

The Proposed Auckland Unitary Plan (notified 30 September 2013)

7.2 Avondale 2

1. Activity table

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

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

Activity	Sub-precinct A	Sub-precinct B
Commerce		
Dairy up to 100 m ² per site	NA	P
Retail up to 450m ² GFA per site	RD	D
Retail greater than 450m ² 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 10-22 Racecourse Parade that does not provide the vehicle access and public-access 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

2. Notification

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

3. Land use controls

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

4. Development controls

- The development controls in the underlying Town Centre zone apply.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

5. Assessment

5.1 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 450m ² GFA per site in sub-precinct A	X	X				X		
Residential dwelling on the ground floor			X	X	X	X	X	X

5.2 Assessment criteria

- The council will consider the relevant assessment criteria in the Business zone rules.

6. Special information requirements

6.1 Design statement in sub-precincts 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		5-8 dwellings/ units	9-15 dwellings/ units	15+ dwellings	Non-residential 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

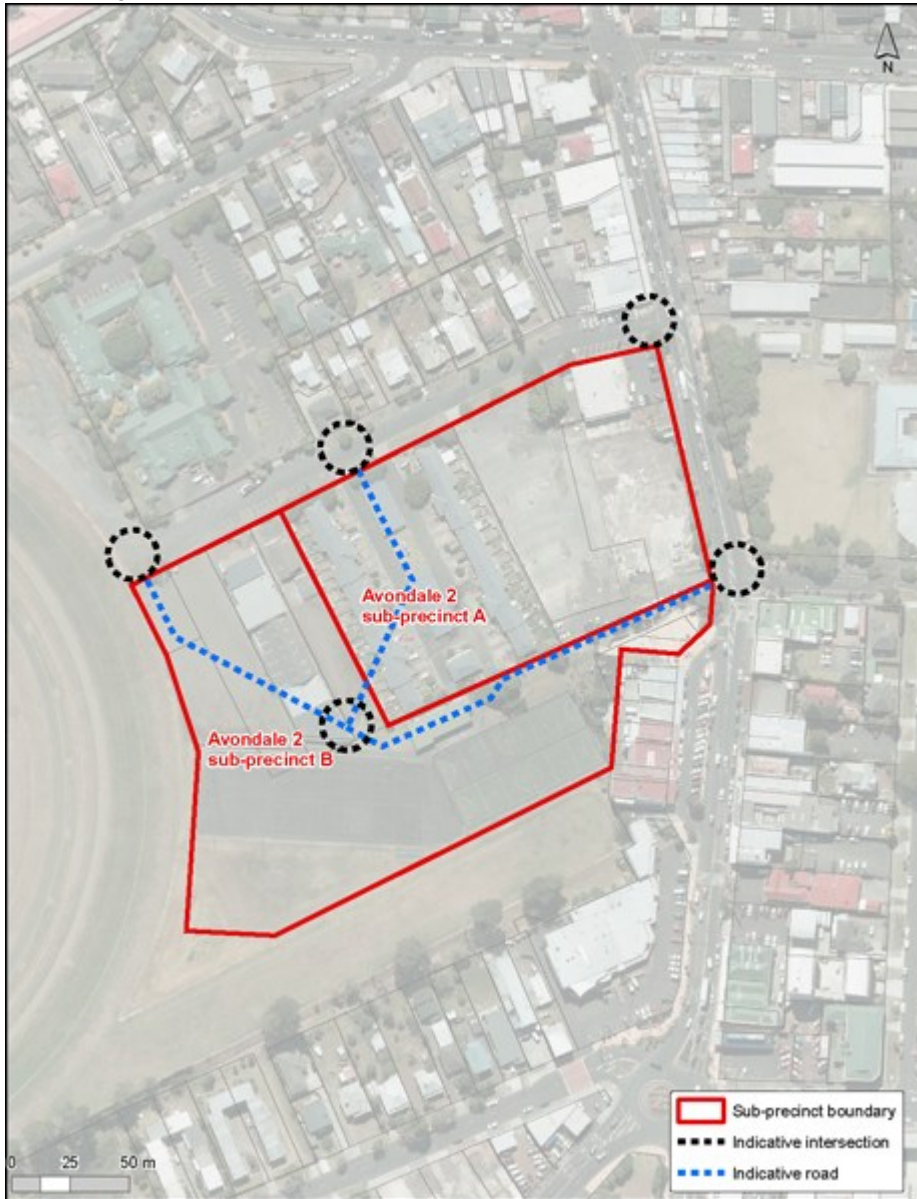
The Proposed Auckland Unitary Plan (notified 30 September 2013)

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

The Proposed Auckland Unitary Plan (notified 30 September 2013)

7. Precinct plan

Precinct plan 1: Avondale 2



The Proposed Auckland Unitary Plan (notified 30 September 2013)