

I311. Ellerslie 1 Precinct

I311.1. Precinct Description

The Ellerslie 1 precinct applies to 6.0974 ha of land within the Auckland Racing Club's Ellerslie Racecourse. The land, most of which is not used for racing purposes, is south of the race track and fronts onto Morrin Street.

The purpose of the precinct is to allow urban residential living that is comprehensively planned, capitalises on the park-like setting of Ellerslie Racecourse, and is complementary to the surrounding residential environment. The area is suited to residential intensification due to the high visual and recreational amenity offered by the Racecourse and the proximity of the land to Ellerslie town centre and Greenlane and Ellerslie train stations. The precinct also provides for intermittent activities associated with the Ellerslie Racecourse, and enables a limited range of commercial and community activities.

The land comprises five sub-precincts. The sub-precincts are in an east-west spread. The controls on height and use are progressively more restrictive the further east the sub-precinct is to achieve a transition from the racecourse grandstand through to the adjacent established residential area.

Sub-precinct A is closest to the racecourse grandstand and allows a greater height and range of activities than sub-precincts B and C. Included in sub-precinct B is a triangular area of land adjoining Mitchelson Street, the majority of which is to vest in Council as a road on implementation of the precinct. Sub-precinct D is a 23m wide strip of land which has special yard requirements and indicative building platforms. Sub-precinct E is zoned Residential - Mixed Housing Suburban Zone and is included in the precinct as access to the land is by the private roads within the precinct.

There are also particular attributes of the Ellerslie 1 Precinct, which contribute to the amenity of the precinct and the surrounding area and are to be retained and enhanced through the development of the precinct. These include:

- Open space with densely planted trees located in southern part of the site and adjoining Morrin Street;
- Linkages and routes into and through the precinct to the Ellerslie Racecourse; and
- Sightlines from the public grandstand and visual connections into the Ellerslie Racecourse from the local road network.

The location of the sub-precincts, the indicative private road layout and specific development controls of the land is set out in the I311.10.1 Ellerslie 1 Precinct Plan 1 – Special Yards. This shows existing trees and stone walls to be retained, the indicative location of private roads and land to be vested in Council as road, required building frontages, visual connection from Morrin Street and pedestrian links.

The underlying zoning for sub-precincts A, B and C is Residential – Terrace Housing and Apartment Buildings Zone. The underlying zoning for sub-precincts D and E is Residential - Mixed Housing Suburban Zone.

I311.2. Objectives

Sub-precincts A, B and C

- (1) Residential development of moderate high intensity engages with the Ellerslie Racecourse, positively responds to the park-like setting of the site, its context and complements the surrounding residential character in buildings of between four to eight storeys in an east to west spread.
- (2) Non-residential activities that do not diminish the function and role of the Ellerslie town centre and are compatible with residential activities.
- (3) Trees identified in the precinct plan add to the area's amenity and sense of place are retained.
- (4) The surrounding road network is not compromised by the adverse effects of traffic from development and through traffic.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above - with the exception of Objective H6.2(2) of the H6 Residential - Terrace Housing and Apartment Buildings Zone which is replaced by I311.2(1) Objective.

Sub-precinct D and E

- (5) In sub-precinct D, an outlook to the racecourse from existing residential properties to the south-east of this sub-precinct is maintained.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

I311.3. Policies

Sub-precincts A, B and C

- (1) Require development to be undertaken in a comprehensive and integrated manner that:
 - (a) opens up views into the racecourse, through the use of height restrictions, a visual connection from Morrin Street, the road layout and pedestrian connections;
 - (b) retains open space and identified significant trees that are part of the park-like setting of the precinct;
 - (c) addresses and fronts onto the racecourse;
 - (d) provides passive surveillance onto private roads and the racecourse;
 - (e) integrates with and respects the surrounding residential and racecourse built and natural environment; and
 - (f) provides pedestrian links through the precinct to facilitate access to Ellerslie town centre, Ellerslie train station and Greenlane train station designed and

constructed in accordance with any relevant codes of practice or engineering standards.

- (2) Require commercial activities to be of a scale and character that avoids significant adverse effects on residents within the precinct and surrounding area.
- (3) Provide for community activities in identified areas in a manner that:
 - (a) avoids significant adverse effects on residents within the precinct and surrounding area; or
 - (b) is limited to intermittent temporary carparking and horse racing activities associated with the Ellerslie Racecourse.
- (4) Manage vehicle and pedestrian traffic so that it does not compromise the functioning of the surrounding road network by:
 - (a) providing private roads through the precinct designed and constructed in accordance with any relevant codes of practice or engineering standards; and
 - (b) requiring land identified on I311.10.2 Ellerslie 1 Precinct Plan 2 to vest as road in the council.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above

Sub-precinct D and E

- (1) In sub-precinct D, require special yards between buildings to retain an outlook to the racecourse from existing residential properties to the south-east of the precinct. Refer to I311.10.1 Ellerslie 1 Precinct Plan 1 – Special Yards.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above

I311.4. Activity table

The provisions in any relevant overlays, zone and the Auckland-wide apply in this precinct unless otherwise specified below.

Table I311.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Ellerslie 1 Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

A blank in Table I311.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply. The provisions of Sub-precincts D and E rely on the Residential - Mixed Housing Suburban Zone activity table, Table H4.4.1 Activity table.

