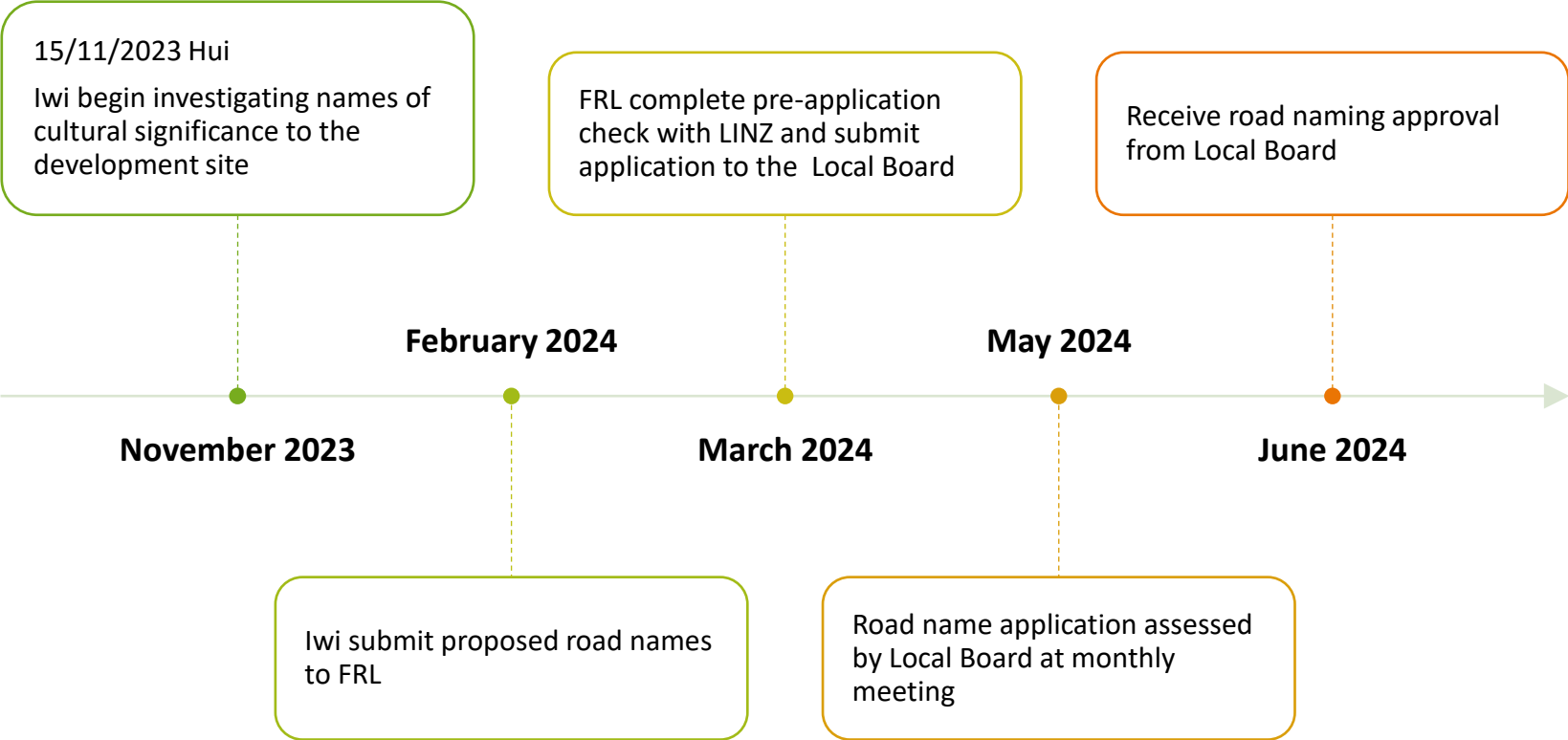


ROAD NAMING – 10 NAMES REQUIRED

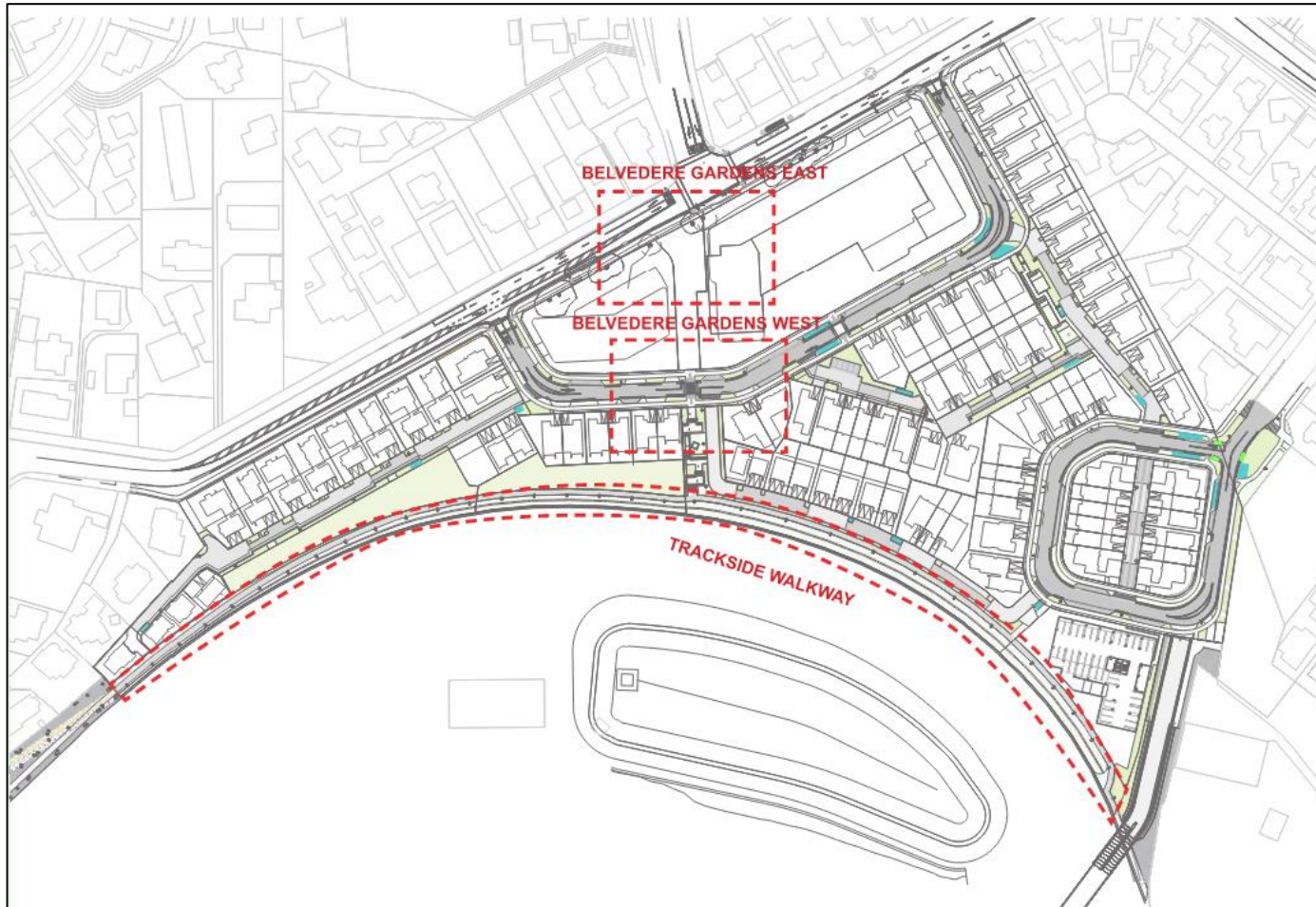
Auckland Thoroughbred Racing have interest in providing 2-3 names due to strong racing connection and history to the site.



ROAD NAMING – PROPOSED TIMELINE



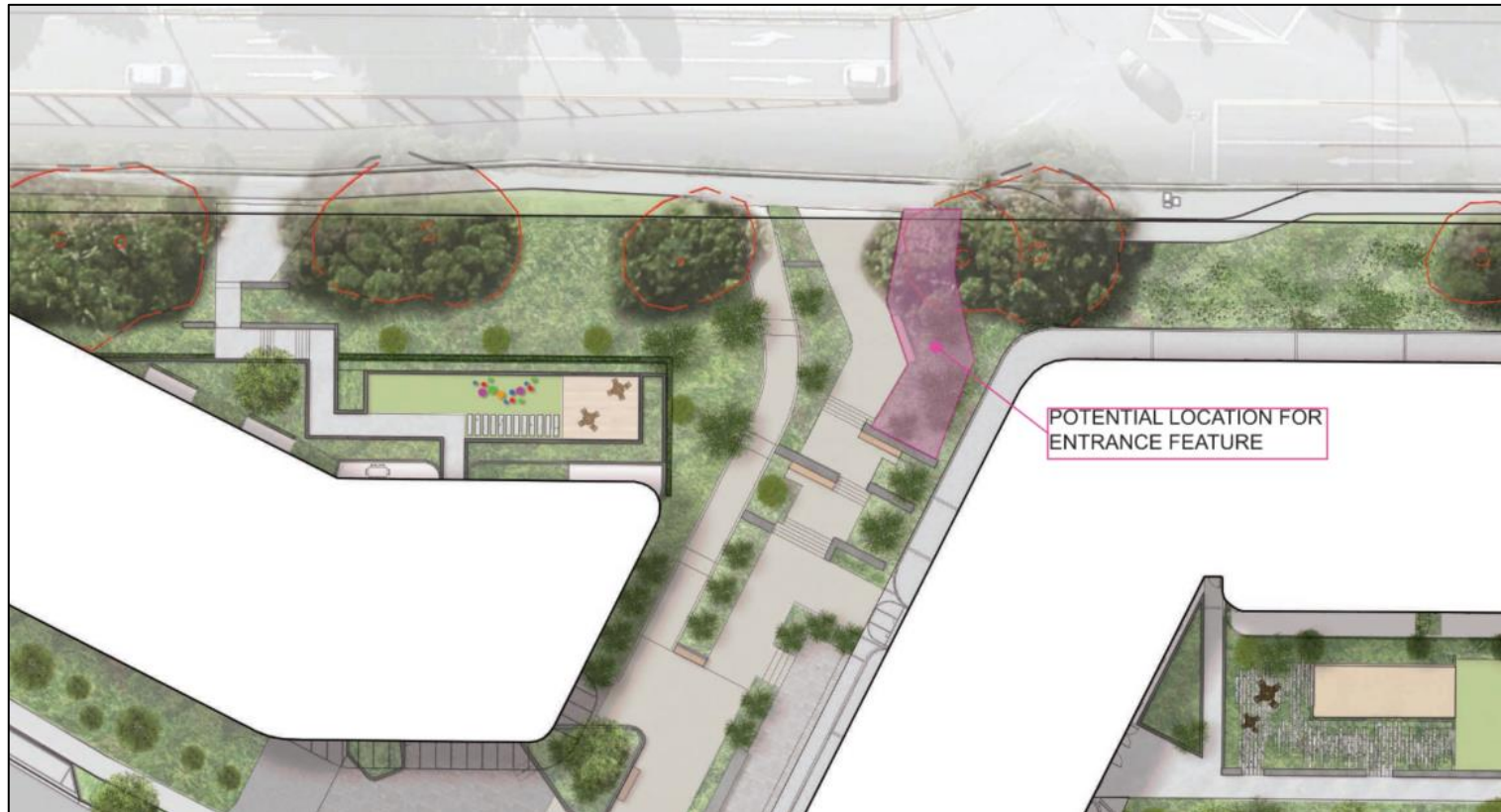
ARTIST CONCEPT DESIGN REVIEW



ARTIST CONCEPT DESIGN REVIEW

Opportunities previously discussed:

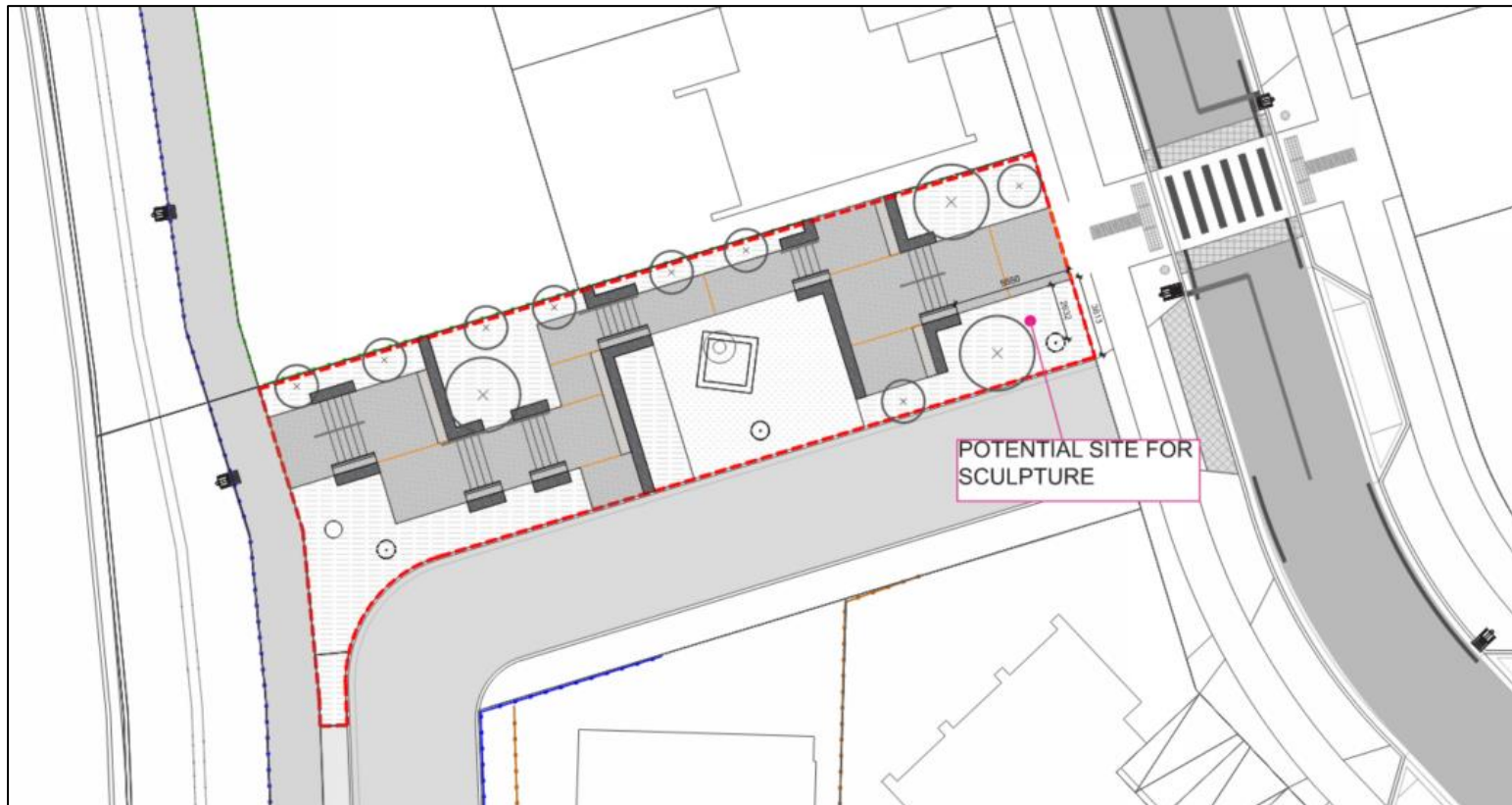
1. Welcome opportunity at the top of the Belvedere Gardens;



ARTIST CONCEPT DESIGN REVIEW

Opportunities previously discussed:

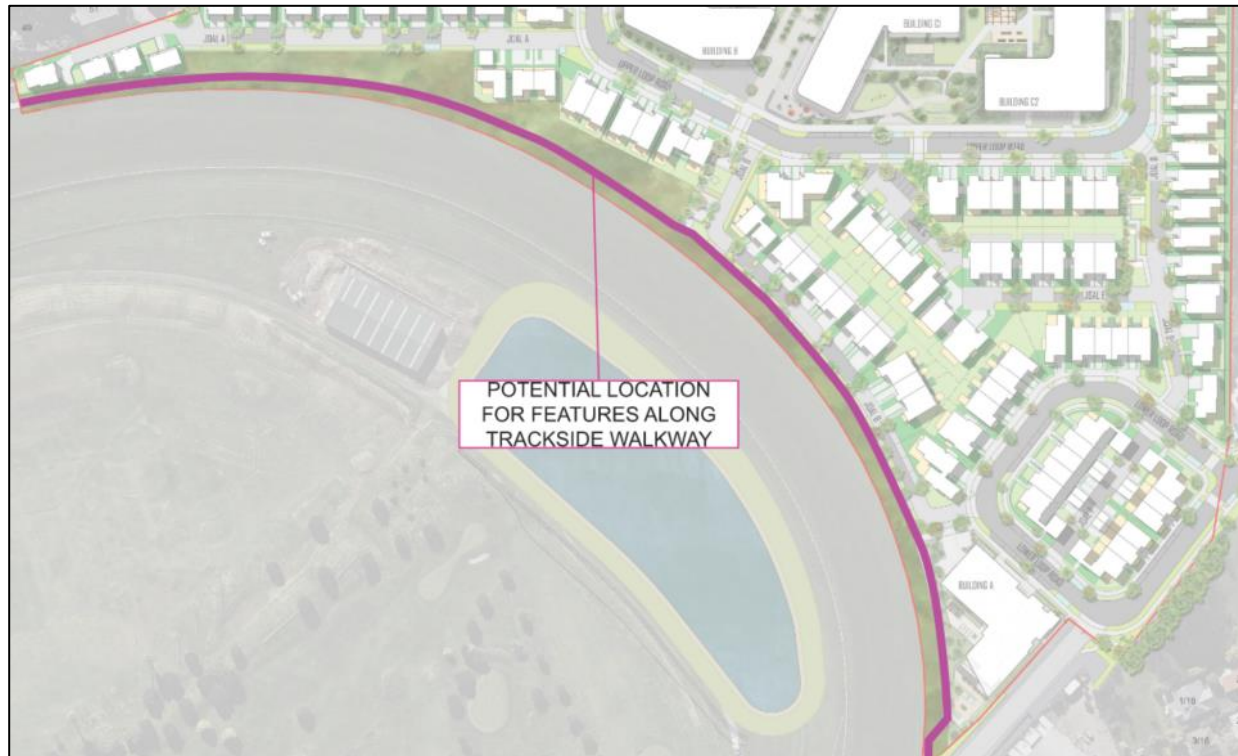
2. A resting and appreciation location within the Belvedere Gardens; and



ARTIST CONCEPT DESIGN REVIEW

Opportunities previously discussed:

3. Recognition of the historical passage through the site within or beside the trackside walkway.



ARTIST CONCEPT DESIGN REVIEW

Paora Puru (Ngāti Te Ata Waiohua) and Chris Van Doren

“a concept for basalt rocks to be repurposed as wayfinders 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.”

