

8 February 2024

Attention: Vijay Lala, Tattico

Dear Vijay,

Private Plan Change – Request for Information under Clause 23 of Schedule 1 of the RMA

Applicant:	Fletcher Residential Limited
Address:	79 Ladies Mile, Remuera

Thank you for your request for a private plan change under clause 21 of Schedule 1 of the Resource Management Act 1991 (RMA). We have received your request on 20 December 2023.

In order to better understand your request and its potential effects on the environment, we require further information from you under clause 23(1) of Schedule 1 of the RMA.

The further information we require is set out in Appendix 1.

If you have any questions or concerns about this notice, please contact me at 022 091 7233 or daniel.kinnoch@colabplanning.co.nz.

Yours sincerely,



Daniel Kinnoch
Consultant Planner for Auckland Council

Appendix 1 – Clause 23 Request for Information

#	Category of Information	Specific Request	Reasons for request	Applicant response (please reference any attachments)
Planning (Daniel Kinnoch, 022 091 7233, daniel.kinnoch@colabplanning.co.nz)				
P1	Infrastructure	<ol style="list-style-type: none"> 1. Considering the proposed zoning and precinct and the level of development intensity that they would permit, what is the maximum number of dwellings that could feasibly be developed within the plan change area? 2. If this development potential exceeds the dwelling numbers approved under the Fast Track Consent (357), please evaluate the projected impact on infrastructure including but not limited to water supply and wastewater networks. 3. Should the proposed plan change enable higher dwelling numbers than those specified in the Fast Track Consent, outline any necessary infrastructure upgrades to support this development intensity. Please include an estimate of the costs involved and clarify the allocation of financial responsibility for these upgrades. 	<p>The request for details on dwelling capacity and the subsequent impact on infrastructure is to ensure that any increase in enabled development intensity under the plan change versus the approved Fast Track consent aligns with the capacity of existing services. The information will allow us to determine if the plan change may necessitate infrastructure upgrades that are different from current planned improvements.</p> <p>It is recommended that a housing cap provision in the precinct is considered as one potential option to respond to this request.</p>	
P2	Consultation	<p>Please provide the following additional details to complete the consultation section of the plan change report:</p> <ol style="list-style-type: none"> 1. Feedback received from Mana Whenua, including any specific concerns, support, or cultural impact assessments provided. 2. A record of all consultation activities, including dates, the nature of information shared, and documented responses from all parties. 3. Examples of the information packages provided to the consulted parties, including any visual materials, technical reports, or summaries that facilitated their understanding of the proposed plan change. 4. Confirmation that all responses received have been documented and indicate where these are included within the application materials. 	<p>The information requested pursuant to subclause (1)(f) of Clause 6 of Schedule 4 and Clause 22(2) of Schedule 1 of the RMA. Specifically, feedback and any CVA from Mana Whenua will assist our understanding of the cultural implications of the plan change and to show the applicant's engagement with iwi. The detailed records and examples of the information provided are essential for assessing the adequacy and transparency of the consultation process.</p>	
P3	Mana Whenua	<p>Please provide an analysis of the proposed plan change in relation to any applicable iwi management plan.</p>	<p>Required for a full understanding of the proposed plan change in relation to any relevant planning document recognised by an iwi authority.</p>	
P4	Greenways	<p>Please provide an analysis of the proposed plan change in relation to the Ōrākei Local Paths (Greenways) Programme Plan.</p>	<p>Required for a full understanding of the proposed plan change in relation to the Ōrākei Local Paths (Greenways) Programme Plan.</p>	
P5	Local Board	<p>Please provide an analysis of the proposed plan change in relation to the Ōrākei Local Board Plan 2023</p>	<p>Required for a full understanding of the proposed plan change in relation to the Ōrākei Local Board Plan 2023</p>	
P6	Building Height	<ol style="list-style-type: none"> 1. Please explain why the applicant has elected not to use the Height Variation Control (HVC) method in the R-THAB zone, and instead uses a bespoke HVC precinct provision. 2. The proposed matter for discretion and assessment criteria in the precinct cross-reference the relevant height infringement matters and assessment criteria in THAB. The latter in turn reference THAB Policy H6.3(4), which refers to 'identified locations <u>adjacent to centres</u>'. The proposed precinct is not located adjacent to a centre. Please provide further assessment of the inter-relationship between the assessment matters for the precinct and THAB zone to show that there is no gap or deficiency in policy that could 	<p>To understand the relationship between proposed precinct and zone controls.</p> <p>Council's preference is not to introduce bespoke provisions in precincts when other tools are already available.</p>	

