

The Proposed Auckland Unitary Plan (notified 30 September 2013)

7.1 Avondale 1

1. Activity table

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

Refer to precinct plan 1 for the extent and location of the sub-precincts.

Activity	Sub-precinct A	Sub-precinct 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 450m ² GFA per site	D	D
Retail greater than 450m ² GFA per site	NC	NC
Infrastructure		
Any activity prior to the creation of vehicle access points and public-access roads in accordance with the sub-precinct plan	NC	NC

2. Notification

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

3. Land use controls

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

4. Development controls

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

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5. 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.

5.1 Design statement information requirements sub-precinct B – residential activity

Table 1

Design Statement information requirements for all residential activity within the sub-precinct B area		5-8 dwellings/ units	9-15 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

5.2 Design statement information requirements sub-precincts A and B - business activity

Table 2

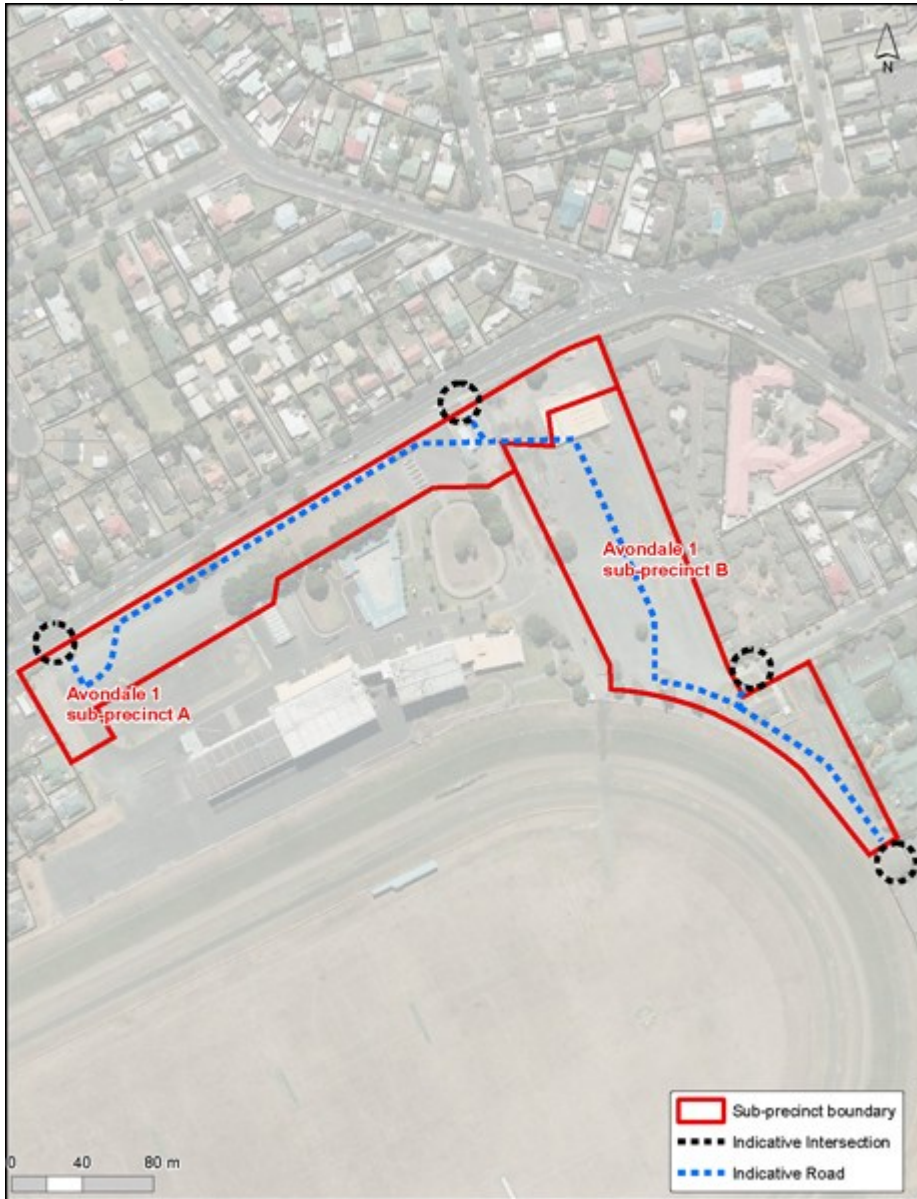
Design Statement Information Requirements	Sub-precinct A and B: Any building requiring consent
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1	Natural & Cultural Environment	X
2	Built Form/ Character	X
3	Use & Activity	X
4	Urban Structure	X
5	Analysis Plan	X
6	Streetscape Built Form	X
7	Opportunities & 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

6. Precinct plan

Precinct plan 1: Avondale



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