

# The Hill

## Community Meeting

Present: Sign-in sheet attached

Minutes by: Dan Smyth

Date: 20/11/2023

Start time: 6.40 pm

End time: 7.22 pm

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## Meeting Minutes

### FRL Introduction

- James Crews (JC) introduced the FRL team:
  - Jane Bennett (JB);
  - Hinsan Li (HL);
  - Dan Smyth (DS); and
  - Ethan Bolstad (EB).

### Meeting Agenda

- DS spoke to the agenda for the meeting, including:
  - Construction update;
  - Plan Change application; and
  - Questions regarding development from community.

### Where We're At

- DS confirmed that March Cato Developments Ltd are tracking per the construction programme;
- DS spoke to construction progress on site since July when the last community meeting was held. Including site blessing, cultural inductions, pre-construction meetings, validation testing, vegetation removal, lizard salvage, tuna relocation, erosion and sediment controls, crane establishment, deep drainage excavation, bulk earthworks, existing pond decommissioning, and Ladies Mile fencing; and
- DS acknowledged and apologised for the inconvenience and unsettling nature of the vegetation removal completed under night works. DS noted that it was not FRLs intention to complete night works and that Auckland Transport imposed the condition upon us in the traffic management approval.

### Questions:

- How many lizards were captured and were they the native ones?
  - DS confirmed 27 native lizards had been caught and relocated to Waiatarua Reserve; and
  - DS noted that FRL, alongside the Department of Conservation (DOC) also constructed 85 log stacks / lizard habitats re-utilising the tree branches from the vegetation removal.
- What is the plan for the stockpiles up on Ladies Mile and how is the dust being managed?
  - DS spoke to the nature of the stockpiles (topsoil and clay) and confirmed that it is the contractors responsibility to manage dust per the resource consent conditions. Industry standard is to utilise compaction and water for dust mitigation of stockpiles; and

- DS confirmed that Auckland Council have previously inspected the stockpiles and did not raise any concerns with how they were being managed.
- How long are the stockpiles going to be there?
  - EB noted that the stockpiles will be there throughout the earthworks period and that FRL were waiting on an update from the contractor on if they were being worked or not throughout the period; and
  - EB noted that if the stockpiles are to remain in-situ for a long period of time, FRL would investigate a more permanent type of stabilisation (i.e. grass).
- What are we (residents) meant to do if there is dust coming off the site?
  - DS asked residents to call JB so that she can make contact with the project team and contractor to instruct them to stop the dust generating activity;
  - DS noted that no party wants dust leaving the site and the fastest way to let us know is to call us so we can stop whatever is generating the dust; and
  - JC re-emphasised that while all residents have the ability to contact Auckland Council and lodge a complaint, the fastest way to a resolution is through FRL.
- When is ATR going to open the Ascot Ave entrance to Golf Warehouse?
  - JC noted that FRL is unable to speak on behalf of the racing club; and
  - JC confirmed that FRL has requested a statement from the racing club advising on timeframes for when Ascot Ave will be re-opened to Golf Warehouse traffic.
- Is Ascot Ave entrance permanently closed as the sign suggests?
  - JC noted that FRL is unable to speak on behalf of the racing club and that FRL is aware of the traffic assumptions that were included within the resource consent design.
- Ron Seeto presented his design options for a Safe Street application to be made to the Local Board.
  - JC noted that a pinch point within the road reserve makes sense and that FRL would raise with the Local Board at a meeting organised for next week.
- Would FRL support the Safe Street application that the residents plan to present to the Local Board?
  - JC confirmed that FRL is aware of the high speeds of vehicles utilising Derby Downs Place from Golf Warehouse and that FRL supports the idea of some temporary traffic calming within the road reserve to slow vehicles; and
  - “An ounce of prevention is worth a pound of cure” was requested by a resident be added into the minutes.
- How are you managing graffiti along the Ladies Mile fence?
  - DS confirmed that the marketing skins that will be installed on the plywood fence contains a material that repels paint so that the graffiti paint won't dry; and
  - JC noted that the instruction from FRL to the contractor is to have any graffiti removed within a 24 hour window of an instruction being provided (i.e. as soon as possible).