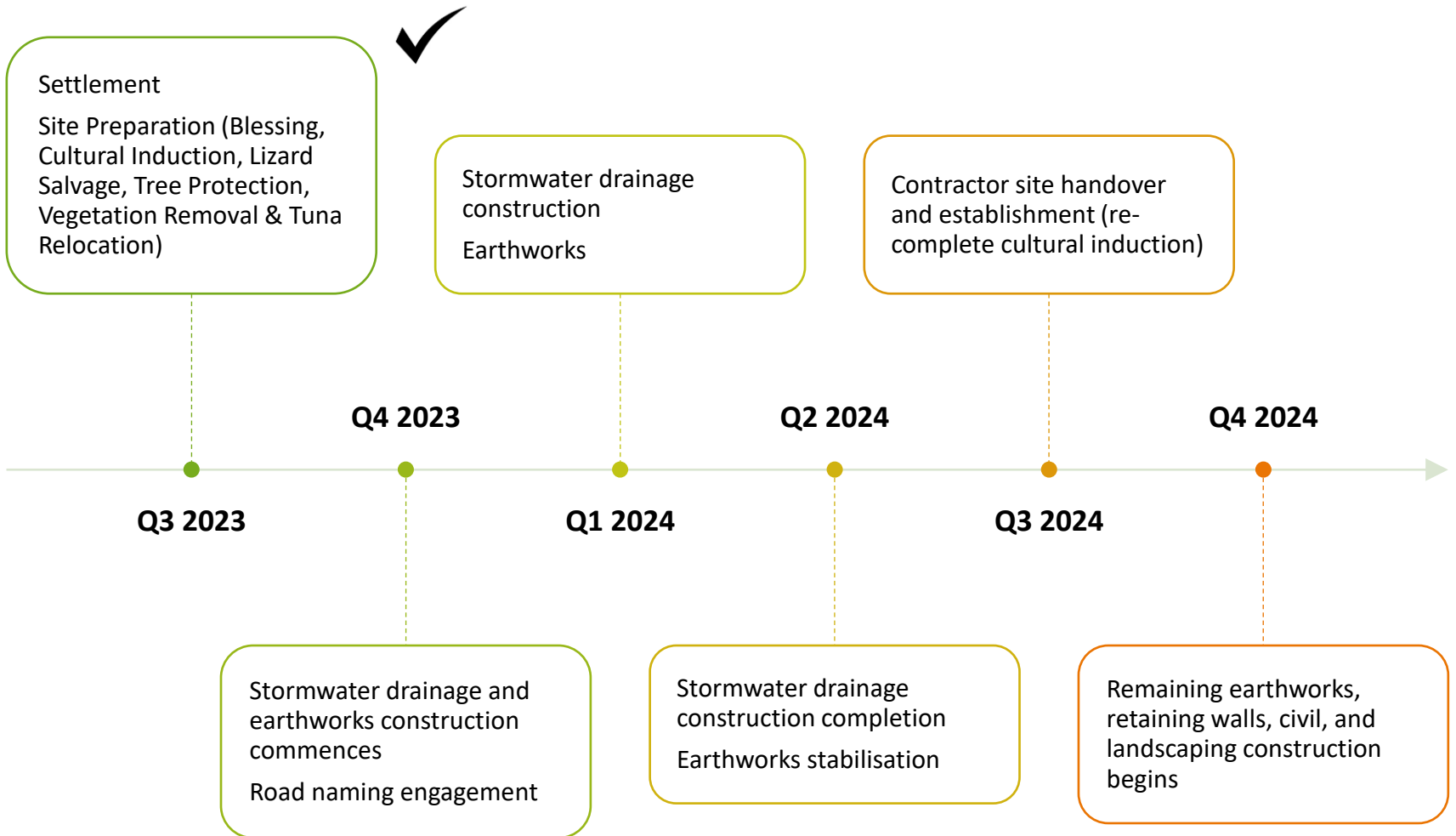


CULTURAL MONITORING

- Blessing completed 11th August 2023 by Nick Hawke and Kaumatua from Ngāti Whātua Ōrākei
- Tuna translocation blessings completed 21st and 22nd of August 2023 from Ngāti Whātua Ōrākei
- Cultural induction completed 1st September 2023 by Nick Hawke from Ngāti Whātua Ōrākei and Eru Wilton from Ngāti Maru Runanga
- Earthworks and stormwater drainage excavation commenced 4th September 2023
- On-going cultural monitoring
 - Is there any interest in completing inspection prior to Christmas?



PROGRAMME



CONCLUDING REMARKS & Q+A

- Next Hui to be organised for Q1 2024.
- Any other questions?





THE HILL

REMUERA

15th NOVEMBER 2023





AGENDA

1. Current Status
2. Plan Change Application
3. Road Naming
4. Artist Concept Design Review
5. Cultural Monitoring



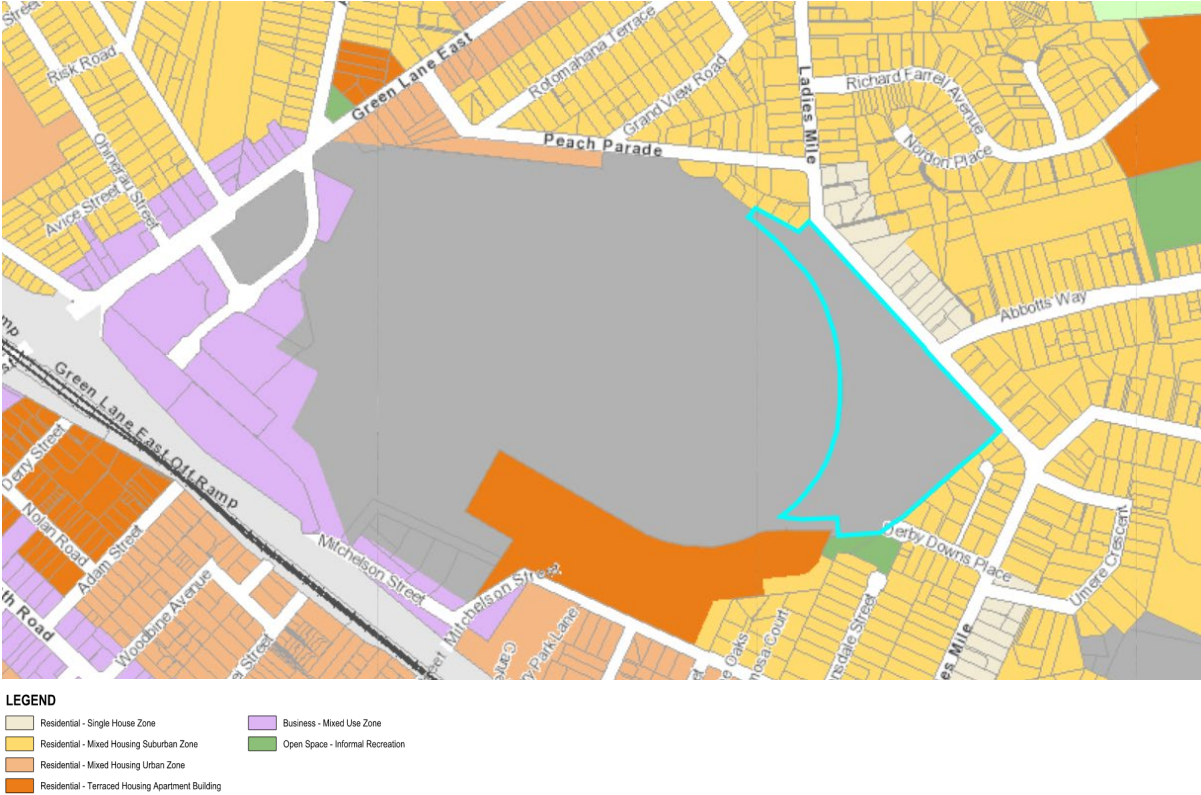
CURRENT STATUS OF PROJECT

Current construction activities:

- Deep stormwater line and bulk earthworks commenced September 2023
- Target completion June 2024



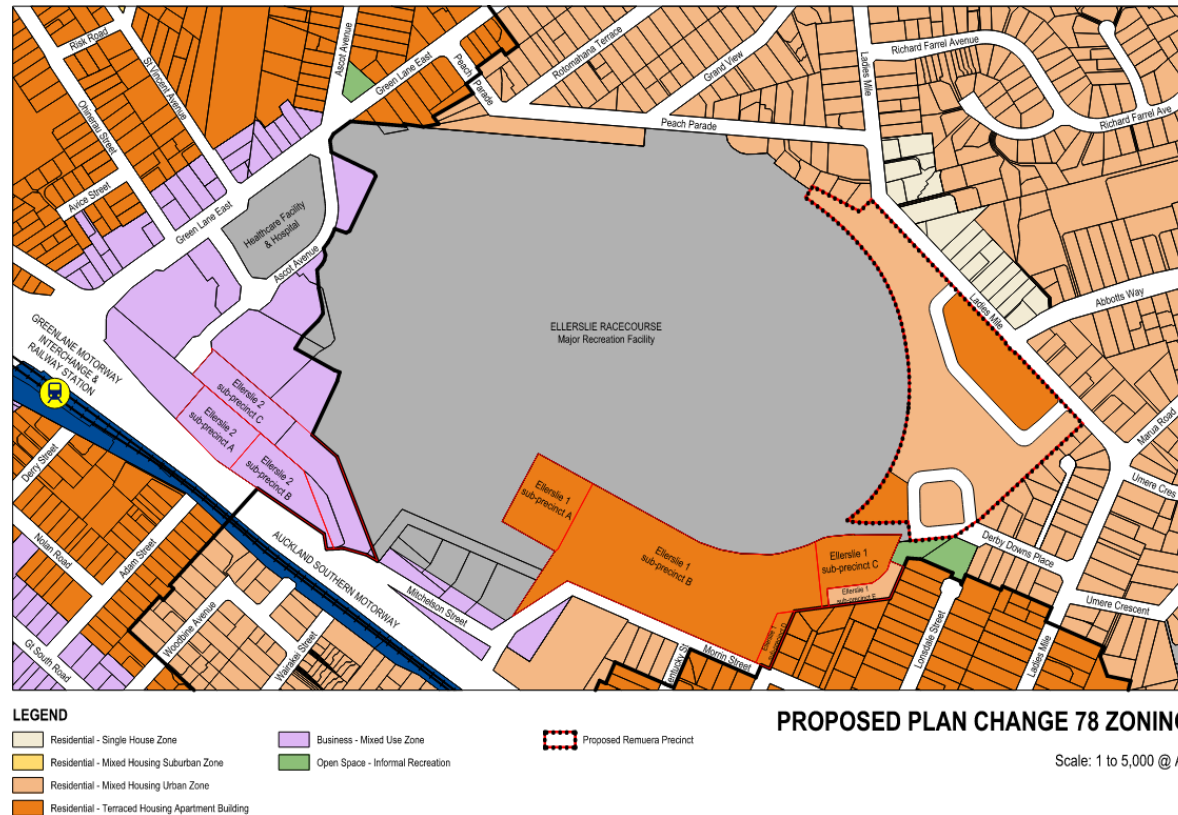
PLAN CHANGE APPLICATION – Current Zoning



- Hill site currently zoned Special Purpose – Major Recreation Facility Zone
- A plan change is proposed to regularise the underlying zoning in line with the consented residential masterplan



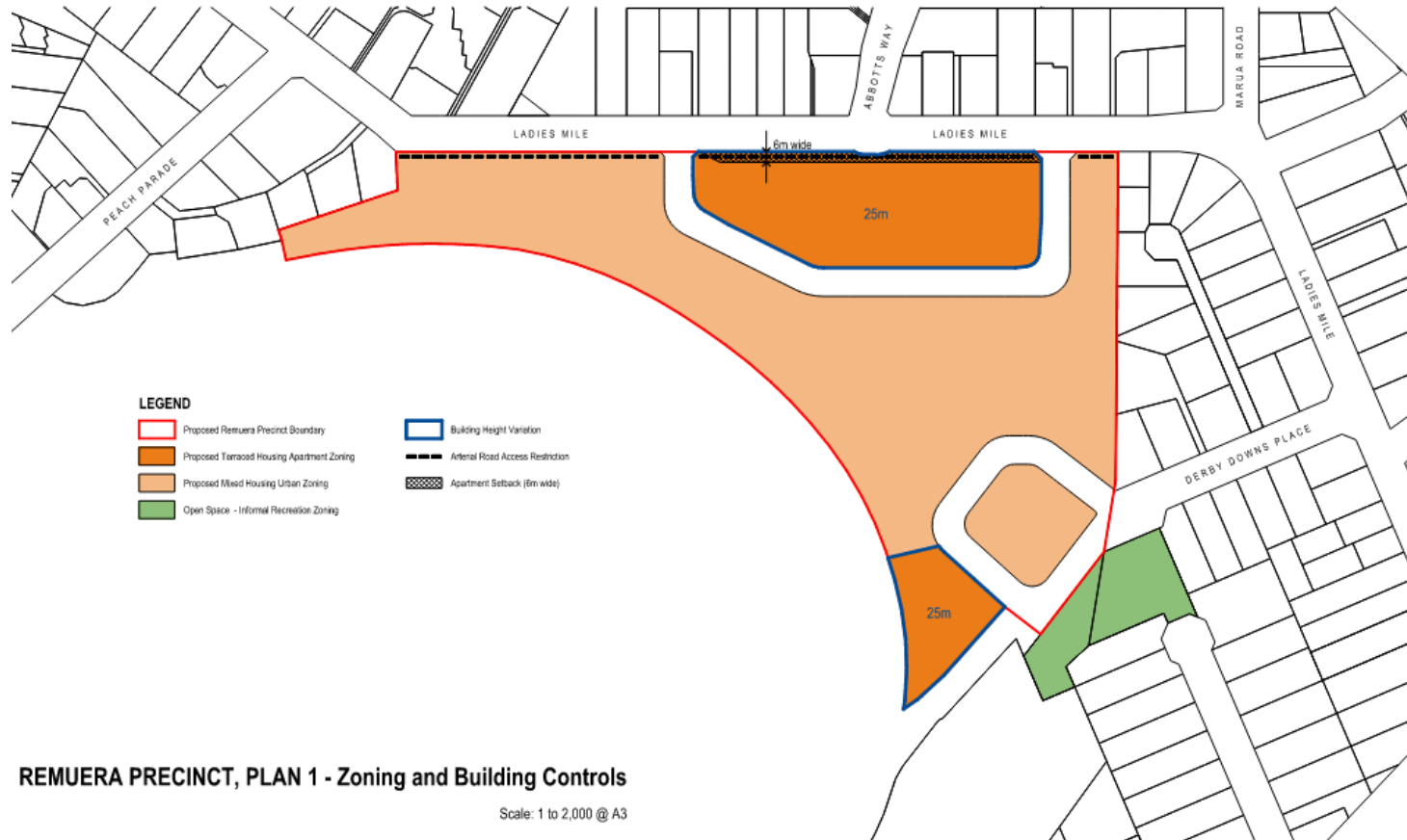
PLAN CHANGE APPLICATION – Proposed Zoning



