

IN THE MATTER of the Resource Management Act 1991 (**RMA**)

AND

IN THE MATTER of **Private Plan Change 104** – 79 Ladies Mile, Remuera
to the Auckland Unitary Plan

HEARING DIRECTION #2 FROM THE HEARING PANEL

1. Pursuant to section 34A of the RMA, Auckland Council (the Council) has appointed a Hearing Panel consisting of three independent hearing commissioners – David Mead (Chairperson), Kim Hardy and Ina Kara-France. The Hearing Panel’s function is to hear the application and submissions and make a decision on the Plan Change proposal, including any changes to it that are within scope of the notified Plan Change. It is also to deal with any procedural matters.
2. On 24 October 2024, the Hearing Panel directed the Applicant to file a memorandum outlining what, if any, changes they recommend to the proposal and outline which changes are in response to which submissions. The Applicant filed the memorandum on 8 November 2023. Both documents are attached to this Direction.
3. The Hearing Panel has considered the Applicant’s memorandum and accordingly directs the following:
 - (a) Pursuant to section 42A of the RMA, the Council’s S42A hearing report is to be with the Council’s Senior Hearings Advisor by 9am on **Thursday 5 December 2024** and shall be released to all parties no later than 5pm on **Monday 9 December 2024**.

The Hearing Panel is not able to direct the section 42A hearing report to include an assessment of the revised provisions as that would be contrary to Part 2 of Schedule 1 of the RMA.

- (b) Pursuant to sections 41B(1) and (2) of the RMA, the applicant’s expert evidence (evidence given by a professional with specialist qualifications and experience) is to be provided to the Council’s Senior Hearings Advisor no later than 12pm (noon) on **Tuesday 4 February 2025** and will be made available to the parties and on the Council’s website no later than 5pm the same day.
 - (c) Should changes to the Plan Change be proposed by the applicant the evidence provided in (b) must include a S32AA report and reasons why any proposed changes are in scope.

- (d) Pursuant to sections 41B(3) and (4) of the RMA, any submitter who intends to call expert evidence at the hearing (evidence given by a professional with specialist qualifications and experience) is to provide that evidence to the Council's Senior Hearings Advisor no later than 12pm (noon) on **Wednesday 12 February 2025** and will be made available to the parties and on the Council's website no later than 5pm the same day.
- (e) Pursuant to sections 41B(1) and (2) of the RMA, any rebuttal evidence to be provided by the applicant is to be provided to the Council's Senior Hearings Advisor no later than 12pm (noon) on Friday **21 February 2025** and will be made available to the parties and on the Council's website no later than 5pm the same day.
- (f) The hearing shall commence on **Wednesday 26 February 2025** and has been set down for 2 days.
4. While these Directions do not apply to lay or non-expert statements/evidence, the Hearing Panel would appreciate any written statements to be presented at the hearing by submitters to be provided to the Council's Senior Hearings Advisor no later than 12pm (noon) on **Monday 17 February 2025** and will be made available to the parties and on the Council's website no later than 5pm the same day.
5. The Hearing Panel also encourages parties to pre-circulate any opening legal submissions in advance of the hearing, preferably no later than 12pm (noon) on **Friday 21 February 2025**. The Hearing Panel and other parties will be assisted if the legal submissions can be pre-read.
6. The purpose of these Directions is to provide the opportunity for the Hearing Panel and the other parties to have read and considered any legal submissions, evidence or statements in advance of the hearing to assist in understanding the case being presented. As the Hearing Panel will have read all the pre-circulated material before the hearing, there will be no need for it to be read out. An executive summary maybe read out or the key points highlighted.
7. Any enquiries regarding these Directions or related matters should be directed to the Council's Senior Hearings Advisor, Patrice Baillargeon, by email at patrice.baillargeon@aucklandcouncil.govt.nz.



David Mead, Chairperson
13/11/2024

IN THE MATTER of the Resource Management Act 1991 (**RMA**)

AND

IN THE MATTER of **Private Plan Change 104** – 79 Ladies Mile, Remuera
to the Auckland Unitary Plan

HEARING DIRECTION #1 FROM THE HEARING PANEL

1. Pursuant to section 34A of the RMA, Auckland Council (the Council) has appointed a Hearing Panel consisting of three independent hearing commissioners – David Mead (Chairperson), Kim Hardy and Ina Kara-France. The Hearing Panel’s function is to hear the application and submissions and make a decision on the Plan Change proposal, including any changes to it that are within scope of the notified Plan Change. It is also to deal with any procedural matters.
2. Plan Change 104 aims to rezone land at 79 Ladies Mile, Remuera from Special Purpose - Major Recreation Facility zoning to Residential - Terrace Housing and Apartment Buildings and Residential - Mixed Housing Urban zoning. A new precinct is proposed with associated provisions enabling residential development with building heights of up to 25m. A pōhutukawa tree is proposed to be added to Schedule 10 Notable Trees.
3. Before the hearing timetable is set down, the Chairperson directs the applicant to file a memorandum outlining what, if any, changes they recommend to the proposal and outline which changes are in response to which submissions. This memorandum should be lodged with the Council’s Senior Hearings Advisor, Patrice Baillargeon, by 12pm (noon) on Friday 8 November 2024.
4. The reason for this is, in accordance with Part 2 of Schedule 1 of the RMA, any modifications to the plan change application must be made prior to the Local Authority considering the request under S25 of Schedule 1. As this private plan change has already been notified, the S42A report will be based on the private plan change as notified. The Chairperson, in setting the hearing timetable, will take into consideration the extent of any proposed changes to ensure all parties have sufficient time to prepare for the hearing.
5. Any enquiries regarding these Directions or related matters should be directed to the Council’s Senior Hearings Advisor, Patrice Baillargeon, by email at patrice.baillargeon@aucklandcouncil.govt.nz.



David Mead, Chairperson
24 October 2024

**BEFORE THE INDEPENDENT HEARINGS PANEL
OF AUCKLAND COUNCIL**

UNDER the Resource Management Act 1991 ("**RMA**")

AND

IN THE MATTER of Private Plan Change 104 ("**PPC104**") to the
Auckland Unitary Plan (Operative in Part) ("**AUP**")

**MEMORANDUM OF COUNSEL ON BEHALF OF
FLETCHER RESIDENTIAL LIMITED**

8 NOVEMBER 2024

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McAugh**

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Introduction

1. This memorandum is provided on behalf of Fletcher Residential Limited in response to the Panel's direction dated 24 October 2024 which directed the Applicant to file a memorandum outlining what, if any, changes are recommended to PPC104 and which changes are in response to which submissions.¹

Changes to PPC104

2. An amended version of PPC104, with additions in underline and deletions in ~~strikethrough~~, is provided as **Appendix A**.
3. This amended version of PPC104 identifies changes primarily in response to the submission of Auckland Council.² In summary, these are amendments to:
 - (a) incorporate Auckland Council's AUP drafting principles;
 - (b) incorporate Auckland Council's changes to address the Medium Density Residential Standards ("**MDRS**"); and
 - (c) incorporate the consented pedestrian crossing on Derby Downs Place.
4. Comment boxes from Auckland Council are included to explain amendments to address its drafting principles and the MDRS.

DATED: 8 November 2024



Daniel Minhinnick / Alice Gilbert
Counsel for Fletcher Residential Limited

¹ Hearing Direction #1 from the Hearing Panel dated 24 October 2024 at [3].

² Submission #09 of Auckland Council (as submitter) dated 20 August 2024.

~~IXX~~X. Remuera Precinct

IXXX.1 Precinct Description

The Remuera Precinct (~~Precinct~~) comprises approximately 6.2 hectares of sloping land which was formerly part of the Ellerslie Racecourse Precinct. The Remuera Precinct is located at the eastern end of the racecourse site and is bound by Ladies Mile and Derby Downs Place.

The Remuera Precinct enables housing choice including ~~both~~ medium to high density living opportunities with development up to 25m in height provided within the Residential Terrace House and Apartment Building zones. The Remuera Precinct incorporates the Medium Density Residential Standards contained in Schedule 3A of the Resource Management Act 1991, except that additional building height is enabled to respond to the land's graduated rise from the racecourse and westward aspect encompassing the racecourse and its facilities, and communally accessible private outdoor spaces are required when high density living occurs. Development of the Remuera Precinct is defined by identified publicly accessible open spaces, areas of private open space, privately owned garden streets and an attractive frontage to Ladies Mile along which existing mature Pohutukawa trees are retained, buildings are set back from the arterial road and a safe and attractive environment is created for pedestrians by restricting vehicle crossings and providing minor roading improvements on Ladies Mile (combined with a 6m setback in their vicinity) and garden streets.

Movement through the Remuera Precinct is provided by two new public roads, one of which connects to Ladies Mile while the other connects to Derby Downs Place. Entry markers are proposed at these locations. A series of interconnected commonly owned access lots in combination with identified pedestrian routes provide internal linkages within and through the Remuera Precinct. An existing tunnel also connects Derby Downs Place with the infield of the racecourse.

Stormwater ~~from the precinct~~ is managed by the ~~approved~~ Stormwater Management Plan approved for the development and functioning of the Remuera Precinct.

The zoning of the land within the Remuera Precinct is Residential - Terrace Housing and Apartment Buildings and Residential – Mixed Housing Urban. All relevant overlay, Auckland-wide and zone provisions apply in this Precinct unless otherwise specified below.

~~The objectives, policies, rules and other provisions in Appendix B apply to and modify the Residential Mixed Housing Urban and Residential Terrace House and Apartment Building zoned land within the Precinct until Plan Change 78 becomes operative, after which point the provisions no longer apply.~~

IXXX.2 Objectives

- (1) A well-functioning urban environment that enables all people and communities to provide for their social, economic and cultural wellbeing, and for their health and safety, now and into the future.
- (2) A relevant residential zone provides for a variety of housing types and sizes that respond to –
 - (a) housing needs and demand; and
 - (b) the neighbourhood's planned urban built character, including three-storey buildings
- (3) The Remuera Precinct is a well-functioning urban environment that is serviced with adequate infrastructure and which recognises the importance of intensification of this locality in proximity to the Ellerslie Rail Station.
- (4) Development is based around an integrated and connected series of public streets, publicly accessible open spaces, garden private streets and publicly accessible pedestrian routes.
- (5) An accessible, safe and well-connected transport network is established for all modes within the Remuera Precinct and to the surrounding transport network which enables travel choice including public transport services, pedestrian, cycle, vehicle access and egress.
- (6) Development within the Remuera Precinct is coordinated with the supply of sufficient three waters, energy and communications infrastructure.
- (7) Adverse effects on the safe and efficient operation of the road network are avoided.

In addition to the objectives specified above, all relevant overlay, Auckland-wide and zone objectives apply in this precinct with the exception of the following:

- H5.2(2) Objectives

IXXX.3 Policies

- (1) Enable a variety of housing types with a mix of densities within the zone, including three-storey attached and detached dwellings, and low-rise apartments.
- (2) Apply the MDRS across all relevant residential zones in the District Plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga).
- (3) Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.
- (4) Enable housing to be designed to meet the day-to-day needs of residents.
- (5) Provide for developments not meeting permitted activity status, while encouraging high-quality developments.
- (6) Require development to achieve a built form that contributes to high-quality built environment outcomes by:
 - (a) maintaining privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;
 - (b) providing for residents' safety and privacy while enabling passive surveillance on the street;
 - (c) minimising visual dominance effects to adjoining sites;
 - (d) maintaining a level of privacy, and sunlight and daylight access for adjoining sites;
 - (e) minimising visual dominance effects of carparking and garage doors to streets and private accessways;

- (f) minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated;
- (g) requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;
- (h) designing practical, sufficient space for residential waste management; and
- (i) designing practical, sufficient space for internal storage and living areas.
- (7) Require a high-quality open space and landscape outcome as set out on Precinct Plan 2 that achieves all of the following:
- Publicly accessible open spaces
 - A sloping 10m wide visual corridor along the alignment of Abbots Way through to the racetrack as identified on Precinct Plan 2
 - Private open spaces within the northern 25m building height area shown on Precinct Plan 1
 - Retention of identified mature Pohutukawa trees along the Ladies Mile frontage
 - Two public roads
 - Garden private streets
- (8) Require development to ~~consider and~~ positively respond to the natural and physical features of the area while delivering the planned built outcomes of the Remuera Precinct including a spacious frontage from Ladies Mile and a visual link between the racecourse and the Ladies Mile/Abbots Way intersection at the crown of the hill (including viewshafts and boundary setbacks), while concurrently providing for the planned built outcomes of the Precinct.
- (9) Provide for varying building heights through the application of a 25m building height area as shown on Precinct Plan 1.
- (10) ~~Enable Provide~~ a variety of residential dwelling types ~~that will enable housing choices that to~~ meet varying community housing needs.
- (11) Ensure stormwater is managed in accordance with the approved Stormwater Management Plan.
- (12) Implement the transport network connections and elements as shown on IXXX.10.3 Precinct Plan 3 including the following:
- The upgrade of the Derby Downs Place/Ladies Mile intersection to a signalised intersection.
 - A new pedestrian footpath along the western side of Ladies Mile adjacent to the Remuera Precinct boundary
 - New pedestrian crossings at the Ladies Mile/Abbots Way intersection and on Derby Downs Place
 - New bus stops on Ladies Mile
 - Two public roads
- (13) Restrict vehicle intersections to Ladies Mile and avoid vehicle access from individual lots to Ladies Mile to support the effective, efficient and safe operation of the arterial road network.
- (14) Avoid any activity, development and/or subdivision that would result in adverse effects on the safe and efficient operation of the road network from more than 357 dwellings within the Precinct.