Table I311.4.1 Activity table

Activity		Activity status				
Use		Sub-precinct				
		A	B	C	D	E
Residential						
(A1)	Activities not provided for	NC	NC	NC	NC	NC
(A2)	25 or more dwellings	RD	RD	RD		
(A3)	Fewer than 25 dwellings	NC	NC	NC		
(A4)	Retirement villages	RD	RD	RD		
(A5)	Supported residential care	D	D	D		
(A6)	Visitor accomodation	D	D	D		
Commerce						
(A7)	Conference facilities	D	NC	NC		
(A8)	Entertainment facilities	D	NC	NC		
(A9)	Organised sport and recreation	D	NC	NC		
(A10)	Car parking (non-accessory)	D	NC	NC		
(A11)	Restaurants and cafes greater than 100m ² within the sub-precinct	D	NC	NC		
(A12)	Restaurants and cafes up to 100m ² GFA within the sub-precinct	RD	RD	NC		
Community						
(A13)	Care centres	D	D	D		
(A14)	Healthcare facilities	D	D	D		
(A15)	Horse racing activities, including accessory television towers within the area identified for this purpose on I311.10.2 Ellerslie 1 Precinct Plan 2 in sub-precinct B	NC	P	NC		
(A16)	Horse racing activities, including accessory television towers within the area identified for this purpose on I311.10.2 Ellerslie 1 Precinct Plan 2		RD			
(A17)	Overflow car parking associated with events on the Ellerslie Racecourse	P	P	P		

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	land					
(A18)	Community facilities	D	D	D		
(A19)	Temporary activities associated with horse racing activities	P	P	P		
Development						
(A20)	Tree alteration or tree removal of trees listed in Schedule I311.6.16 Identified trees and shown on the I311.10.2 Ellerslie 1 Precinct Plan 2		RD			
(A21)	Tree trimming of trees listed in Schedule I311.6.16 and shown on the I311.10.2 Ellerslie 1 Precinct Plan 2		P			
(A22)	Modifications to the existing stone walls on the Morrin Street and Mitchelson Street frontages to the extent identified on the I311.10.2 Ellerslie 1 Precinct Plan 2		C			
Subdivision						
(A23)	Subdivision of land	D	D	D		

I311.5. Notification

- (1) Any application for resource consent for an activity listed in Table I311.4.1 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).

I311.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct unless otherwise specified below.

All activities listed in Table I311.4.1 Activity table must comply with the following standards.

I311.6.1. Maximum density in sub-precincts A, B and C

- (1) The number of dwellings on a site must not exceed the limits specified below:
 - (a) Sub-precincts A, B and C one dwelling per 110m² of net site area, excluding land required for the private roads within the precinct.

- (2) Net site area is the area of the site excluding the area of an adjoining private road. For the avoidance of doubt, the net site area in sub-precincts A, B and C are those areas marked A, B and C on I311.10.2 Ellerslie 1 Precinct Plan 2
- (3) Development for dwellings that does not comply with I311.6.1(1) and (2) above is a discretionary activity.

I311.6.2. Development area staging in sub-precincts A, B and C

- (1) Resource consent applications for 25 or more dwellings must comprise either:
 - (b) the whole of sub-precinct A or C; or
 - (c) cover an area (including access roads) of at least 1ha within or comprising the residue area of sub-precinct B.
- (2) A resource consent application that does not comply with I311.6.2(1) above is a non-complying activity.

I311.6.3. Temporary activities associated with horse racing in sub-precincts A, B and C

- (1) Temporary activities associated with horse racing including accompanying buildings and structures, such as marquees and toilets, must be located within 30 metres of the adjoining Special Purpose – Major Recreation Facility Zone boundary.

I311.6.4. Noise and vibration in sub-precincts A, B, C, D and E

- (1) The Auckland-wide noise and vibration rules in E25 Noise and vibration apply, except where specified below.
- (2) The noise (rating) level from horse racing activities within this precinct where undertaken in conjunction with horse activities on the Ellerslie Racecourse Precinct must not exceed:
 - (a) The I313 Ellerslie Racecourse Precinct Standards I313.6.1 Noise, I313.6.3 Special noise events and I313.6.4 Special lighting events, measured within the boundary of any site containing an activity sensitive to noise both within precinct and outside the precinct.

I311.6.5. Building height

- (1) Buildings must not exceed the maximum heights excluding basement parking as set out in Table I311.6.5.1 Maximum height below:

Table I311.6.5.1 Maximum height

Sub-precinct	Maximum height
A	26m and eight storeys
B	20m and six storey
C	14m and four storey

- (2) For the purpose of calculating compliance with the maximum building height control, account shall be taken of parapets but not of radio and television aerials, chimneys, lift towers, machinery rooms, water towers or finials where:
- (a) the maximum heights prescribed for areas A, B and C above are not exceeded by more than 3m, and
 - (b) the cumulative area of such projections does not exceed 10% of the area of the roof to the storey immediately below such structures.
- (3) Buildings must be constructed to achieve the minimum heights excluding basement parking as set out in Table I311.6.5.2 Minimum height below:

Table I311.6.5.2 Minimum height

Sub-precinct	Minimum height
A	14m and four storeys
B	14m and four storey
C	12m and three storey

I311.6.6. Yards

- (1) Buildings must be set back a minimum depth of 1.5m from the front boundary.
- (2) Where sites adjoin the Residential - Mixed Housing Suburban Zone, buildings must be set back at least 3m from side and rear boundaries for storeys one and two and 5m for storeys three and four.
- (3) Where development is separated from land zoned Special Purpose – Major Recreation Facility Zone by a private road or private way, or immediately adjoins land zoned Special Purpose – Major Recreation Facility Zone, Standard I311.6.6(2) Yards above does not apply.