- THAB for apartment lots (25m height) and MHU (11m+1m roof) for the standalone and terrace lots
- Proposed zoning must be consistent with Plan Change 78 which implements Medium Density Residential Standards ("MDRS") across Auckland, which means Mixed Housing Suburban can not be utilised as it will cease under PC 78



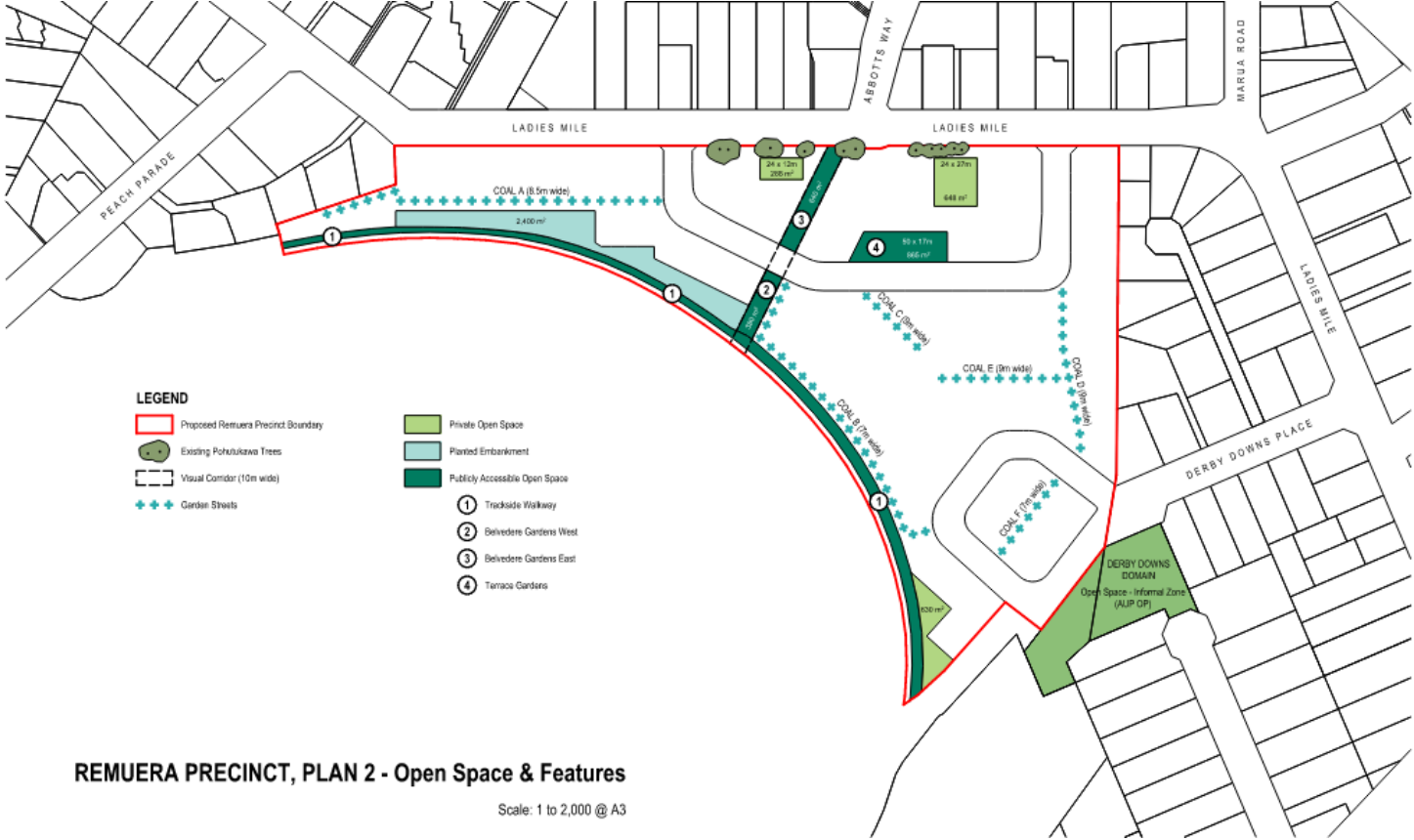
PLAN CHANGE APPLICATION – Proposed Zoning



- 6m Setback for apartment buildings proposed to protect pohutakawa
- Height variation of 25m in proposed THAB zones to match consented designs



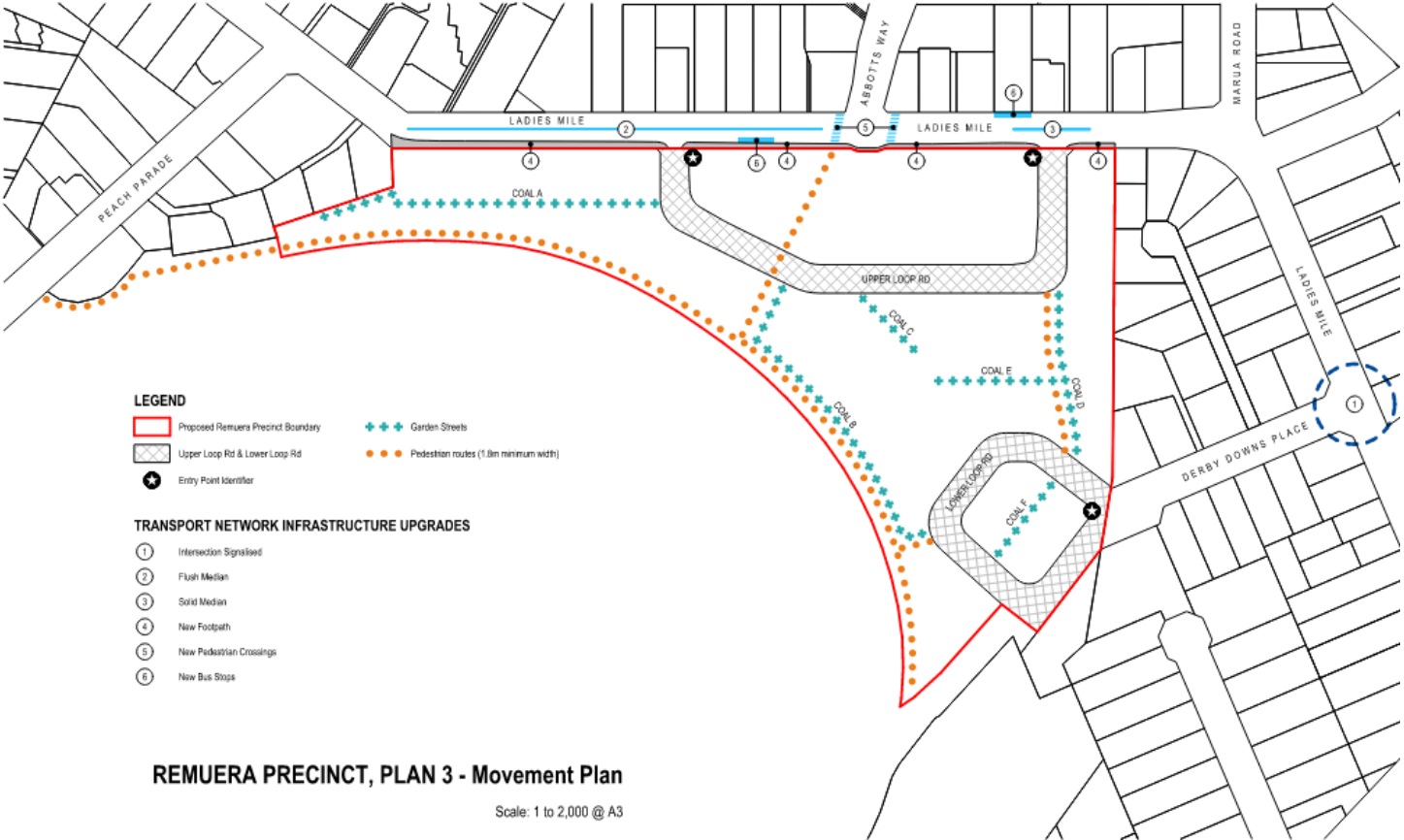
PLAN CHANGE APPLICATION – Proposed Zoning



- Open spaces protected under proposed plan change



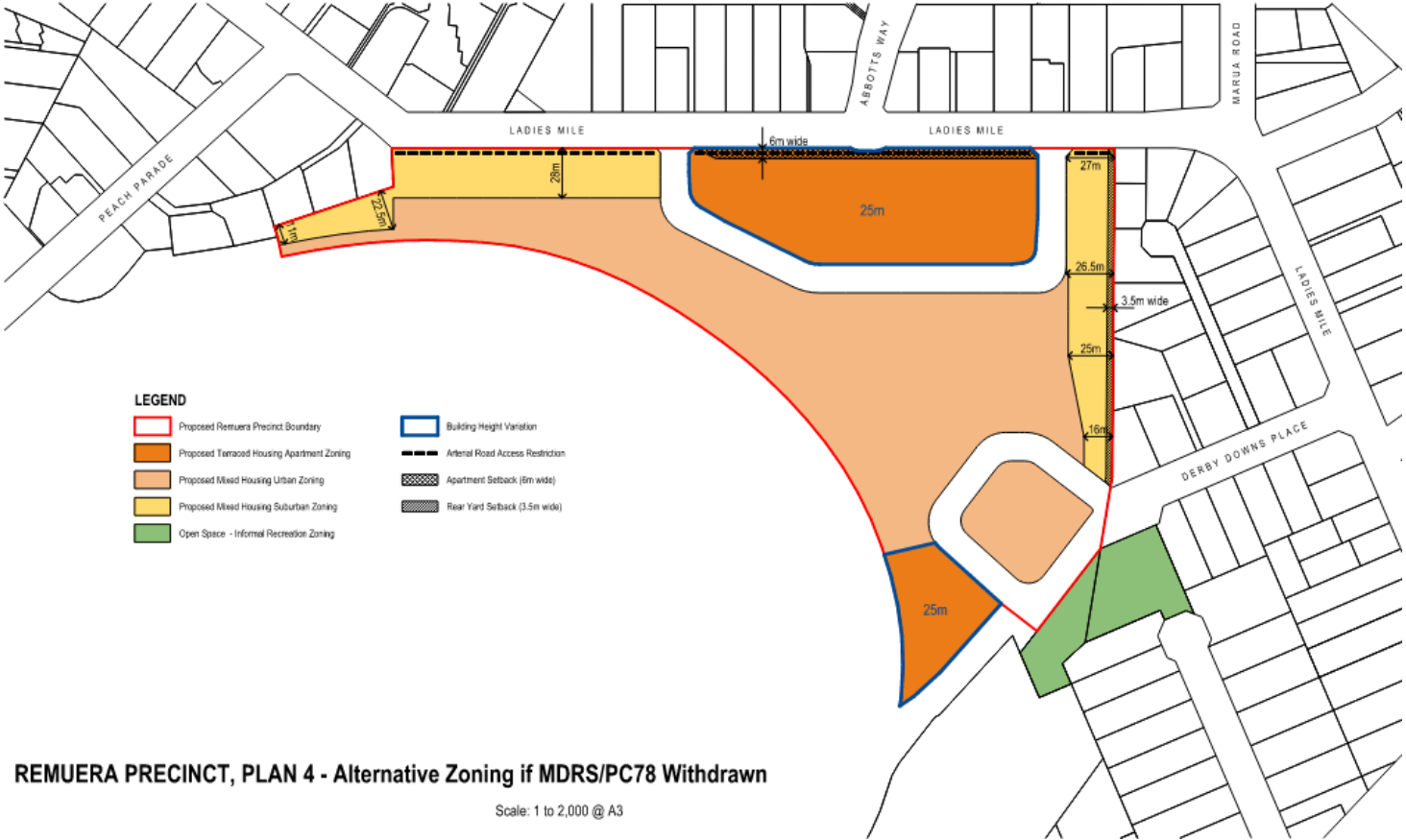
PLAN CHANGE APPLICATION – Proposed Zoning