In addition to the policies specified above, all relevant overlay, Auckland-wide and zone policies apply in this precinct with the exception of the following:

- Policies H5.3(1) – (5) Policies
- Policies H6.3(1), (3), (5), (6)

IXXX.4 Activity table

All relevant overlay, Auckland-wide and zone activities apply in this precinct unless specified below at IXXX.4(1).

- (1) H5.4.1(A5) The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings.
- (2) H6.4.1(A3) Dwellings (for up to three dwellings on a site)
- (3) H6.4.1(A35) New buildings and additions to buildings (for up to three dwellings on a site)

Table IXXX.4.1 specifies the activity status of activities in the IXXX Remuera Precinct pursuant to section 9(3) and section 11 of the Resource Management Act 1991.

A blank table cell with no activity status specified means that the zone, Auckland-wide and overlay provisions apply.

Note 1

All applications for subdivision consent are subject to section 106 of the RMA.

Table IXXX.4.1 Activity Table

Activity		Activity Status
Use		
(A1)	<u>Up to three dwellings per site each of which complies with Standards IXXX.6.1.1 to IXXX.6.1.20 inclusive</u>	<u>P</u>
(A2)	<u>The conversion of a principal dwelling into a maximum of three dwellings each of which complies with Standards IXXX.6.1.1 to IXXX.6.1.20 inclusive</u>	<u>P</u>
(A3)	Any activity, development and/or subdivision that does not comply with Standard IXXX.6.19 Arterial Road Access Restriction	D
(A4)	Any activity, development and/or subdivision that does not comply with Standard IXXX.6.20 Development Staging & Transport Network Infrastructure Requirements and Table IX.6.20.1	D
	Any activity, development and/or subdivision that does not comply with Standards IXXX.6.1 – IXXX.6.11	RD
(A5)	Any activity, development and/or subdivision that would result in <u>or enable</u> more than 357 dwellings within the Remuera Precinct	<u>NC</u>
Development		
(A6)	<u>Accessory buildings associated with a development of dwellings each of which complies with Standards IXXX.6.1.1 to IXXX.6.1.20 inclusive</u>	<u>P</u>
(A7)	<u>Internal and external alterations to buildings for a development of dwellings all of which complies with Standards IXXX.6.1.1 to IXXX.6.1.20 inclusive</u>	<u>P</u>

Activity		Activity Status
(A8)	Additions to an existing dwelling which complies with Standards IXXX.6.1.1 to IXXX.6.1.20 inclusive	P
(A9)	Particular values associated with an area or resource that are managed by overlay or Auckland-wide Plan Chapters that apply in this precinct are a qualifying matter under section 771 of the RMA.	
Subdivision for the purpose of the construction or use of dwellings		
(A10)	Subdivision in accordance with an approved land use consent for the purpose of the construction, or use of dwellings as permitted or restricted discretionary activities in the precinct, and meeting IXXX.6.2 Standards for controlled subdivision activities	C
(A11)	Subdivision for up to three sites accompanied by: <ul style="list-style-type: none"> (a) A land use consent application for up to three dwellings one or more of which does not comply with any of Standards IXXX.6.1.2 to IXXX.6.1.9 inclusive but does comply with all applicable zonal, Auckland-wide, overlay and all other precinct standards; or (b) A certificate of compliance for up to three dwellings each of which complies with Standards IXXX.6.1.2 to IXXX.6.1.20 inclusive and applicable zonal, Auckland-wide, precinct and overlay standards 	C
(A12)	Any subdivision listed above not meeting IXXX.6.2 Standards for controlled subdivision activities	
(A13)	Any subdivision listed above not meeting General Standards E38.6.2 to E38.6.6 inclusive	D
(A14)	Any subdivision listed above not meeting Standards for subdivision in residential zones E38.8.1.1(1) and E38.8.1.2	D

IXXX.5 Notification

- (1) Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public notification of an application for resource consent is precluded if the application is for the construction and use of one, two or three dwellings that do not comply with Standards IXXX.6.1.2 to IXXX.6.1.9
- (2) Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public and limited notification of an application for a controlled subdivision resource consent is precluded if the subdivision is associated with an application:

- (a) for the construction and use of one, two or three dwellings that do not comply with one or more of the Standards listed in IXXX.6.1.2 to IXXX.6.1.9; or
 - (b) four or more dwellings for which a land use consent has been approved for the purpose of the construction, or use of dwellings as a restricted discretionary activity in the precinct.
- (3) Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public notification of an application for resource consent is precluded if the application is for the construction and use of four or more dwellings on a site all of which comply with Standards IXXX.6.1.2 to IXXX.6.1.9.

Note 2

RMA Schedule 3A Part 2 density standards do not apply to four or more dwellings on a site. The applicable activity rule for four or more dwellings on a site is H5.4.1 (A4). The AUP already incorporates MDRS in providing for four or more dwellings on a site as a restricted discretionary activity (see underlying zone) IXXX.5.3 is included only to satisfy clause 5(2) Schedule 3A, RMA but cannot be utilised as no application can be made under a IXXX.4 rule for four or more dwellings on a site all of which comply with Standards IXXX.6.1.2 to IXXX.6.1.9

- (4) Any application for a resource consent which is listed above which also requires resource consent under other rules in the Plan will be subject to the normal tests for notification under the relevant sections of the RMA.
- (5) ~~Any application for a resource consent listed in Table IXXX.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.~~
- (6) ~~When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).~~

IXXX.6 Standards

- (1) Unless specified in Standard IXXX.6(2) below, all relevant overlay, Auckland-wide and zone standards apply to all activities in the IXXX Remuera precinct.
- (2) The following zone standards do not apply to activities listed in Activity Table IXXX.4.1 in the Residential – Mixed Housing Urban Zone:
 - (a) H5.6.3 The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings;
 - (b) H5.6.4 Building height;
 - (c) H5.6.5 Height in relation to boundary;
 - (d) H5.6.6 Alternative height in relation to boundary;
 - (e) H5.6.7 Height in relation to boundary adjoining lower intensity zones;
 - (f) H5.6.8 Yards;
 - (g) H5.6.10 Building coverage;
 - (h) H5.6.11 Landscaped area;
 - (i) H5.6.12 Outlook space; and
 - (j) H5.6.14 Outdoor living space;

- (3) The following zone standards do not apply to activities listed in Activity Table IXXX.4.1 in the Residential – Terrace Housing and Apartment Buildings Zone:
- (a) H5.6.3 The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings;
 - (b) H5.6.4 Building height;
 - (c) H5.6.5 Height in relation to boundary;
 - (d) H5.6.6 Alternative height in relation to boundary;
 - (e) H5.6.7 Height in relation to boundary adjoining lower intensity zones;
 - (f) H5.6.8 Yards;
 - (g) H5.6.10 Building coverage;
 - (h) H5.6.11 Landscaped area;
 - (i) H5.6.12 Outlook space; and
 - (j) H5.6.14 Outdoor living space;
- (4) The activities listed as a permitted activity in Activity Table IX.4.1 must comply with permitted activity standards IXXX.6.1.1 to IXXX.6.1.20
- (5) All activities must comply with standards IXXX.6.1.10 to IXXX.6.1.20
- (6) The activities listed as a controlled activity in Activity Table IXXX.4.1 must comply with IXXX.6.2 Standards for controlled subdivision activities and the E38 subdivision standards listed in Activity Table IXXX.4.1.
- (7) The standards in the relevant zones, overlays and Auckland-wide provisions apply in this precinct, in addition to the standards below I6.1 to I.6.13, except for the following:
- (a) H6 Residential – Terrace House and Apartment Buildings Zone
 - i. H6.6.5 Building Height
 - ii. H6.6.9.1 Front Yard – Only on Ladies Mile Frontage
 - (b) E27 Transport
 - i. E27.6.4.1 – Vehicle Access Restriction

IXXX.6.1.1 Number of dwellings per site

- (1) There must be no more than three dwellings per site.

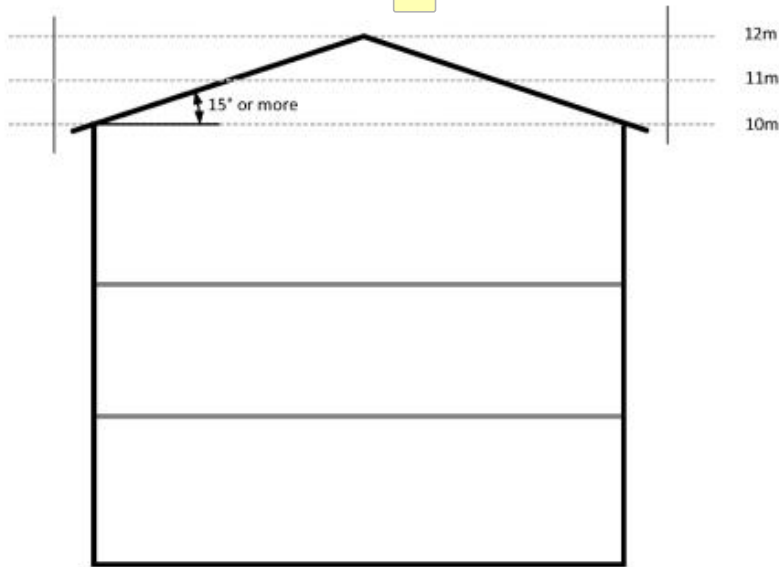
IXXX.6.1.2 Building height

Purpose: To manage the height of buildings to:

- achieve the planned urban built character of predominantly three storeys and enable higher building intensity and scale of up to 25 metres in specified areas within the Terrace Housing and Apartment Buildings zoned areas of the Precinct;
- minimise visual dominance effects;
- maintain a reasonable standard of residential amenity for adjoining sites; and
- provide some flexibility to enable variety in roof forms.

- (1) In the Residential – Mixed Housing Urban Zone buildings must not exceed 11m in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15° or more, as shown in Figure IXXX.6.1.2.1 below.

Figure IXXX.6.1.2.1 Building height



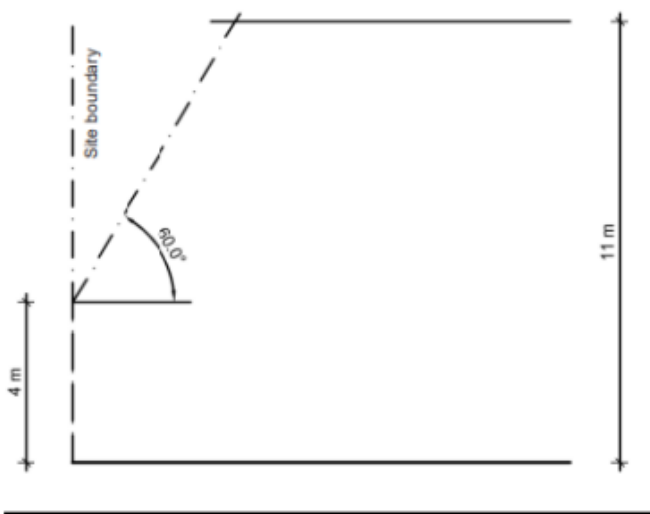
- (2) In the Residential – Terrace Housing and Apartment Buildings Zone buildings must not exceed 25 metres in height.
- (3) Buildings within the Terrace Housing and Apartment Buildings zoned areas identified on Precinct Plan 1 must not exceed 25m in height.
- (4) Buildings within the Mixed Housing Urban zoned areas identified on Precinct Plan 1 are subject to the Building Height standard for the Mixed Housing Urban zone.

IXXX.6.1.3 Height in relation to boundary

Purpose: To manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access, privacy and minimise adverse visual dominance effects to immediate neighbours.