		<p>inhibit the ability to assess a resource consent application against these provisions.</p> <p>3. It is unclear whether the proposed HVC would be on the planning maps as well as the precinct, or just the precinct plan – please clarify what is intended.</p>		
P7	MDRS	<p>How does the applicant propose to incorporate MDRS within those parts of the proposed precinct that are in a residential zone, as is currently required by Schedule 1, clause 25(4A) and section 77G(1)? And if the MDRS were no longer required to be incorporated under future legislative change, does the applicant wish to propose an alternative zoning for parts of or all of the subject site? If yes, what would this alternative be?</p>	<p>Relevant residential zones are proposed and therefore there is still a legal requirement for the MDRS to be incorporated as required by the RMA. However, it is acknowledged that MDRS may become optional for relevant local authorities to apply under future legislative change.</p>	
P8	Ellerslie Racecourse Precinct	<p>Please provide the specific marked up changes that are required to the Ellerslie Racecourse Precinct that would be required in relation to the proposed plan change. This includes in particular the interface control area that currently applies and is shown on I313.10.1. Ellerslie Racecourse: Precinct plan 1.</p>	<p>To ensure that any necessary consequential changes are made to other precincts that adjoin the proposed plan change area.</p>	
P9	Garden Streets	<p>Garden streets as a concept are not used elsewhere in the Auckland Unitary Plan and are proposed as a capitalised term within the proposed precinct provisions. Please provide an assessment of why these are proposed as a plan method in this location and their necessity based on any unique characteristics of the site or the environment. Please also consider whether, if retained, a garden street should be defined term, or explained within the precinct.</p>	<p>To ensure that methods are used appropriately within the Auckland Unitary Plan.</p>	
Economics (Derek Foy, 021 175 4574, derek@formative.co.nz)				
E1	Potential negative economic effects of the PPC	<p>Please clarify the statement made in the ME report that “Overall, M.E consider that the anticipated economic and social benefits of the proposed net increase in residential dwellings is likely to outweigh the anticipated economic and social costs”.</p>	<p>The ME report does not identify any economic and social costs, other than the costs associated with development and construction of the subject land for residential activity. It is not clear from the ME report whether any other economic and social costs might be anticipated because of the PPC request, or what those might be, but it is necessary to understand those to assess the merits of the application.</p>	
E2	Need for retail provision to service the Precinct	<p>Please provide some assessment of the need for some commercial activity such as convenience retail or services activity to provide for the needs of not only the future population of the PPC area, but also surrounding residential areas.</p>	<p>The PPC area is broadly halfway between the Ellerslie Town Centre and the Upland Road Neighbourhood centre, with both being around 800m from the PPC area. It would be helpful to understand if there is any merit in considering enabling some commercial provision (such as a small area of Neighbourhood Centre Zone) as part of the PPC request, in addition to the limited range of non-residential activities provided for as a restricted discretionary activity in the MHU and THAB zones. At some point, with increasing residential density in the area, some small retail presence in the area may have merit to provide for the convenience retail needs of residents. The existing Ellerslie Racecourse Precinct enables a greater range of non-residential activities in this location than the proposed precinct as a permitted</p>	

			activity.	
E3	Transfer effect	Please provide a discussion of the degree to which the economic effects are likely to be net additional to the Auckland economy, including the possibility that a portion of the effects identified might be transferred from other residential construction projects in Auckland.	While the ME report assesses the potential economic effects of the scale of development the PPC would enable (under one possible development configuration), there is no acknowledgement that that development might redirect construction resources and the consequent economic contribution made from other potential development locations within Auckland. If that were to occur, the scale of net additional economic effects generated by the PPC request would be much lower than the total effects assessed in the ME report.	
Transport (Gerhard Van der Westhuizen, 021 191 7923, gerhard.vdwesthuizen@flownz.com)				
T1	Dwelling Yield	The maximum dwelling yield for THAB and MHU zones may be higher than what has been approved for the site under existing resource consents. Please evaluate the maximum potential yield permissible within these respective zones.	More yield enabled by the plan change may result in an increase in adverse traffic effects within the surrounding road network. It is recommended that a housing cap provision in the precinct is considered as one potential option to respond to this request.	
T2	Parking	Concerning the approved resource consent design which included 595 parking spaces, please assess the potential effects on both the internal and broader transportation network if the plan change area were to accommodate parking spaces exceeding the approved 595 parking spaces.	Additional parking spaces enabled by the plan change have the potential to increase adverse traffic effects within the surrounding road network. The requestor may like to consider a parking space cap provision in the precinct as one potential option to respond to this request.	
Arboricultural (Chris Loughborough, 021 811 743, chris.loughborough@greenscenenz.com)				
A1	Notable Tree Schedule	The assessment at page 96 of the AEE in relation to B4.5 Notable trees suggests that no identified notable trees or groups of trees are located within or nearby the site. In relation to the trees that are proposed to be retained, the AEE assessment states that “[t]he trees are not considered to be appropriate for scheduling as the [Arbor Connect Report] assessment concludes they are not high-quality specimens.” The Arbor Connect Report has not assessed the suitability of Tree 5 to 15 being included in the AUP Notable Tree schedule under the factors listed at B4.5. Notable trees. Please provide this assessment.	To determine whether Trees 5 to 15 meet the factors in B4.5 that could make them eligible for inclusion in the AUP Notable Tree Schedule.	
Parks Planning (Roja Tafaraji, 021 937 084, roja.tafaraji@aucklandcouncil.govt.nz)				
OS1	Publicly accessible open space	Please demonstrate how the proposed “ <i>publicly accessible open space</i> ” shown on Remuera Precinct, Plan 2- Open Space & Features would contribute and secure the open space network linking open spaces and greenways network?	While the approved FT application proposed for privately owned publicly accessible routes within the subject site, it has been acknowledged and confirmed that those linkages are paramount in contributing to the outcomes desired by our Open Space Provision Policy to create a green network in order to “ <i>provide opportunities for movement of people and fauna and help conserve Auckland’s natural environment</i> ”.	

