

REMUERA PRECINCT PROPOSED PRIVATE PLAN CHANGE

18 JUNE 2024

PART A

AMENDMENTS TO IXXX REMUERA PRECINCT

IXXX Remuera

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 Precinct is located at the eastern end of the racecourse site and is bound by Ladies Mile and Derby Downs Place.

The 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 on Ladies Mile (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 approved Stormwater Management Plan for the precinct.

The zoning of the land within the 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) The 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.
- (2) Development is based around an integrated and connected series of public streets, publicly accessible open spaces, garden streets and publicly accessible 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) Development is coordinated with the supply of sufficient three waters, energy and communications infrastructure.
- (5) Adverse effects on the safe and efficient operation of the road network are avoided.

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) Require a high-quality open space and landscape outcome as set out on Precinct Plan 2 that achieves all of the following:
 - a. Publicly accessible open spaces
 - b. A sloping 10m wide visual corridor along the alignment of Abbotts Way through to the racetrack as identified on Precinct Plan 2
 - c. Private open spaces within the northern 25m building height area shown on Precinct Plan 1
 - d. Retention of identified mature Pohutukawa trees along the Ladies Mile frontage
 - e. Two public roads
 - f. Garden streets
- (2) Require development to consider and positively respond 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 a 25m building height area as shown on Precinct Plan 1.
- (4) Provide a variety of residential dwelling types that will enable housing choices that meet community needs.
- (5) Ensure stormwater is managed in accordance with the approved Stormwater Management Plan.
- (6) Implement the transport network connections and elements as shown on Precinct Plan 3 including the following:
 - a. The upgrade of the Derby Downs Place/Ladies Mile intersection to a signalised intersection.
 - b. A new pedestrian footpath along the western side of Ladies Mile adjacent the Precinct boundary
 - c. New pedestrian crossings at the Ladies Mile/Abbotts Way intersection
 - d. New bus stops on Ladies Mile
 - e. 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.

(8) 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.

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 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.6.11	RD
(A2)	Any activity, development and/or subdivision that does not comply with Standard IXXX.6.12 Arterial Road Access	D
(A3)	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
(A4)	Any activity, development and/or subdivision that would result in more than 357 dwellings within the Precinct	NC

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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, in addition to the standards below I6.1 to I6.13, except for the following:

- H6 Residential – Terrace House and Apartment Buildings Zone
 - H6.6.5 Building Height
 - H6.6.9.1 Front Yard – Only on Ladies Mile Frontage
- E27 Transport
 - E27.6.4.1 – Vehicle Access Restriction

IXXX.6.1 Building Height

Purpose:

- To enable higher building intensity and scale in specified areas up to 25m within the Terrace Housing and Apartment Buildings zoned areas of the Precinct
- (1) Buildings within the Terrace Housing and Apartment Buildings zoned areas identified on Precinct Plan 1 must not exceed 25m in height.
- (2) 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.6.2 Visual Corridor

Purpose:

- To ensure public views from Ladies Mile through the 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 that 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.

- (2) The Publicly Accessible Open Spaces 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.6.4 Publicly Accessible Pedestrian Routes

Purpose:

- To ensure a connected and publicly accessible pedestrian network within the Precinct.
- (1) Any activity, development and/or subdivision within any part of the 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 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.

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IXXX.6.5 Existing Pohutukawa Trees

Purpose:

- To retain a mature landscaped frontage along the Ladies Mile boundary of the 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 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 Standard E17.6.1 Tree trimming or alteration.
 - (3) This standard does not apply to Tree #13 as identified on Precinct Plan 2. Tree #13 is subject to the provisions of D13 Notable Trees Overlay.

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

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

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

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

IXXX.6.11 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.6.12 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

Column 1 Activity, development and / or subdivision thresholds for transport network infrastructure upgrades and measures		Column 2 Transport network infrastructure upgrades and measures required
		<p>turning lanes including pedestrian crossings as identified on Precinct Plan 3 (Upgrade 1)</p> <ul style="list-style-type: none"> • 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 north eastern 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.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) Building Height
 - (a) THAB zoned area -Matters of discretion H6.8.1 (4)
 - (b) Mixed Housing Urban zoned area - Matters of discretion H5.8.1 (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) Publicly Accessible 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.
 - (c) Temporary closures for safety, security, maintenance or repair purposes.

- (5) Existing Pohutukawa Trees
 - (a) The purpose of the standard
 - (b) 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) The purpose of the standard
 - (b) Matters of discretion H6.8.1 (4)

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

- (11) Stormwater Management
 - a) The purpose of the standard.
 - (b) The approved Stormwater Management Plan.