- Pedestrian routes protected under the plan change



PLAN CHANGE APPLICATION – Proposed Zoning

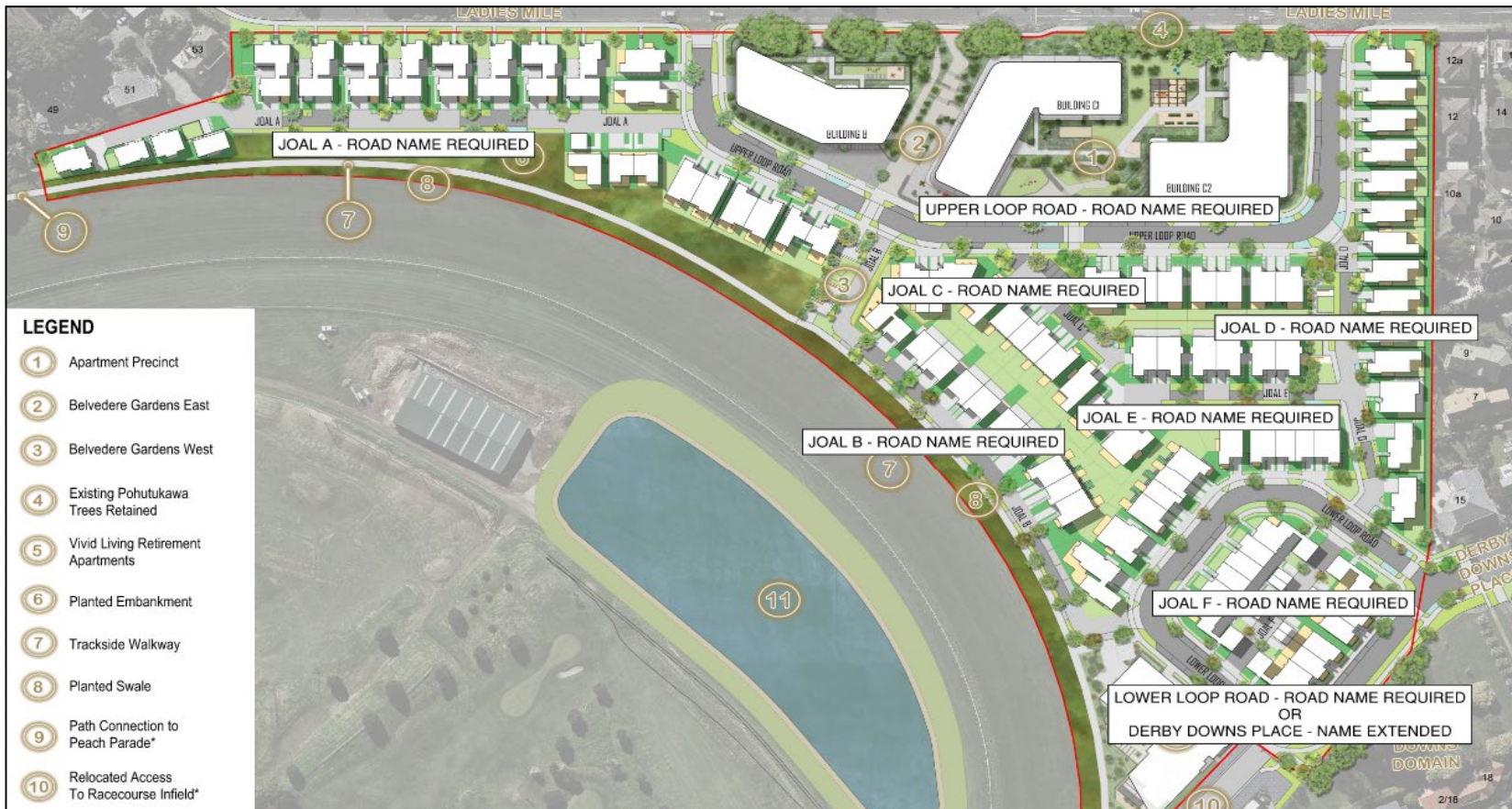


- Potential alternative zoning is MDRS/PC78 withdrawn

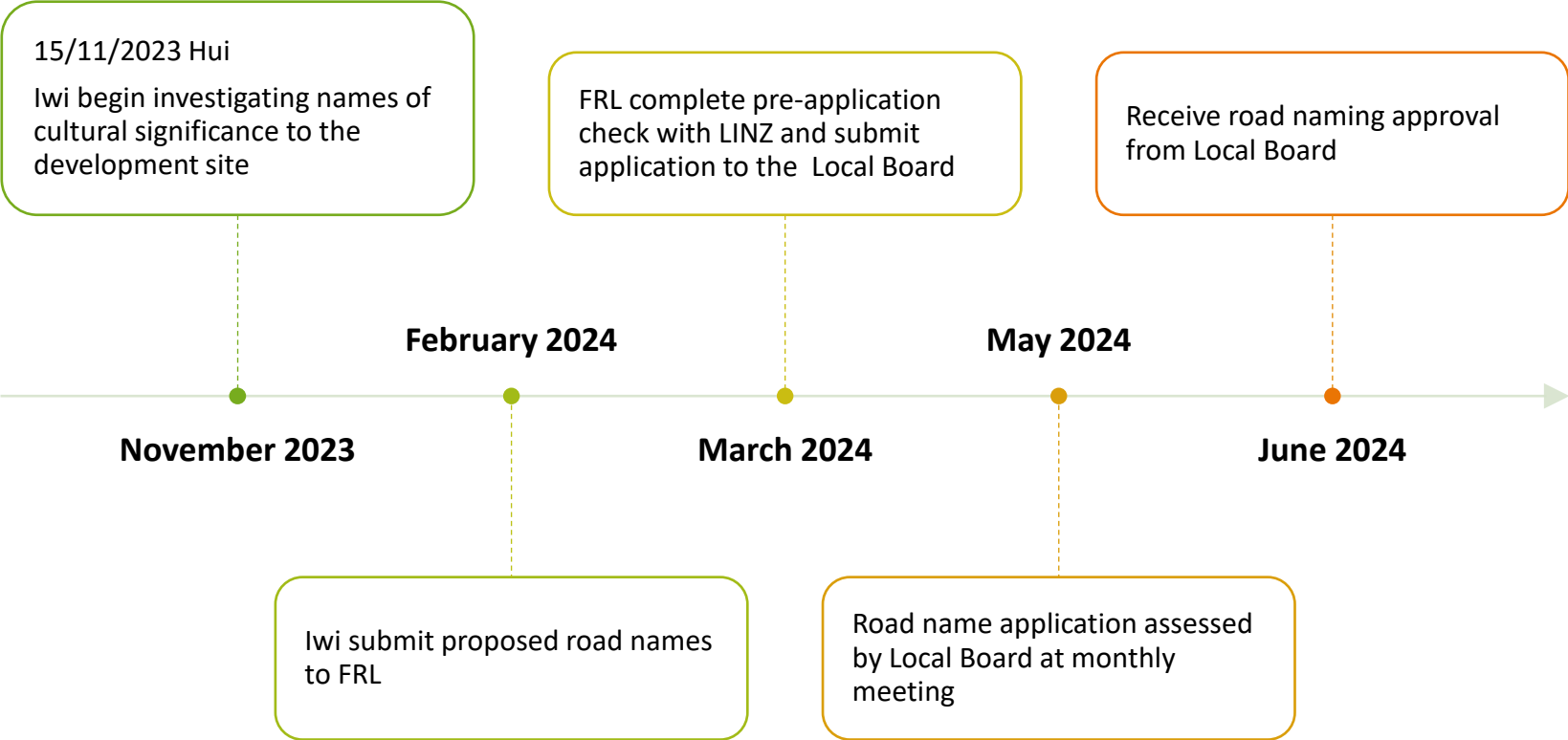


ROAD NAMING – 10 NAMES REQUIRED

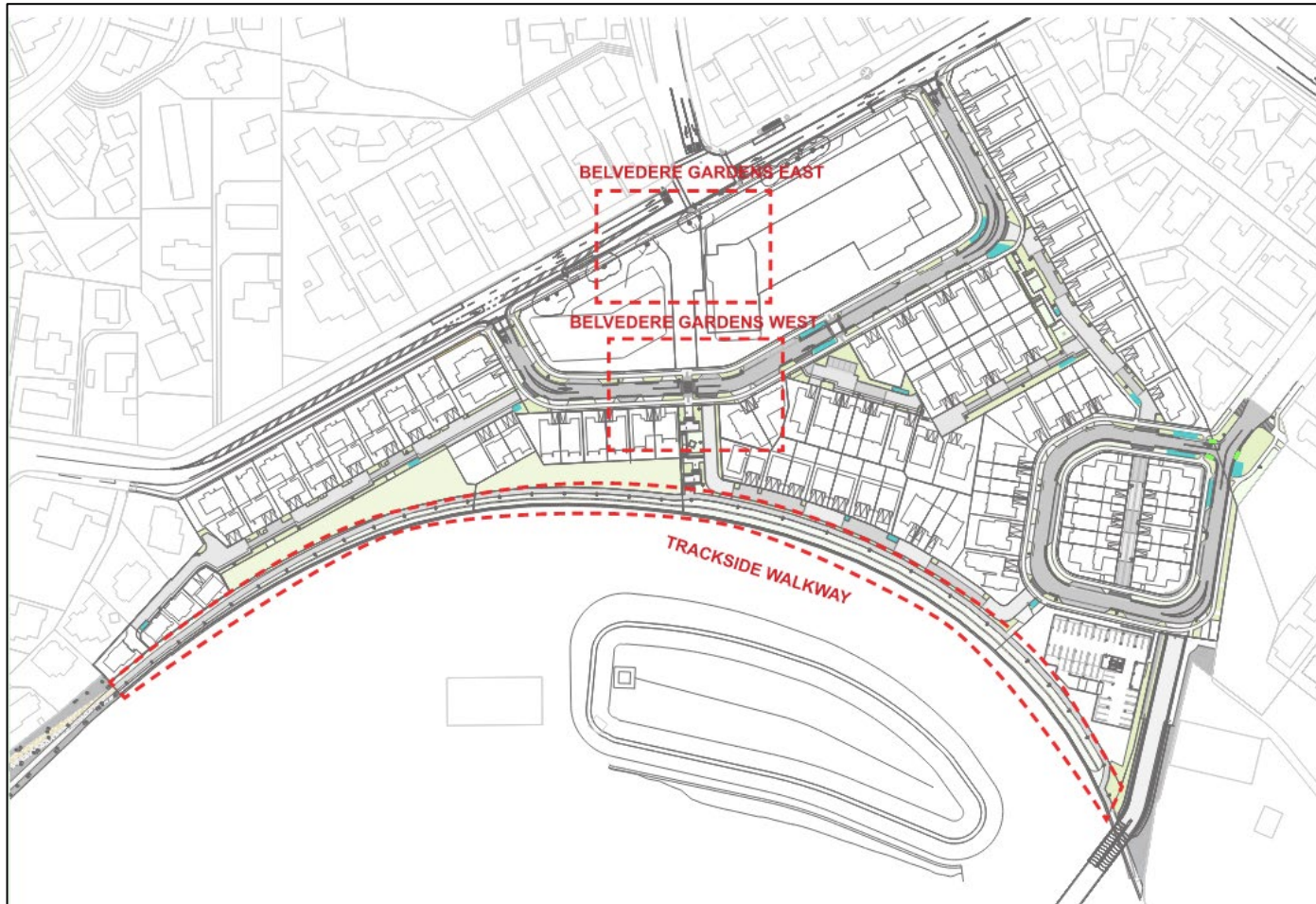
Auckland Thoroughbred Racing have interest in providing 2-3 names due to strong racing connection and history to the site.



ROAD NAMING – PROPOSED TIMELINE



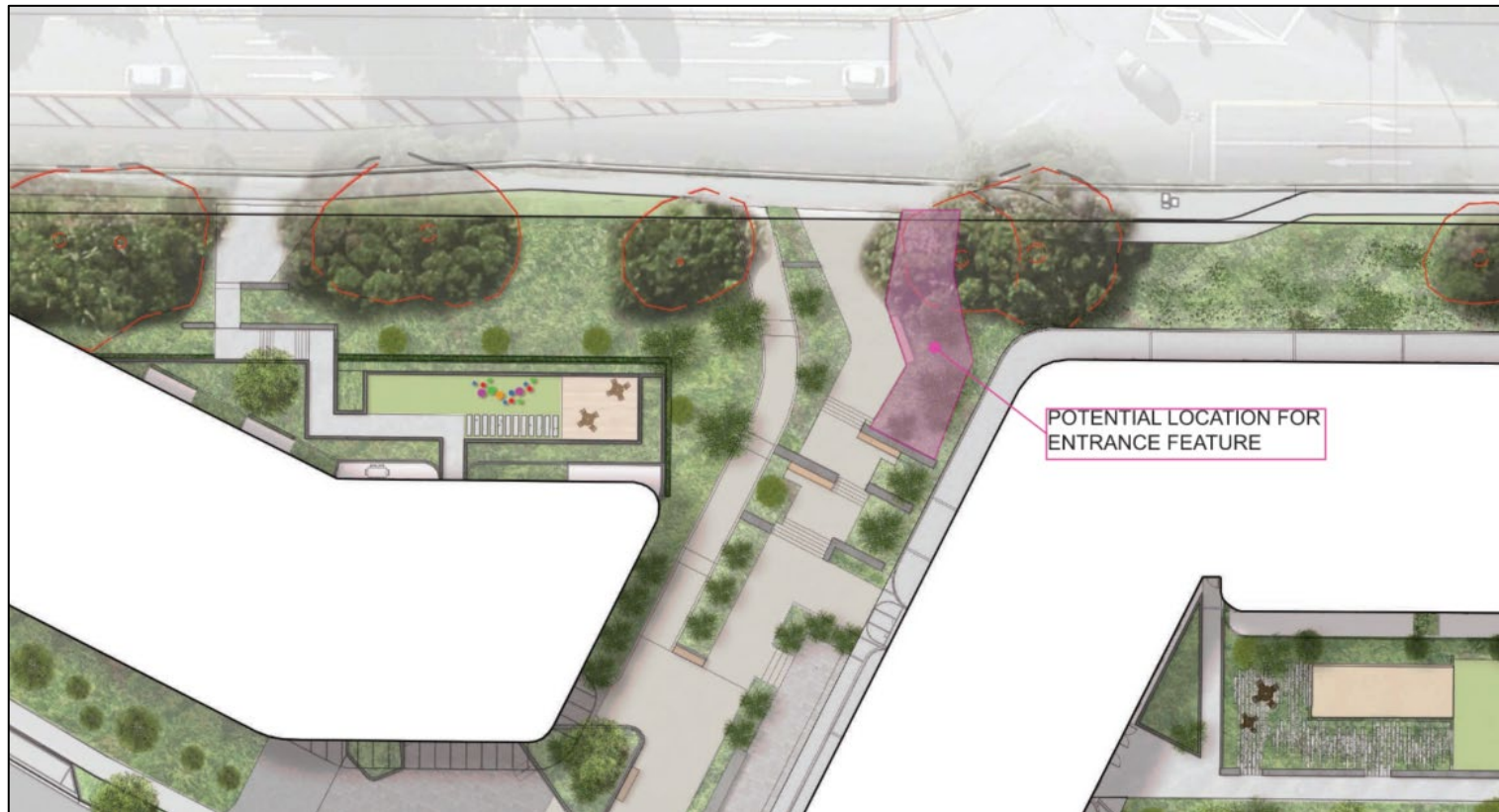
ARTIST CONCEPT DESIGN REVIEW



ARTIST CONCEPT DESIGN REVIEW

Opportunities previously discussed:

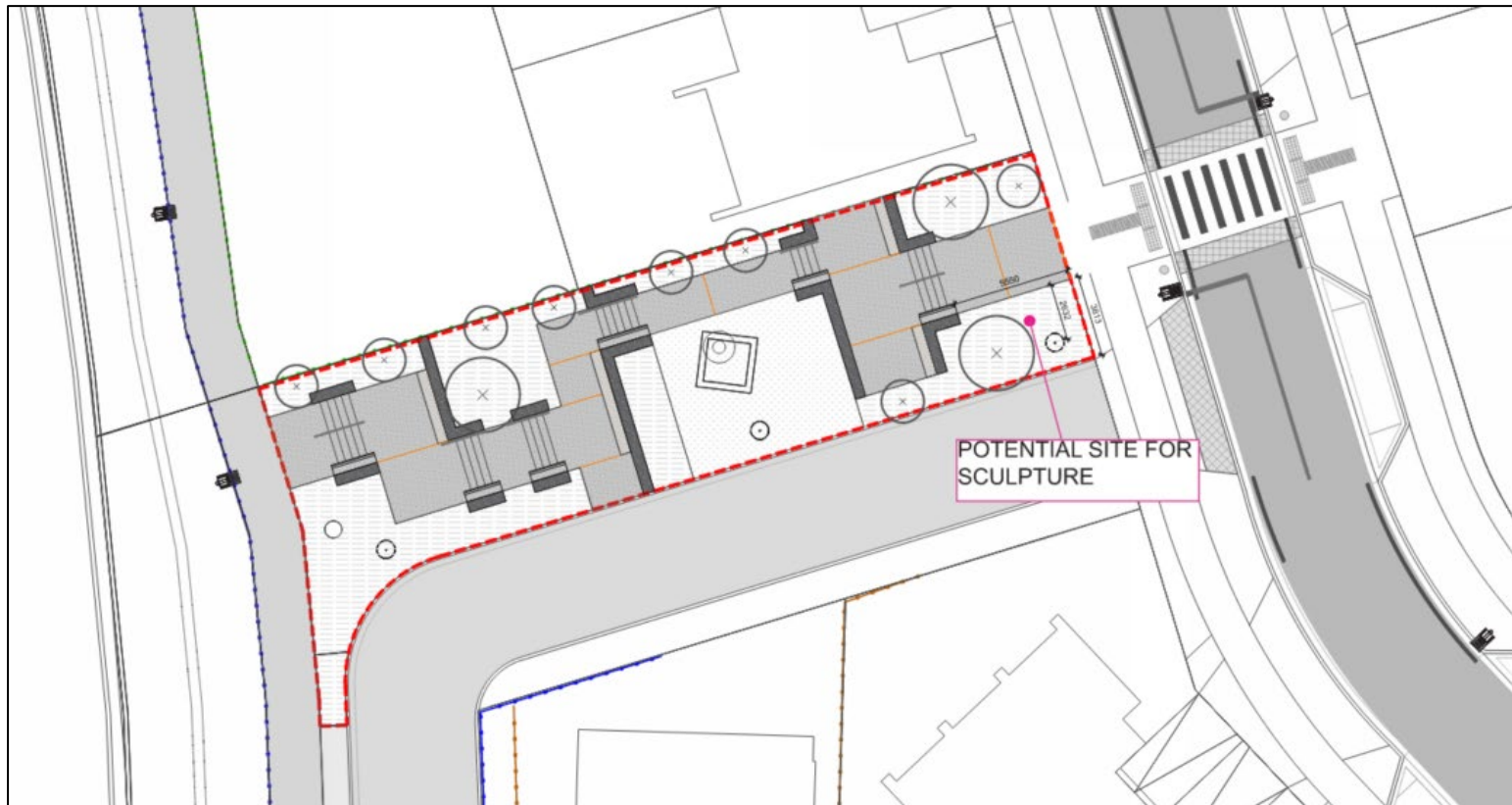
1. Welcome opportunity at the top of the Belvedere Gardens;



ARTIST CONCEPT DESIGN REVIEW

Opportunities previously discussed:

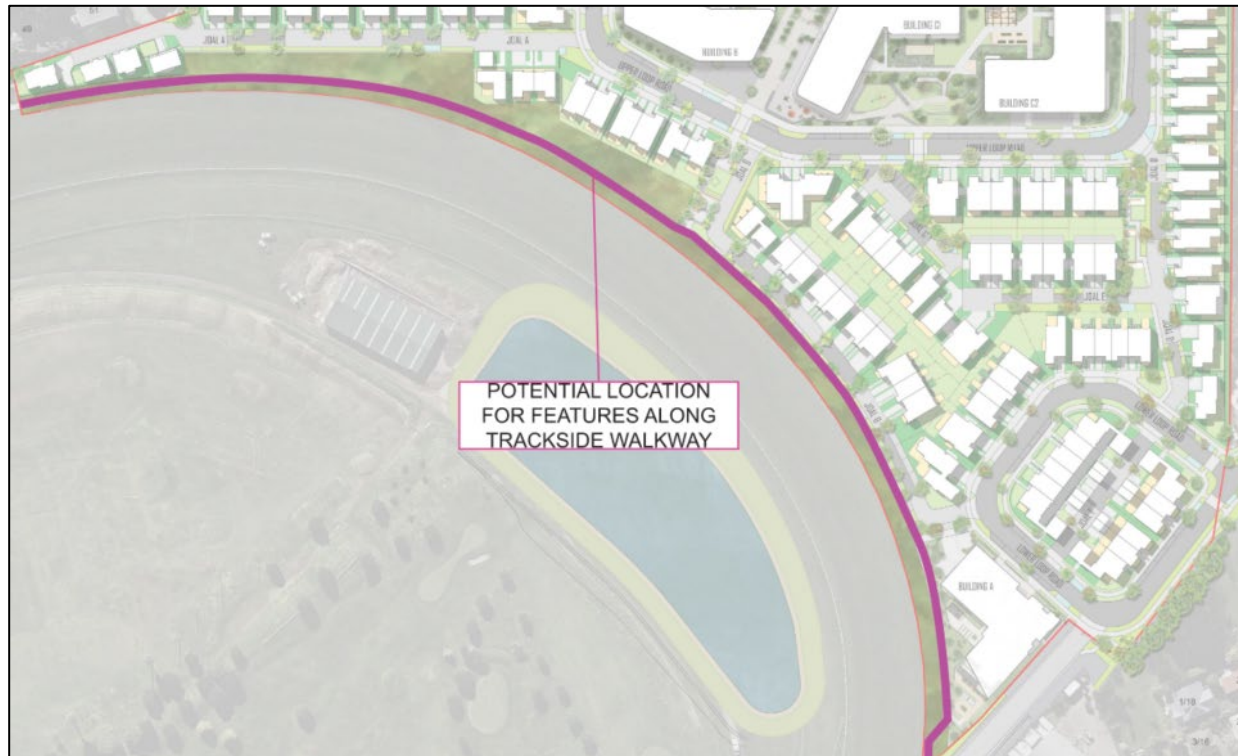
2. A resting and appreciation location within the Belvedere Gardens; and



ARTIST CONCEPT DESIGN REVIEW

Opportunities previously discussed:

3. Recognition of the historical passage through the site within or beside the trackside walkway.



ARTIST CONCEPT DESIGN REVIEW

Paora Puru (Ngāti Te Ata Waiohua) and Chris Van Doren

“a concept for basalt rocks to be repurposed as wayfinders 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.”