			<p>It has been also stated in Annex A- part A- Amendments to IXXX Remuera Precinct as the purpose of the standard IXXX.6.3 for Publicly Accessible Open Space <i>“To ensure a publicly accessible network of connected open spaces”</i>.</p> <p>The darker green linkage labelled as “publicly accessible open space” on Remuera Precinct, Plan 2- Open Space & Features does not provide public access to Derby Downs Domain.</p>	
OS2	Pedestrian Routes	Please clarify how the “ <i>Pedestrian routes</i> ” shown on Remuera Precinct Plan 3- Movement align with “ <i>publicly accessible open space</i> ” shown on Remuera Precinct, Plan 2- Open Space & Features.	As noted above, the connection between the open spaces are important from Open Space Provision Policy perspective to <i>“provide opportunities for movement of people and fauna and help conserve Auckland’s natural environment”</i> .	
Healthy Waters (Lee Te, lee.te@aucklandcouncil.govt.nz)				
HW1	Remuera Precinct Provisions IXXX.2 Objectives	The three objectives in the proposed precinct provision do not refer to stormwater management, however there are possible flood risks in the area and downstream. Please provide information on the reasons for not including an objective related to stormwater management.	<p>To ensure stormwater issues in the area are managed.</p> <p>It is recommended that an objective specifically related to stormwater management is included to ensure stormwater is appropriately managed and there is a clear direction for stormwater management, additionally this will support the policies and standards for stormwater.</p>	
HW2	Remuera Precinct Provisions IXXX.3 Policies	<p>Policy (5) states</p> <p><i>“Ensure the stormwater management of the Precinct is in accordance with the principles and outcomes of the adopted Stormwater Management Plan.”</i></p> <p>Please clarify why only the principles and outcomes are identified, the stormwater management in the Precinct should be in accordance with all relevant matters in the SMP.</p>	<p>To ensure the SMP will be followed.</p> <p>It is recommended that Policy (5) includes all matters of the SMP and is not limited to the principles and outcomes. See also HW3 and HW4.</p>	
HW3	Remuera Precinct Provisions Table IXXX.4.1 Activity table	<p>Stormwater management and flood risks were assessed under the fast track consent and the risk was accepted by the Panel as it will be appropriately managed by the SMP. A SMP was adopted. It is important that the SMP from the fast track consent is used to ensure the risk and outcome predicted by the SMP is as predicted. Therefore, any future subdivision/development must be in accordance with the SMP and any deviation from what is required in the SMP is unlikely to be accepted.</p> <p>Under Table IXXX.4.1, (A3) states,</p> <p><i>(A3) The construction of stormwater management structures or devices not in accordance with the adopted Stormwater Management Plan identified in Standard IXXX.6.11 - Restricted Discretionary</i></p> <p>1. Please provide information on why a ‘restricted discretionary’ activity for (A3) is used as this allows for consideration of alternatives to what</p>	<p>To ensure the requirements in the SMP are met.</p> <p>It is recommended that rule (A3) should be a ‘discretionary’ activity, so that any subdivision/development that does not comply with the SMP can be fully assessed. Non-compliance with the SMP would more closely align with the activity status description at A1.7.4, being an activity that is not generally anticipated. See also HW2 and HW4.</p>	