## Plan Change

- HL spoke to the current zoning being “Special Purpose – Major Recreation Facility Zone” and that FRL is applying for a plan change to normalise development with the consented masterplan;
- HL spoke to the proposed zoning:
  - THAB for the apartment lots (25m height) including a self-imposed 6m setback;
  - MHU (11m + 1m for roof) for the stand alone and terraced lots;
  - HL noted that the legal advice has confirmed that the proposed zoning must be consistent with Plan Change 78 (PC78), despite it currently being on hold;
  - HL confirmed that PC78 is the plan change that implements Medium Density Residential Standards (MDRS) across Auckland;
  - HL confirmed that the requirement to be consistent with PC78 is why FRL is unable to utilise the preferred Mixed Housing Suburban zoning;
  - HL emphasised that FRL is not looking to deviate from what is already consented and that FRL's preference would be to zone exactly per the consented masterplan; and

- To provide further confidence that FRL are not looking to increase density, JC noted that the permeable areas of the development are approved under the SMP and any material increase would not comply with the SMP and in turn, the resource consent. I.e. FRL are unable to increase impermeable areas.
- HL spoke to the covenants that FRL is proposing for the southern and northern boundaries to provide confidence to the residents that FRL will not be deviating from the consented masterplan;
- HL confirmed that the covenants would restrict heights to 9m, which is the same height allowed for under the Mixed Housing Suburban zoning currently applied to most of the land surrounding The Hill development;
- HL spoke to the alternative zoning included within the plan change application for if the change in Government allows Auckland Council to withdraw PC78;
- HL confirmed that if PC78 is withdrawn by Auckland Council, and current zoning remains, FRL will revert to:
  - THAB zone for the apartment lots (25m height);
  - Mixed Housing Urban (11m + 1m for roof) for the central stand alone and terrace lots; and
  - Mixed Housing Suburban (8m + 1m for roof) for the southern and northern boundaries.
- HL spoke to the protection of open spaces and pedestrian routes within the development; and
- HL concluded by emphasising that the plan change application is simply a change in zoning to match the masterplan that has already been consented and that if PC78 is not withdrawn, FRL will be proposing the use of covenants to achieve the same restrictions that would have been applied if Mixed Housing Suburban had been allowed for the southern and northern boundaries.

Questions:

- Can you talk to contractor about the increased rubbish noticed on Derby Downs Place?
  - DS confirmed that FRL will raise with contractor at next site meeting.
- When will the loop road off Ladies Mile be opened?
  - DS confirmed that the programme has completion of Upper Loop Road in November 2025 and that FRL are currently investigating options for bringing forward.
- What is stop FRL leaving an incomplete road with weeds when finished?
  - DS noted that as part of the Auckland Council sign-off required to obtain titles, Parks will complete an inspection of the planting and check that everything is tidy and per the approved landscaping plans; and
  - JC noted the development is a high end residential development and that it would not be in FRLs best interests to construct a present a messy subdivision to future buyers.
- What can be done about the blocked stormwater drains along Ladies Mile?
  - DS noted that FRL can ask Auckland Council to investigate the blockage.
- Will FRL provide house washing?
  - JC confirmed that FRL will complete house washing if after an inspection it is clear that a house wash is required as a direct result of the developments construction; and
  - JB noted that all complaints regarding houses be directed to her email.
- What can be done to protect southern boundary from dust?
  - DS confirmed that an instruction had already been sent to the contractor to build a topsoil and grass bund along the southern boundary with a silt fence between the bund and the security fence to provide better dust mitigation and reduce visual impact of the construction activities.
- What is happening with the track managers house?
  - JC confirmed that the track managers house is being converted into a temporary sales suite that will be utilising the existing vehicle crossing and driveway locations and alignments.
- Can FRL request contractors be quiet when they arrive on site?

- DS confirmed that FRL will talk with the contractor about being more considerate.
- When is Ladies Mile and Derby Downs Place intersection going to be completed?
  - DS confirmed target completion of the intersection is currently November 2025.
- Is there anything that can be done about the traffic on Morrin Street?
  - JC noted that Morrin Street is not a part of the developments scope and that residents can contact Auckland Transport with safety concerns on the public roads.

**Other Business:**

- JB asked if another session at night in the new year would be beneficial?
  - Residents confirmed that February would be a good time to complete another meeting.
- Barry Woolmore noted that the Derby Downs Place annual BBQ will be celebrating it's 30 year anniversary this summer.
  - JB confirmed that FRL will be able to attend with its commercial BBQ to assist.
  - JB and Barry Woolmore to coordinate further post meeting.

7.22pm - Jane thanked the community for participating tonight and closed meeting.

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