PART 3 ­ REGIONAL AND DISTRICT RULES»Chapter K: Precinct rules»7 West»

# 7.1 Avondale 1

1. **Activity table**

The activities, controls and assessment criteria in the Mixed Use zone apply in sub­precincts A and B unless otherwise specified below.

Refer to precinct plan 1 for the extent and location of the sub­precincts.

|  |  |  |
| --- | --- | --- |
| **Activity** | **Sub­precinct A** | **Sub­precinct B** |
| **Accommodation** | | |
| Dwellings not located on the  ground floor of a building | D | NA |
| Conversion of a building or part of a building to dwellings, visitor accommodation or boarding  houses | D | P |
| Retirement village | D | NA |
| Supported residential care | D | NA |
| Visitor accommodation | D | NA |
| Boarding houses | D | NA |
| **Commerce** | | |
| Commercial Services | NA | D |
| Commercial Sexual Services | NA | D |
| Dairies | P | P |
| Offices | P | D |
| Retail up to 450m2 GFA per site | D | D |
| Retail greater than 450m2 GFA  per site | NC | NC |
| **Infrastructure** | | |
| Any activity prior to the creation of vehicle access points and public­access roads in accordance with the sub­  precinct plan | NC | NC |

# Notification

* 1. The council will publicly notify resource consent applications for retail greater than 450m2 in sub­ precincts A and B.

# Land use controls

* 1. The land use controls in the underlying Mixed Use zone apply.

# Development controls

* 1. The development controls in the underlying Mixed Use zone apply.

# Special information requirements

* 1. A design statement must be submitted for the activities specified in the tables below.
  2. It must contain information on all relevant matters, including as a minimum the matters specified below, as set out in clause 2.7.2 Design Statement information­ General Provisions.
  3. Drawings and illustrations must be appropriate to the complexity and significance of the proposal.

Please refer to the Auckland Design Manual for guidance.

# Design statement information requirements sub­precinct B – residential activity

Table 1

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Design Statement information requirements for all residential activity within the sub­precinct B area** | | **5­8 dwellings/ units** | **9­15 dwellings/ units** | **15+ dwellings** |
| 1 | Natural and cultural  environment |  | X | X |
| 2 | Built  form/character |  |  | X |
| 3 | Use and activity |  |  | X |
| 4 | Urban structure |  |  | X |
| 5 | Analysis plan | X | X | X |
| 6 | Streetscape  built form | X | X | X |
| 7 | Opportunities and constraints  diagram | X | X | X |
| 8 | Concept Plans | X | X | X |
| 9 | Landscape Plan | X | X | X |
| 10 | Site and Floor  Plans | X | X | X |
| 11 | Built form | X | X | X |
| 12 | Shadow diagrams for buildings four  storeys or more |  | X | X |
| 13 | Street Design  Plan |  | X | X |
|  |  |  |  |  |
| 14 | Public open  space |  |  | X |

# Design statement information requirements sub­precincts A and B ­ business activity

Table 2

# Design Statement Information Requirements Sub­precinct A and B: Any building

**requiring consent**

|  |  |  |
| --- | --- | --- |
| 1 | Natural & Cultural  Environment | X |
| 2 | Built Form/ Character | X |
| 3 | Use & Activity | X |
| 4 | Urban Structure | X |
| 5 | Analysis Plan | X |
| 6 | Streetscape Built Form | X |
| 7 | Opportunities & Constraints  diagram | X |
| 8 | Concept Plans | X |
| 9 | Landscape Plan | X |
| 10 | Site & Floor Plans | X |
| 11 | Built Form | X |
| 12 | Shadow Diagrams | X |
| 13 | Street Design Plan | X |
| 14 | Public Open Space | X |

1. **Precinct plan**

**Precinct plan 1: Avondale**