		<p>is outlined in the SMP and limits what can be assessed to the matter of discretion (see HW5).</p> <p>2. The memorandum from Woods concluded that the proposed plan change development is to be consistent with the adopted SMP and that resource consent is required if development does not comply. However, it does not provide any information on reasoning as to why development that does not comply with the adopted SMP other than where the principals and outcomes set out in the SMP are still achieved is considered appropriate. Please clarify, and please provide information as to what kind of variations to the SMP there could be outside of the principals and outcomes, and the effects of these potential variations on the environment.</p>		
HW4	<p>Remuera Precinct Provisions</p> <p>IXXX.7.1 Matters of discretion</p> <p>(11) Stormwater Management</p>	<p>Please provide information on why the matters of discretion for stormwater management only refer to the principles and outcomes of the SMP.</p> <p>All matters in the SMP should be able to be assessed.</p>	<p>To ensure the requirements in the SMP can be assessed.</p> <p>It is recommended that stormwater management not in accordance with the adopted SMP is a discretionary activity, in which case matters of discretion for stormwater management are not required (see HW8). Non-compliance with the SMP would more closely align with the activity status description at A1.7.4, being an activity that is not generally anticipated. See also HW2 and HW3.</p>	
HW5	<p>Remuera Precinct Provisions</p> <p>IXXX.7.2 Assessment criteria</p> <p>(11) Stormwater Management</p>	<p>Please provide further information as to how the assessment criteria for stormwater management relate to the matters of discretion and how the assessment criteria are reflective of the requirements in the SMP.</p> <p>Please provide details on how flood risk will be assessed to ensure flood risk is not increased downstream.</p> <p>It is recommended that stormwater management not in accordance with the adopted SMP is a discretionary activity, in which case assessment criteria for stormwater management is not required (see HW8).</p>	<p>To ensure the requirements in the SMP are met and all relevant aspects of stormwater and flooding effects are assessed appropriately for the precinct and surrounding environment.</p>	
HW6	<p>Assessment of Environmental Effects</p>	<p>The new private irrigation pond and the 1950mm public stormwater pipe will be used to manage stormwater for the Precinct.</p> <p>Please provide information to confirm,</p> <ol style="list-style-type: none"> 1. the status of the new irrigation pond and whether it is fully functional and built in accordance with the design, or if there has been any variation to the design and if this affects what is required in the SMP. Your response to this point must include the relevant EPA documents for the irrigation pond to ensure it is built to the approved design and requirements in the SMP 2. how the ongoing function of the irrigation pond will be maintained as the Precinct relies on the irrigation pond for stormwater management 3. the legal agreement on the use of the irrigation pond as it is a private asset that is connected to a public asset (1950mm pipe). 	<p>To ensure that the private irrigation pond is already providing for the SMP requirements in relation to the proposed precinct.</p>	
Non-Clause 23 Matters				
HW8	<p>Suggested</p>	<p>We made a number of suggested changes to the Precinct provisions pre-</p>	<p>To ensure we understand why our</p>	

	Precinct Changes	lodgement that have not been adopted by the requestor. It would be helpful if you could please explain the reasons for not adopting these. Please see Appendix 2	recommendations have not been adopted.	
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Appendix 2 – Healthy Waters Suggested Changes to Precinct Provisions

**REMUERA PRECINCT
PROPOSED PRIVATE PLAN CHANGE**

30 NOVEMBER 2023

PART A

AMENDMENTS TO IXXX REMUERA PRECINCT

IXXX Remuera

IXXX.1 Precinct description

Remuera Precinct comprises approximately 6.2 hectares of sloping land which was formerly part of the Ellerslie Racecourse Precinct. The 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 Terrace House and Apartment Building zones. Development of the Precinct is defined by identified publicly accessible open spaces, areas of private open space, existing mature Pohutukawa trees (combined with a 6m setback in their vicinity) and garden streets.

Movement through the 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 Precinct. An existing tunnel also connects Derby Downs Place with the infield of the racecourse.

Stormwater from the precinct is managed by the adopted Stormwater Management Plan for the 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.

IXXX.2 Objectives

- (1) The Precinct is a well-functioning urban environment which recognises the importance of intensification of this locality in proximity to the Ellerslie Rail Station.
- (2) Development is based around an integrated and connected series of public streets, publicly accessible open spaces, garden streets and pedestrian routes.
- (3) An accessible, safe and well-connected transport network is established for all modes within the Precinct and to the surrounding transport network which enables travel choice including public transport services, pedestrian, cycle, vehicle access and egress.

- (4) Stormwater is managed to avoid, or otherwise minimise or mitigate, adverse effects on the receiving environment and flood risk is not increased for people, property and infrastructure downstream of the Precinct.

All relevant overlay, Auckland-wide and zone objectives apply in this Precinct in addition to those specified above. The Precinct objectives prevail where there is a conflict between objectives in the Precinct and the Auckland-wide and zone objectives.

IXXX.3 Policies

- (1) Ensure 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 variation control area
 - Retention of identified mature Pohutukawa trees along the Ladies Mile frontage
 - Two public roads
 - Garden streets
- (2) Ensure development considers and positively responds to the natural and physical features of the area (including viewshafts and boundary setbacks), while concurrently providing for the planned built outcomes of the Precinct.
- (3) Provide for varying building heights through the application of the Height Variation Control
- (4) Provide a variety of residential dwelling types that will enable housing choices that meet community needs.
- (5) Ensure the stormwater in the Precinct is managed in accordance with the adopted Stormwater Management Plan.
- (6) Implement the transport network connections and elements as shown on 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 the Precinct boundary
 - New pedestrian crossings at the Ladies Mile/Abbots Way intersection
 - New bus stops on Ladies Mile
 - Two public roads
- (7) 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.

All relevant overlay, Auckland-wide and zone policies apply in the Precinct in addition to those specified above. The Precinct policies prevail where there is a conflict between policies in the Precinct and the Auckland-wide and zone policies.