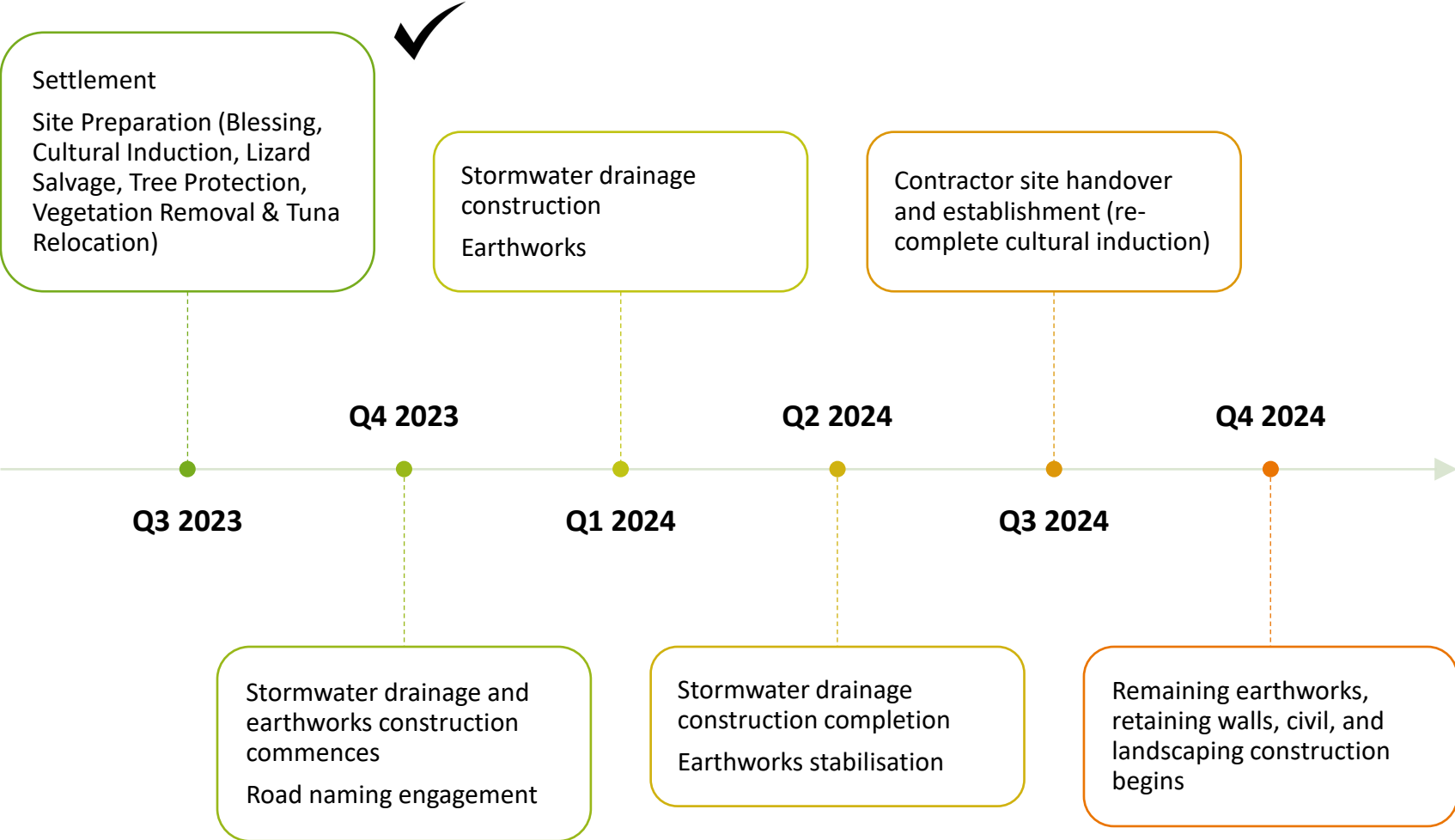


CULTURAL MONITORING

- Blessing completed 11th August 2023 by Nick Hawke and Kaumatua from Ngāti Whātua Ōrākei
- Tuna translocation blessings completed 21st and 22nd of August 2023 from Ngāti Whātua Ōrākei
- Cultural induction completed 1st September 2023 by Nick Hawke from Ngāti Whātua Ōrākei and Eru Wilton from Ngāti Maru Runanga
- Earthworks and stormwater drainage excavation commenced 4th September 2023
- On-going cultural monitoring
 - Is there any interest in completing inspection prior to Christmas?



PROGRAMME



CONCLUDING REMARKS & Q+A

- Next Hui to be organised for Q1 2024.
- Any other questions?





THE HILL

REMUERA

20th NOVEMBER 2023





AGENDA

1. Plan Change Application
2. Construction Progress
3. Stakeholder Engagement
4. Questions

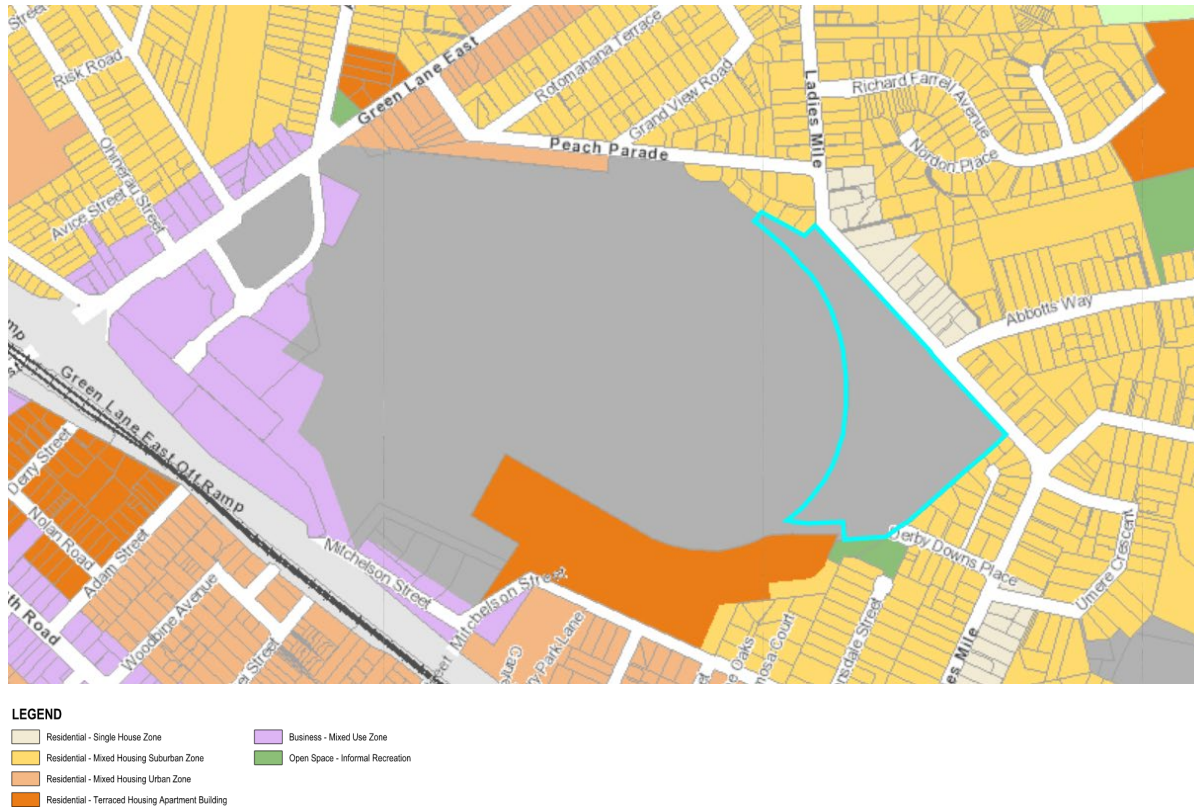


Background – Fast Track Consent

- Resource consent granted to construct approximately 357 residential dwellings including a mix of detached, duplex and terrace houses, market apartments, and an apartment building for active retirement use.
- Building heights range from 1 to 7 storeys (above any basement levels).



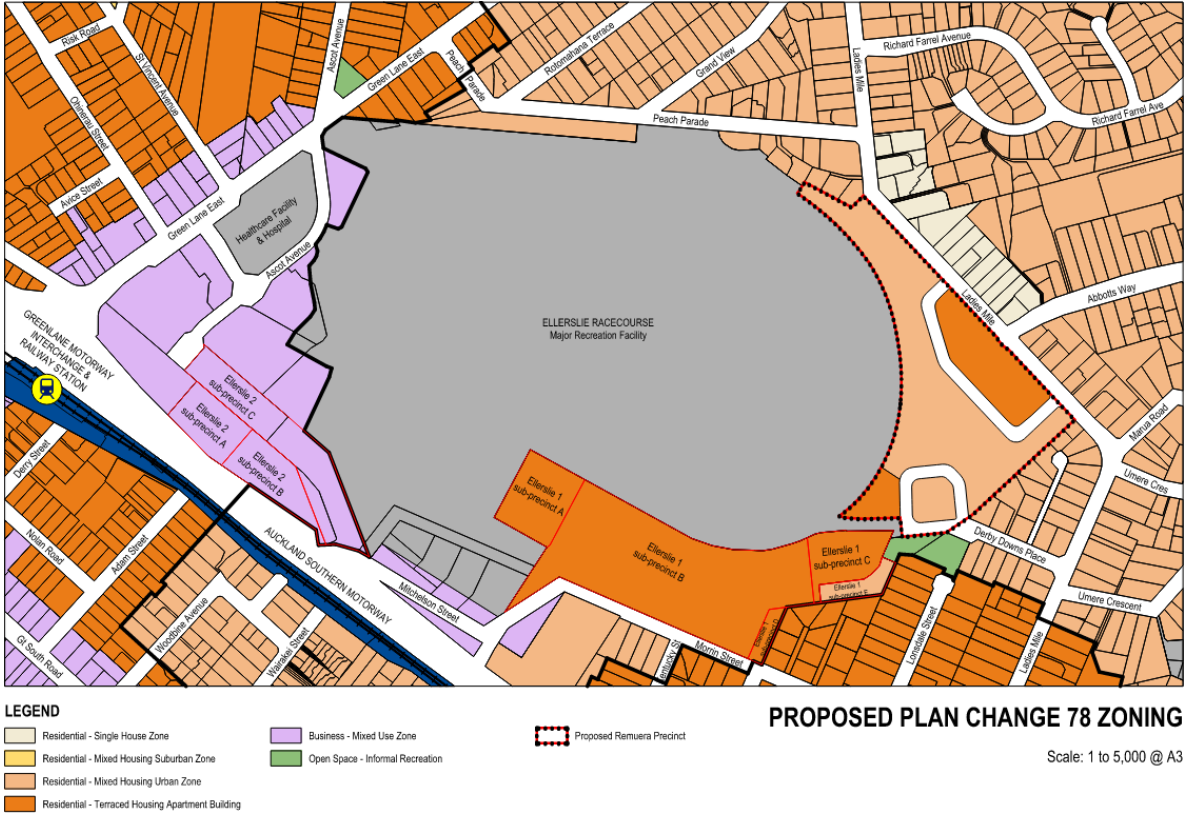
PLAN CHANGE APPLICATION – Current Zoning



- Plan Change extent is to match the area covered under the approved resource consent
- The Hill site current zoning is Special Purpose – Major Recreation Facility Zone
- A plan change is proposed to regularise the underlying zoning in line with the consented residential masterplan



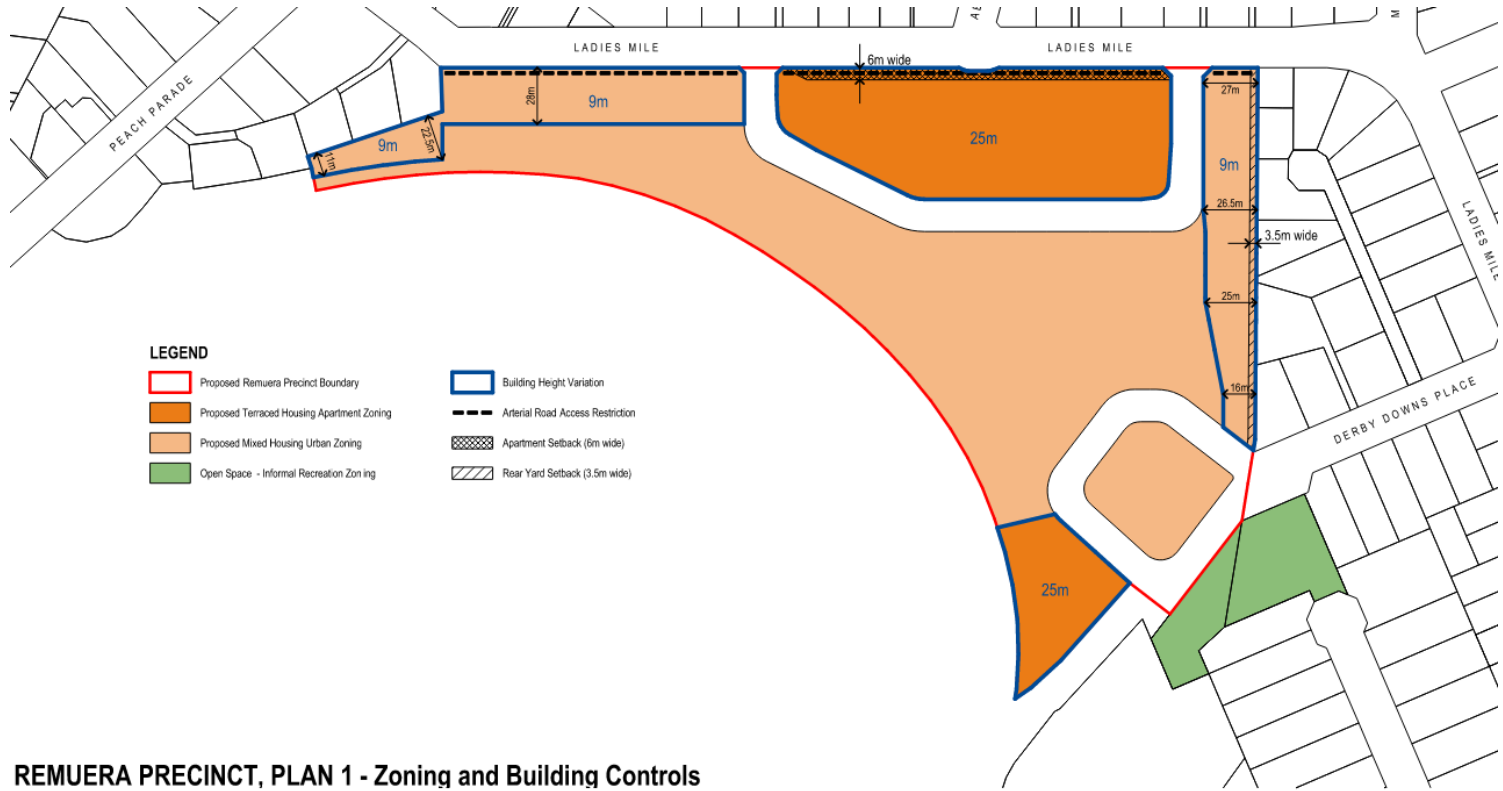
PLAN CHANGE APPLICATION – Proposed Zoning



- THAB for apartment lots (25m height) and MHU (11m+1m roof) for the standalone and terrace lots
- Proposed zoning must be consistent with Plan Change 78 which implements Medium Density Residential Standards ("MDRS") across Auckland, which means Mixed Housing Suburban can not be utilised as it will cease under PC 78