I311.6.7. Height in relation boundary

- (1) Where separated from residential zoned land outside sub-precincts A, B and C by a public or private road:
 - (a) The maximum allowable building height shall not extend through a recession plane of 6m plus 45 degrees measured from the nearest public or private road boundary which provides frontage or access to residential zoned land outside sub precincts A, B and C on its opposite side, provided that the measuring point at the eastern end of sub-precinct B shall be the private road boundary or the building line shown on the I311.10.2 Ellerslie 1 Precinct Plan 2, whichever is the more restrictive.
- (2) Where abutting land within sub-precinct A, B and C is not part of same development area staging:
 - (a) A building setback of 7.5m shall be required from the boundary of the development area.

- (3) Where separated from land zoned Special Purpose – Major Recreation Facility Zone by a private road or private way, or immediately adjoins land zoned Special Purpose – Major Recreation Facility Zone:

(a) No recession plane is required.

I311.6.8. Maximum impervious area, building coverage and landscaping

- (1) Sites must be developed to comply with the standards in Table I311.6.8.1 Impervious area, building coverage and minimum landscaped area.

Table I311.6.8.1 Impervious area, building coverage and minimum landscaped area

Sub-precinct	Maximum impervious area (of net site area)	Maximum building coverage (of net site area)	Minimum landscaped area (of net site area)
A	60%	55%	40%
B	60%	35%	40%
C	60%	55%	40%

I311.6.9. Fences on required building frontage

- (1) Any fence, wall or other structure erected within the required frontage areas as shown in the I311.10.2 Ellerslie 1 Precinct Plan 2 must be no higher than 1.2m.

I311.6.10. Sightline from the existing grandstand to 2400m start-line

- (1) No part of any building can extend north-east of the sightline (from the public grandstand to the 2400m line) as shown in I311.10.2 Ellerslie 1 Precinct Plan 2.

I311.6.11. Building line

- (1) Buildings must not be constructed south-west of the building line which runs near parallel with Morrin Street.
- (2) Buildings must not be constructed in the triangular area east of the building line which runs in a northerly direction towards the 2400m start chute.

I311.6.12. Required building frontage

- (1) In those areas identified as the required building frontage in the precinct plan, the adjoining building facades must be set back:
- (a) no less than 3m and no more than 5m from the nearest private road boundary.
- (b) no less than 3m and no more than 5m from the sight line located close to the 2400m race start chute.

I311.6.13. Maximum building length and minimum building separation

- (1) Within Sub-precinct B, buildings that adjoin a required building frontage must:
- not exceed 70m in length; and
 - have a minimum separation distance between buildings of 15m.

I311.6.14. Distance to existing buildings within the adjoining the Special Purpose – Major Recreation Facility Zone

- (1) A minimum separation of 15m is required between any new buildings within sub-precinct A and any existing buildings within the adjoining Special Purpose – Major Recreation Facility Zone.

I311.6.15. Internal private roads and private ways

- Internal private roads must be constructed to provide access within the precinct and must be laid out in general accordance as shown in the precinct plan.
- The private road must be designed and constructed in accordance with the any relevant code of practice or engineering standards.
- Where private ways other than those shown in the precinct plan are proposed these must also be designed and constructed in accordance with the any relevant code of practice or engineering standards.
- The private roads shown in the precinct plan must be treated in the same way as public roads when applying the development controls of the zone and the precinct, and the Auckland-wide subdivision controls.

I311.6.16. Identified trees

- (1) Trees listed in Schedule I311.6.16.1 Identified trees and identified on I311.10.2 Ellerslie 1 Precinct Plan 2, must not have any activity on or within the protected root zone or be removed.

Schedule I311.6.16.1 Identified trees

Tree number on I311.10.2 Ellerslie 1 Precinct Plan 2,	Botanical name	Common name	Location of tree	Legal description
1	Quercus robur	English Oak	100A Ascot Avenue	Lot 1 DP 466956
2	English Oak palustris	Pin Oak	100A Ascot Avenue	Lot 1 DP 466956
3	Plantanus x acerifolia	London Plane	100A Ascot Avenue	Lot 1 DP 466956
4	Quercus palustris	Pin Oak	100A Ascot Avenue	Lot 1 DP 466956
5	Ulmus sp.	Elm	100A Ascot Avenue	Lot 1 DP 466956
6	Ulmus sp.	Elm	100A Ascot Avenue	Lot 1 DP 466956