IXXX.4 Activity table

All relevant overlay, Auckland-wide, and zone activity tables apply unless the activity is listed in Activity table IXXX.4.1 below.

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

Table IXXX.4.1 Activity table

Activity		Activity status
(A1)	Any activity, development and/or subdivision that does not comply with Standards IXXX.6.1 – IXXX.6.10	RD
(A2)	Any activity, development and/or subdivision that does not comply with Standards IXXX.6.11	D
(A3)	The construction of stormwater management structures or devices in accordance with the adopted Stormwater Management Plan identified in Standard IXXX.6.11	P
(A4)	The construction of stormwater management structures or devices not in accordance with the adopted Stormwater Management Plan identified in Standard IXXX.6.11	D
(A5)	Any activity, development and/or subdivision that does not comply with Standard IXXX.6.12 – Arterial Road Access	D
(A6)	Any activity, development and/or subdivision that does not comply with Standard IXXX.6.13 Development Staging & Transport Network Infrastructure Requirements and Table IX.6.13.1	D

IXXX.5 Notification

- (1) Any application for resource consent for an activity 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.
- (2) 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) The standards in the relevant zones, overlays and Auckland-wide provisions apply in this precinct, unless otherwise specified below.
- (2) The zone and Auckland-wide standards relating to the standards below do not apply to the activities listed in activity tables above.

IXXX.6.1 Building Height Variation

Purpose:

- To enable additional building height up to 25m within the THAB zoned areas
- (1) Buildings subject the Height Variation Control must not exceed the height in metres shown on Precinct Plan 1.

IXXX.6.2 Visual Corridor

Purpose:

- To ensure public views from Ladies Mile through the Remuera Precinct to the racecourse and the infield along the alignment of Abbotts 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.6.3 Publicly Accessible Open Space

Purpose:

- To ensure a publicly accessible network of connected open spaces
- (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.
 - (2) The Publicly Accessible Open Spaces must be located in the areas identified and with the dimensions specified on Precinct Plan 2.

IXXX.6.4 Pedestrian Routes

Purpose:

- To ensure a connected pedestrian network within the Precinct.

- (1) Any activity, development and/or subdivision within any part of the Precinct must provide the Pedestrian Routes identified on Precinct Plan 2 in accordance with the Remuera Precinct Landscape at Appendix A.
- (2) The Pedestrian Routes must be located in the areas identified and with the dimensions specified on Precinct Plan 2.

IXXX.6.5 Existing Pohutukawa Trees

Purpose:

- To retain a mature landscaped frontage along the Ladies Mile boundary of the Precinct by protecting the existing identified existing Pohutukawa trees along this frontage.
 - To provide a landscaped buffer for the potential 25m high apartment buildings within this part of the Precinct.
- (1) Any activity, development and/or subdivision within any part of the Precinct must not result in any works within the protected root zone of the existing Pohutukawa trees identified on Precinct Plan 2 except as provided for by Standard E17.6.3 of the AUP.

IXXX.6.6 Garden Streets

Purpose:

- To ensure a connected network of Garden Streets within the Precinct to provide vehicular and pedestrian access to dwellings within the Precinct.
- (1) Any activity, development and/or subdivision within any part of the Precinct must provide the Garden Street identified on Precinct Plans 2 and 3 in accordance with the Remuera Precinct Landscape at Appendix A.
 - (2) The Garden Streets must be located in the areas identified and with the dimensions specified on Precinct Plan 2.

IXXX.6.7 Planted Embankment

Purpose:

- To ensure a landscaped Planted Embankment within the 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 Precinct must provide the Planted Embankment identified on Precinct Plan 2 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.

IXXX.6.8 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 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.
- (1) Any activity, development and/or subdivision within the THAB zoned areas of the Precinct must provide the Private Open Space identified on Precinct Plan 2 in accordance with the Remuera Precinct Landscape at Appendix A.
 - (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 THAB zoned areas as long as the total area of Private Open Space is no less than that identified on Precinct Plan 2.

QM
under
s77(j)
of
RMA

IXXX.6.9 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.6.10 Entry Point Identifier

Purpose:

- To enable a high-quality landscape feature at the prominent public entrances to the 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 in accordance with the Remuera Precinct Landscape at Appendix A.

IXXX.6.11 Stormwater Management

Purpose:

- To ensure the stormwater is managed to avoid, or otherwise minimised or mitigate, adverse effects on the receiving environment and flood risk is not increased for people, property and infrastructure downstream of the Precinct.

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

(2) Stormwater from the Precinct shall be managed within the precinct and/or within the irrigation pond at the Ellerslie Racecourse.

IXXX.6.12 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) 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.6.13 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.6.13.1.
- 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 Precinct.
- To ensure an efficient, safe and effective transport network, with infrastructure and service connections for all modes to and through the Precinct.

(1) Activities, development and/or subdivision within the stages identified on the Precinct Plans must not exceed the thresholds specified in Column 1 in Table IX.6.13.1 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.