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) Building Height
 - (a) THAB Zoned Area - Assessment Criteria H6.8.2 (5) (a), (b) and (d)
 - (b) Mixed Housing Urban Zoned Area - Assessment Criteria H5.8.2(4)

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

- (4) Publicly Accessible 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 within the Precinct.
 - (b) 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.
 - (c) The extent to which any temporary closures of these routes are required for safety, security, maintenance or repair purposes.

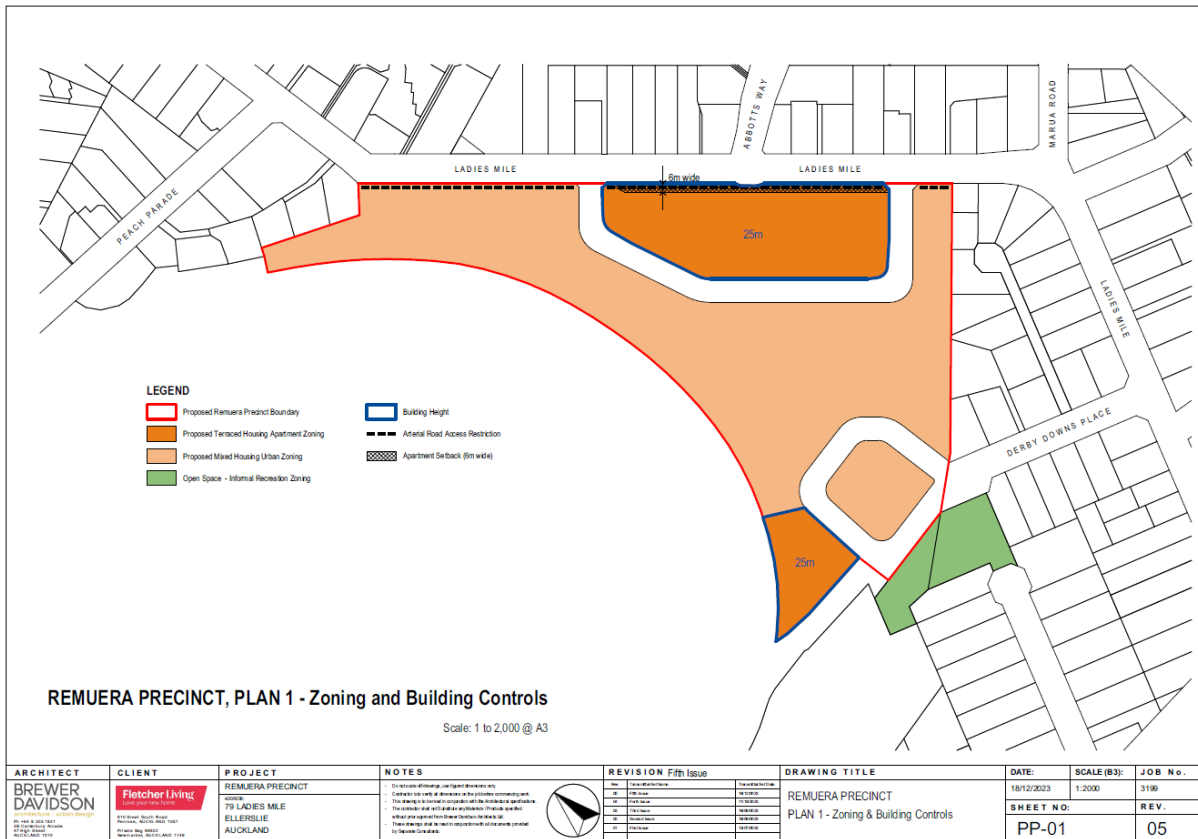
- (5) Existing Pohutukawa Trees
 - (a) The extent to which the purpose of the standard is achieved or alternative solutions that achieve the purpose of the standard are demonstrated within the Precinct.
 - (b) Assessment Criteria E17.8.2 (1)

- (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 within the Precinct.
 - (b) 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
 - (a) 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.
 - (b) 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
 - (a) 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.
 - (b) 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
 - (a) 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.
 - (b) Assessment Criteria H6.8.2 (9) (a), (b) and (d)
- (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 within the Precinct.
 - (b) 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
 - (a) 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;

