

## **I305. Avondale 1 Precinct**

### **I305.1. Precinct Description**

The Avondale 1 Precinct applies to the northern boundary edge of the Avondale Racecourse land that adjoins Ash Street, Avondale, and the north-eastern corner edge of the Avondale Racecourse land extending from Ash Street to Racecourse Parade.

The precinct is divided into Sub-precinct A and Sub-precinct B. The purpose of the precinct is to:

- enable the Avondale Jockey Club to continue to use the Avondale Racecourse for horse racing (including associated activities) and market days over the short to medium term, while enabling the staged transition to an integrated mixed use development over the medium to long term;
- provide commercial, residential and office development potential, with limited opportunity for larger retail activities and residential activities at the ground floor in Sub-precinct A; and
- provide intensive residential development potential, with limited opportunity for larger retail and commercial activities in Sub-precinct B.

Sub-precinct A provides for development that will address the Ash Street frontage and the interface with the Avondale Racecourse. The Sub-precincts will integrate and connect with each other and encourage connections to existing streets to provide access to Avondale Town Centre. The sub-precinct seeks to ensure that the prominence and visibility of the racecourse activities is not lost as a consequence of new development along part of the racecourse boundary.

The development of Sub-precinct A is likely to result in the relocation of the existing historic buildings of the Avondale Racecourse along the edge of Ash Street. Built around the turn of the century, these structures are the last remaining historic buildings on the 100-year old racing property. Although they are not scheduled, they are considered to have significance to the local area and their retention is encouraged.

The transport infrastructure for Avondale 1 Precinct should complement and support the Avondale 2 Precinct, particularly pedestrian and cycle connectivity into and through both precincts. Provision for new roads, intersections and vehicle access points should be made.

The zoning of land within this precinct is Business – Mixed Use Zone and Residential – Terrace Housing and Apartment Buildings Zone.

### **I305.2. Objectives**

- (1) Subdivision and development is designed and implemented in a comprehensive, efficient and integrated way which achieves a high quality urban environment, recognises the wider landscape features of the area, and enables the ongoing use of the precinct for horse racing, market days and related activities.
- (2) Redevelopment of the precinct has regard to the former sanitary block and casualty room buildings along the Ash Street Boundary of Avondale Racecourse

and measures are taken where possible to retain and reuse them due to their local significance.

- (3) Development and/or subdivision within the precinct facilitates a transport network that:
  - (a) integrates with, and avoids, remedies or mitigates adverse effects on the safety and efficiency of the transport network in the surrounding area, including providing any upgrades to the surrounding network; and
  - (b) facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles
- (4) Commercial development supports the Avondale Town Centre, and does not detract from its vitality and viability.
- (5) Residential activities are limited in Sub-precinct A to support Sub-precinct B and maximise the business amenity of the Ash Street frontage.

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

### **I305.3. Policies**

- (1) Provide for the Avondale Racecourse to continue to be used for horse racing, market days and related activities until redevelopment occurs.
- (2) Encourage development to recognise and provide for the wider landscape views and special features of the area, including the Waitakere Ranges and Avondale Racecourse infield, and the historic former sanitary block and casualty room buildings located in Sub-precinct A.
- (3) Encourage subdivision and development of vehicle, pedestrian and cycle routes, including new roads and intersections, through the precinct that provide access through to Avondale Precinct 2 to Elm Street and Racecourse Parade while ensuring adverse effects on the existing transport network are avoided, remedied or mitigated.

### **Sub-precinct A**

- (4) Provide for a range of commercial and office activities that will not diminish the role of the Avondale Town Centre and its function.
- (5) Restrict retail activities that undermine the role, function, amenity, and community social and economic wellbeing of the Avondale Town Centre environment, or which add significant traffic to Ash Street.
- (6) Limit residential activities to those that are above businesses and which mitigate the effects of Ash Street's traffic function on resident health and amenity.

**Sub-precinct B**

(7) Enable intensive residential activities within a close walk of the Avondale Town Centre and public transport, and which integrates well with the adjoining Avondale Racecourse precinct land and existing residential development immediately east of the sub-precinct.