Table IX.6.13.1: 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
(b)	Prior to the occupation of the first dwelling within the north eastern THAB 25m Height Variation Control 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 • 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.7 Assessment – Restricted Discretionary Activities

IXXX.7.1 Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the zone, overlay and Auckland wide provisions:

- (1) Height Variation Control
 - (a) Matters of discretion H6.8.1 (4)

- (2) Visual Corridor
 - (a) The purpose of the standard
 - (b) The width of the visual corridor
 - (c) Street furniture, artworks, other public amenity elements or retaining structures

- (3) Publicly Accessible Open Space
 - (a) The purpose of the standard
 - (b) The size, location, dimensions, topography, aspect and landscaping of the open space.
 - (c) The strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the open space.

- (4) Pedestrian Routes
 - (a) The purpose of the standard
 - (b) The strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the open space.

- (5) Existing Pohutukawa Trees
 - (a) Matters of discretion E17.8.1 (1)

- (6) Garden Streets
 - (a) The purpose of the standard
 - (b) The strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the open space.

- (7) Planted Embankment
 - (a) The purpose of the standard
 - (b) The strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the open space.

- (8) Private Open Space
 - (a) The purpose of the standard
 - (b) The strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the open space.

- (9) Apartment Setback
 - (a) Matters of discretion H6.8.1 (4)

- (10) Entry Point Identifier
 - (b) The purpose of the standard
 - (c) The strategy and outcomes identified in the Remuera Precinct Landscape at Appendix A for the entry point.

IXXX.7.2 Assessment criteria

The Council will consider the relevant assessment criteria identified below for restricted discretionary activities, in addition to the assessment criteria specified for assessment of the relevant restricted discretionary activities in the zone, Auckland wide or overlay provisions.

- (1) Height Variation Control
 - (a) Assessment Criteria H6.8.2 (5)

- (2) Visual Corridor
 - (a) The extent to which the purpose of the standard is achieved or alternative solutions that achieve the purpose of the standard are demonstrated.

- (b) Whether the width of the corridor exceeds 10m in parts to compensate for any reductions in the 10m width.
 - (c) Whether street furniture, artworks, other public amenity elements or retaining structures will enable a reasonable view corridor to be achieved.
- (3) Publicly Accessible Open Space
 - (a) The extent to which the purpose of the standard is achieved or alternative solutions that achieve the purpose of the standard are demonstrated
 - (b) The extent to which the strategy and outcomes identified in the Remuera Precinct Landscape Appendix B for the open space.
- (4) Pedestrian Routes
 - (a) The extent to which the purpose of the standard is achieved or alternative solutions that achieve the purpose of the standard are demonstrated
 - (b) The extent to which the strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the open space.
- (5) Existing Pohutukawa Trees
 - (a) Assessment Criteria E17.8.2 (1)
- (6) Garden Streets
 - (a) The extent to which the purpose of the standard is achieved or alternative solutions that achieve the purpose of the standard are demonstrated
 - (b) The extent to which the strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the open space.
- (7) Planted Embankment
 - (a) The extent to which the purpose of the standard is achieved or alternative solutions that achieve the purpose of the standard are demonstrated
 - (b) The extent to which the strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the open space.
- (8) Private Open Space

