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

# 7.2 Avondale 2

1. **Activity table**

The activities, controls and assessment criteria in the underlying Town Centre zone apply in sub­precincts A and B unless otherwise specified below.

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

|  |  |  |
| --- | --- | --- |
| **Activity** | **Sub­precinct A** | **Sub­precinct B** |
| **Commerce** | | |
| Dairy up to 100 m2 per site | NA | P |
| Retail up to 450m2 GFA per site | RD | D |
| Retail greater than 450m2 GFA per  site | NC | NC |
| **Accommodation** | | |
| Residential dwelling on the ground floor where the building is subject to  general commercial frontage control | D | NA |
| Residential dwelling on the ground  floor | RD | RD |
| **Infrastructure** | | |
| Any activity on 10­22 Racecourse Parade that does not provide the vehicle access and public­access  road shown on the precinct plan | NC | NA |
| Any activity that does not provide the vehicle access and public­ access road shown on the precinct  plan | NA | NC |

# Notification

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

# Land use controls

* 1. The land use controls in the underlying Town Centre zone apply.

# Development controls

* 1. The development controls in the underlying Town Centre zone apply.

# Assessment

## Matters of discretion

For activities that are a restricted discretionary activity in the Avondale 2 precinct, the council will restrict its discretion to the following matters:

Table 1

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Activity** | **Centre vitality** | **Traffic** | **Reverse sensitivity and displacement of industrial activities** | **Development design** | **Building interface with the public realm** | **Design of car parking, access and servicing** | **Internal layout of dwellings** | **Internal layout of dwellings** |
| Retail up to 450m2 GFA per  site in sub­  precinct A | X | X |  |  |  | X |  |  |
| Residential dwelling on the ground  floor |  |  | X | X | X | X | X | X |

## Assessment criteria

* + 1. The council will consider the relevant assessment criteria in the Business zone rules.

# Special information requirements

## 6.1 Design statement in sub­precincts A and B

A design statement must be submitted for the activities specified in the tables below.

It must contain information on all relevant matters, including as a minimum the matters specified below, as set out in the Design Statement information requirements contained within clause 2.7.2 in the General Provisions.

Drawings and illustrations must be appropriate to the complexity and significance of the project. Please refer to the Auckland Design Manual for guidance.

Table 2

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Design Statement information requirements for all residential activity within the sub­ precinct B area** | | **5­8 dwellings/ units** | **9­15 dwellings/ units** | **15+ dwellings** | **Non­residential buildings requiring consent** |
| 1 | Natural and cultural  environment |  | X | X | X |
| 2 | Built  form/character |  |  | X | X |
| 3 | Use and  activity |  |  | X | X |
| 4 | Urban  structure |  |  | X | X |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Design Statement information requirements for all residential activity within the sub­ precinct B area** | | **5­8 dwellings/ units** | **9­15 dwellings/ units** | **15+ dwellings** | **Non­residential buildings requiring consent** |
| 5 | Analysis plan |  | X | X | X |
| 6 | Streetscape  built form | X | X | X | X |
| 7 | Opportunities and constraints  diagram | X | X | X | X |
| 8 | Concept  Plans | X | X | X | X |
| 9 | Landscape  Plan | X | X | X | X |
| 10 | Site and Floor  Plans | X | X | X | X |
| 11 | Site and Floor  Plans | X | X | X | X |
| 12 | Shadow diagrams for buildings four storeys or  more | X | X | X | X |
| 13 | Street Design  Plan | X | X | X | X |
| 14 | Urban  structure | X | X | X | X |
| 15 | Public open  space | X | X | X | X |

# Precinct plan

## Precinct plan 1: Avondale 2