PLAN CHANGE APPLICATION – Proposed Covenants to Restrict Height

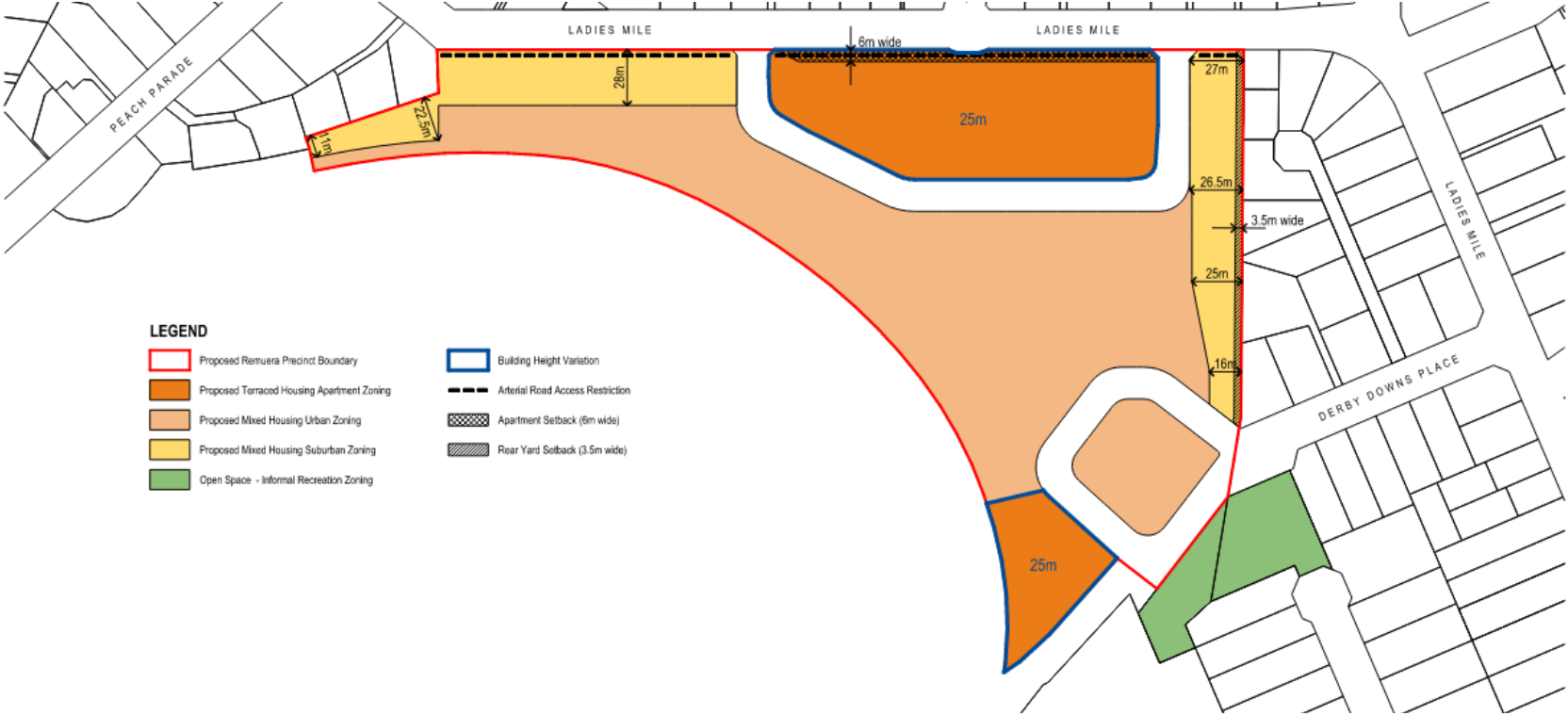


REMUERA PRECINCT, PLAN 1 - Zoning and Building Controls

- To assure neighbours that building height will not exceed those currently consented, Fletchers is proposing covenants to restrict height to 9m
- 9m is the same height allowed under the Mixed Housing Suburban zoning currently applied to most of the surrounding land



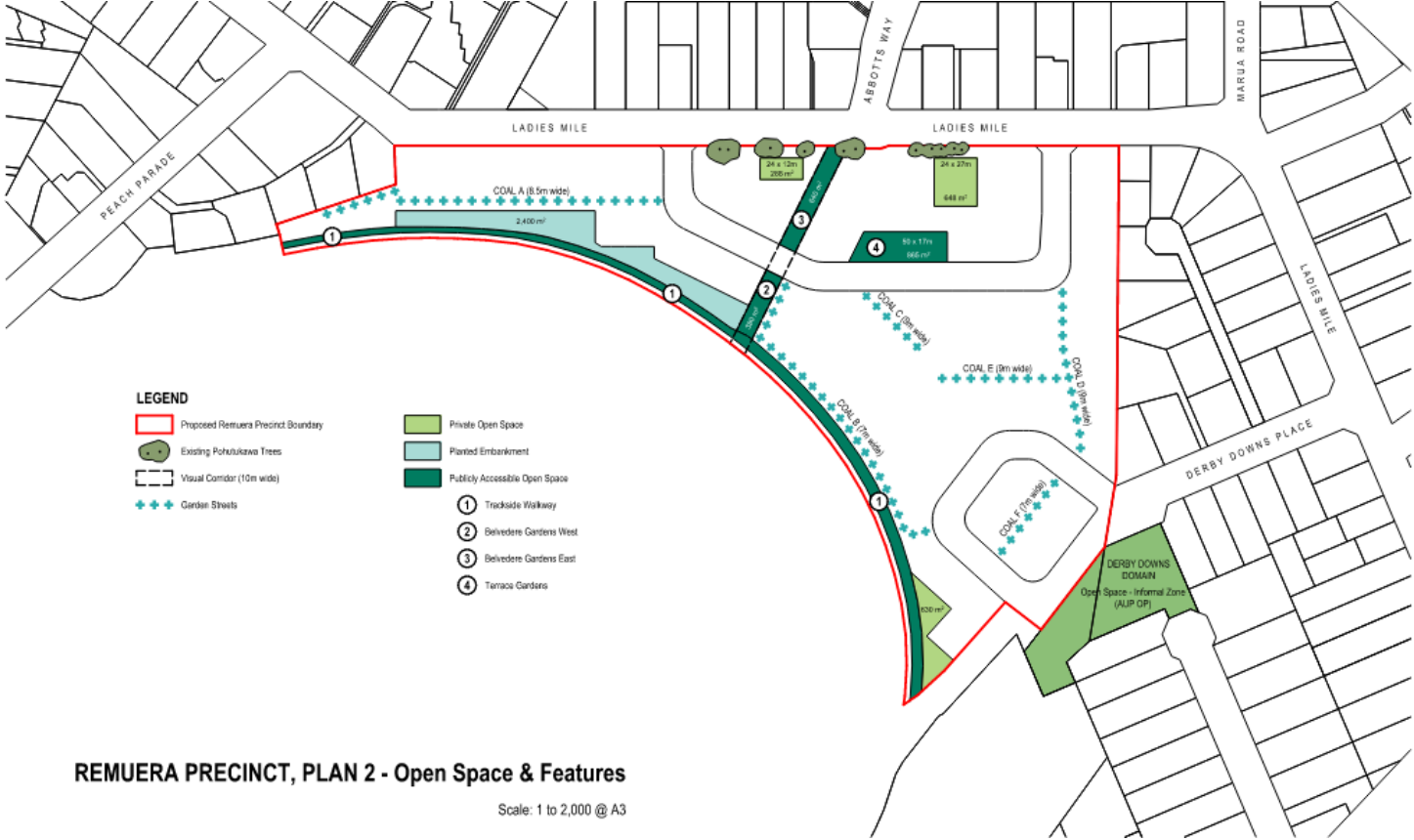
PLAN CHANGE APPLICATION – Alternative Zoning if MDRS/PC78 Withdrawn



- THAB for apartment lots (25m height), MHU (11m+1m roof) for the central standalone and terrace lots AND MHS (8m+1m roof) for sensitive southern and northern boundaries



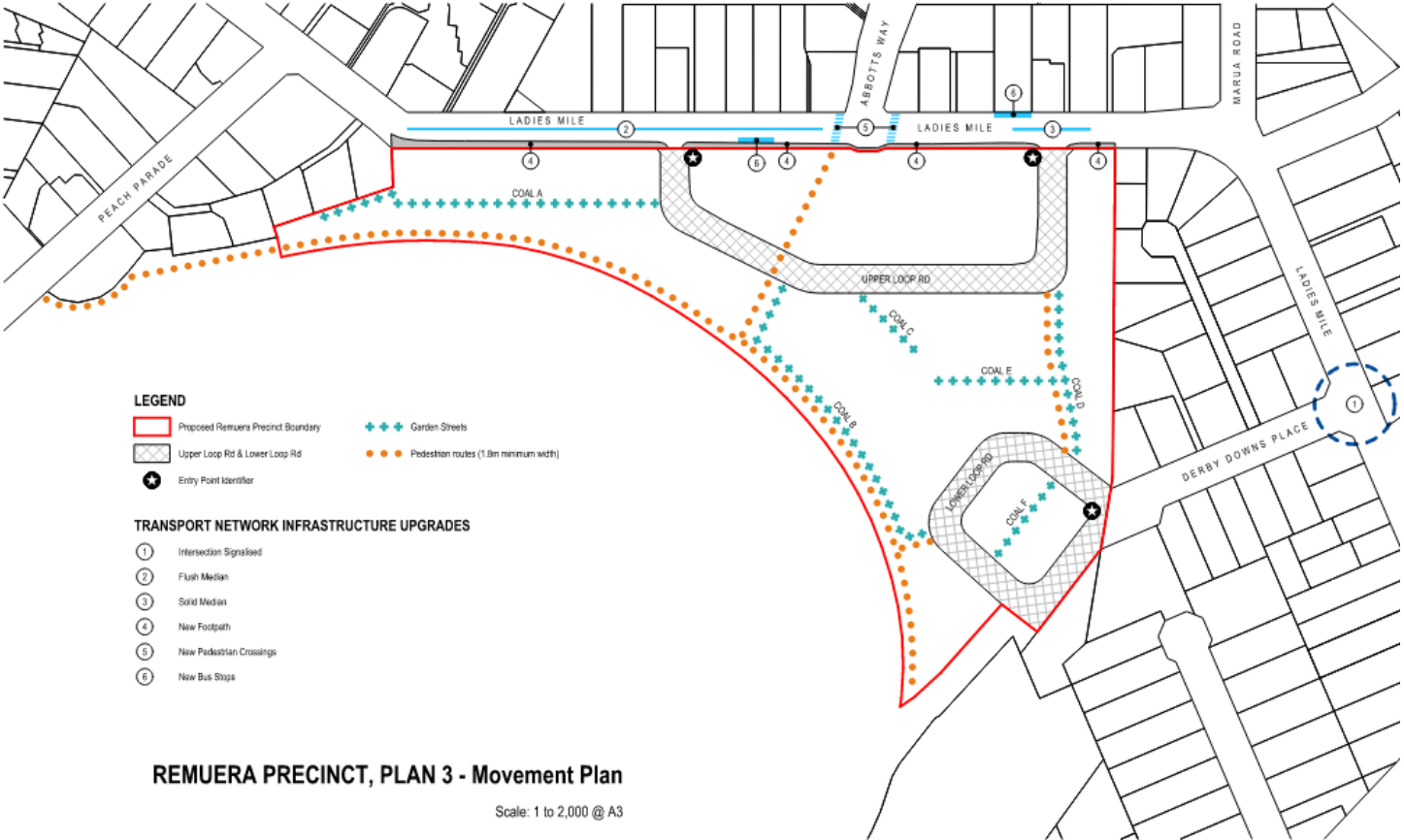
PLAN CHANGE APPLICATION – Open Spaces



- Open spaces protected under proposed plan change



PLAN CHANGE APPLICATION – Pedestrian Routes



- Pedestrian routes protected under the plan change



PLAN CHANGE APPLICATION – Concluding Remarks



- Fletchers are seeking a Plan change to align the underlying zoning with the consented residential masterplan and respective buildings. Nothing more than that is being sought.
- Any questions?



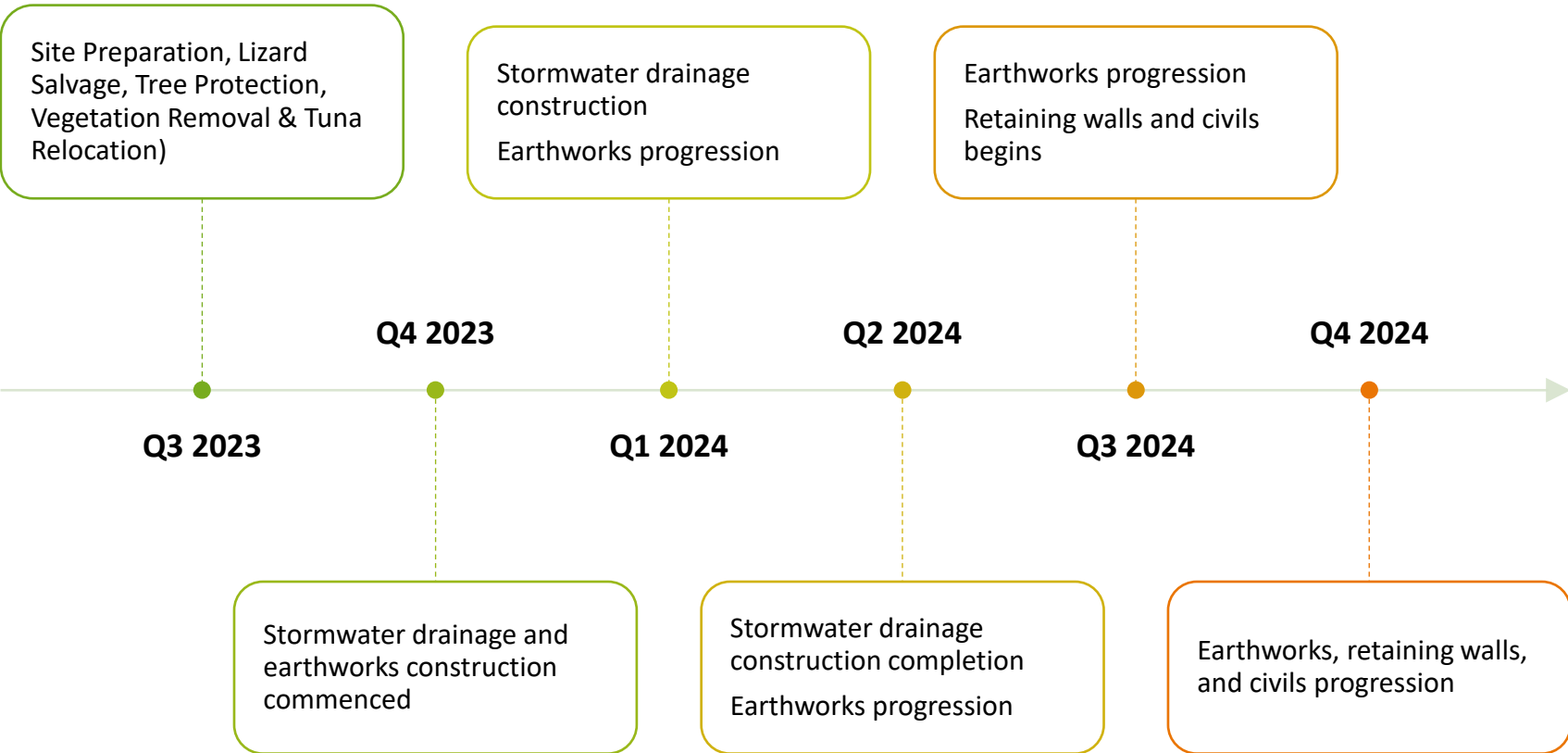
CONSTRUCTION PROGRESS

Current construction activities:

- Deep stormwater line and bulk earthworks commenced September 2023
- Target completion of civil works in 2026



CONSTRUCTION TIMELINE – The Next 12 Months



CONCLUDING REMARKS & Q+A

Questions?