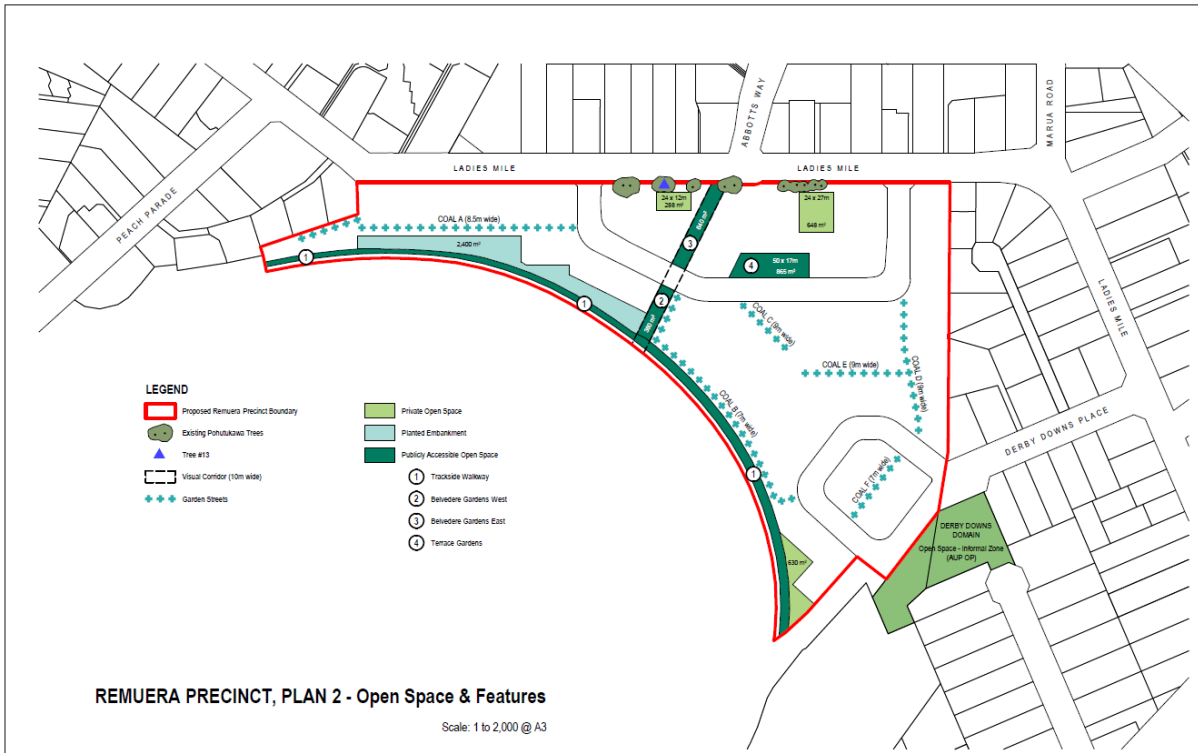
- ii. Stormwater management calculations that confirm the design and capacity of the stormwater management device is fit for purpose and satisfies the requirements of the approved Stormwater Management Plan;
 - iii. The operation and maintenance of the stormwater system, including whether safe and direct 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.
- (b) 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.
- (c) 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