- (1) Buildings must not project beyond a 60-degree recession plane measured from a point 4m vertically above ground level along side and rear boundaries as shown in Figure IXXX.6.1.3.1 Height in relation to boundary below.
- (2) Standard IXXX.6.1.3(1) above does not apply to a boundary, or part of a boundary, adjoining any Business Zone.
- (3) Standard IXXX.6.1.3(1) above does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
- (4) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard IXXX.6.1.3 applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (5) The height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.

Figure IXXX.6.1.3.1 Height in relation to boundary



IXXX.6.1.4 Yards

Purpose:

- to create an urban streetscape character and provide sufficient space for landscaping within the front yard including protecting the health of existing Pohutukawa trees along the Ladies Mile frontage;
- to ensure a sufficient set back from the Ladies Mile frontage to protect the character and amenity of the street while minimising dominance effects from higher intensity apartment buildings
- to maintain a reasonable standard of residential amenity for adjoining sites; and
- to enable buildings and services on the site or adjoining sites to be adequately maintained.

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed below:

- (a) Front yard: 1.5m, except where the boundary is with the Ladies Mile frontage shown on IXXX.10.1 Precinct Plan in which case the front yard is 6m
- (b) Side yard: 1m
- (c) Rear yard: 1m

(2) Standard IXXX.6.1.4(1)(b) does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

(3) This standard does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

IXXX.6.1.5 Building coverage

Purpose: To manage the extent of buildings on a site to achieve the planned character of buildings surrounded by open space.

(1) The maximum building coverage must not exceed 50 per cent of the net site area.

IXXX.6.1.6 Landscaped area

Purpose:

- to provide for quality living environments consistent with the planned urban built character of buildings surrounded by vegetation; and
- to create a vegetated urban streetscape character.

(1) A dwelling at ground floor level must have a landscaped area of a minimum of 20 per cent of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.

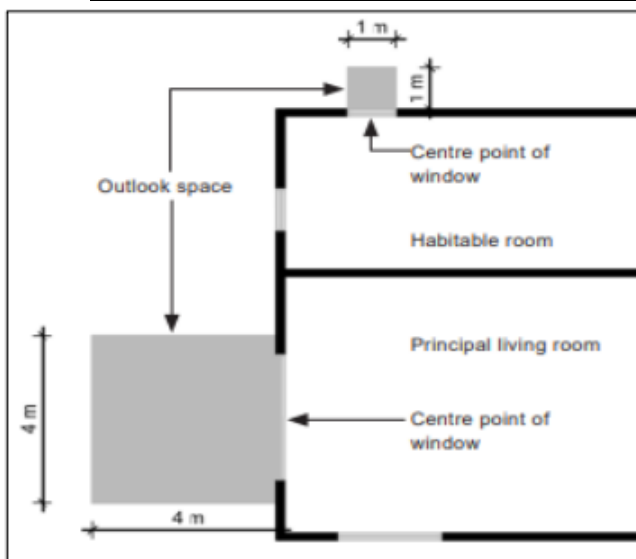
- (2) The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling.

IXXX.6.1.7 Outlook space

Purpose:

- to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and
 - in combination with H5.6.13 Daylight Standard, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.
- (1) An outlook space must be provided for each development as specified in this standard.
 - (2) An outlook space must be provided from habitable room windows as shown in Figure IXXX.6.1.7.1 Outlook space requirements.
 - (3) The minimum dimensions for a required outlook space are as follows and as shown in Figure IXXX.6.1.7.1 Outlook space requirements:
 - (a) a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
 - (b) all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
 - (7) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
 - (8) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
 - (9) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
 - (10) Outlook spaces may be under or over a balcony.
 - (11) Outlook spaces required from different rooms within the same building may overlap.
 - (12) Outlook spaces must—
 - (i) be clear and unobstructed by buildings; and
 - (ii) not extend over an outlook space or outdoor living space required by another dwelling.

Figure IXXX.6.1.7.1 Outlook space requirements



IXXX.6.1.8 Outdoor living space

Purpose: To provide dwellings with outdoor living space that is of a functional size and dimension, has access to sunlight, is separated from vehicle access and manoeuvring areas, and ensure:

- private outdoor living spaces are directly accessible from the principal living room, dining room or kitchen;
- communal outdoor living spaces are conveniently accessible for all occupants.

- (1) A dwelling at ground floor level must have an outdoor living space that is at least 20m² and that comprises ground floor, balcony, patio, or roof terrace space that, —
 - (a) where located at ground level, has no dimension less than 3 metres; and
 - (b) where provided in the form of a balcony, patio, or roof terrace, is at least 8m² and has a minimum dimension of 1.8 metres; and
 - (c) is accessible from the dwelling; and
 - (d) may be—
 - (i) grouped cumulatively by area in 1 communally accessible location; or
 - (ii) located directly adjacent to the dwelling; and
 - (e) is free of buildings, parking spaces, and servicing and manoeuvring areas.

- (2) A dwelling located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—
 - (a) is at least 8m² and has a minimum dimension of 1.8 metres; and
 - (b) is accessible from the dwelling; and
 - (c) may be—
 - (i) grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
 - (ii) located directly adjacent to the dwelling.

IXXX.6.1.9 Windows facing the street

Purpose: To provide for passive surveillance while maintaining privacy for residents and users.

- (1) Any dwelling facing the street must have a minimum of 20 per cent of the street-facing façade in glazing. This can be in the form of windows or doors.

IXXX.6.1.10 Visual corridor

Purpose:

- To ensure public views from Ladies Mile through the Remuera Precinct to the racecourse and the infield along the alignment of Abbots Way as identified on Precinct Plan 2.

- (1) Buildings must not be located within the 10m wide Visual Corridor identified on Precinct Plan 2.

IXXX.6.1.11 Publicly Accessible Open Space

Purpose:

- To ensure a publicly accessible network of connected open spaces that is ~~are~~ available for public use and enjoyment

- (1) Any activity, development and/or subdivision within any part of the Precinct must provide the Publicly Accessible Open Spaces identified on Precinct Plan 2 in accordance with the Remuera Precinct Landscape at Appendix A and ensure these spaces are accessible to the public at all times. The Publicly Accessible Open Spaces must be located in the areas identified and with the dimensions specified on Precinct Plan 2.

- (2) A landscape plan demonstrating compliance with this standard shall be prepared and lodged with any resource consent or building consent application.

IXXX.6.1.12 Publicly Accessible Pedestrian Routes

Purpose:

- To ensure a connected and publicly accessible pedestrian network within the Remuera Precinct.
 - (1) Any activity, development and/or subdivision within any part of the Remuera Precinct must provide the Publicly Accessible Pedestrian Routes within the Precinct that are identified on Precinct Plan 2 in accordance with the Remuera Precinct Landscape at Appendix A and ensure these routes are accessible to the public at all times except where they need to be temporarily closed for safety, security, maintenance or repair purposes.
 - (2) The Publicly Accessible Pedestrian Routes within the Remuera Precinct must be located in the areas identified and with the dimensions specified on Precinct Plan 2.
 - (3) A landscape plan demonstrating compliance with this standard shall be prepared and lodged with any resource consent or building consent application.

IXXX.6.1.13 Existing Pohutukawa Trees

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Purpose:

- To retain a mature landscaped frontage along the Ladies Mile boundary of the Remuera Precinct by protecting identified Pohutukawa trees along this frontage.
- To provide a landscaped buffer for the potential 25m high apartment buildings within this part of the Remuera Precinct.

(1) Any activity, development and/or subdivision within any part of the Precinct must not result in the removal of the Pohutukawa trees identified on Precinct Plan 2 or any works within the protected root zone of these trees, except as provided for by Standard E17.6.3 Works within the protected root zone.

(2) Any trimming or alteration of the Pohutukawa trees identified on Precinct Plan 2 ~~must comply with~~ is subject to Standard E17.6.1 Tree trimming or alteration.

(3) ~~This standard~~ IXXX.6.1.13 does not apply to Tree #13 as identified on Precinct Plan 2, on the planning maps and in Schedule 10: Notable Tree Schedule. Tree #13 is subject to the provisions of D13 Notable Trees Overlay.

IXXX.6.1.14 Garden Streets

Purpose:

- To ensure a connected network of privately owned and maintained Garden Streets within the Remuera Precinct to provide vehicular and pedestrian access to dwellings ~~within the Precinct.~~
- (1) Any activity, development and/or subdivision within any part of the Remuera Precinct must provide the relevant Garden Street necessary to access the activity, development and/or subdivision identified on Precinct Plans 2, Precinct Plan and 3 and in accordance with the Remuera Precinct Landscape at Appendix A.
 - (2) The private Garden Streets must be located in the areas identified and with the dimensions specified on Precinct Plan 2.
 - (3) A landscape plan demonstrating compliance with this standard shall be prepared and lodged with any resource consent or building consent application.

IXXX.6.1.15 Planted Embankment

Purpose:

- To ensure a landscaped Planted Embankment within the Remuera Precinct to improve ~~the~~ visual amenity ~~of the Precinct~~ and acknowledge the distinctive Ellerslie racecourse landform.
- (1) Any activity, development and/or subdivision within any part of the Remuera Precinct must provide the Planted Embankment identified on Precinct Plan 2 and in accordance with the Remuera Precinct Landscape at Appendix A.
 - (2) The Planted Embankment must be located in the area identified and with the dimensions specified on Precinct Plan 2.
 - (3) A landscape plan demonstrating compliance with this standard shall be prepared and lodged with any resource consent or building consent application.

IXXX.6.1.16 Private Open Space

Purpose:

- ~~To ensure Private Open Spaces within the THAB-zoned areas of the Precinct to provide~~

~~useable open spaces for residents.~~

- To ensure useable communal private open space for people residing in higher intensity residential development within the Remuera Precinct
- ~~To ensure the spatial layout of buildings within the THAB zoned areas of the Precinct is integrated with the Private Open Spaces and results in building forms that do not dominate the streetscape or the Precinct.~~
- To ensure higher intensity residential buildings are well-integrated with communal private open space and whose building forms do not dominate the Ladies Mile streetscape or the Remuera Precinct.

(1) Any activity, development and/or subdivision within the Residential – Terrace Housing and Apartment Buildings THAB zoned areas of the Precinct must provide the Private Open Space identified on Precinct Plan 2 and in accordance with the Remuera Precinct Landscape at Appendix A except that:

- where a permitted land use activity is undertaken under any of IXXX.4.1 (A1) to (A6) the application is required to satisfy IXXX.6.1.16 and IXXX.6.1.8, subject to IXXX.6.1.16(1)(b)
- private open space is to be provided in compliance with IXXX.6.1.16(2) and neither IXXX.6.1.8(1)(d)(i) nor IXXX.6.1.8(2)(d)(i) applies
- where a controlled land use consent application is made under either IXXX.4.1 (A7) or (A8) the application is required to satisfy IXXX.6.1.16 and IXXX.6.1.8, subject to IXXX.6.1.16 (1)(b).

(2) The Private Open Spaces must be located in the general areas identified and with the dimensions specified on Precinct Plan 2 or in an alternative location within the Residential – Terrace Housing and Apartment Buildings THAB zoned areas as long as the total area of Private Open Space is no less than that identified on Precinct Plan 2.

(3) A landscape plan demonstrating compliance with this standard shall be prepared and lodged with any resource consent or building consent application.

IXXX.6.X Apartment Setback

Purpose:

~~• To ensure any buildings within the THAB zone adjoining Ladies Mile identified on Precinct Plan 1 are setback from the street frontage to protect the health of the existing Pohutukawa trees along this frontage.~~

~~• To ensure the potentially 25m high apartment buildings are sufficiently setback from this frontage to protect the character and amenity of this streetscape.~~

~~(1) Any development within the THAB zone adjoining Ladies Mile shall be setback from the street front boundary by a distance of no less than 6m as identified on Precinct Plan 1.~~

IXXX.6.17 Entry Point Identifier

Purpose:

• To enable a high-quality landscape feature at the prominent public entrances to the Remuera Precinct.

(1) Any development within the Upper or Lower Loop Road blocks shall construct the entry point identifiers in the locations identified on Precinct Plan 3 and in accordance with the Remuera Precinct Landscape at Appendix A.

(2) A landscape plan demonstrating compliance with this standard shall be prepared and lodged with any resource consent or building consent application.

IXXX.6.18 Stormwater Management

Purpose:

- To ensure stormwater is managed in accordance with the approved Stormwater Management Plan.

(1) The management of stormwater from any activity, development and/or subdivision shall be in accordance with the approved Stormwater Management Plan.