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7	Removed			
8	Platanus x acerifolia (x 11)	London Plane	100A Ascot Avenue	Lot 1 DP 466956
9	Ulmus sp.	Elm	100A Ascot Avenue	Lot 1 DP 466956
10	Corynaocarpus laevigatus (x 5)	Karaka	100A Ascot Avenue	Lot 1 DP 466956
11	Ulmus sp. (x7)	Elm	100A Ascot Avenue	Lot 1 DP 466956
12	Plantanus x acerifolia	London Plane	100A Ascot Avenue	Lot 1 DP 466956
13	Quercus robur	English Oak	100A Ascot Avenue	Lot 1 DP 466956
14	Corynaocarpus laevigatus (x 5)	Karaka	100A Ascot Avenue	Lot 1 DP 466956
15	Plantanus x acerifolia (x2)	London Plane	100A Ascot Avenue	Lot 1 DP 466956
16	Corynaocarpus laevigatus	Karaka	100A Ascot Avenue	Lot 1 DP 466956
17	Populus yunnanesis	Yunnan Poplar	100A Ascot Avenue	Lot 1 DP 466956
18	Corynaocarpus laevigatus	Karaka	100A Ascot Avenue	Lot 1 DP 466956

(2) The following are exceptions to tree trimming of any protected tree identified in Schedule I311.6.16.1 Identified trees above and shown on the precinct plan:

- (a) the maximum branch diameter must not exceed 50mm
- (b) no more than 20 per cent of live growth of the tree is removed in any one calendar year
- (c) must meet accepted modern arboricultural practice

I311.6.17. Sub-precinct D yards

(1) Special yards must be provided within sub-precinct D, in accordance with I311.10.1 Ellerslie 1 Precinct Plan 1 – Special Yards and subject to the yards listed in Table I311.6.17.1 Sub-precinct D – yards following:

Table I311.6.17.1 Sub-precinct D - yards

Yard	Minimum depth
Front	2.5m to Morrin Street and the private road
Side	5m between indicative building platforms
Rear	8m to the adjoining Mixed Housing suburban zone

- (a) Except on sites other than rear sites not less than 60 per cent of that part of the site between the road boundary and a parallel line 6m there from must comprise landscaped permeable surface.
- (b) The landscaping requirement applies on each frontage of a corner site.
- (2) Buildings maybe erected within the 5m side yard as shown in the precinct plan, provided that such buildings do not exceed a height of 3m.
- (3) Buildings maybe erected in the 8m rear yard as shown in the precinct plan, provided that such buildings do not exceed a height of 3m and a building coverage of 10 per cent of the rear yard.

I311.6.18. Subdivision controls

- (1) Any application for subdivision of land within the precinct must be lodged no later than the application for building consent on the subject land.
- (2) There are no minimum frontage and site width requirements for the subdivision of sites within this precinct.

I311.7. Assessment – controlled activities

I311.7.1. Matters of control

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

- (3) The length of stone wall to be removed; and
- (4) The extent and manner in which the removed stone is proposed to be reused.

I311.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities:

- (1) The extent to which the length of stone wall to be removed is in accordance with the I311.10.2 Ellerslie 1 Precinct Plan 2, or otherwise appropriate to achieve the purpose for which it is being demolished;
- (2) Whether any removed stones are to be reused to form wall returns or gateways in the vicinity of where the stone originated;
- (3) Whether the style of any proposed new stone walls are the same or similar to the existing stone walls; or
- (4) Whether for walls removed from the vicinity of the Mitchelson and Morrin Streets intersection, the residual stone walls provide adequate sightlines for traffic based on the new road alignment.

I311.8. Assessment – restricted discretionary activities

I311.8.1. Matters of discretion

The Council will restrict its discretion to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions except for:

- (5) all development that is a restricted discretionary activity in sub-precincts A, B, and C in the Ellerslie 1 precinct, the council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted discretionary activities in the Residential - Terrace and Apartments Buildings Zone, H6.8.1 Matters of discretion,
 - (a) design and layout;
 - (b) design of carparking, access and servicing;
 - (c) traffic and roading;
 - (d) tree trimming not otherwise a permitted activity, removal and alteration;
and
 - (e) lava cavities

I311.8.2. Assessment criteria

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

I311.8.2.1. Design and layout

- (1) the extent to which the development is in general accordance with the I311.10.2 Ellerslie 1 Precinct Plan 2. Variation to the road layout maybe acceptable as part of a comprehensive masterplan that demonstrates positive urban design outcomes.
- (2) the extent to which the development provides views between buildings into the racecourse from both the surrounding and internal roads.
- (3) the extent to which the proposed development reinforces the curved geometry of the racetrack, including development in a semi-continuous series of medium-rise facade buildings which address the racetrack and align with the internal private road which runs generally parallel to the racetrack's outer rail as shown on I311.10.2 Ellerslie 1 Precinct Plan 2.
- (4) whether minor variance in the required building frontages is acceptable to avoid architectural monotony.
- (5) whether building heights are varied within and between sub-precincts with gaps between lengths of longer building facades.