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

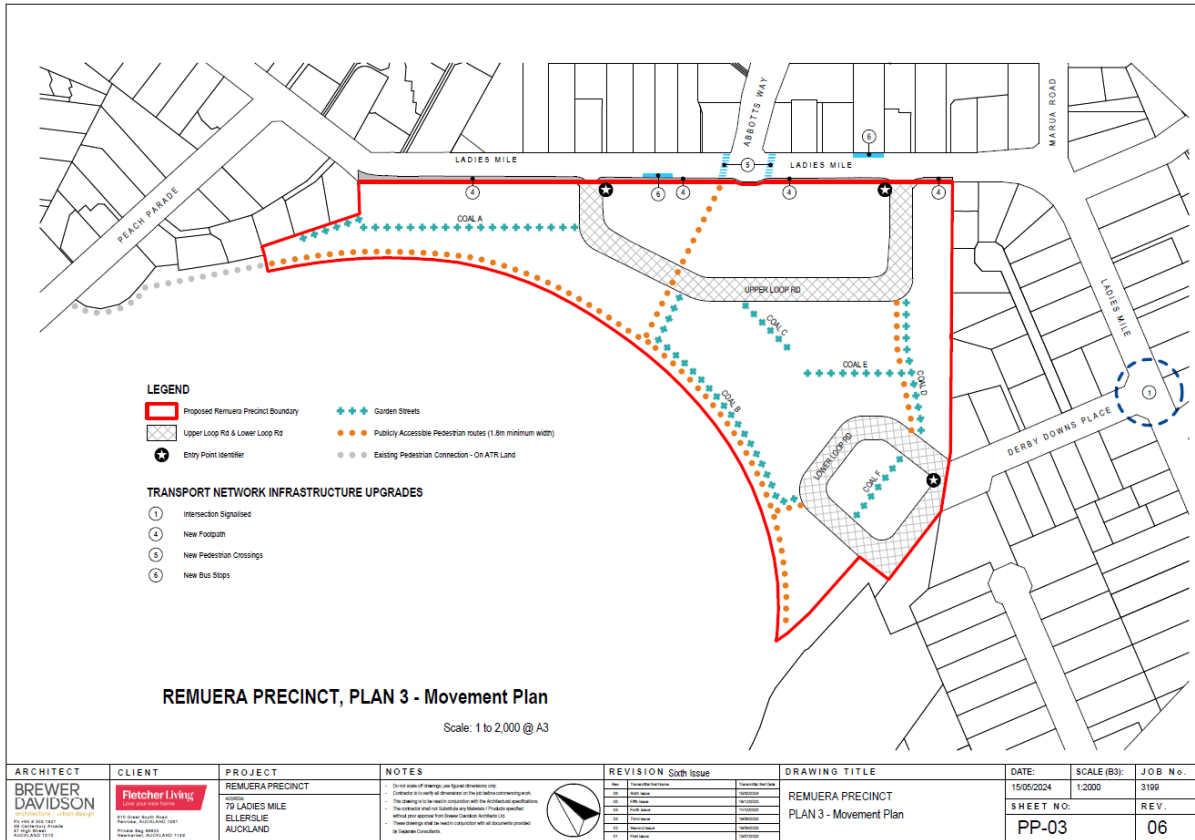


REMUERA PRECINCT, PLAN 2 - Open Space & Features

Scale: 1 to 2,000 @ A3

ARCHITECT BREWER DAVIDSON <small>PO BOX 14 2010 AUCKLAND 22 GRAFTON STREET AUCKLAND 1010</small>	CLIENT Fletcher Living <small>111 GILBERT STREET AUCKLAND PO BOX 42222 AUCKLAND 1042 PHON: 09 309 8200 FAX: 09 309 8201 WWW.FLETCHERLIVING.CO.NZ</small>	PROJECT REMUERA PRECINCT <small>79 LADIES MILE ELLERSLIE AUCKLAND</small>	NOTES 1. All drawings are subject to change without notice. 2. Contractors to verify all dimensions on the site before commencing work. 3. This drawing is for information purposes only. It is not intended for construction. 4. The contractor shall verify all dimensions. Products specified without approval from Fletcher Living are not approved. 5. These drawings shall be used in conjunction with all documents provided to the client by the architect. 	REVISION Sixth Issue <table border="1"> <tr><th>NO.</th><th>DESCRIPTION</th><th>DATE</th></tr> <tr><td>01</td><td>Issue for Information</td><td>15/05/2024</td></tr> <tr><td>02</td><td>Issue for Information</td><td>15/05/2024</td></tr> <tr><td>03</td><td>Issue for Information</td><td>15/05/2024</td></tr> <tr><td>04</td><td>Issue for Information</td><td>15/05/2024</td></tr> <tr><td>05</td><td>Issue for Information</td><td>15/05/2024</td></tr> <tr><td>06</td><td>Issue for Information</td><td>15/05/2024</td></tr> <tr><td>07</td><td>Issue for Information</td><td>15/05/2024</td></tr> <tr><td>08</td><td>Issue for Information</td><td>15/05/2024</td></tr> <tr><td>09</td><td>Issue for Information</td><td>15/05/2024</td></tr> <tr><td>10</td><td>Issue for Information</td><td>15/05/2024</td></tr> </table>	NO.	DESCRIPTION	DATE	01	Issue for Information	15/05/2024	02	Issue for Information	15/05/2024	03	Issue for Information	15/05/2024	04	Issue for Information	15/05/2024	05	Issue for Information	15/05/2024	06	Issue for Information	15/05/2024	07	Issue for Information	15/05/2024	08	Issue for Information	15/05/2024	09	Issue for Information	15/05/2024	10	Issue for Information	15/05/2024	DRAWING TITLE REMUERA PRECINCT PLAN 2 - Open Space & Features	<table border="1"> <tr> <td>DATE: 15/05/2024</td> <td>SCALE (B3): 1:2000</td> <td>JOB No.: 3199</td> </tr> <tr> <td>SHEET NO.: PP-02</td> <td>REV.:</td> <td>REV.:</td> </tr> <tr> <td></td> <td></td> <td>05</td> </tr> </table>	DATE: 15/05/2024	SCALE (B3): 1:2000	JOB No.: 3199	SHEET NO.: PP-02	REV.:	REV.:			05
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IXXX10.3 Remuera Precinct Plan 3-Movement



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 –
 - (a) Housing needs and demand; and
 - (b) 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.

