

Fletcher Living unveils the masterplan for ‘The Hill’ – Auckland’s newest premium residential community

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Fletcher Living has unveiled the masterplan for its latest residential project, 'The Hill,' a premium development poised to transform part of the iconic Ellerslie Racecourse. At the heart of the project is 'Belvedere,' a collection of Warren & Mahoney designed apartments that will serve as the centerpiece of this landmark development.

Situated in the highly sought-after suburb of Remuera, 'The Hill' is attracting strong interest from discerning buyers eager to secure a home on this historic piece of previously unavailable Auckland real estate.

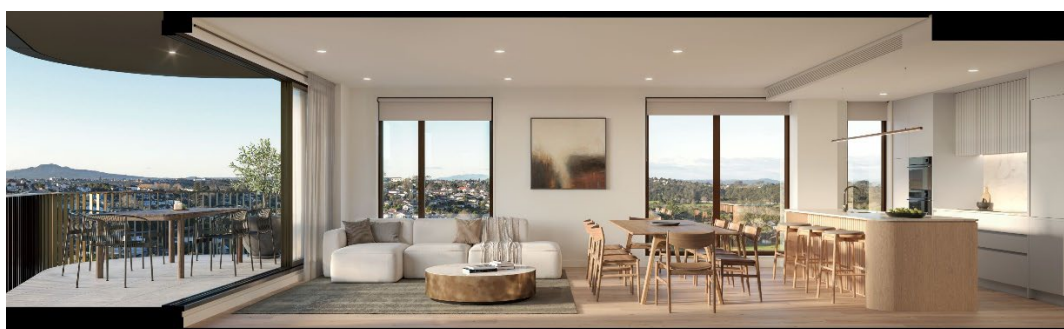


'The Hill' will rise on the former steeplechase course of the Ellerslie Racecourse. For over a century, this site was renowned for hosting the annual Great Northern Hurdle and Steeplechase every Queen's Birthday weekend. Now, Fletcher Living aims to honour the spirit of this famous site and transform it into a community that will become part of the fabric of Auckland in its own right.

The repurposing of the former racecourse site unlocks 6.2 hectares of land to build new housing. Made up of three main precincts – apartments, bespoke houses and Vivid Living (retirement accommodation), The Hill will eventually accommodate 357 architecturally designed residences designed to cater to varying lifestyles, growing families, downsizers, retirees or those simply seeking a vibrant community atmosphere with easy access to local amenities, retail hubs, and public transport.

“This is a rare opportunity to own a piece of Auckland’s heritage,” says Steve Evans, Chief Executive of Fletcher Living. “We’ve worked hard with our design partners to ensure The Hill respects its past while delivering modern, sustainable homes that meet the evolving needs of Auckland’s diverse population.”

Belvedere, will offer 51 premium apartments comprising six 1-bedroom, 24 2-bedroom, and 21 3-bedroom residences. Belvedere will boast sweeping and previously unrealised panoramic views across the racecourse and out to Auckland’s iconic maungas – Maungakiekie/One Tree Hill, Maungawhau/Mount Eden, Ōhinerau/Mount Hobson, Mount St John/Te Kōpuke and Rangitoto.



Future residents of The Hill will also enjoy extensive landscaped gardens, walkways, and open spaces, designed to be an oasis within the heart of the city. The much-loved mature pōhutukawa trees along Ladies Mile will continue to stand tall as they have done for generations.

The Hill was purchased from Auckland Thoroughbred Racing in March 2022. It was consented as part of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA), enabling a more rapid development process.

“The Hill exemplifies how a faster approval process for eligible projects can lead to quicker completion, contributing positively to the local economy and increasing the availability of much-needed housing. We’re proud of what we have achieved in such a short time,” says Steve.

Development of The Hill began in mid-2023. Construction of homes will begin mid-2025 and the ground will be broken in The Belvedere in mid-2025 with completion expected mid-2027.

“It’s a privilege to be the caretakers of this land while we undertake its development. Through The Hill, we aim to raise the bar for Auckland’s housing market, showing what is possible when communities are carefully masterplanned from the outset. Thanks to the time and consideration of our expert partners, The Hill is set to become a prime destination for families, professionals, and retirees alike who want to live in a modern community with a deep connection to the city’s rich history,” says Steve.

For more information about The Hill and to stay updated on the latest developments, please visit [The Hill | Auckland » Fletcher Living](#).

#Ends

Notes to editors

- **Belvedere:** 51 premium apartments, featuring 1, 2, and 3-bedroom configurations, almost all offering panoramic views. Priced from \$925,000 depending on size and position.
- **Experience Centre:** Interested buyers can explore key apartment features such as kitchens, bathrooms, and bedrooms at the on-site experience centre located in the old caretaker's cottage. **The Experience Centre is located at 99 Ladies Mile, Remuera, Auckland.**
- **Images and video** [of the development is available from this link](#)

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