- (6) whether buildings are generally simple in form, relying on elegant proportioning, façade composition and detail, including recesses, pilasters, balconies, changes in surface texture and colour, for their aesthetic appeal rather than complex forms.
- (7) whether development maintains continuity of architectural form within each individual building and also between separate buildings.
- (8) the extent to which elevations facing streets and other publicly accessible spaces are restrained and relatively formal, befitting the somewhat grand character of the racecourse grounds and gardens.
- (9) the extent to which building form acknowledges site corners where these form a main entry into the racecourse grounds or are visually prominent.
- (10) whether the area between the Major Recreation Facility zone boundary, which coincides with the outer rail of the racetrack, and the adjoining parallel private road should remain visually unimpeded so as to preserve views from the carriageway and footpath within the private road into the racecourse.
- (11) development layout should substantially avoid adverse shadowing effects on existing residential properties within adjoining or nearby sites with Mixed Housing Suburban zone between 9am-3pm in mid-winter.
- (12) development should maximise outlook over publicly accessible areas, the racecourse and infield and minimise outlook over adjoining residential property.
- (13) landscaping associated with development should be responsive to the restrained, elegant and formal character of the racecourse grounds.
- (14) the street boundary of sites should be defined by visually permeable steel, wrought iron or aluminium fencing or stone or concrete walls up to 1.2m, which may incorporate hedging. The use of stone, basalt or volcanic stone similar in appearance and detail to the existing stone walls is encouraged.
- (15) whether streets are constructed in general accordance with I311.8.2.1.1 Indicative Section – Streets adjacent to Racetrack (16.5m minimum width – where it is closest to the racetrack), I311.8.2.1.2 Indicative Street Section – Walpole Street extension between sub-precincts A and B (16.5m wide), and Figure I311.8.2.1.3 Indicative Street Section for all other streets (13.5m wide).

Figure I311.8.2.1.1 Indicative Section – Streets adjacent to Racetrack (16.5m minimum width – where it is closest to the racetrack)

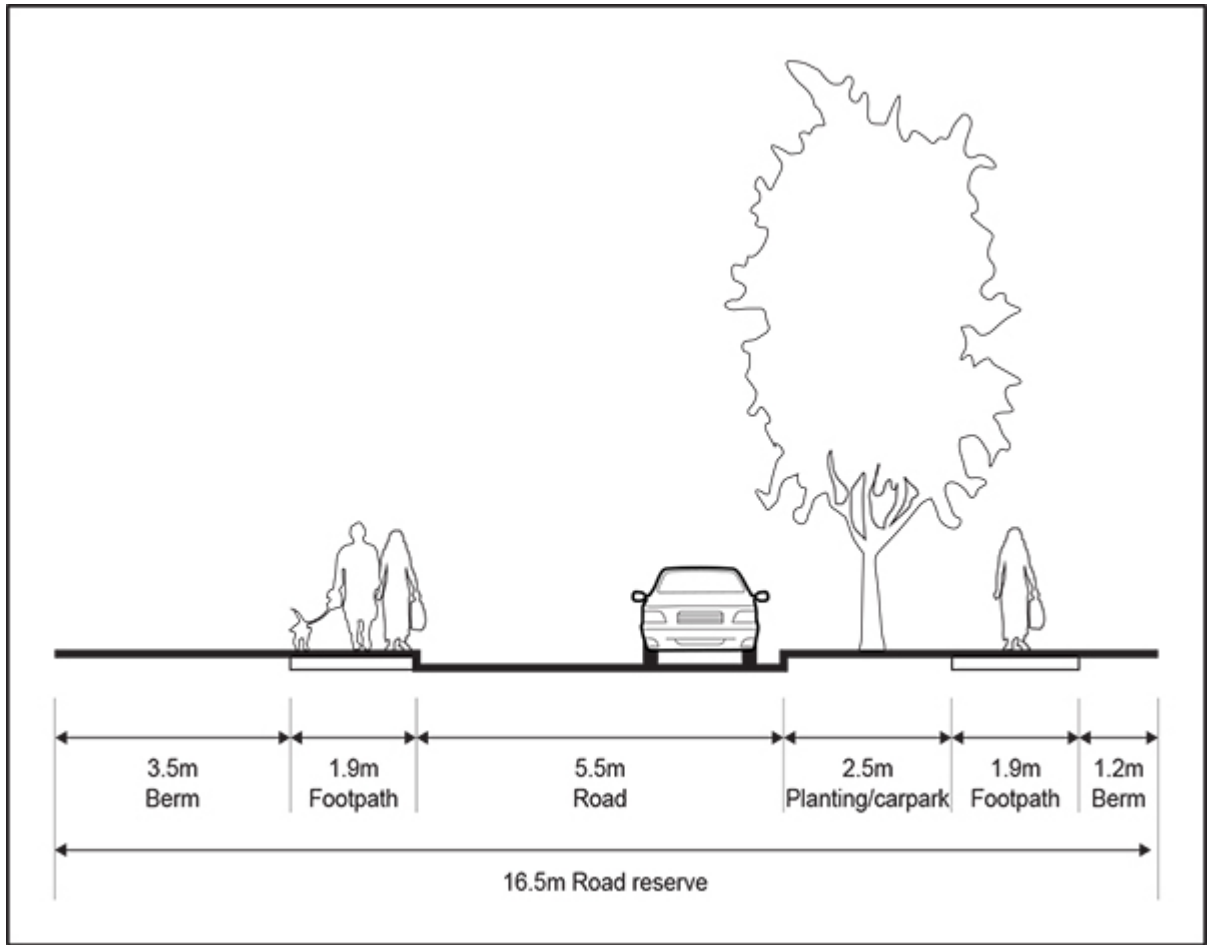


Figure I311.8.2.1.2 Indicative Street Section – Walpole Street extension between sub-precincts A and B (16.5m wide)