IXXX.6.19 Arterial Road Access Restriction

Purpose:

- To restrict road intersections onto Ladies Mile
- To avoid direct vehicle access from individual sites to Ladies Mile
- To achieve the effective, safe and efficient operation of the arterial road network and existing and future transport network for all modes; and
- To avoid or mitigate adverse safety and operational effects on the transport network including Ladies Mile, Abbotts Way, Marua Road and Derby Downs Place.

(1) In addition to Standard E27.6.4(1) no ~~No~~ road intersections shall be permitted directly onto Ladies Mile except for the two intersections indicated on Precinct Plan 3.

~~(2) No private vehicle access from any property shall be permitted directly onto Ladies Mile.~~

IXXX.6.20 Subdivision and Development Staging & Transport Network Infrastructure Requirements

Purpose:

- To ensure subdivision and development is integrated with the delivery of the required transport infrastructure upgrades identified in Table IX.6.20.1.
- To ensure that the required transport infrastructure upgrades are implemented to avoid or mitigate the adverse traffic effects of any activity, development and/or subdivision on the existing and future transport network.
- To ensure that the required transport infrastructure upgrades are implemented in an integrated and planned manner, and coordinated with development in the Remuera Precinct.
- To ensure an efficient, safe and effective transport network, with infrastructure and service connections for all modes to and through the Remuera Precinct.

(1) Activities, development and/or subdivision (excluding site preparation works, retaining, infrastructure and earthworks) ~~within the stages identified on the Precinct Plans~~ must not exceed the thresholds specified in Column 1 in Table IX.6.20.1 below until the transport network infrastructure upgrades and measures identified in Column 2 have been implemented, constructed and are operational. ~~This does not apply to site preparation works, retaining, infrastructure and earthworks within the Precinct.~~

Note 3:

Works in the legal road require prior written agreement from the road controlling authority.

Table IX.6.20.1: Transport Network Infrastructure Upgrades and Measures

Column 1 Activity, development and / or subdivision thresholds for transport network infrastructure upgrades and measures		Column 2 Transport network infrastructure upgrades and measures required
(a)	Prior to occupation of the 20 th dwelling with access from Derby Downs Place	<ul style="list-style-type: none"> Upgrade the Derby Downs Place/Ladies Mile intersection to a signalised two-lane intersection with separate through lanes and turning lanes including pedestrian crossings as identified on Precinct Plan 3 (Upgrade 1) Construction of the Lower Loop Road in the location identified on Precinct Plan 3 (Upgrade 2)
(b)	Prior to the occupation of the first dwelling within the northeastern <u>Residential Terrace Housing and Apartment Buildings zone</u> THAB 25m building height area (shown on Precinct Plan 1) block or the first dwelling requiring access to the Upper Loop Road	<ul style="list-style-type: none"> Construction of the Upper Loop Road in the location identified on Precinct Plan 3 (Upgrade 3) Installation of the Ladies Mile footpath on the western side as identified on Precinct Plan 3 (Upgrade 4) Installation of pedestrian crossings at the Ladies Mile/Abbotts Way intersection as identified on Precinct Plan 3 (Upgrade 5) Installation of new bus stops as identified on Precinct Plan 3 (Upgrade 6)

IXXX.6.2 Standards for controlled subdivision activities

Purpose:

- To provide for subdivision of land for the purpose of construction and use of dwellings in accordance with MDRS permitted and restricted discretionary land use activities

IXXX.6.2.1 Subdivision in accordance with an approved land use consent for the purpose of the construction or use of dwellings as permitted or restricted discretionary activities in the precinct

- Any subdivision relating to an approved land use consent must comply with that land use consent.
- Subdivision does not increase the degree of any non-compliance with standards IXXX.6.1.1 to IXXX.6.1.9 except that Standard IXXX.6.1.3(1) does not apply along the length of any proposed boundary where dwellings share a common wall.
- No vacant sites are created.

IXXX.6.2.2 Subdivision around existing buildings and development

- Prior to subdivision occurring, all development must meet the following:
 - Comply with the relevant overlay, Auckland-wide, zone and precinct rules; or
 - Be in accordance with an approved land use consent.
- Subdivision does not increase the degree of any non-compliance with standards IXXX.6.1.1 to IXXX.6.1.9 except that Standard IXXX.6.1.3(1) does not apply along the length of any proposed boundary where dwellings share a common wall.
- No vacant sites are created.

IXXX.6.2.3 Subdivision for up to three sites accompanied by a land use consent application or certificate of compliance for up to three dwellings

- (1) The subdivision application and land use consent application or certificate of compliance relate to a site on which there are no dwellings;
- (2) The subdivision application and land use consent application or certificate of compliance must be determined concurrently;
- (3) Each dwelling, relative to its proposed boundaries, complies with Standards IXXX.6.1.2 to IXXX.6.1.9;
- (4) A maximum of three sites and three dwellings are created; and
- (5) No vacant sites are created.

IXXX.7 Assessment – controlled activities

IXXX.7.1 Matters of control

The Council will reserve control over all of the following matters when assessing a controlled activity resource consent application:

- (1) All controlled subdivision activities in Table IXXX.4.1:
 - (a) compliance with an approved resource consent or consistency with a concurrent land use consent application or certificate of compliance;
 - (b) compliance with the relevant overlay, Auckland-wide, precinct and zone rules;
 - (c) the effects of infrastructure provision.

IXXX.7.2 Assessment criteria

(1) The Council will consider the relevant assessment criteria for controlled subdivision from the list below:

- (a) compliance with an approved resource consent or consistency with a concurrent land use consent application or certificate of compliance:
 - (i) refer to Policy E38.3(6);
- (b) compliance with the relevant overlay, Auckland-wide, precinct and zone rules:
 - (i) refer to Policy E38.3(1) and (6);
- (c) whether there is appropriate provision made for infrastructure including:
 - (i) whether provision is made for infrastructure including creation of common areas over parts of the parent site that require access by more than one site within the subdivision; and
 - (ii) whether appropriate management of effects of stormwater has been provided;
 - (iii) refer to Policies E38.83(1), (6), (19) to (23).

IXXX.8 Assessment – restricted discretionary activities

IXXX.8.1 Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application:

- (1) For buildings that do not comply with one or more Standards IXXX.6.1.2 to IXXX.6.1.9:
 - (a) any precinct and zone policies relevant to the standard;
 - (b) the purpose of the standard;
 - (c) the effects of the infringement of the standard;
 - (d) the effects on the urban built character of the precinct;
 - (e) the effects on the amenity of neighbouring sites;
 - (f) the effects of any special or unusual characteristic of the site which is relevant to the standard;
 - (g) the characteristics of the development;
 - (h) any other matters specifically listed for the standard; and
 - (i) where more than one standard will be infringed, the effects of all infringements considered together.
- (a) For Visual Corridor:
 - (i) the width of the visual corridor
 - (ii) street furniture, artworks, other public amenity elements or retaining structures
- (b) For Publicly Accessible Open Space

- ~~(i) The purpose of the standard~~
- (ii) The size, location, dimensions, topography, aspect and landscaping of the open space.
- (iii) The strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the open space.

(c) For Publicly Accessible Pedestrian Routes

- ~~(i) The purpose of the standard~~
- (ii) The strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the open space.
- (iii) Temporary closures for safety, security, maintenance or repair purposes.

(d) For Existing Pohutukawa Trees

- ~~(i) The purpose of the standard~~
- (ii) Matters of discretion E17.8.1 (1)

(e) For Garden Streets

- ~~(i) The purpose of the standard~~
- (ii) The strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the open space.

(f) For Planted Embankment

- ~~(i) The purpose of the standard~~
- (ii) The strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the open space.

(g) For Private Open Space

- ~~(i) The purpose of the standard~~
- (ii) The strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the open space.

~~(h) Apartment Setback~~

- ~~(i) The purpose of the standard~~
- ~~(ii) Matters of discretion H6.8.1 (4)~~

(i) For Entry Point Identifier

- ~~(i) The purpose of the standard~~
- (ii) The strategy and outcomes identified in the Remuera Precinct Landscape at Appendix A for the entry point.

(j) For Stormwater Management

- ~~(i) The purpose of the standard.~~
- (ii) The approved Stormwater Management Plan.

IXXX.8.2 Assessment criteria

The Council will consider the assessment criteria below for restricted discretionary activities to the extent relevant to the proposal:

(1) For buildings that do not comply with one or more of Standards IXXX.6.1.2 to IXXX.6.1.9 1:

(a) for all infringements to standards:

- (i) refer to Policy IXXX.3(5)
- (ii) refer to Policy IXXX.3(6)

(b) for building height:

- (i) refer to Policy IXXX.3(1)
- (ii) refer to Policy IXXX.3(5)

Visual dominance

(iii) the extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects of any additional height, taking into account:

- the planned urban built character of the precinct; and
- the location, orientation and design of development.
- the effect of the proposed height on the surrounding and neighbouring development.

Character and Visual Amenity

(iv) the extent to which the form and design of the building and any additional height responds to the planned urban built character of the surrounding area, including natural landforms and features;

(v) how buildings as viewed from the street or public places are designed to appear against the skyline, taking into account:

- whether roof plan, services and equipment are hidden from views; and
- whether the expression of the top of the building provides visual interest and variation.

(c) for height in relation to boundary:

- (i) refer to Policy IXXX.3(1)
- (ii) refer to Policy IXXX.3(5)

Sunlight access - Residential – Mixed Housing Urban Zone

(iii) whether sunlight access to the outdoor living space of an existing dwelling on a neighbouring site satisfies the following criterion:

Four hours of sunlight is retained between the hours of 9am – 4pm during the Equinox (22 September):

- over 75% of the existing outdoor living space where the area of the space is greater than the minimum required by Standard IXXX.6.1.8; or
- over 100% of existing outdoor living space where the area of this space is equal to or less than the minimum required by Standard IXXX.6.1.8.

(iv) in circumstances where sunlight access to the outdoor living space of an existing dwelling on a neighbouring site is less than the outcome referenced in IXXX.8.2(1)(b)(v):

- the extent to which there is any reduction in sunlight access as a consequence of the proposed development, beyond that enabled through compliance with Standard H5-6.5 IXXX.6.1.3 Height in relation to boundary control; and

- the extent to which the building affects the area and duration of sunlight access to the outdoor living space of an existing dwelling on a neighbouring site, taking into account site orientation, topography, vegetation and existing or consented development.

Daylight access - Residential – Terrace Housing and Apartment Buildings Zone

(ivA) The extent to which the height and bulk of development maintains daylight access and minimises visual dominance effects to adjoining sites and developments taking into account site orientation, topography, vegetation and existing or consented development.

Visual dominance

- (v) the extent to which buildings as viewed from the side or rear boundaries of adjoining residential sites or developments are designed to reduce visual dominance effects, taking into account:
- the planned urban built character of the zone;
 - the location, orientation and design of development;
 - the physical characteristics of the site and the neighbouring site;
 - the design of side and rear walls, including appearance and dominance; and
 - providing adequate visual and/or physical break up of long continuous building forms.

Overlooking and privacy

(vi) the extent to which direct overlooking of a neighbour's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.

(d) for yards:

- (i) refer to Policy IXXX.3(1)
- (ii) refer to Policy IXXX.3(3)

(e) for building coverage:

- (i) refer to Policy IXXX.3(1)
- (ii) refer to Policy IXXX.3(3)
- (iii) whether the non-compliance is appropriate to the context, taking into account:
 - whether the balance of private open space and buildings is consistent with the ~~existing and~~ planned urban built character anticipated for the precinct;
 - the degree to which the balance of private open space and buildings reduces onsite amenity for residents, including the useability of outdoor living areas and functionality of landscape areas;

(f) for landscaped area:

- (i) refer to Policy IXXX.3(1)
- (ii) refer to Policy IXXX.3(3)
- (iii) refer to Policy H5.3(10) and
- (iv) the extent to which existing trees are retained.

(g) for outlook space:

- (i) refer to Policy IXXX.3(1)
- (ii) refer to Policy IXXX.3(3)
- (iii) refer to Policy IXXX.3(4)
- (iv) The extent to which overlooking of a neighbour's habitable room windows and private and/or communal outdoor living space can be minimised through the location and design of habitable room windows, balconies or terraces and the appropriate use of building and glazing setbacks and/or screening which is integrated part of the overall building design.

(h) for outdoor living space:

- (i) refer to Policy IXXX.3(1);

- (ii) refer to Policy IXXX.3(4); and
- (iii) the extent to which dwellings provide private open space and communal open space that is useable, accessible from each dwelling and attractive for occupants.