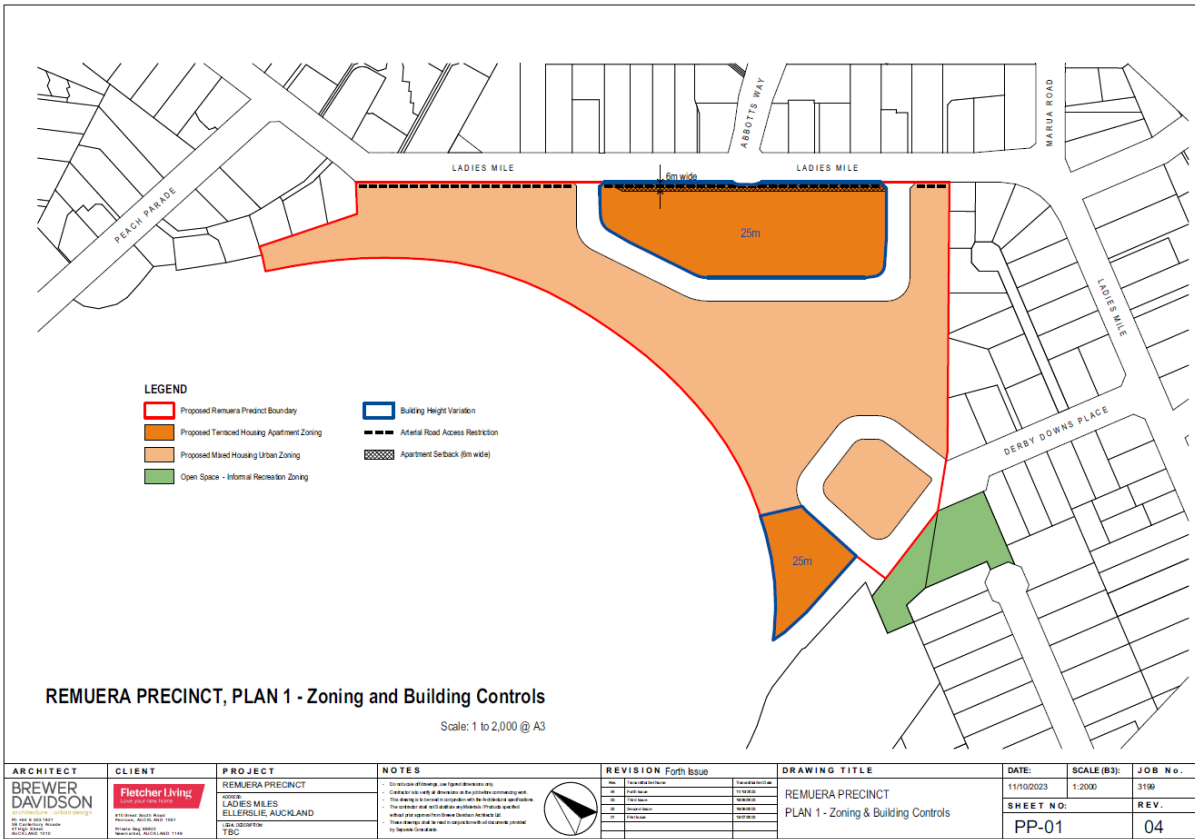
- (a) The extent to which the purpose of the standard is achieved or alternative solutions that achieve the purpose of the standard are demonstrated
 - (b) The extent to which the strategy and outcomes identified in the Remuera Precinct Landscape Appendix AB for the open space.

- (9) Apartment Setback
 - (a) Assessment Criteria H6.8.2 (5)

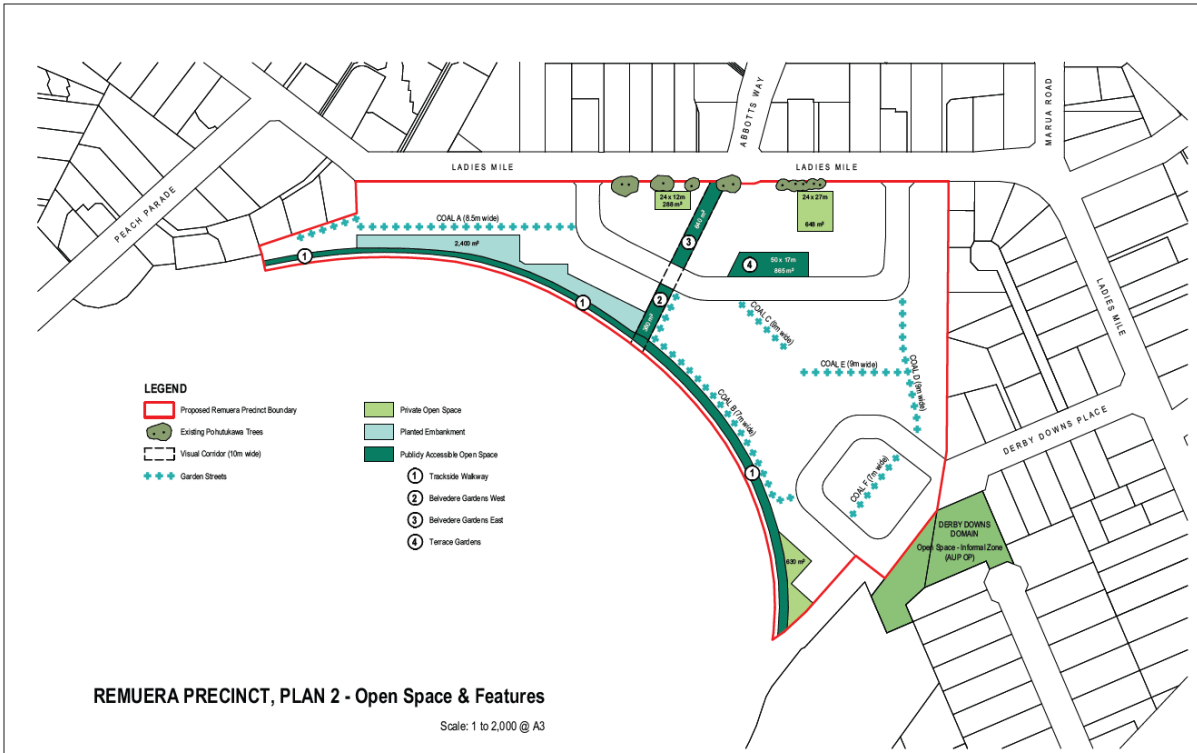
- (10) Entry Point Identifier
 - (a) The extent to which the purpose of the standard is achieved or alternative solutions that achieve the purpose of the standard are demonstrated
 - (b) The extent to which the strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the entry point.