(8) Limit office and retail activities unless they will support the Avondale Town Centre main street or activities within Sub-precinct B.

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

**I305.4. Activity table**

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

Table I305.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Avondale 1 Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

A blank in Table I305.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

**Table I305.4.1 Activity table**

Activity		Activity status	
		Sub-precinct A	Sub-precinct B
<b>Use</b>			
(A1)	Activities identified as permitted in I307 Avondale Racecourse Precinct	P	P
<b>Residential</b>			
(A2)	Dwellings located on the ground floor of a building	D	
(A3)	Conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses	D	
(A4)	Integrated residential developments	D	
(A5)	Supported residential care	D	
(A6)	Visitor accommodation	D	
(A7)	Boarding houses	D	
<b>Commerce</b>			
(A8)	Commercial Services	P	D
(A9)	Dairies	P	P

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(A10)	Offices	P	D
(A11)	Retail up to 450m <sup>2</sup> gross floor area per tenancy	D	D
(A12)	Retail greater than 450m <sup>2</sup> gross floor area per tenancy	NC	NC
<b>Development</b>			
(A13)	New buildings and external alterations and additions to buildings	RD	
(A14)	Total or substantial demolition (exceeding 30 per cent or more by area, of wall elevations or roof area) of the former sanitary Block or casualty room buildings identified on Avondale 1: Precinct Plan 1	RD	NA
(A15)	Relocation of the former sanitary block or casualty room buildings identified on Avondale 1: Precinct Plan 1	RD	NA
<b>Subdivision</b>			
(A16)	Subdivision		

### I305.5. Notification

- (1) Any application for resource consent for an activity listed in Table I305.4.1 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).

### I305.6. Standards

All activities listed as permitted or restricted discretionary in Table I305.4.1 Activity table must comply with the standards of the overlay, zone and Auckland-wide standards as relevant.

### I305.7. Assessment – controlled activities

There are no controlled activities in this precinct.

### I305.8. Assessment – restricted discretionary activities

#### I305.8.1. 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) new buildings, and external alterations and additions to buildings:

- (a) the effect on the identified buildings on the Avondale: Precinct Plan 1, if relocated; and
  - (b) the effect on views to the Waitakere Ranges and the Avondale Racecourse infield.
- (2) relocation, total or substantial demolition of the former sanitary block or casualty room-identified on Avondale 1 Precinct: Precinct plan 1:
- (a) the effect on the character and historical significance of the buildings.

### **I305.8.2. 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) new buildings, and external alterations and additions to buildings:
  - (a) the effect on the identified buildings on the Avondale 1 Precinct: Precinct Plan 1, if these buildings have been relocated:
    - (i) the extent to which the works compliment the scale and form of the identified buildings.
  - (b) the effect on views to the Waitakere Ranges and the Avondale Racecourse infield:
    - (i) the extent to which the works are designed to, where appropriate, maintain public views to the wider landscape features including the Avondale Racecourse infield and the Waitakere Ranges.
- (2) relocation, total or substantial demolition of the former sanitary block or casualty room buildings identified on Avondale 1 Precinct: Precinct plan:
  - (a) the effect on the character and historical significance of the buildings:
    - (i) whether the proposed works will result in adverse effects (including cumulative adverse effects) on the heritage values of the buildings;
    - (ii) whether the proposed works will maintain or enhance the values of the buildings, including by:
      - avoiding or minimizing the loss of fabric that contributes to the significance of the buildings;
      - removing features that compromise the values of the place;
      - complementing the form and fabric which contributes to, or is associated with, the values of the buildings; and
      - recovering or revealing the values of the buildings;
    - (iii) whether the proposed works will be undertaken in accordance with good practice conservation principles and methods;

- (iv) whether the proposed works will be undertaken in a manner that is based on a clear understanding of the values of the buildings;
- (v) whether the proposal contributes to, or encourages, the long term viability and/or ongoing functional use of the buildings; and
- (vi) refer to Policy I305.3.(2)

### I305.9. Special information requirements

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

### I305.10. Precinct plans

#### I305.10.1 1 Avondale 1 Precinct: Precinct plan 1