(i) for windows facing the street:

(i) refer to Policy IXXX.3(3)

(ii) the extent to which the glazing:

- allows views to the street and/or accessways to ensure passive surveillance; and
- provides a good standard of privacy for occupants.

(2) for visual corridor:

(i) the width of the visual corridor

(ii) street furniture, artworks, other public amenity elements or retaining structures

(3) Publicly Accessible Open Space

(i) The extent to which the purpose of the standard is achieved or alternative solutions that achieve the purpose of the standard are demonstrated within the Precinct.

(ii) The extent to which the strategy and outcomes identified in the Remuera Precinct Landscape Appendix A ~~B~~ for the open space are achieved in the Precinct.

(4) Publicly Accessible Pedestrian Routes

(i) The extent to which the purpose of the standard is achieved or alternative solutions that achieve the purpose of the standard are demonstrated within the Precinct.

(ii) The extent to which the strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the open space are achieved within the Precinct.

(iii) The extent to which any temporary closures of these routes are required for safety, security, maintenance or repair purposes.

(5) Existing Pohutukawa Trees

(i) The extent to which the purpose of the standard is achieved or alternative solutions that achieve the purpose of the standard are demonstrated within the Precinct.

(ii) Assessment Criteria E17.8.2 (1)

(6) Garden Streets

- (i) The extent to which the purpose of the standard is achieved or alternative solutions that achieve the purpose of the standard are demonstrated within the Precinct.
- (ii) The extent to which the strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the open space are achieved within the Precinct.

(7) Planted Embankment

- (i) The extent to which the purpose of the standard is achieved or alternative solutions that achieve the purpose of the standard are demonstrated within the Precinct.
- (ii) The extent to which the strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the open space are achieved within the Precinct.

(8) Private Open Space

- (i) The extent to which the purpose of the standard is achieved or alternative solutions that achieve the purpose of the standard are demonstrated within the Precinct.
- (ii) The extent to which the strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the open space are achieved within the Precinct.

~~(9) Apartment Setback~~

- ~~(i) The extent to which the purpose of the standard is achieved or alternative solutions that achieve the purpose of the standard are demonstrated within the Precinct.~~
- ~~(ii) Assessment Criteria H6.8.2 (9) (a), (b) and (d)~~

(10) Entry Point Identifier

- (i) The extent to which the purpose of the standard is achieved or alternative solutions that achieve the purpose of the standard are demonstrated within the Precinct.
- (ii) The extent to which the strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the entry point are achieved.

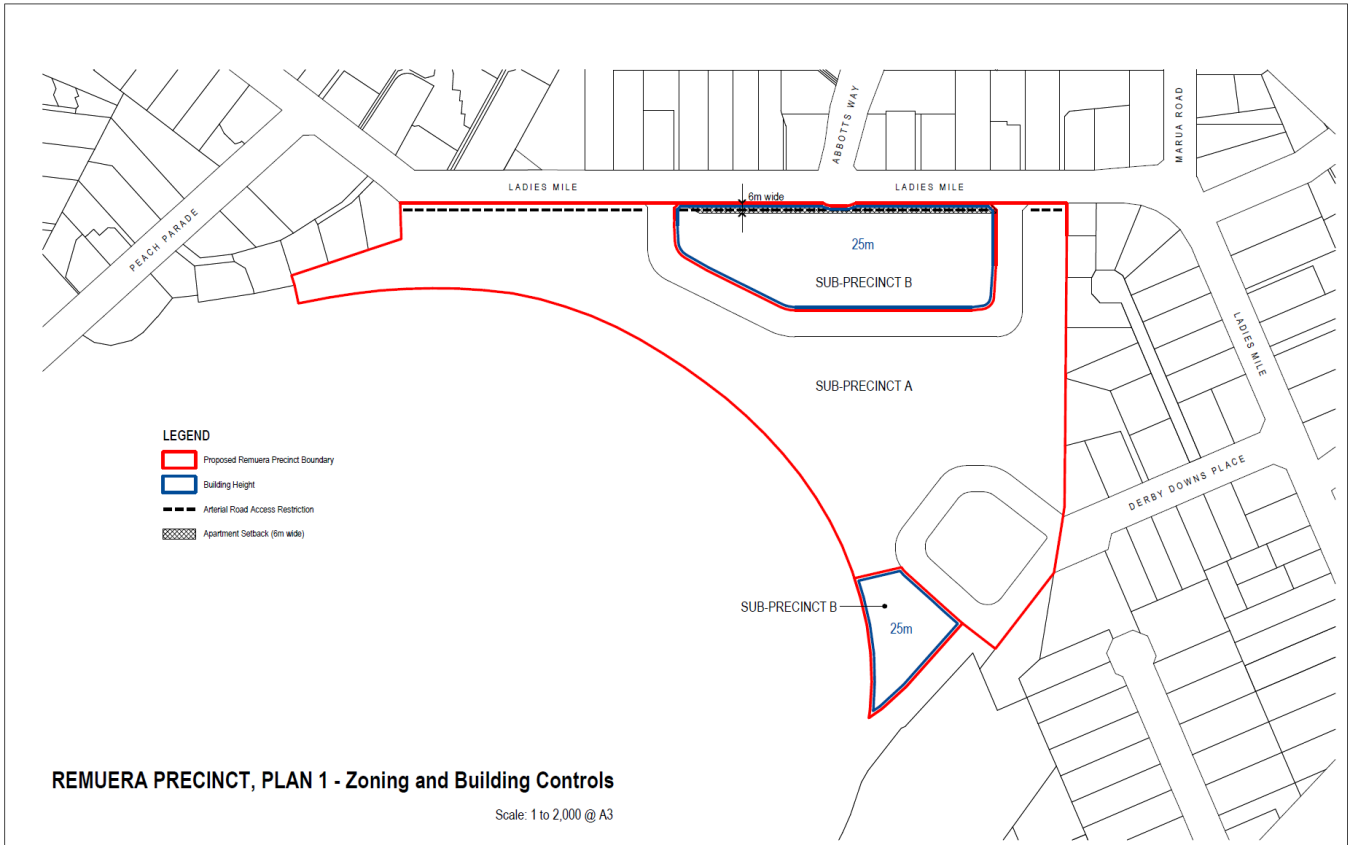
(11) Stormwater Management

- (i) The extent to which the provisions of the approved Stormwater Management Plan are met, including the following matters:
 - i. The design and efficacy of stormwater management devices;

- ii. Stormwater management calculations that confirm the design and capacity of the stormwater management device is fit for purpose and satisfies the requirements of the approved Stormwater Management Plan;
 - iii. The operation and maintenance of the stormwater system, including whether safe and direct access is provided to enable maintenance;
 - iv. Whether there will be health and safety effects associated with stormwater detention and retention ponds and wetlands and the extent to which these can be mitigated through measures such as fencing;
 - v. Whether new buildings and alterations and additions to buildings are made of inert materials; and
 - vi. Flood effects in the 10% and 1% AEP storm events (including climate change effects) and the extent to which any attenuation measures are required within the Precinct.
- (ii) Where alternatives to any approved or consented landscaping are proposed, whether the amended landscape plan will ensure the stormwater management outcomes are maintained and achieved.
- (iii) The extent to which interference with public use and enjoyment of proposed open space is minimised where stormwater detention and retention ponds and wetlands are proposed to be located in or adjacent to proposed public open space.

IXXX.10 Precinct plans

IXXX.10.1 Remuera Precinct Plan 1 ~~Zoning and Building Controls~~



REMUERA PRECINCT, PLAN 1 - Zoning and Building Controls

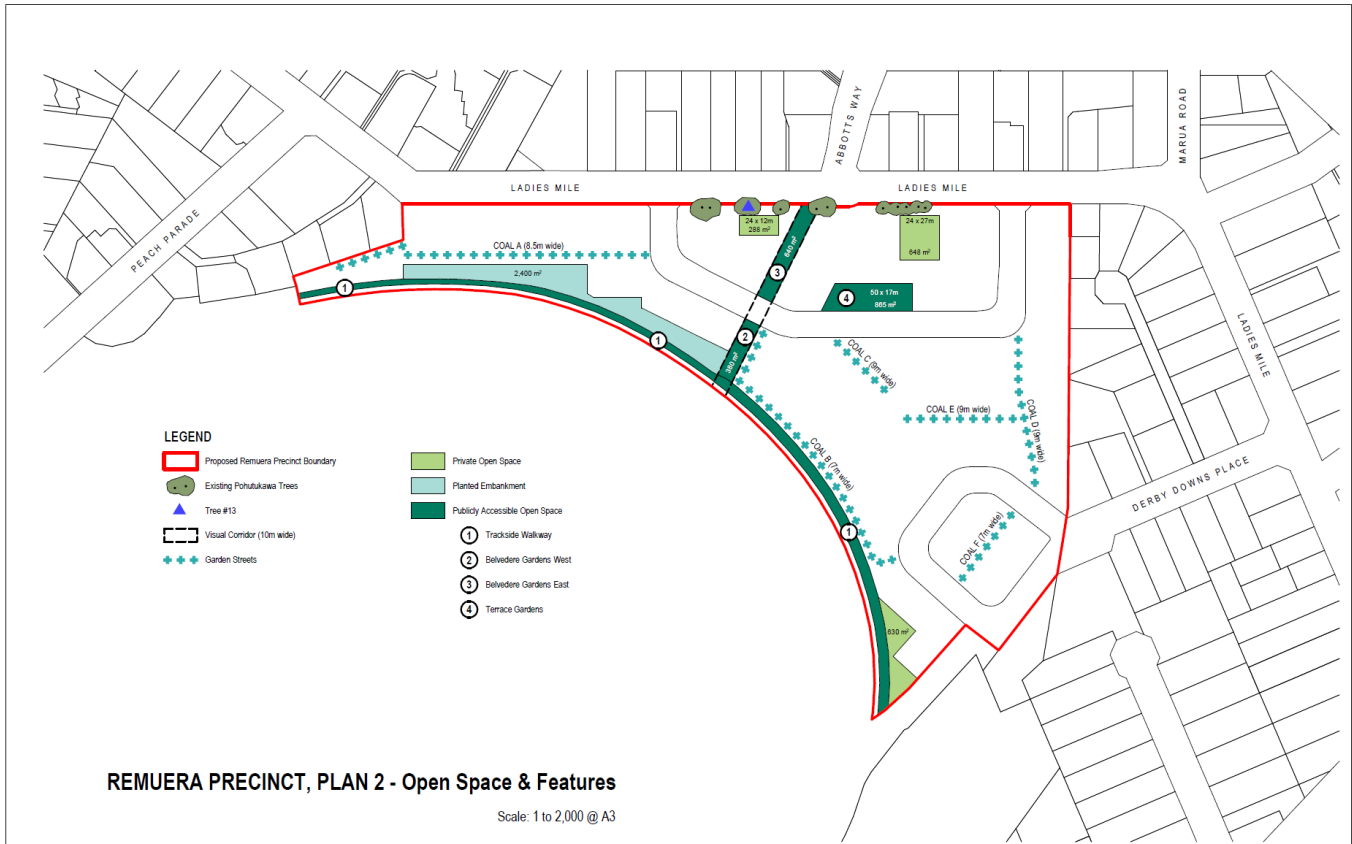
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ARCHITECT BREWER DAVIDSON <i>architectural urban design</i> 10, 14 & 22, 1821 28 GARDEN DRIVE AUCKLAND 1142	CLIENT Fletcher Living <i>Live your way better</i> 810 Great South Road P.O. Box 10000, AUCKLAND 1141 Private Bag 9022 HANAUKI, AUCKLAND 1148	PROJECT REMUERA PRECINCT 79 LADIES MILE ELLERSLIE AUCKLAND	NOTES <ul style="list-style-type: none"> - Do not scale off dimensions (use dimension lines) - Confirm to verify all dimensions on the job before commencing work. - This drawing is to be read in conjunction with the Architectural specifications. - The operator shall not duplicate or reproduce. Products specified without prior approval from Brewer Davidson Architects Ltd. - These drawings shall be read in conjunction with all documents provided by Separate Consultants. 	REVISION Sixth Issue <table border="1"> <tr><td>06</td><td>Approved/Revised</td><td>09/10/2024</td></tr> <tr><td>05</td><td>5th Issue</td><td>08/10/2024</td></tr> <tr><td>04</td><td>4th Issue</td><td>07/10/2024</td></tr> <tr><td>03</td><td>3rd Issue</td><td>06/10/2024</td></tr> <tr><td>02</td><td>2nd Issue</td><td>05/10/2024</td></tr> <tr><td>01</td><td>1st Issue</td><td>04/10/2024</td></tr> </table>	06	Approved/Revised	09/10/2024	05	5th Issue	08/10/2024	04	4th Issue	07/10/2024	03	3rd Issue	06/10/2024	02	2nd Issue	05/10/2024	01	1st Issue	04/10/2024	DRAWING TITLE REMUERA PRECINCT PLAN 1 - Zoning & Building Controls	<table border="1"> <tr> <td>DATE: 30/10/2024</td> <td>SCALE (B3): 1:2000</td> <td>JOB No.: 3199</td> </tr> <tr> <td>SHEET NO.: PP-01</td> <td colspan="2">REV.: 06</td> </tr> </table>	DATE: 30/10/2024	SCALE (B3): 1:2000	JOB No.: 3199	SHEET NO.: PP-01	REV.: 06	
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SHEET NO.: PP-01	REV.: 06																													