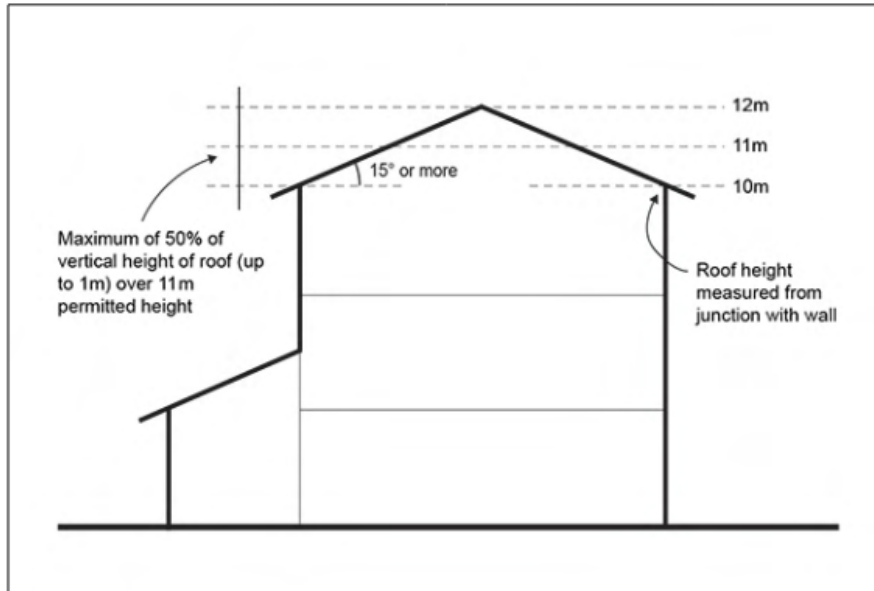


Figure 1 H5.6.4.1 Building Height in the MHUZ and Figure H6.6.5.1 of the THABZ

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.

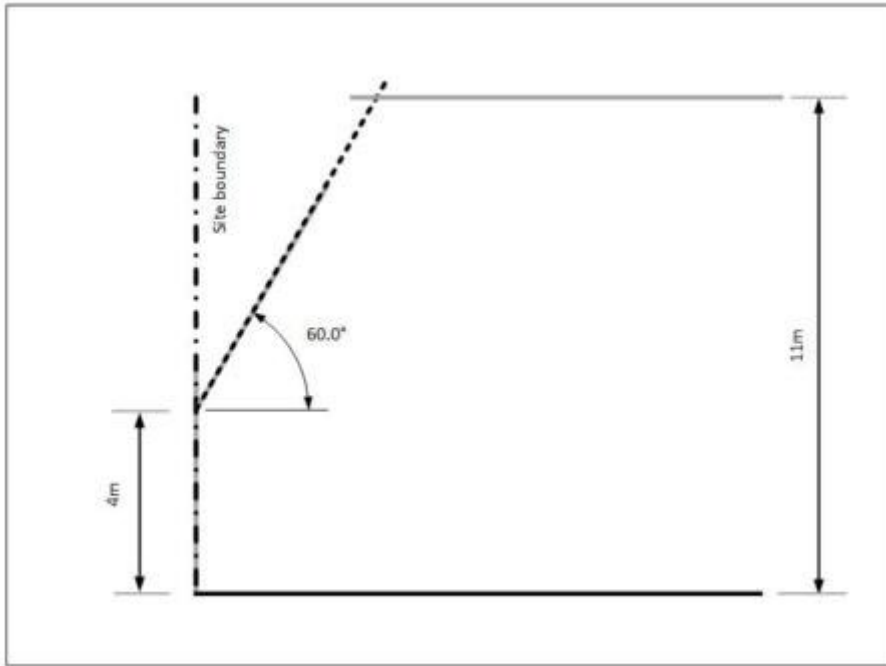


Figure 2 – Height in Relation to Boundary

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.

- (c) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- (d) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
- (e) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
- (f) Outlook spaces may be under or over a balcony.
- (g) Outlook spaces required from different rooms within the same building may overlap.
- (h) 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

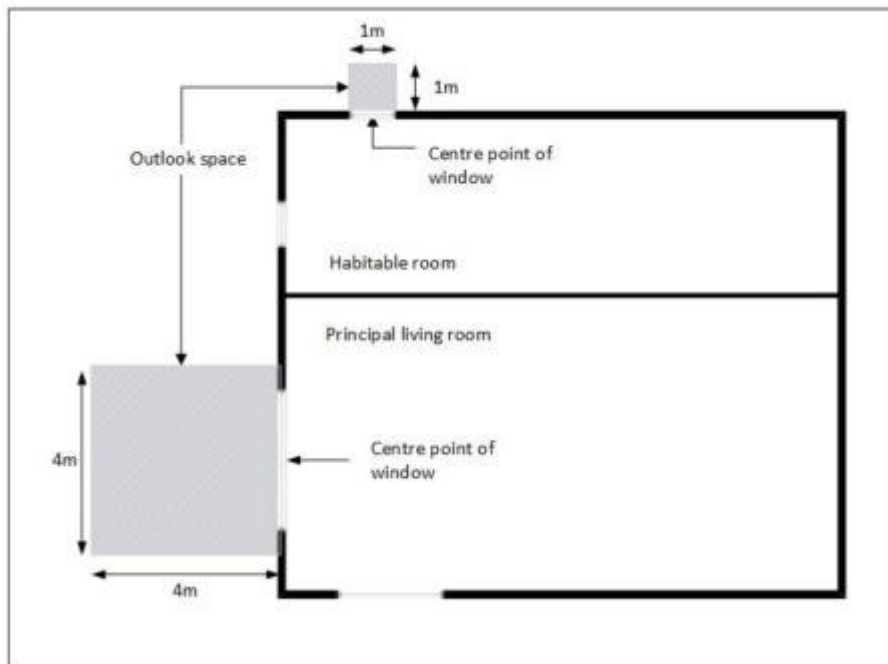


Figure 3 outlook space requirements for development containing up to three dwellings (H5.6.12.A1 & H6.6.13 A1)

