

I306. Avondale 2 Precinct

I306.1. Precinct Description

The Avondale 2 Precinct applies to an area that is bounded by Racecourse Parade to the north, Great North Road to the east and a small area of Avondale Town Centre to the south-east.

The purpose of the precinct is to provide town centre type activities, with limited opportunity for larger retail activities. The precinct is divided into sub-precincts A, B and C.

Sub-precincts A and B are intended to provide town centre activities that integrate with the Great North Road main street.

Sub-precinct C is intended to facilitate the development of an off main street town centre environment that supports the Great North Road main street environment, provides opportunities for larger scale (non-retail) commercial and institutional activities, and community facilities.

The transport infrastructure for the Avondale 2 Precinct should complement and support the Avondale 1 Precinct, particularly vehicle, pedestrian and cycle connectivity into and through both precincts.

The zoning of land within this precinct is Business – Town Centre Zone.

I306.2. Objectives

- (1) The intensification of commercial, residential, community and civic activities is provided for, with limited opportunities for large scale retail activities.
- (2) The scale and intensity of development is increased while ensuring development is in keeping with Avondale Town Centre's planned future form and quality.
- (3) Subdivision and development is designed and implemented in a comprehensive, efficient and integrated way which achieves a high quality urban environment and recognises the Avondale Town Centre and the wider landscape features of the area.
- (4) The transport network within the Avondale 2 Precinct is integrated with the surrounding transport network including connections for vehicles, pedestrians and cyclists between Ash Street, through Avondale 1 Precinct, to Avondale Town Centre and to public transport.

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

I306.3. Policies

- (1) Enable significant redevelopment where the outcome can be shown to contribute to the function, amenity, and role of the Avondale Town Centre.
- (2) Provide for town centre activity which:

- (a) services the surrounding community's needs for a range of moderate intensity uses, such as commercial, leisure, tourist, cultural, community and civic amenities;
 - (b) supports public transport, pedestrian and cycle networks and the ability to change transport modes; and
 - (c) contributes positively to local character and identity, including public spaces developed to complement buildings and streets.
- (3) Enable the intensification of commercial, residential and community activities, by:
- (a) encouraging increased scale and intensity of buildings; and
 - (b) the comprehensive redevelopment of sites.
- (4) Limit the level of retail activity in the precinct.
- (5) Encourage subdivision and development to provide vehicle, pedestrian and cycle routes, including new roads and intersections, through the precinct that provide connections to Avondale Precinct 1 through to Ash Street and access to Great North Road while ensuring adverse effects on the existing transport network are avoided, remedied or mitigated.
- (6) Discourage dwellings at ground floor in sub-precincts A and B and enable dwellings above ground floor.
- (7) Encourage development to recognise and provide for the wider landscape features of the area, including the Waitakere Ranges and Avondale Racecourse.

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

I306.4. Activity table

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

Table I306.4.1 specifies the activity status of land use, development and subdivision activities in the Avondale 2 Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of these sections where relevant.

A blank in Table I306.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

Table I306.4.1 Activity table

Activity		Activity status	
		Sub-precinct A and B	Sub-precinct C
Use			
Accommodation			
(A1)	Dwellings on the ground floor where the building is subject to the Key Retail Frontage Control	D	NA
(A2)	Dwellings on the ground floor of a building not subject to the Key Retail Frontage Control	RD	RD
Commerce			
(A3)	Retail up to 450m ² gross floor area per tenancy	RD	D
(A4)	Retail greater than 450m ² gross floor area per tenancy	NC	NC
Development			
(A5)	New buildings and external alterations and additions to buildings	RD	RD
Subdivision			
(A6)	Subdivision		

I306.5. Notification

- (1) Any application for resource consent for an activity listed in Table I306.4.1 Activity table 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).

I306.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct except H10 Business – Town Centre Zone Standard H10.6.5. Residential at ground floor does not apply.

I306.7. Assessment – controlled activities**I306.7.1. Matters of control**

There are no controlled activities in this precinct.

I306.7.2. Assessment criteria

There are no controlled activities in this precinct.

I306.8. Assessment – restricted discretionary activities

I306.8.1. 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 overlay, Auckland wide or zone provisions:

- (1) dwellings on the ground floor of a building;
 - (a) the effect of, and on, the adjacent street network; and
 - (b) the effect on commercial activities;
- (2) new buildings and external alterations and additions to buildings:
 - (a) the effect on Avondale Town Centre; and
 - (b) the effect on views to the Waitakere Ranges and the Avondale Racecourse infield;
- (3) retail up to 450m² gross floor area per tenancy:
 - (a) the effect on the commercial viability of Avondale Town Centre.

I306.8.2. 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:

- (1) dwellings on the ground floor of a building:
 - (a) the effect of, and on, the adjacent street network:
 - (i) the extent to which the design and layout of the dwelling avoids or mitigates adverse effects from vehicle emissions and vehicle noise on the adjacent road network;
 - (ii) the extent to which the layout of the dwelling does not detract from the vitality and amenity of the street; and
 - (iii) the extent to which opportunities for passive surveillance of the street from the ground floor of the dwelling are provided;
 - (b) the effect on commercial activities:
 - (i) the extent to which the dwelling does not detract from the viability of commercial activity in the precinct; and
 - (ii) refer to Policy I306.3.(6);
- (2) new buildings and external alterations and additions to buildings:
 - (a) the effect on Avondale Town Centre:

- (i) refer to Policy I306.3.(1);
 - (ii) refer to Policy I306.3.(4)
- (b) the effect on views to the Waitakere Ranges and the Avondale Racecourse infield:
- (i) the extent to which public views to the wider landscape features including the Avondale Racecourse infield and the Waitakere Ranges are maintained;
- (3) retail up to 450m² gross floor area per tenancy:
- (a) the effect on the commercial viability of Avondale Town Centre:
 - (i) refer to Policy I306.3.(1); and
 - (ii) refer to Policy I306.3.(4).

I306.9. Special information requirements

- (1) As part of the first subdivision resource consent application; or land use resource consent application for a proposal greater than 1,000m² gross floor area, the applicant must prepare an integrated transport assessment that includes both Avondale 1 Precinct and Avondale 2 Precinct.

I306.10. Precinct plans

There is no precinct plan for this precinct.