Remuera Precinct Plan 2— Privately owned Open Space & Features

[comment:

1. Amend 'Garden Streets' label: private garden streets (commonly owned access lots)



REMUERA PRECINCT, PLAN 2 - Open Space & Features

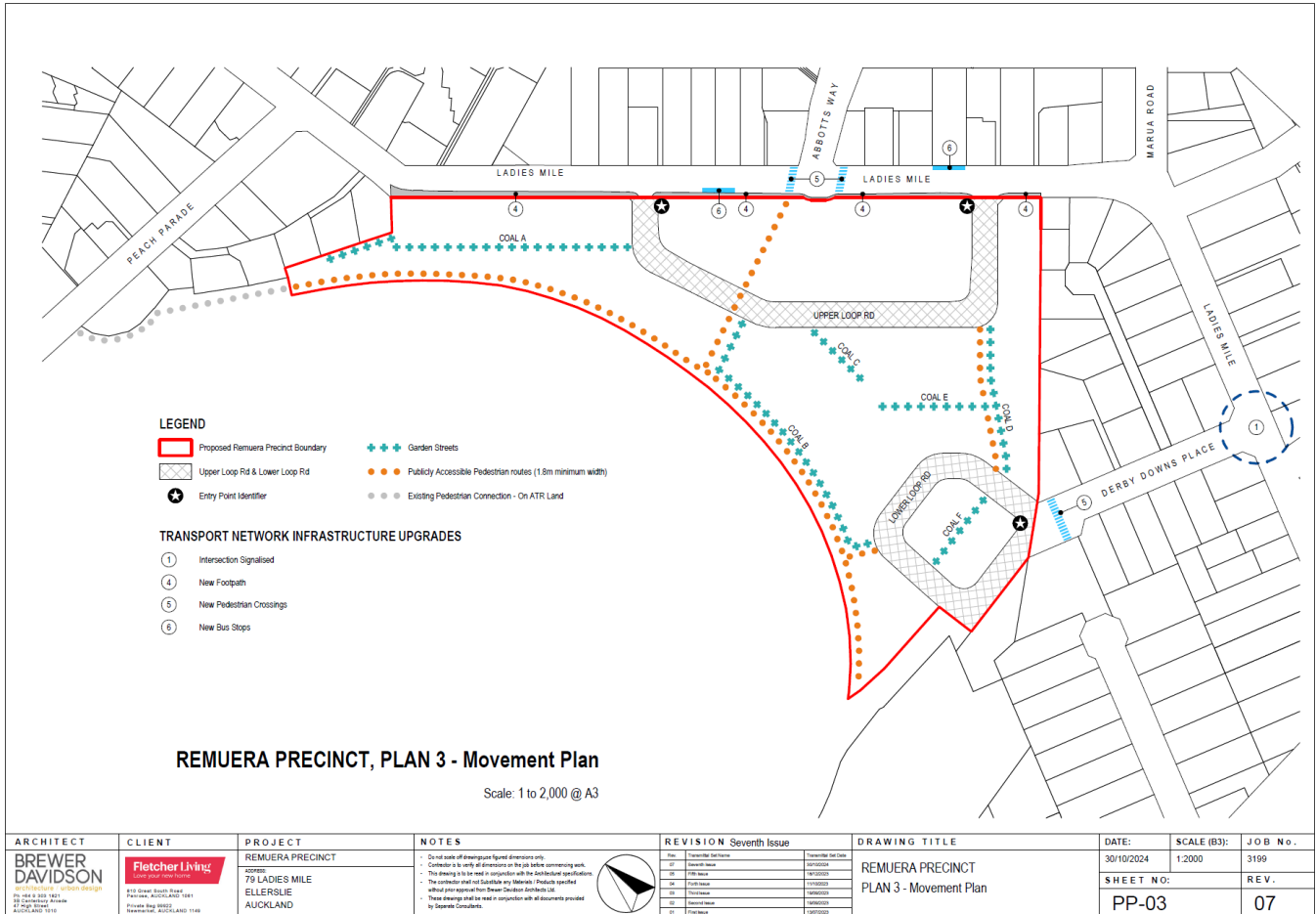
Scale: 1 to 2,000 @ A3

ARCHITECT	CLIENT	PROJECT	NOTES	REVISION	DRAWING TITLE	DATE:	SCALE (B3):	JOB No.
BREWER DAVIDSON ARCHITECTS 75-79 LAURENCE AVENUE AUCKLAND 1014	Fletcher Living 410 Great South Road PARNELL, AUCKLAND 1061	REMUERA PRECINCT 79 LADIES MILE ELLERSLIE AUCKLAND	- Do not scale off dimensions (typed dimensions only) - Confirm to be work of dimension on the job before commencing work - This drawing is to be read in conjunction with the Architectural Specifications - The contractor shall not substitute any materials (unless specified) without prior approval from Brewer Davidson Architects Ltd. - These drawings shall be read in conjunction with all documents provided by Separate Consultants.	06 Terrace Gardens 10/10/2024	REMUERA PRECINCT PLAN 2 - Open Space & Features	30/10/2024	1:2000	3199
				04 Earth Work 11/09/2023		05 Earthwork 11/09/2023	08 Earthwork 10/09/2023	09 Earthwork 10/09/2023

IXXX10.3 Remuera Precinct Plan 3 Movement

[comments:

1. Replace ATR with the relevant words]
2. Amend 'Garden Streets' label: private garden streets (commonly owned access lots)



APPENDIX A

Remuera Precinct Landscape – Refer Separate Attachment

APPENDIX B

~~Density standards from Part 2 of Schedule 3A, RMA, or the objectives and policies in clause 6 of Schedule 3A, RMA.~~

~~The following objectives, policies, rules and other provisions apply to and modify the Residential Mixed Housing Urban and Residential Terrace House and Apartment Building zoned land within the Precinct until Plan Change 78 becomes operative, after which point the following provisions no longer apply. Further the Qualifying Matters within PC78 also apply within the Precinct until Plan Change 78 becomes operative, after which point the following provisions no longer apply.~~

~~[Reference number TBC] Additional MDRS Land Use Objectives Objectives (H5.2 and H6.2)~~

~~(A1) — A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.~~

~~(B1) — A relevant residential zone provides for a variety of housing types and sizes that respond to—~~

- ~~i. — Housing needs and demand; and~~
- ~~ii. — The neighbourhood's planned urban built character, including 3-storey buildings.~~

~~*Note: these objectives are adopted from H5.2 and H6.2 (A1) and (A2)*~~

~~[Reference number TBC] Additional MDRS Land Use Policies Policies (H5.3 and H6.3)~~

~~(A1) — Enable a variety of housing typologies with a mix of densities within the zone, including three-storey attached and detached dwellings, and low-rise apartments.~~

~~(B1) — Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites wāhi tapu, and other taonga).~~

~~(C1) — Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.~~

~~(D1) — Enable housing to be designed to meet the day-to-day needs of residents.~~

~~(E1) — Provide for developments not meeting permitted activity status, while encouraging high-quality developments.~~

~~*Note: these policies are adopted from H5.3 and H6.3*~~

~~[Reference number TBC] Notification~~

~~(A1) — Any application for resource consent for the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4-9) of the Resource Management Act 1991:~~

~~(A2) — Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public notification of an application for resource consent is precluded if the application is for the construction and use of 1, 2 or 3 dwellings that do not comply with 1 or more of the following:~~

- ~~i — Standard H5.6.4 Building height;~~
- ~~ii — Standard H5.6.5 Height in relation to boundary;~~
- ~~iii — Standard H5.6.8(1) Yards;~~
- ~~iv — Standard H5.6.10 Building coverage;~~
- ~~v — Standard H5.6.11(3) and (4) Landscaped area;~~
- ~~vi — Standard H5.6.12(A1) Outlook space;~~
- ~~vii — Standard H5.6.14(A1) — (B1) Outdoor living space; and~~
- ~~viii — Standard H5.6.18(1) Windows to street and private vehicle and pedestrian accessways.~~

~~*Note: this rule is adopted from H5.5(4) and H6.5(4)*~~

~~[Reference number TBC] Rules~~

~~[Reference number TBC] Number of dwellings per site~~

~~(1) — There must be no more than three dwellings per site.~~

~~*Note: this rule is adopted from H5.6.3A and H6.6.4A*~~

~~[Reference number TBC] Building Height~~

~~Purpose: to manage the height of buildings to:~~

- ~~• — achieve the planned urban built character of predominantly three storeys;~~
- ~~• — minimise visual dominance effects;~~

- maintain a reasonable standard of residential amenity for adjoining sites; and
- provide some flexibility to enable variety in roof forms.; and
- provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites wāhi tapu, and other taonga, where located adjacent to Pukekiwiriki Pā Historic Reserve, Red Hill.

(1) Buildings must not exceed 11m in height, except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in Figure H5.6.4.1 Building height in the Residential – Mixed Housing Urban Zone below.

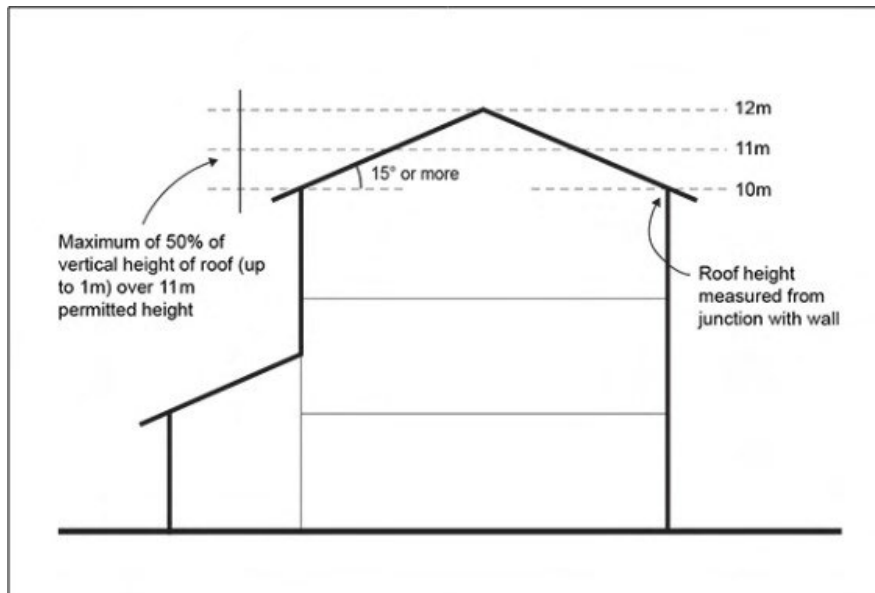


Figure 1 H5.6.4.1 Building Height in the MHUZ and Figure H6.6.5.1 of the THABZ Note: this rule is adopted from H5.6.4 and H6.6.5 of PC78

[Reference number TBC] Height in Relation to boundary

Purpose: to manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access, privacy and minimise adverse visual dominance effects to immediate neighbours.

(1) Buildings must not project beyond a 60 degree recession plane measured from a point 4m vertically above ground level alongside and rear boundaries, as shown in Figure H5.6.5.1 and H6.6.6.1 Height in relation to boundary below.