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

[Reference number TBC] Outdoor living space

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,—

- (a) where located at ground level, has no dimension less than 3 metres for three or more dwellings; 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 unit; and
- (e) 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	<u>C</u>
(A13B)	Subdivision around existing buildings and development complying with Standard E38.8.1A.2.	<u>C</u>

[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

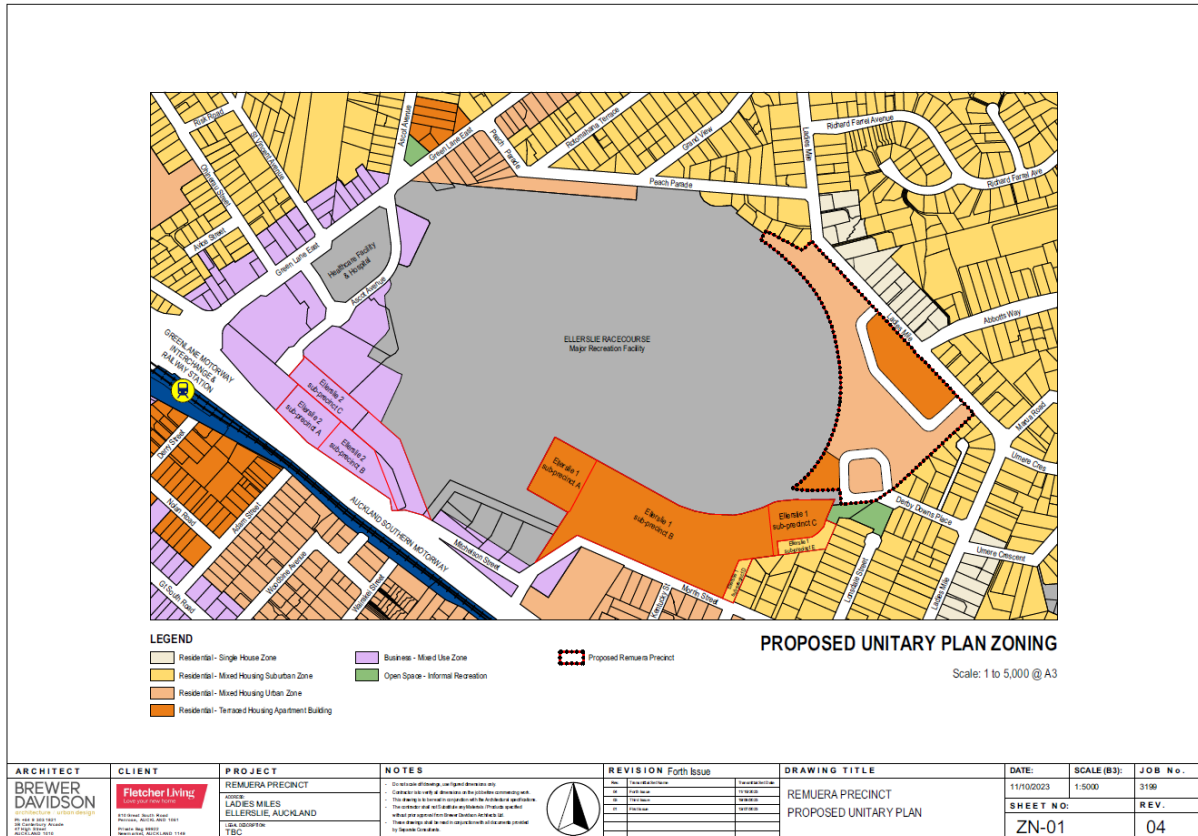
- Standards H6.6.9, H6.6.10, H6.6.11, H6.6.12(1) – (3), H6.6.13(1) - (9), H6.6.14, H6.6.15(1) - (4), H6.6.16, H6.6.17, H6.6.19(2), H6.6.20, H6.6.21 and H6.6.22 in the Terrace Housing and Apartment Buildings zone.

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.