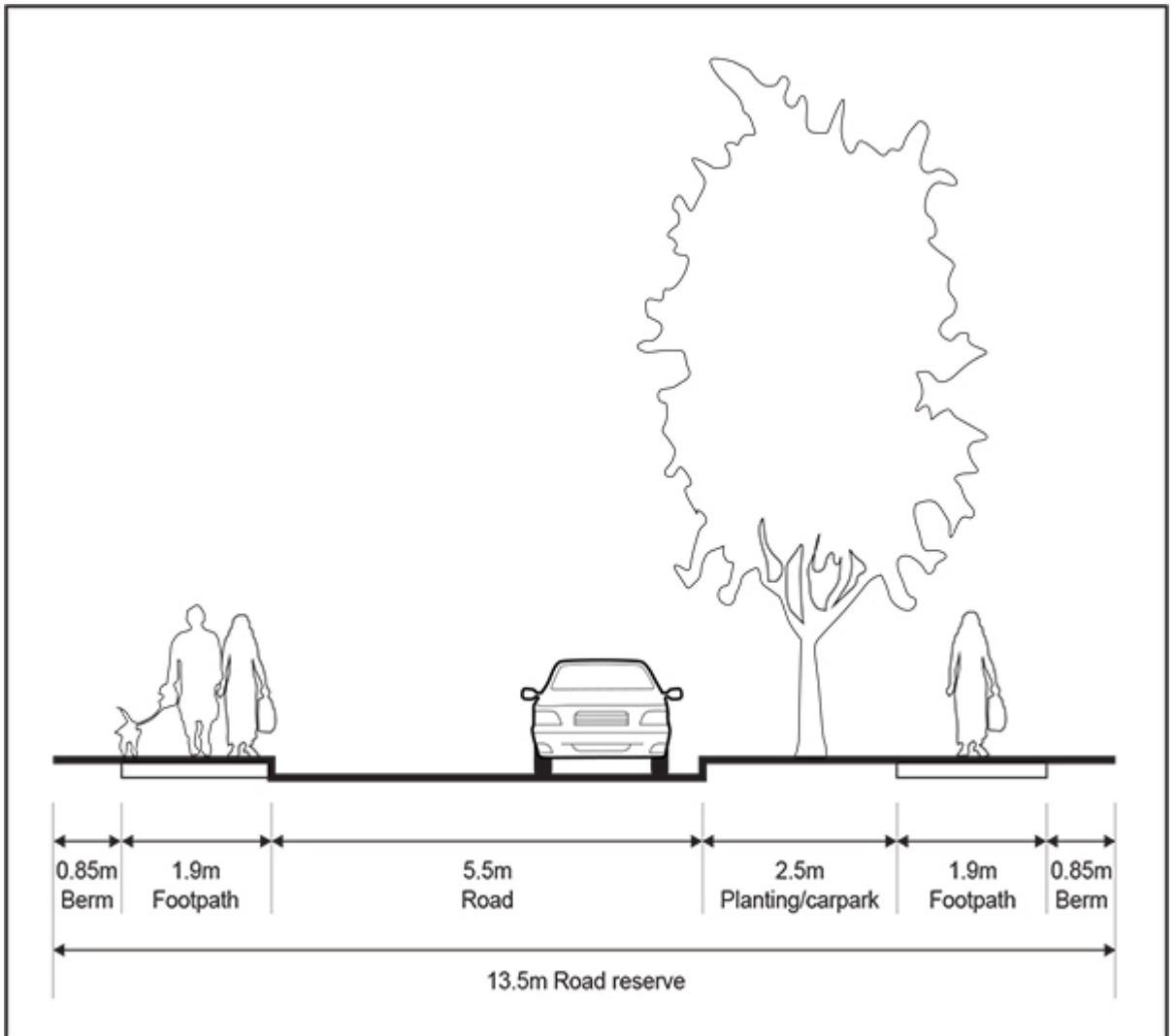
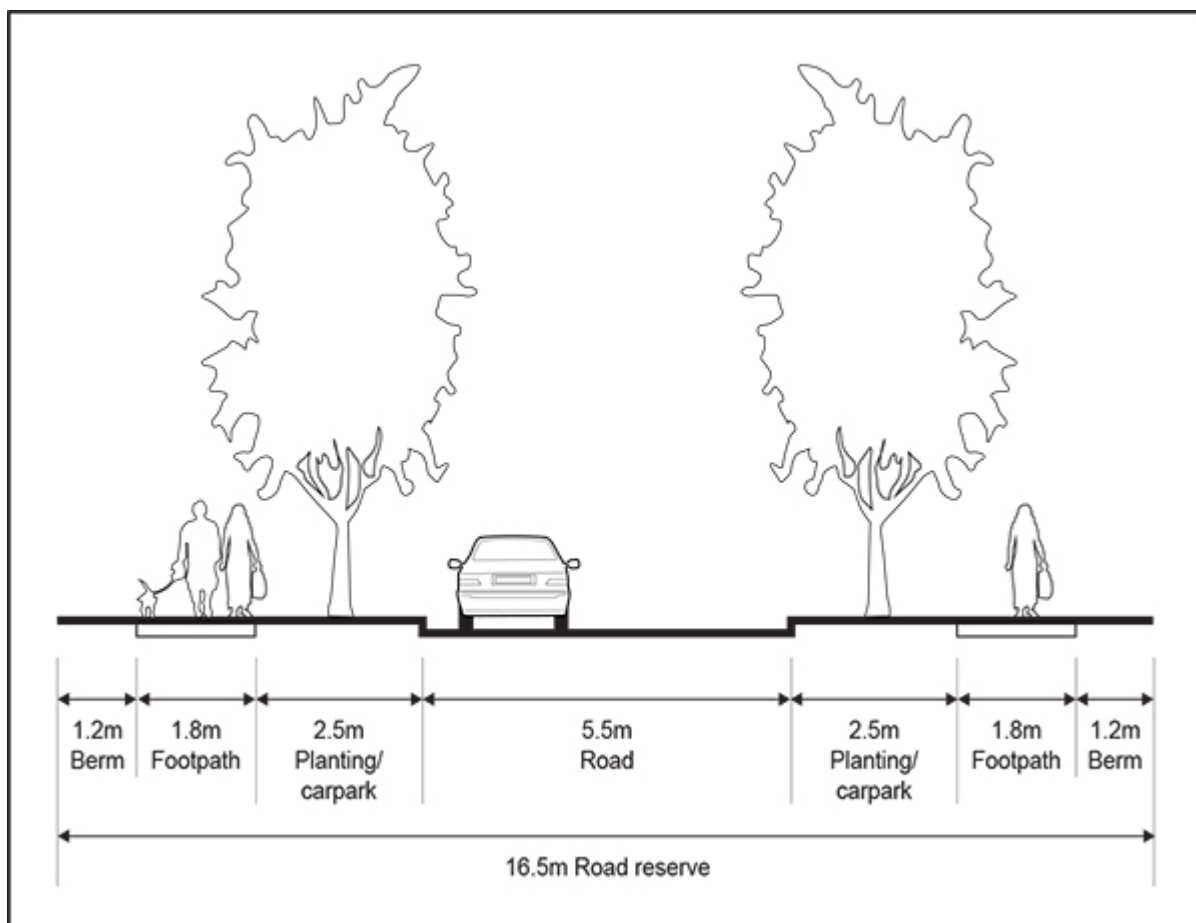