APPENDIX 1:



THE HILL

REMUERA

23rd NOVEMBER 2023





AGENDA

1. Plan Change Application
2. Construction Progress
3. Stakeholder Engagement
4. Questions

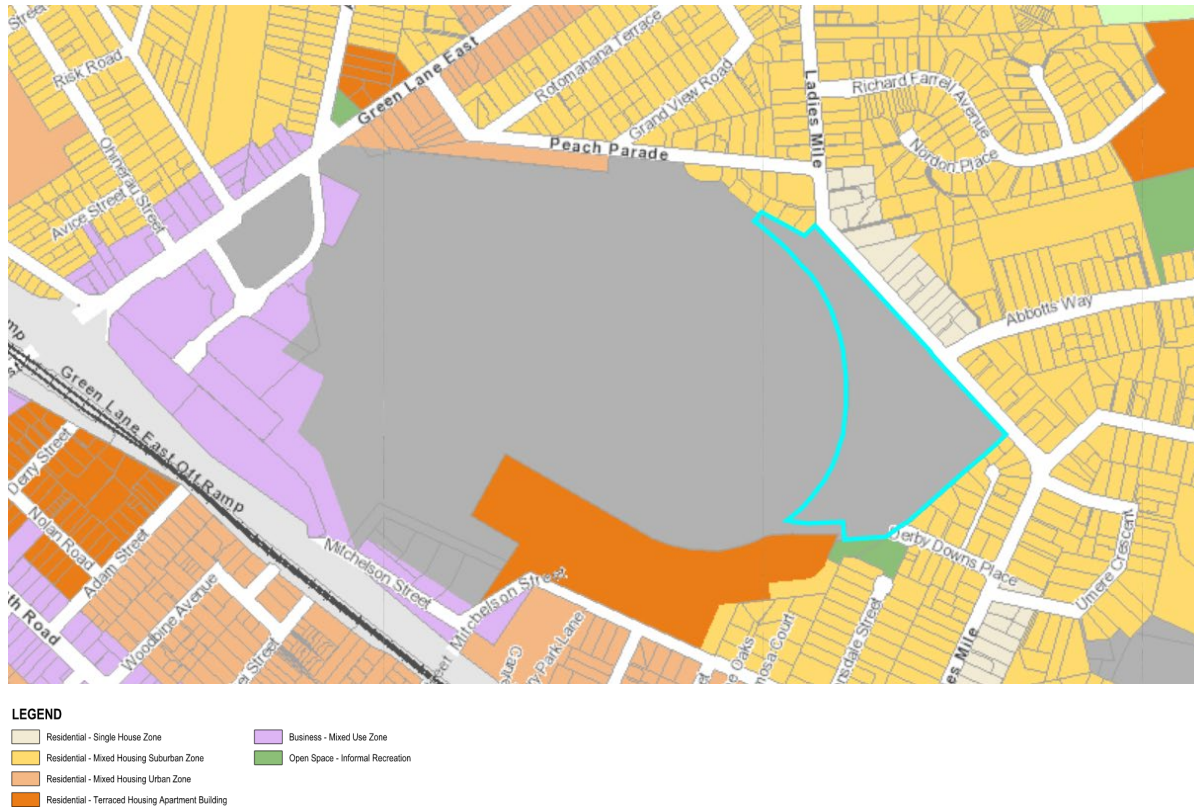


Background – Fast Track Consent

- Resource consent granted to construct approximately 357 residential dwellings including a mix of detached, duplex and terrace houses, market apartments, and an apartment building for active retirement use.
- Building heights range from 1 to 7 storeys (above any basement levels).



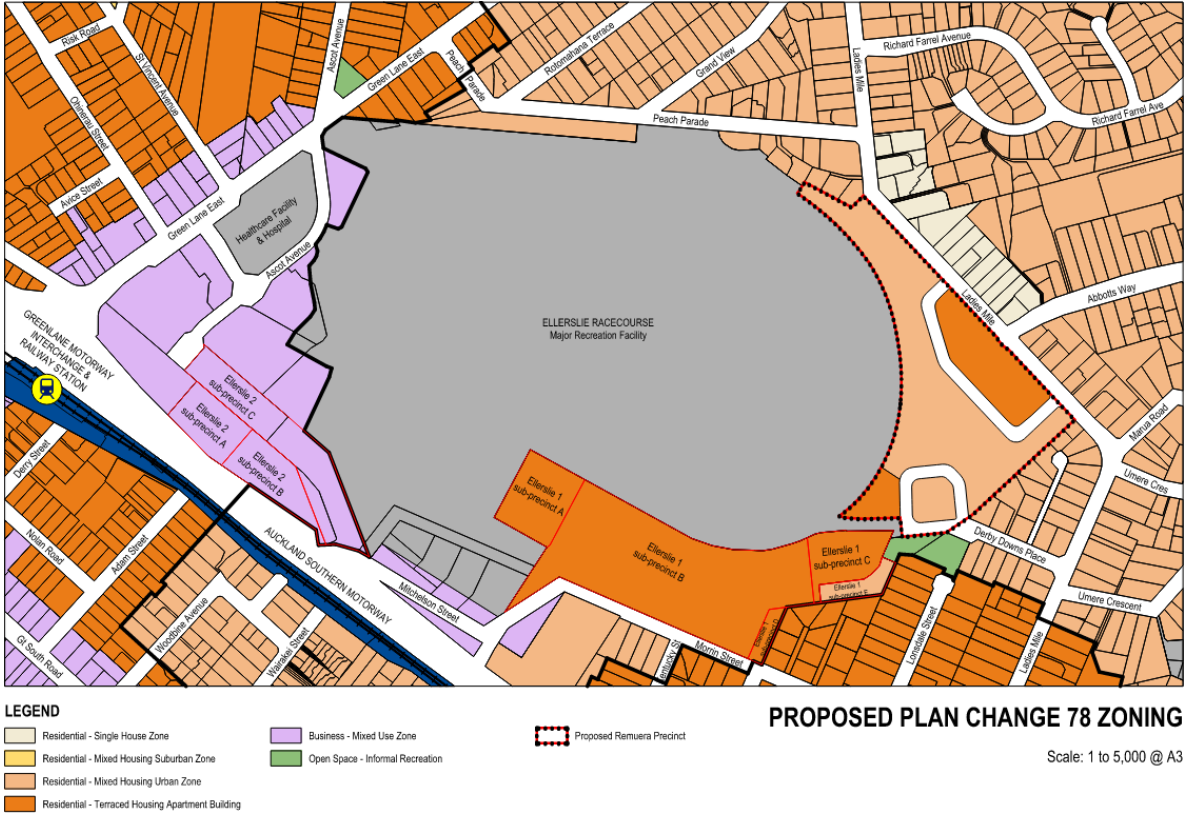
PLAN CHANGE APPLICATION – Current Zoning



- Plan Change extent is to match the area covered under the approved resource consent
- The Hill site current zoning is Special Purpose – Major Recreation Facility Zone
- A plan change is proposed to regularise the underlying zoning in line with the consented residential masterplan



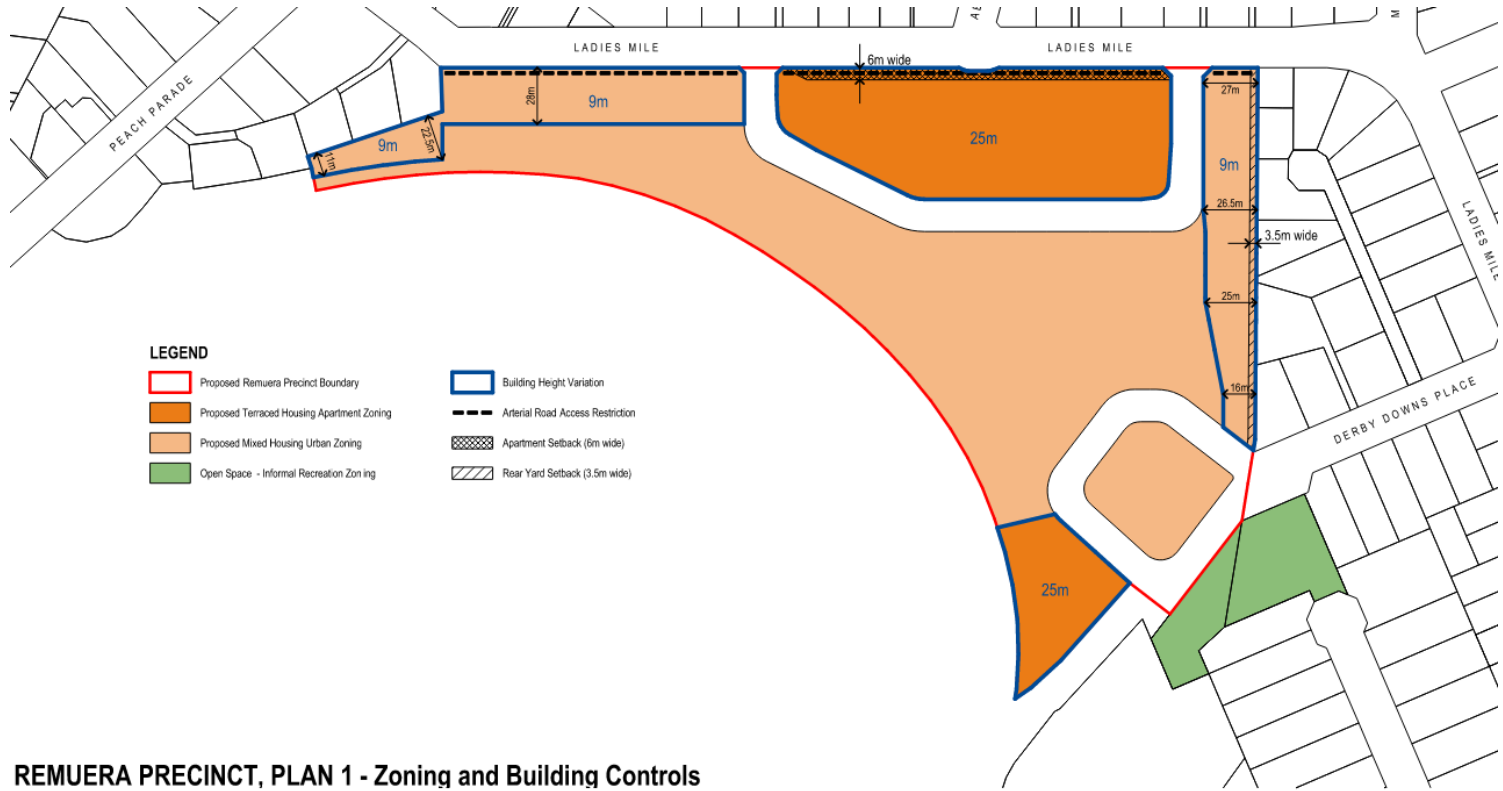
PLAN CHANGE APPLICATION – Proposed Zoning



- THAB for apartment lots (25m height) and MHU (11m+1m roof) for the standalone and terrace lots
- Proposed zoning must be consistent with Plan Change 78 which implements Medium Density Residential Standards ("MDRS") across Auckland, which means Mixed Housing Suburban can not be utilised as it will cease under PC 78



PLAN CHANGE APPLICATION – Proposed Covenants to Restrict Height

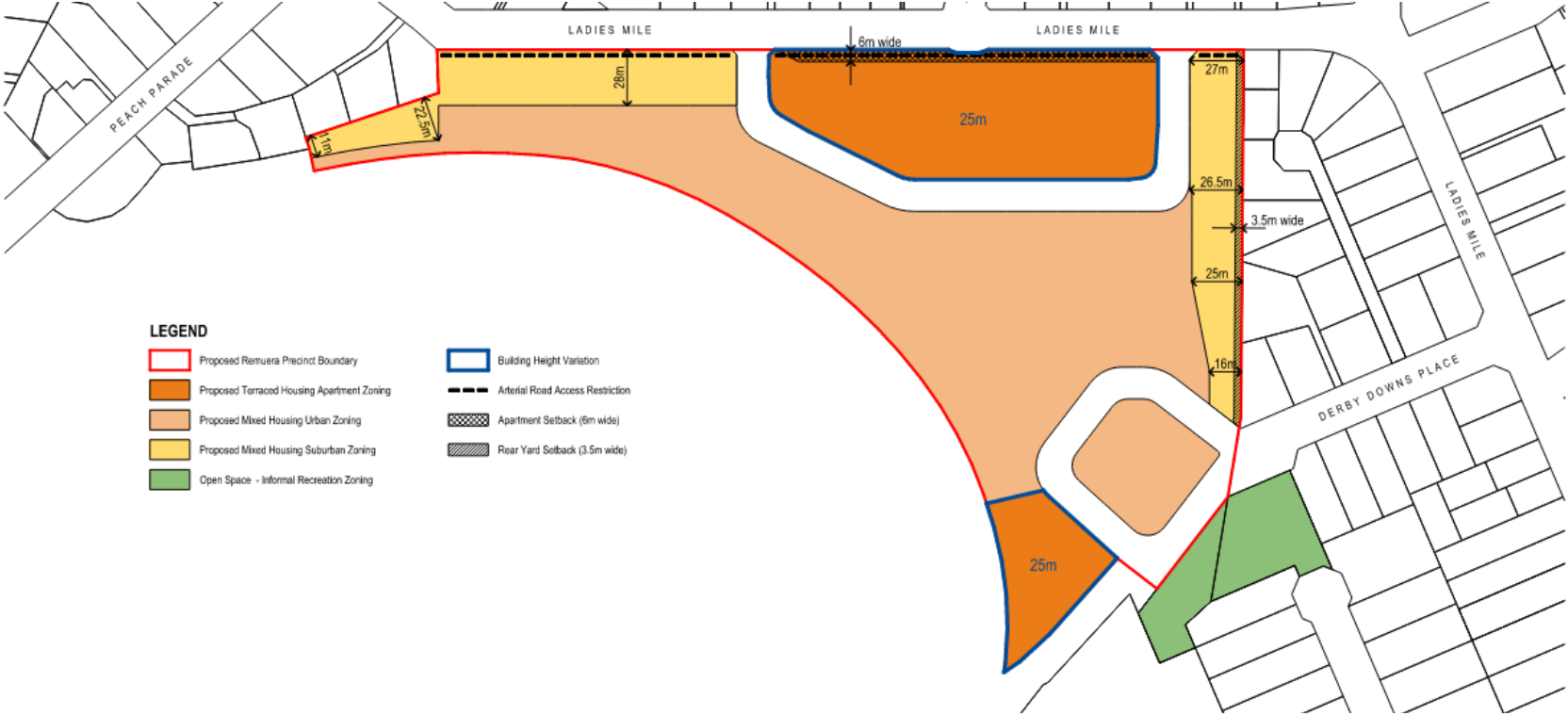


REMUERA PRECINCT, PLAN 1 - Zoning and Building Controls

- To assure neighbours that building height will not exceed those currently consented, Fletchers is proposing covenants to restrict height to 9m
- 9m is the same height allowed under the Mixed Housing Suburban zoning currently applied to most of the surrounding land



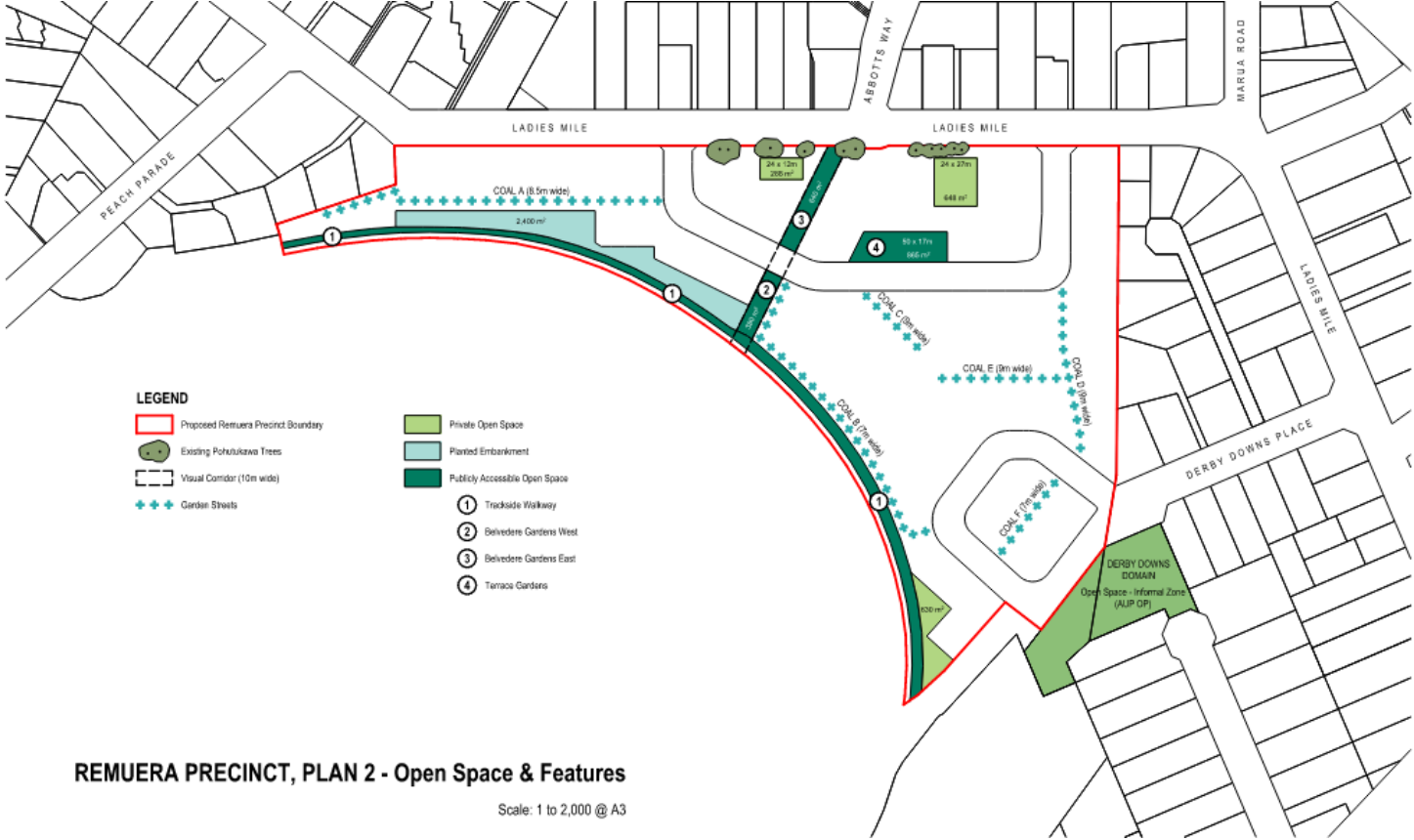
PLAN CHANGE APPLICATION – Alternative Zoning if MDRS/PC78 Withdrawn