PART C

Amendments to I313 Ellerslie Racecourse Precinct

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

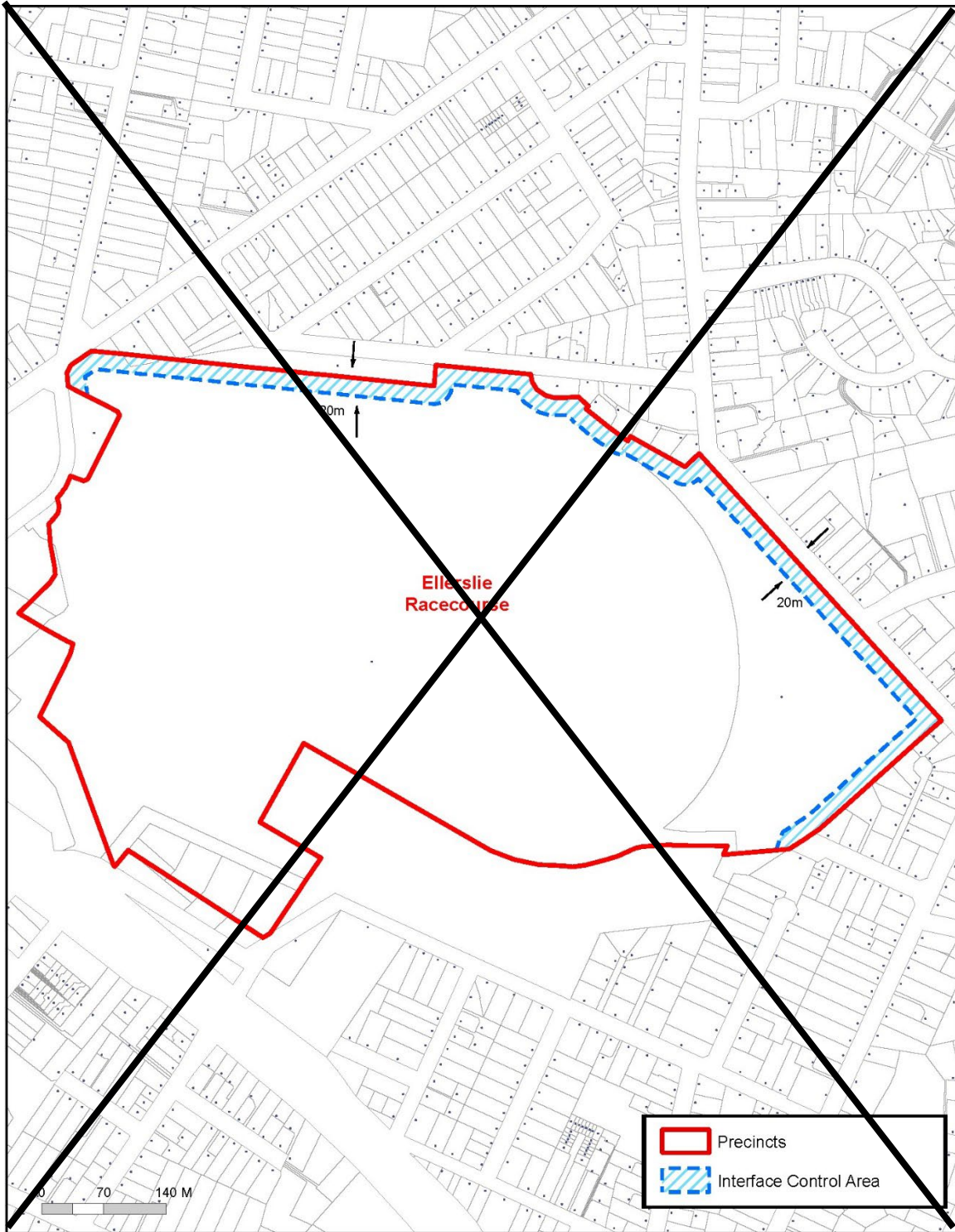
I313.1. Precinct description

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

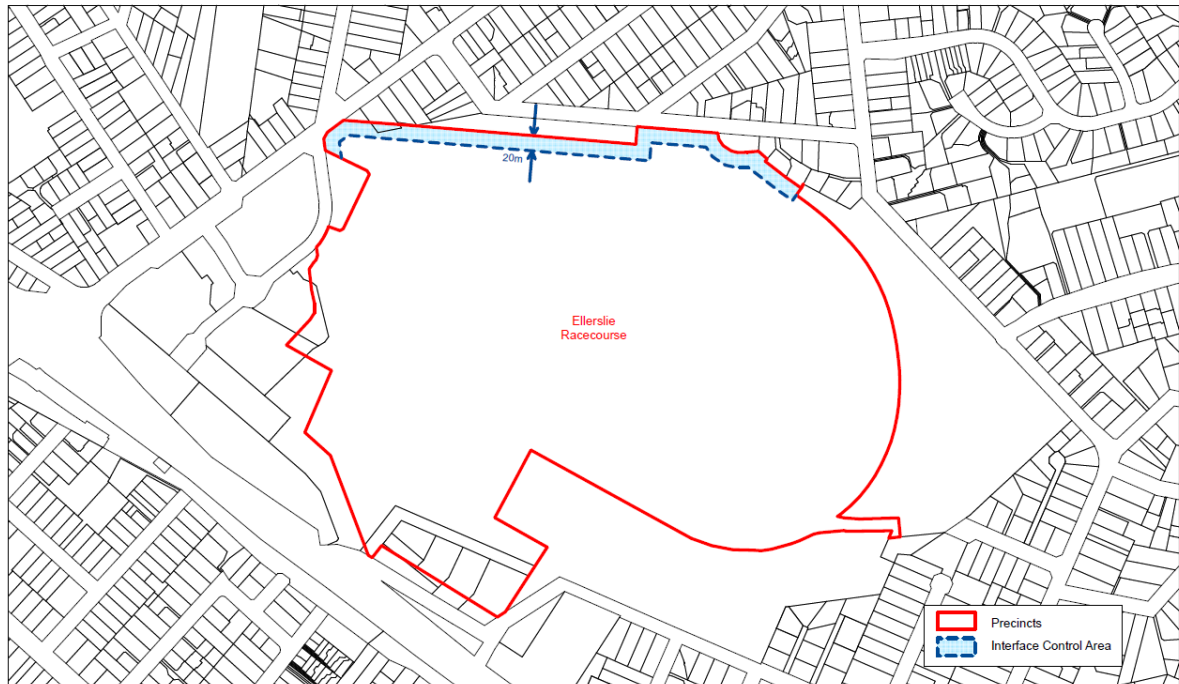


Replace I313.10.1 Ellerslie Racecourse: Precinct Plan 1 With the Proposed Amended Precinct Plan 1 Below

I313.10.1 Ellerslie Racecourse: Precinct Plan 1

I313.10. Precinct plans

I313.10.1. Ellerslie Racecourse: Precinct plan 1



PART D

QM
under
s77(j)
of
RMA

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>	Pöhutukawa	1	Kurahaupo Street 45	Orakei	Lot 296 DP 58659
670	<i>Vitex lucens</i>	Puriri	2	Kuranui Place 5B	Otahuhu	Pt Section 2 Bk VI Otahuhu SD
XXX	<i>Metrosideros excelsa</i>	Pöhutukawa	1	Ladies Mile 79	Remuera	Lot 1 DP 585358
342	<i>Metrosideros excelsa</i>	Pöhutukawa	1	Ladies Mile 112	Ellerslie	Lot 28 DP 7838
341	<i>Metrosideros excelsa</i> , <i>Ulmus glabra</i>	Pöhutukawa, (2) Wych Elm	3	Ladies Mile 118	Ellerslie	Part Lot 30 DP 7838, Lot 31 DP 7838
431	<i>Metrosideros excelsa</i>	Pöhutukawa	1	Ladies Mile 170	Ellerslie	Lot 1 DP 324725
432	<i>Metrosideros excelsa</i>	Pöhutukawa	1	Ladies Mile 170D	Ellerslie	Lot 1 DP 140735