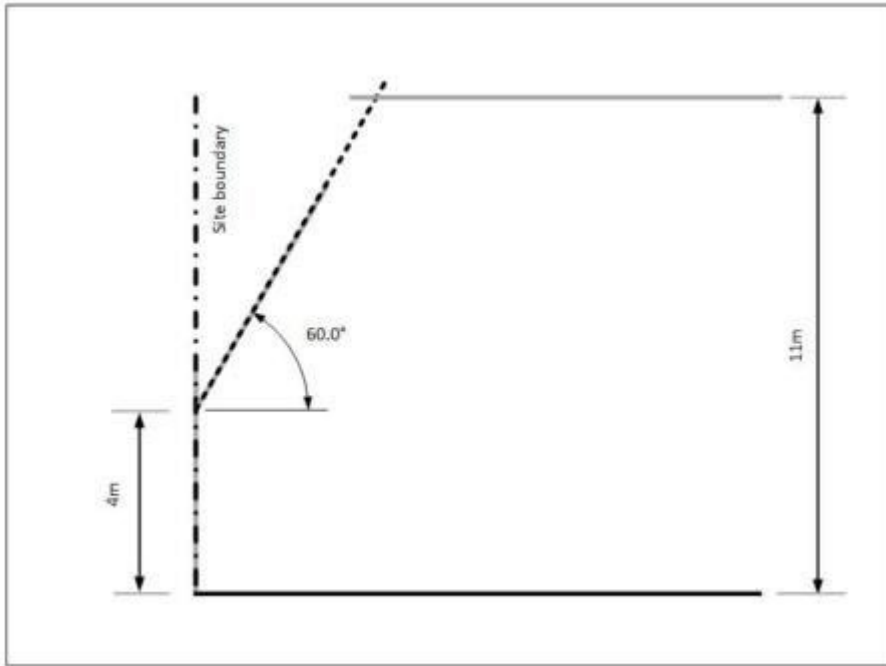


Figure 2 — Height in Relation to Boundary

Note: this rule is adopted from H5.6.5 and H6.6.6 of PC78

[Reference number TBC] Yards/Setbacks

(1) — A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H5.6.8.1 and Table H6.6.9.1 Yards below.

Yard	Minimum depth
Front	1.5 metre
Side	1 metre
Rear	1 metre (excluded on corner sites)

Note: this rule is adopted from H5.6.8.1 and H6.6.9.1 of PC78

[Reference number TBC] Building Coverage

Purpose: to manage the extent of buildings on a site to achieve the planned urban character of buildings surrounded by open space and to provide for the protection and management of significant ecological areas.

(1) — The maximum building coverage must not exceed 50 per cent of the net site area

Note: this rule is adopted from H5.6.10 and H6.6.11 of PC78

[Reference number TBC] Landscape areas Purpose:

- ~~to provide for quality living environments consistent with the planned urban built character of buildings surrounded by open space vegetation; and~~
- ~~to create a vegetated urban streetscape character within~~

~~the zone. Developments containing up to three dwellings must comply~~

~~with the following:~~

- (1) ~~A dwelling at ground floor level must have a landscaped area of a minimum of 20 per cent of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.~~
- (2) ~~The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling.~~

Note: this rule is adopted from H5.6.11 H6.6.12 of PC78

[Reference number TBC] Outlook Space

Purpose:

- ~~to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and~~
- ~~in combination with the daylight standard, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.~~

~~Development containing up to three dwellings must comply with the following:~~

- (A1) ~~An outlook space must be provided for each dwelling as specified in this clause.~~
 - (a) ~~An outlook space must be provided from habitable room windows as shown in Figure H5.6.12.1 Outlook space requirements for development containing up to three dwellings below.~~
 - (b) ~~The minimum dimensions for a required outlook space are as follows and as shown in Figure H5.6.12.1 Outlook space requirements for development containing up to three dwellings below:~~

- i. a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
- ii. all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.

The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.

- (c) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
- (d) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
- (e) Outlook spaces may be under or over a balcony.
- (f) Outlook spaces required from different rooms within the same building may overlap.
- (g) Outlook spaces must —
 - i. be clear and unobstructed by buildings; and
 - ii. not extend over an outlook space or outdoor living space required by another dwelling

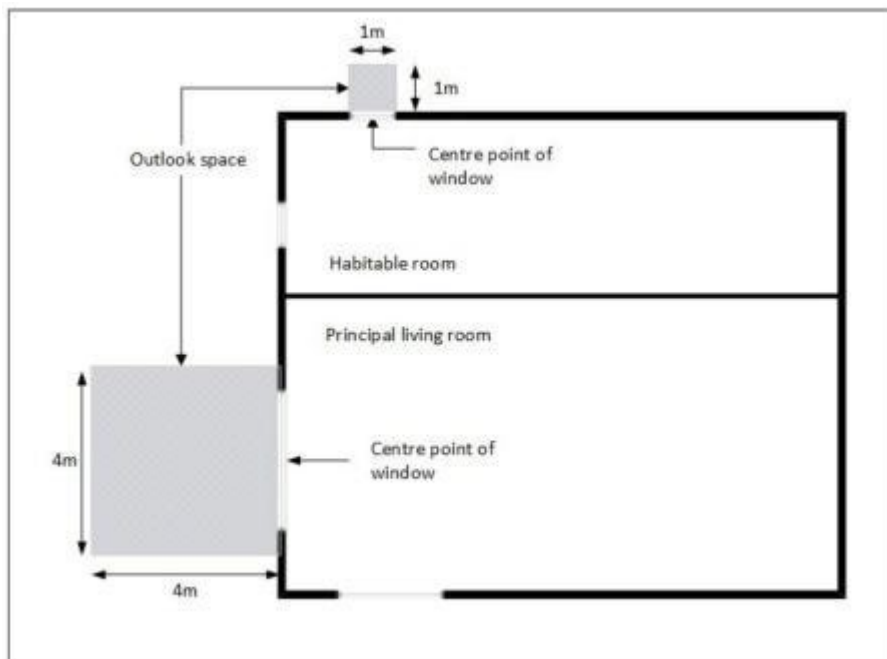


Figure 3 outlook space requirements for development containing up to three dwellings (H5.6.12.A1 & H6.6.13.A1)

Note: this rule is adopted from H5.6.12 and H6.6.13 of PC78

Development containing up to three dwellings must comply with the following:

~~(A1) — A dwelling at ground floor level must have an outdoor living space that is at least 20m² and that comprises ground floor, balcony, patio, or roof terrace space that, where located at ground level, has no dimension less than 3 metres for three or more dwellings; and~~

~~(a) — where provided in the form of a balcony, patio, or roof terrace, is at least 8m² and has a minimum dimension of 1.8 metres; and~~

~~(b) — is accessible from the dwelling; and~~

~~(c) — may be —~~

~~(i) — grouped cumulatively by area in 1 communally accessible location; or~~

~~(ii) — located directly adjacent to the unit; and~~

~~(d) — is free of buildings, parking spaces, and servicing and manoeuvring areas.~~

~~(B1) — A dwelling located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that —~~

~~(a) — is at least 8m² and has a minimum dimension of 1.8 metres for three or more dwellings; and~~

~~(b) — is accessible from the dwelling; and~~

~~(c) — may be —~~

~~(i) — grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or~~

~~(ii) — located directly adjacent to the unit~~

Note: this rule is adopted from H5.6.14 and H6.15 of PC78

~~[Reference number TBC] Windows to Street and Private Vehicle and pedestrian accessways Purpose: To provide for passive surveillance while maintaining privacy for residents and users.~~

Development containing up to three dwellings must comply with the following:

~~(1) — Any dwelling facing the street must have a minimum of 20 per cent of the street facing façade in glazing. This can be in the form of windows or doors.~~

Note: this rule is adopted from H5.6.18 and H6.6.19 of PC78

~~[Reference number TBC] Activity Table—Subdivision in Residential Zones (E.38.4.2)~~

Activity	Activity Status
Subdivision for the purpose of the construction or use of dwellings, which are provided for as either permitted or restricted discretionary activities in the Residential – Low Density Residential Zone, Residential – Mixed Housing Urban Zone and Residential – Terrace Housing and Apartment Buildings Zone	

Note 1	
All Applicants for subdivision consent, including controlled activities A13A and A13B, are subject to section 106 of the RMA.	
(A13A)	Subdivision in accordance with an approved land use resource consent complying with Standard E38.8.1A.1
(A13B)	Subdivision around existing buildings and development complying with Standard E38.8.1A.2.

~~[Reference number TBC] Notification (E.38.5)~~

~~(2A) In the Residential – Mixed Housing Urban and Residential – Terrace Housing and Apartment Buildings Zones, any application for subdivision associated with an application for resource consent for the construction and use of one, two or three dwellings that do not comply with 1 or more of the relevant zone standards will be considered without public and limited notification unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.~~

~~The standards referenced in clause 2A above include:~~

- ~~• Standards H5.6.4, H5.6.5, H5.6.8(1), H5.6.10, H5.6.11(3) and (4), H5.6.12, H5.6.14 and H5.6.18 in the Residential – Mixed Housing Urban Zone.~~
- ~~• Standards H6.6.5(1)(a), H6.6.6(1), (5), (6), (7) and (10), H6.6.9, H6.6.11(1), H6.6.12(1A) and (2A), H6.6.13(A1) – (J1), H6.6.15(A1) and (B1), H6.6.19(1) in the Residential – Terrace Housing and Apartment Buildings Zone.~~

~~2B) In the Residential – Mixed Housing Urban and Residential – Terrace Housing and Apartment Zones, any application for subdivision associated with an application for resource consent for the construction and use of 4 or more dwellings that comply with the relevant zone standards will be considered without public and limited notification unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.~~

~~The standards referenced in clause 2B above include:~~

- ~~Standards H5.6.4, H5.6.5, H5.6.8(1), H5.6.9, H5.6.10, H5.6.11(5), (6) and (7) and H5.6.12~~
~~H5.6.16 and H5.6.18~~ H5.6.21 in the Residential – Mixed Housing Urban

~~Zone. Across the Residential – Terrace Housing and Apartment Buildings~~

~~Zone~~

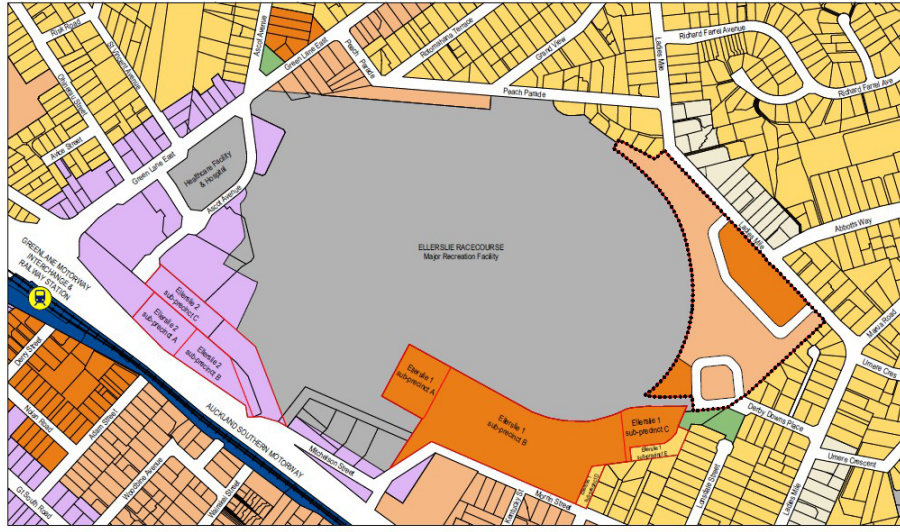
- ~~Standards H6.6.9, H6.6.10, H6.6.11, H6.6.12(1) – (3), H6.6.13(1) – (9), H6.6.14, H6.6.15(1) – (4), H6.6.16, H6.6.17, H6.6.19(2), H6.6.20, H6.6.21 and H6.6.22 in the Terrace Housing and Apartment Buildings zone.~~

~~In the Residential – Terrace Housing and Apartment Buildings Zone additional standards for development outside walkable catchments~~

- ~~Standards H6.6.5(1)(b) and H6.6.6(2), (5) – (7) and (10). In the Residential – Terrace Housing and Apartment Buildings Zone additional standards for development inside a walkable catchment~~
- ~~Standards H6.6.5(1)(c) and H6.6.6(3) – (5), (7) and (10).~~

PART B

- Rezone the 6.2-hectare area of land identified as the Remuera Precinct in the plan below from Major Recreation Zone and Ellerslie Racecourse Precinct to Remuera Precinct and Residential – Mixed Housing Urban and Residential – Terrace House and Apartment Buildings zones.