- THAB for apartment lots (25m height), MHU (11m+1m roof) for the central standalone and terrace lots AND MHS (8m+1m roof) for sensitive southern and northern boundaries



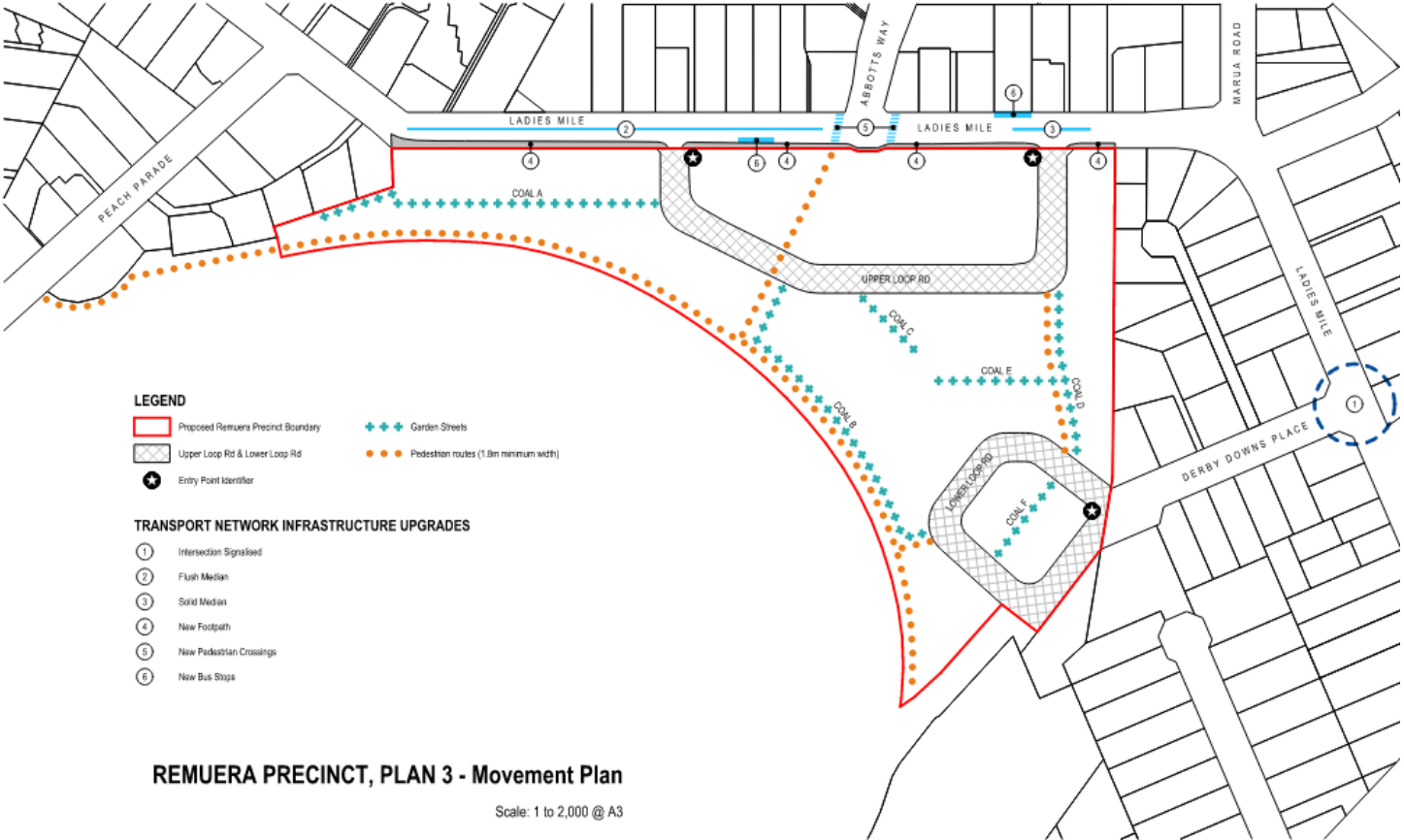
PLAN CHANGE APPLICATION – Open Spaces



- Open spaces protected under proposed plan change



PLAN CHANGE APPLICATION – Pedestrian Routes



- Pedestrian routes protected under the plan change



PLAN CHANGE APPLICATION – Concluding Remarks



- Fletchers are seeking a Plan change to align the underlying zoning with the consented residential masterplan and respective buildings. Nothing more than that is being sought.
- Any questions?



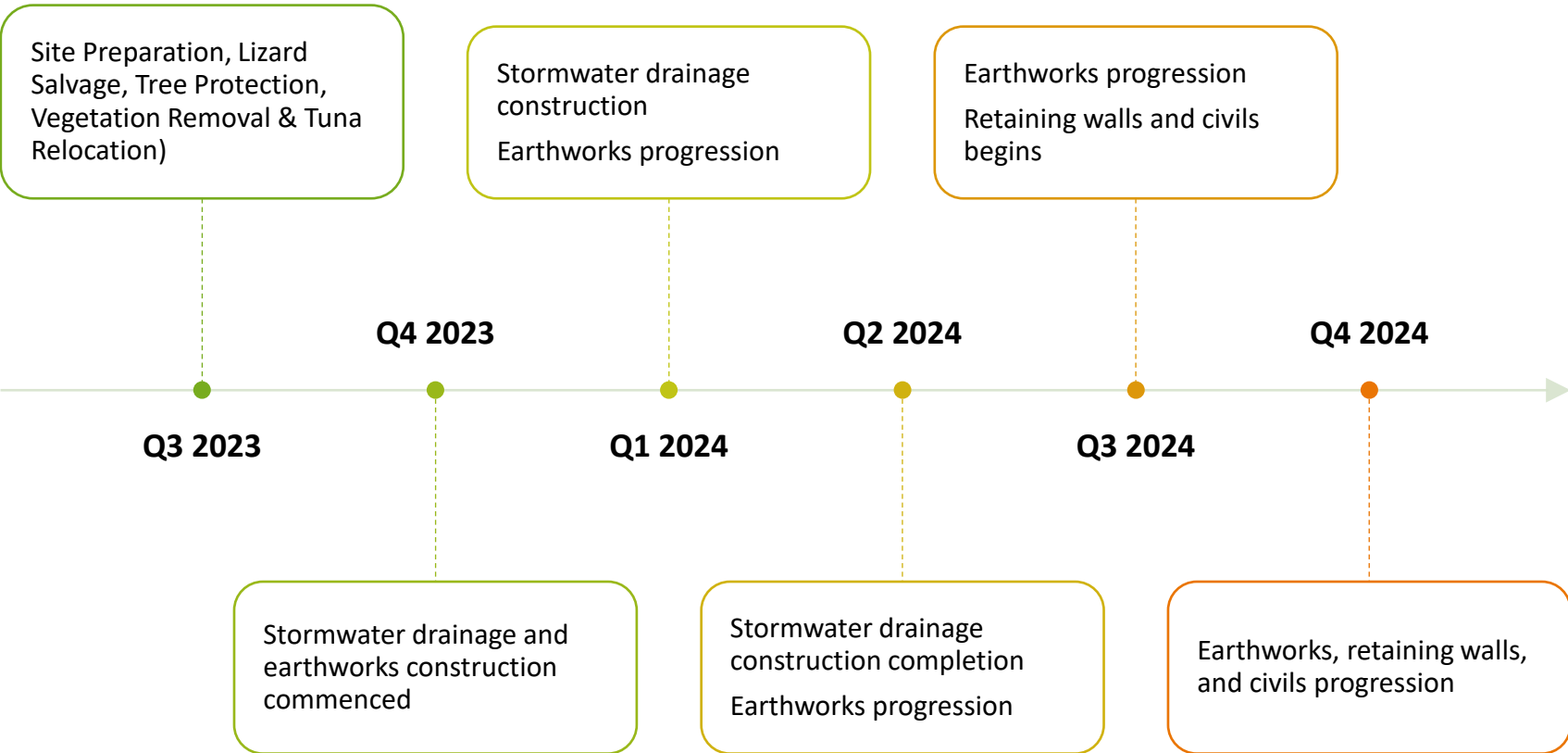
CONSTRUCTION PROGRESS

Current construction activities:

- Deep stormwater line and bulk earthworks commenced September 2023
- Target completion of civil works in 2026



CONSTRUCTION TIMELINE – The Next 12 Months



CONCLUDING REMARKS & Q+A

Questions?



Korere Kauriki

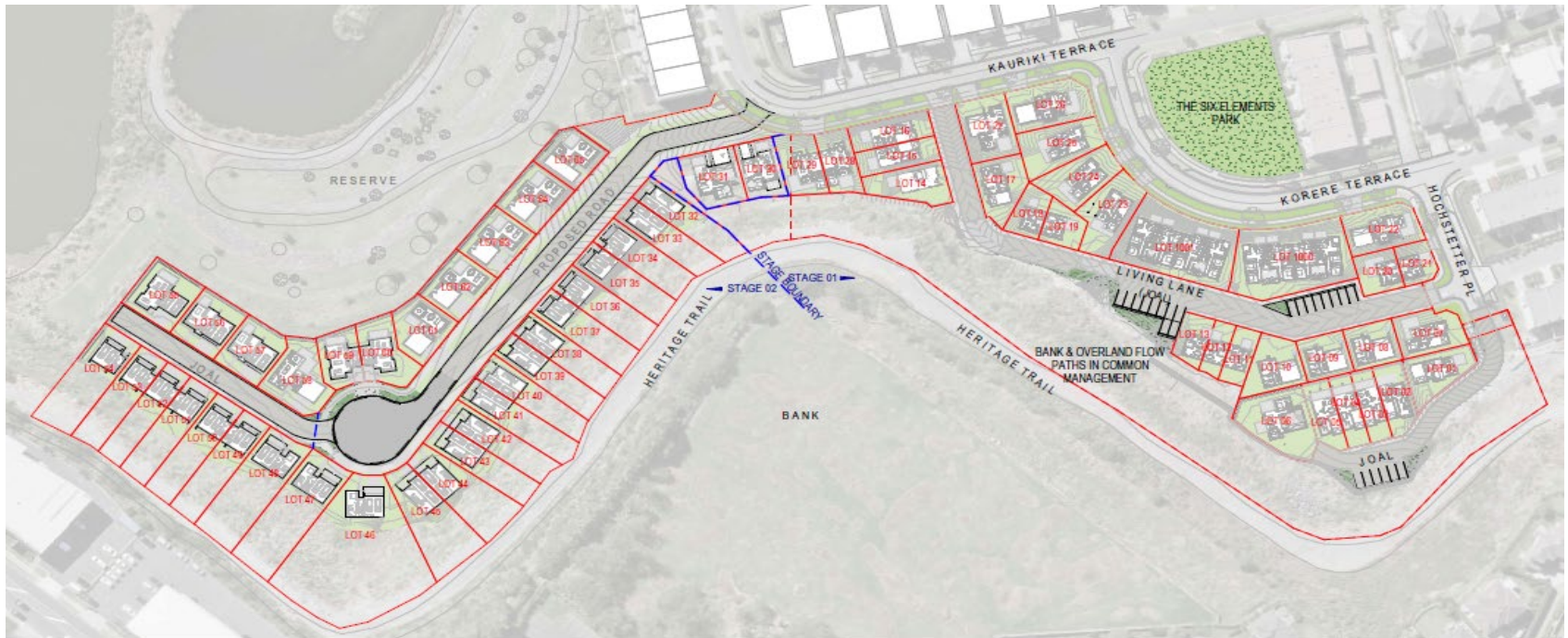
STONEFIELDS



SITE LOCATION



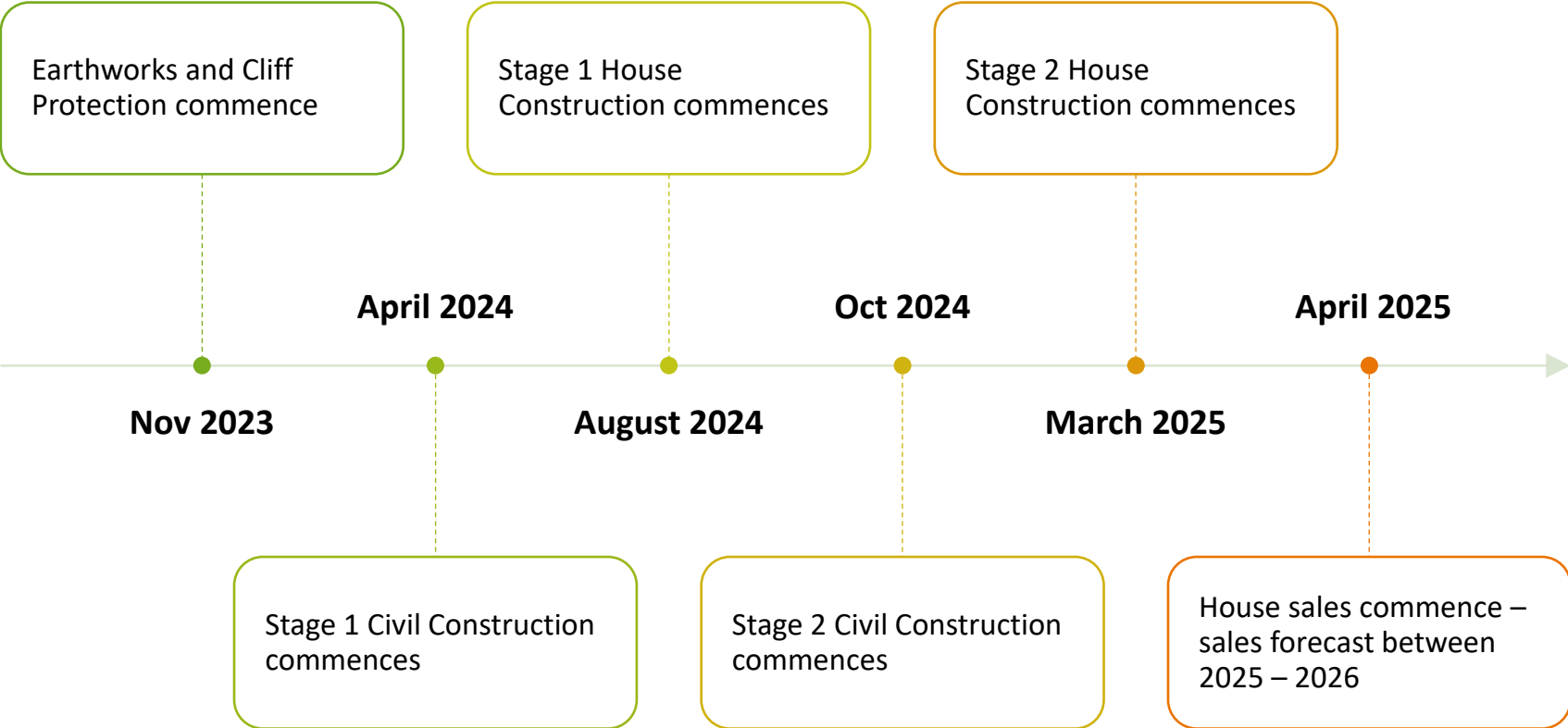
MASTERPLAN – Stage 1 & 2



- Earthworks and Cliff Protection consent granted. Site establishment works commenced in Nov 2023.
- Comprehensive Resource Consent has been lodged with council and is in process.
- Proposed yield 81 (45 in Stage 1 & 36 in Stage 2)
- Cliff Protection work scheduled to commence in Dec 2023. This will require access from the Heritage Trail above the site. We have a Land Owner Approval application in final processing with the Land Advisory team. A recommendation to the local board approval is imminent – and we would appreciate swift action on that so we can commence works early Dec.



CONSTRUCTION TIMELINE



SITE PHOTOS



CONCLUDING REMARKS & Q+A

Questions?