490	<i>Metrosideros excelsa</i>	Pöhutukawa	8	Lagoon Drive 36-46	Panmure	Allotment 45 SECT 2 VILL OF Panmure
989	<i>Metrosideros excelsa</i>	Pöhutukawa	1	Landscape Road 5	Mount Eden	Eden
961	<i>Metrosideros excelsa</i>	Pöhutukawa	1	Landscape Road 7	Epsom	Lot 19 DP 6826
962	<i>Metrosideros excelsa</i>	Pöhutukawa	1	Landscape Road 8	Epsom	Lot 3 DP 19644
783	<i>Metrosideros excelsa</i>	Pöhutukawa	1	Landscape Road 9	Mount Eden	Lot 2 DP 53440
987	<i>Metrosideros excelsa</i>	Pöhutukawa	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>	Pöhutukawa	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</i> , <i>Phoenix canariensis</i>	Puriri, Phoenix Palm (3)	4	Lewin Road 19	Epsom	Lot 2 DP 33754
241	<i>Fraxinus excelsior</i> 'aurea'	Golden Ash	1	Line Road 50	Glen Innes	Lot 39 DP 42355
365	<i>Metrosideros excelsa</i>	Pöhutukawa	1	Liverpool Street 27	Epsom	Lot 3 DP 42495
364	<i>Vitex lucens</i> , <i>Podocarpus totara</i> , <i>Picea abies</i> , <i>Ilex aquifolium</i> , <i>Quercus robur</i> , <i>Cedrus deodara</i> , <i>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</i> , <i>Phoenix canariensis</i>	Puriri, Phoenix Palm (2)	3	Lloyd Avenue 39	Mt Albert	Lot 1 DP 44143
170	<i>Metrosideros excelsa</i>	Pöhutukawa	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	