- IXXX.10 Precinct Plans

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

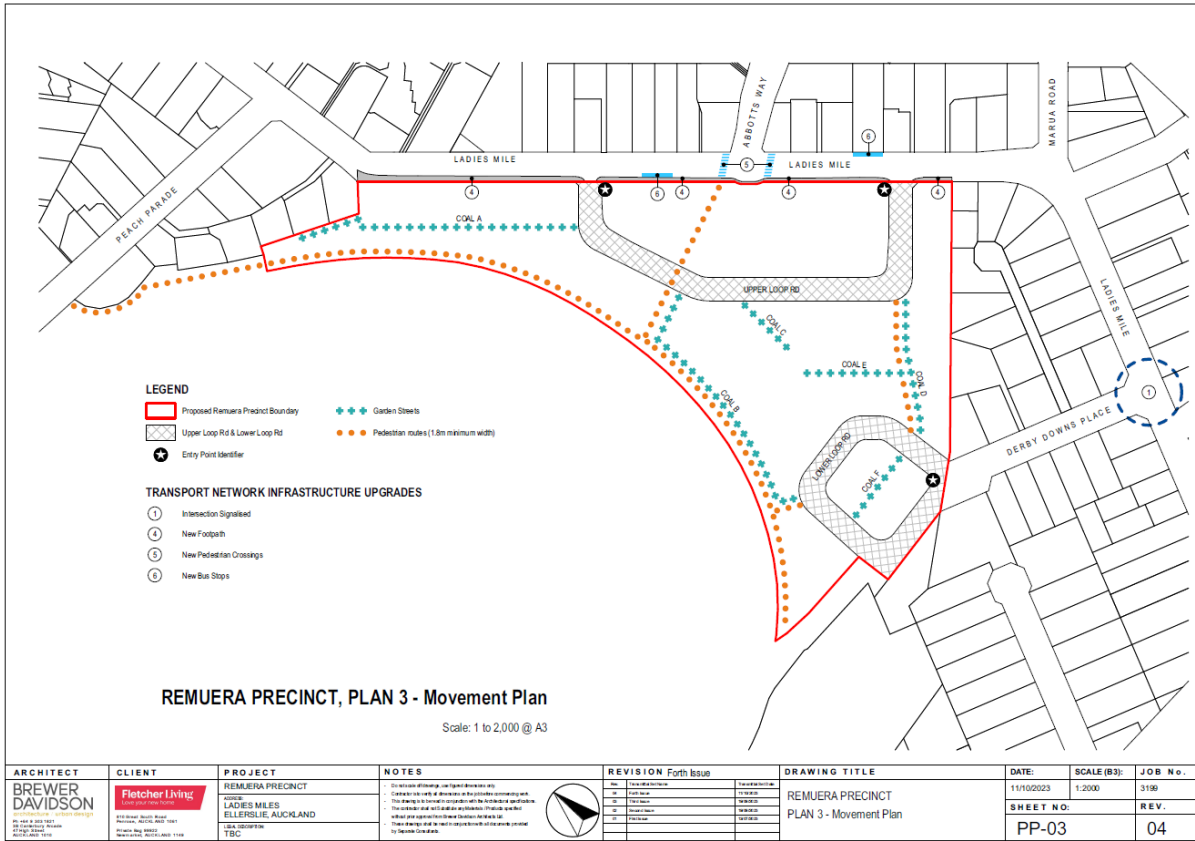


IXXX.10.2 Remuera Precinct Plan 2— Open Space & Features



ARCHITECT	CLIENT	PROJECT	NOTES	REVISION	FORTH ISSUE	DRAWING TITLE	DATE	SCALE (B3)	JOB No.
BREWER DAVIDSON ARCHITECTS 25 JESSIE STREET AUCKLAND 1010 PH: 09 308 6300 WWW.BREWERDAVIDSON.CO.NZ	Fletcher Living 100 NEWBURY ROAD AUCKLAND 1015 PH: 09 308 6300 WWW.FLETCHERLIVING.CO.NZ	REMUERA PRECINCT LADIES MILES ELLERSLIE, AUCKLAND LGN 2009736 TBC	- Dimensions of images are for informational only. - Contractors to verify all dimensions on the job before commencing work. - This drawing is for reference purposes only. It is not to be used for construction purposes. - The contents and use of this drawing shall be the responsibility of the client. - This drawing shall not be reproduced or otherwise used without the written consent of the architect.	No. 1 2 3 4 5 6 7 8 9 10	No. 1 2 3 4 5 6 7 8 9 10	REMUERA PRECINCT PLAN 2 - Open Space & Features	11/10/2023 SHEET NO: PP-02	1:2000 REV. 04	3199

IXXX10.3 Remuera Precinct Plan 3-Movement



APPENDIX A

Remuera Precinct Landscape

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.
- Remove all the associated Ellerslie Racecourse Precinct from applying to this land including the Interface Control Area standard