Figure I311.8.2.1.3 Indicative Street Section for all other streets (13.5m wide)

I311.8.2.2. Design of car parking, access and servicing

- (1) adequate signposted public pedestrian access should be provided within the area, including a well-formed route on the racecourse side of the private road paralleling the racecourse, and also pedestrian connections to public transport including between Derby Downs Place and the Greenlane railway station, via Mitchelson Street and The Avenue of Palms, and Ellerslie Town Centre and railway station via Morrin Street.
- (2) at least one publicly accessible footpath should be constructed between the private road and the racecourse's outer rail should an at-grade pedestrian crossing to the infield eventuate.
- (3) access to any basement or outdoor car parking facility should be from the sides or rear of buildings rather than their trackside faces.
- (4) buildings containing car parking facilities at or above ground level should provide a sleeve of residential or active uses between the car parking areas and the street or publicly accessible space frontages. Where sleeving is not practicable, all vehicles at or above ground level should be

screened from view from public areas and be located outside the required building frontage.

I311.8.2.3. Traffic and roading

- (1) The extent to which the detailed design of and any changes to the roading network identified below achieves good urban design outcomes and ensure that any adverse effects on the roading networking are avoided or mitigated:
 - (a) the T-intersection on the northern side of Morrin Street in the vicinity of Somerfield Street;
 - (b) the realignment of Mitchelson Street; or
 - (c) the roundabout at the intersection of Mitchelson and Morrin streets, or alternative design that achieves good urban design and traffic management outcomes
- (2) whether and to what extent works maybe required to upgrade or modify intersections based on whether traffic modelling shows this is needed to accommodate traffic flows arising from the proposed development. These intersections may include:
 - (a) Great South Road and Woodbine Avenue;
 - (b) Great South Road and Kalmia Street;
 - (c) Mitchelson and Walpole Streets;
 - (d) Main Highway and Walpole Street;
 - (e) Ellerslie Racecourse Drive and Greenlane East intersection; and
 - (f) Greenlane and Ellerslie Panmure Interchanges.

Note: If any of these intersections are included in Auckland Transport's programme of works, development contributions will be sought to assist in the funding of those works instead of conditions being imposed requiring works and services or imposing financial contributions.