LEGEND

- Residential - Single House Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Residential - Terraced Housing Apartment Building
- Business - Mixed Use Zone
- Open Space - Informal Recreation
- Proposed Remuera Precinct

PROPOSED UNITARY PLAN ZONING

Scale: 1 to 5,000 @ A3

ARCHITECT BREWER DAVIDSON <small>100-102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000</small>	CLIENT Fletcher Living <small>100-102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000</small>	PROJECT REMUERA PRECINCT LADIES MILES ELLERSLIE, AUCKLAND TBC	NOTES 1. Do not use if already used in other drawings. 2. Check for any other drawings which may conflict with this drawing. 3. The drawing is a proposed unitary plan and is subject to the approval of the Council. 4. The drawing is a proposed unitary plan and is subject to the approval of the Council. 5. The drawing is a proposed unitary plan and is subject to the approval of the Council. 6. The drawing is a proposed unitary plan and is subject to the approval of the Council. 7. The drawing is a proposed unitary plan and is subject to the approval of the Council. 8. The drawing is a proposed unitary plan and is subject to the approval of the Council. 9. The drawing is a proposed unitary plan and is subject to the approval of the Council. 10. The drawing is a proposed unitary plan and is subject to the approval of the Council.	REVISION Forth Issue <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Description	Date													DRAWING TITLE REMUERA PRECINCT PROPOSED UNITARY PLAN	DATE: 11/10/2023	SCALE (B3): 1:5000	JOB No.: 3190
No.	Description	Date																					
						SHEET NO.: ZN-01	REV.: 04																

PART C

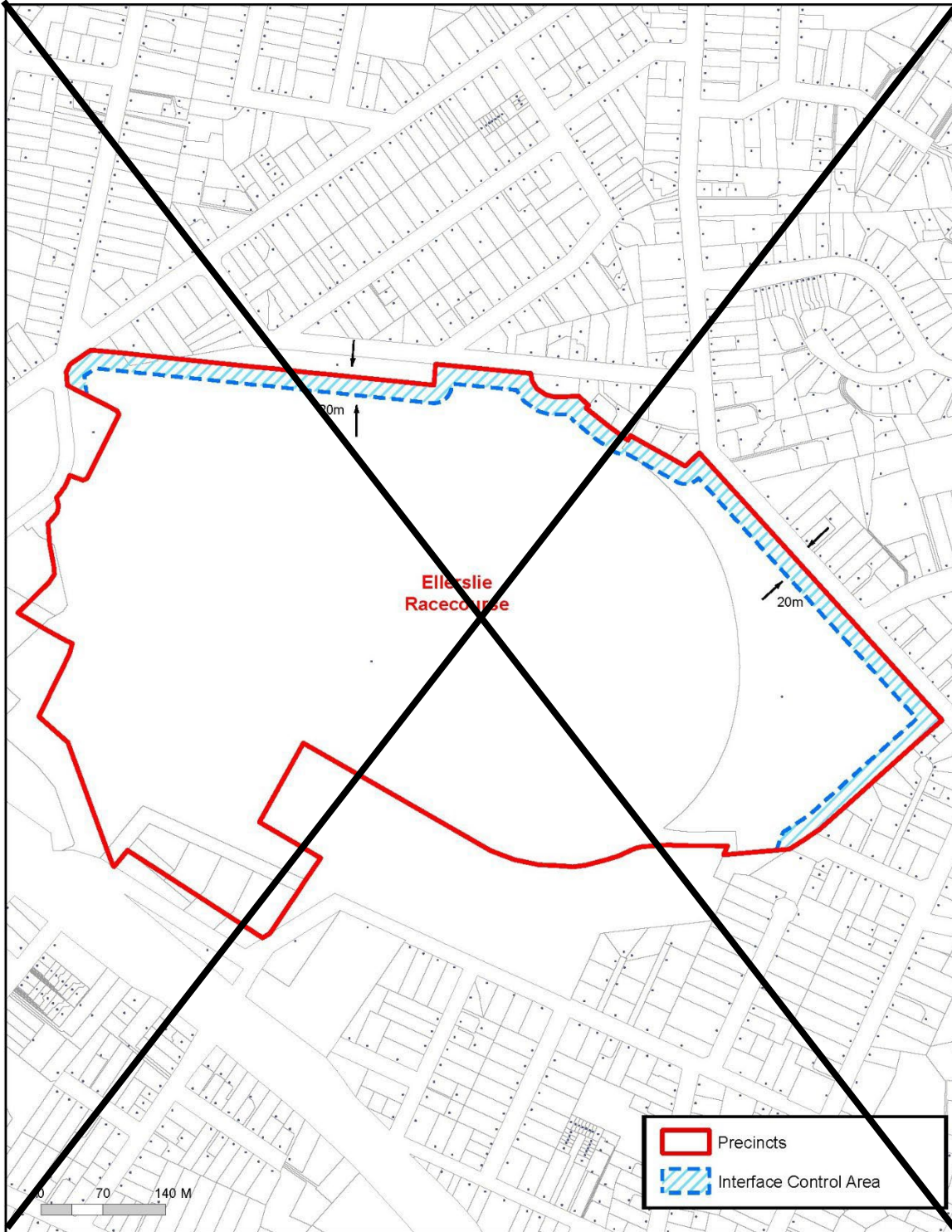
Amendments to I313 Ellerslie Racecourse Precinct

1. Amend I313.1 Ellerslie Racecourse Precinct Description as set out below

I313.1. Precinct description

The Ellerslie Racecourse Precinct provides specific planning controls for the use of the Ellerslie Racecourse. The Ellerslie Racecourse is a major horse racing venue that covers approximately 55 49 hectares of privately-owned land.

2. Amend I313.10 Precinct Plans Ellerslie Racecourse Precinct I313.10.1 Ellerslie Racecourse: Precinct Plan 1 Delete the Below Precinct Plan 1

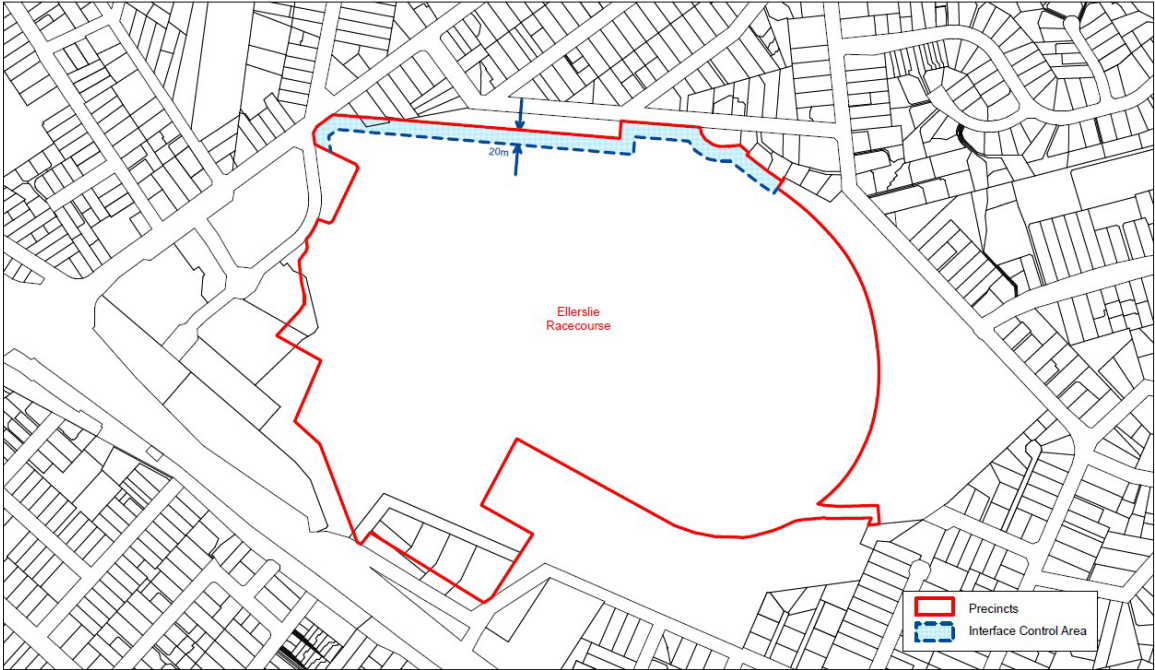


Replace I313.10.1 Ellerslie Racecourse: Precinct Plan 1 With the Proposed Amended Precinct Plan 1 Below

I313.10.1 Ellerslie Racecourse: Precinct Plan 1

I313.10. Precinct plans

I313.10.1. Ellerslie Racecourse: Precinct plan 1



PART D

Amend Schedule 10: Notable Tree Schedule As follows:

Schedule is divided into Auckland Districts and is organised into alphabetical order by street name.

The Notable Tree Overlay symbols are marked on the Planning maps and should be viewed in conjunction with the Schedule below. The symbols indicate the presence of a notable tree, trees or groups of trees

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
166	<i>Quercus robur</i>	English Oak	1	Kohimarama Road 65 (reserve)	Kohimarama	Lot 1 DP 28945
165	<i>Araucaria heterophylla</i>	Norfolk Island Pine	2	Kohimarama Road 177	Kohimarama	Lot 27 DP 27807
318	<i>Quercus canariensis</i> , <i>Agathis australis</i>	Algerian Oak, Kauri	2	Korau Road 7	Greenlane	Lot 16 DP 25557
312	<i>Ulmus glabra</i>	Elm	1	Korau Road 14	Greenlane	Lot 23 DP 25557
311	<i>Ulmus glabra</i>	Elm	1	Korau Road 16	Greenlane	Lot 22 DP 25557
498	<i>Cinnamomum camphora</i> , <i>Quercus cerris</i>	Camphor Laurel, Turkey Oak (2)	3	Korma Road 30	Royal Oak	Lot 3 DP 327333
43	<i>Vitex lucens</i>	Puriri	1	Kotare Avenue 3A	Westmere	Lot 1 DP 120050
709	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Kurahaupo Street 45	Orakei	Lot 296 DP 58659
670	<i>Vitex lucens</i>	Puriri	2	Kuranui Place 5B	Otahuhu	Pt Section 2 Blk VI Otahuhu SD
XXX	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Ladies Mile 79	Remuera	Lot 1 DP 585358
342	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Ladies Mile 112	Ellerslie	Lot 28 DP 7838
341	<i>Metrosideros excelsa</i> , <i>Ulmus glabra</i>	Pōhutukawa, (2) Wych Elm	3	Ladies Mile 118	Ellerslie	Part Lot 30 DP 7838, Lot 31 DP 7838
431	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Ladies Mile 170	Ellerslie	Lot 1 DP 324725
432	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Ladies Mile 170D	Ellerslie	Lot 1 DP 140735
490	<i>Metrosideros excelsa</i>	Pōhutukawa	8	Lagoon Drive 36-46	Panmure	Allotment 45 SECT 2 VILL OF Panmure
989	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Landscape Road 5	Mount Eden	Eden
961	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Landscape Road 7	Epsom	Lot 19 DP 6826
962	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Landscape Road 8	Epsom	Lot 3 DP 19644
783	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Landscape Road 9	Mount Eden	Lot 2 DP 53440

987	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Landscape Road 11	Epsom	Lot 1 DP 53440
943	<i>Agathis australis</i>	Kauri	1	Landscape Road 13	Mount Eden	Lot 1 DP 99091
988	<i>Araucaria cunninghamii</i>	Hoop Pine	1	Landscape Road 14	Mount Eden	Pt Lot 1 DP 7015
839	<i>Quercus robur</i>	English Oak	1	Levonias Street 23	Western Springs	Allotment 52 SECT 5 SBRS OF Auckland
391	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Lewin Road 1A	Epsom	Lot 37 DP 4280
378	<i>Vitex lucens</i>	Puriri	1	Lewin Road 6	Epsom	Lot 3 DP 17113
931	<i>Agathis australis</i>	Kauri	1	Lewin Road 16	Epsom	Pt Lot 23 DP 7434
377	<i>Vitex lucens, Phoenix canariensis</i>	Puriri, Phoenix Palm (3)	4	Lewin Road 19	Epsom	Lot 2 DP 33754
241	<i>Fraxinus excelsior 'aurea'</i>	Golden Ash	1	Line Road 50	Glen Innes	Lot 39 DP 42355
365	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Liverpool Street 27	Epsom	Lot 3 DP 42495
364	<i>Vitex lucens, Podocarpus totara, Picea abies, Ilex aquifolium, Quercus robur, Cedrus deodara, Chamaecyparis lawsoniana</i>	Puriri (3), Avenue of trees including: Puriri (5), Totara (3), Spruce, Holly, English Oak (2), Cedar, False Cypress	17	Liverpool Street 40	Royal Oak	Lot 1 DP 8648
257	<i>Vitex lucens, Phoenix canariensis</i>	Puriri, Phoenix Palm (2)	3	Lloyd Avenue 39	Mt Albert	Lot 1 DP 44143
170	<i>Metrosideros excelsa</i>	Pōhutukawa	2	Long Drive 106	St Heliers	Lot 2 DP 46553
91	<i>Phoenix canariensis</i>	Phoenix Palm	3	Long Drive (road reserve on intersection with Tamaki Drive)	St Heliers	