I311.8.2.4. Tree modification or removal tree trimming not otherwise a permitted activity, removal and alteration:

- (1) the degree to which the tree contributes to the existing amenities of the precinct and protects the surrounding environment from the adverse effects of development;
- (2) the necessity for carrying out the works;
- (3) whether any alternative methods and locations are available to the applicant for carrying out the work or activities;

- (4) the degree to which the tree or a part of the tree is, in the opinion of a Council arborist structurally unsound;
- (5) the degree to which removal of the tree would be beneficial to the health and growth of existing trees on the site, taking into account the size, appearance, health and condition of the existing trees;
- (6) the extent to which the removal of the tree will impact on ground stability;
- (7) whether the proposed activities within the dripline of the tree, in the opinion of Council, will not damage the tree or endanger its health;
- (8) whether conditions may be imposed as part of any consent to an application to mitigate effects and may include the following requirements:
 - (a) payment of a bond to ensure a tree is not damaged or destroyed during pruning and maintenance or works or activities in the dripline area; and
 - (b) providing a replacement tree where a tree is removed or destroyed where appropriate, having regard to the amenity of the area.

I311.8.2.5. Lava cavities

- (1) whether a protocol is provided to Council's satisfaction setting out a suitable response should lava cavities be discovered during construction.

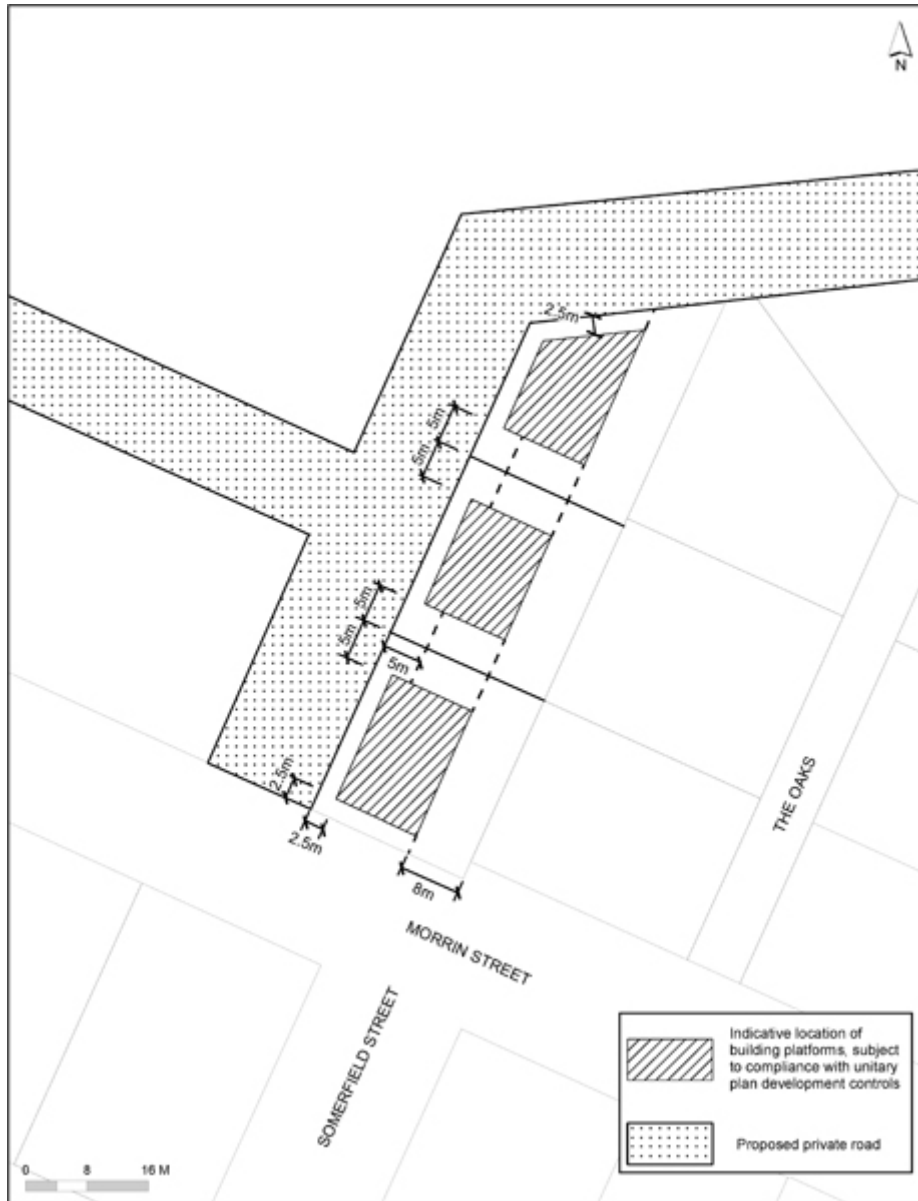
I311.9. Special information requirements

An application for any activity must be accompanied by:

- (1) The special information requirements in D12 apply.
- (2) In addition, an application for resource consent for subdivision or a restricted discretionary activity for accommodation shall include:
 - (a) the detailed design of, or any necessary design change to, the following parts of the adjacent roading network:
 - (i) the T-intersection on the northern side of Morrin Street in the vicinity of Somerfield Street
 - (ii) the realignment of Mitchelson Street
 - (iii) the roundabout at the intersection of Mitchelson and Morrin streets, or alternative design that achieves good urban design and traffic management outcomes
 - (b) A travel plan should be provided, prepared in consultation with the NZTA and Auckland Transport, which includes measures to reduce private car travel and promote walking, cycling and public transport use.

I311.10. Precinct plans

I311.10.1. Ellerslie 1: Precinct plan 1 – Special Yards



I311.10.2. Ellerslie 1: Precinct plan 2

