

Avondale 1296a

7 West

7.1 Avondale 1

The objectives and policies of the underlying Mixed Use zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct

Precinct description

The Avondale 1 precinct applies to the northern boundary edge of the Avondale Racecourse land that adjoins Ash Street, Avondale, and the northern portion of the eastern boundary edge of the Avondale Racecourse land that adjoins Ash Street, and Elm Street at its southern end, as identified on Avondale 1 – Sub-precincts A & B – Precinct Plan 1.

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 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 and office development potential, with limited opportunity for larger retail and residential activities in sub-precinct A; and
- provide intensive residential development potential, with limited opportunity for larger retail and commercial activities in sub-precinct B.

The precinct encourages the preparation of a framework plan to establish the spatial pattern of development to guide the transition of land use in the precinct away from racing. A primary function of the framework plan is to address the integration of the sub-precincts, both with each other and with the surrounding environment. To achieve this, the framework plan will address issues such as the interfaces between sub-precincts, the street and pedestrian network and location and scale of buildings.

Sub-precinct A provides a development framework that will integrate the busy Ash Street frontage, the internal interface with the Avondale Racecourse, and the Avondale Town centre's western edge. It also seeks to ensure that the prominence and visibility of the racecourse activities are not lost as a consequence of new development along part of its boundary. To achieve this integration and visibility, sub-precinct A includes key requirements regarding intersection and vehicle access points and indicative road layouts.

The provisions which apply to sub-precincts A and B are in addition to, and should be read alongside, provisions relating to the Mixed Use zone. Where there is any conflict between the zone and sub-precinct rules, the sub-precinct rules shall apply.

Objectives

Sub-precinct A

1. Activities have a moderate to high employment density, with a focus on commercial and office development, in close proximity to, or which can support the Avondale Town centre, to ensure commercial activity within this sub-precinct does not detract from the vitality and viability of the Avondale Town centre.
2. Retail size and scale is limited to reinforce the concentration of speciality retail and retail anchors around the Avondale Town centre's Great North Road main street.
3. Residential activities are limited to support sub-precinct B and maximise the business amenity of the Ash Street frontage.

4. Key street and intersection locations are prescribed to avoid unacceptable efficiency and safety effects on Ash Street, while enabling efficient use of the sub-precinct land and retaining ready access and visibility to racecourse activities.
5. Activities are restricted prior to the creation of vehicle access points and public-access roads in accordance with precinct plan 1.
6. New streets deliver high pedestrian amenity and good connectivity internally and to the surrounding traffic network.

Sub-precinct B

7. A moderate to high residential density is achieved, in close proximity to, or which can support the Avondale Town centre, and which will integrate successfully with adjoining racing sub-precinct land and existing residential development on land immediately to the east of sub-precinct B.
8. Retail size and scale is limited to reinforce the concentration of specialty retail and retail anchors around the Avondale Town centre's Great North Road main street.
9. Commercial and office activities are limited to support sub-precinct A.
10. Key street and intersection locations are prescribed to avoid unacceptable efficiency and safety effects on Ash Street while enabling the efficient use of the sub-precinct land.
11. Activities are restricted prior to the creation of vehicle access points and public-access roads in accordance with precinct plan 1.
12. New streets deliver high pedestrian amenity and good connectivity internally and to its surrounds.

Policies

Sub-precinct A

1. Enable commercial and office activities within close proximity of the Avondale Town centre and rapid and frequent service network at Great North Road.
2. Provide for a range of commercial and office activities that will not diminish the vitality and viability of the Avondale Town centre.
3. Avoid retail activities that undermine the amenity, retail agglomeration, or social qualities of the Avondale Town centre main street in Great North Road, or which add significant traffic to Ash Street.
4. 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.
5. Recognise the importance of new public access streets within the sub-precinct A area as primary places for public interaction and amenity for new development.
6. Require development to provide vehicle access to Ash Street only as specified on Figure 1.
7. Require development to provide new public access streets in locations that are consistent with the sub-precinct plan and which provide accessibility, a more connected local network, on street car parking, and visual amenity.
8. Enable Avondale Racecourse to continue to be used for horse racing, market days and related activities.
9. Encourage comprehensive planning for redevelopment through the framework plan process.
10. Encourage the development of framework plans to establish a spatial pattern of development to guide the transition away from racing and to address integration of the sub-precincts.

Sub-precinct B

11. Enable intensive residential activities within a close walk of the Avondale Town centre and the rapid and frequent service network at Great North Road, and which integrates well with adjoining sub precinct land and existing residential development immediately east of the sub-precinct.
12. Limit commercial and office activities.
13. Restrict retail activities unless they will support the Avondale Town centre main street or activities within sub-precinct B.
14. Recognise the importance of the indicative streets within the sub-precinct area as primary places for public interaction and amenity for new development.

15. Require development to provide new public access streets in locations that are consistent with the sub-precinct plan and which provide accessibility, a more connected local network, on street car parking, and visual amenity.

16. Enable Avondale Racecourse to continue to be used for horse racing, market days and related activities.

17. Encourage comprehensive planning for redevelopment through the framework plan process.

18. Encourage the development of framework plans to establish a spatial pattern of development to guide the transition of land use in the precinct away from racing and to address integration of the sub-precincts.

Precinct Rules

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 sitetenancy	D	D
Retail greater than 450m ² GFA per sitetenancy	NC	NC

<u>Equestrian activities and associated retail, office and administration, including training, stabling, care and accessory activities</u>	<u>P</u>	<u>P</u>
<u>Existing markets</u>	<u>P</u>	<u>P</u>
Infrastructure		
<u>Any activity prior to the creation of vehicle access points and public-access roads in accordance with the sub-precinct plan</u>	<u>NC</u>	<u>NC</u>
Community Facilities		
<u>Horse racing and trail meetings and horse training activities.</u>	<u>P</u>	<u>P</u>
Development		
<u>Buildings for equestrian activities</u>	<u>P</u>	<u>P</u>
<u>Alterations and additions to buildings existing at the date of notification of this Unitary Plan, provided that a building's height or gross floor area is not increased by more than 10%</u>	<u>P</u>	<u>P</u>
<u>Demolition of buildings</u>	<u>P</u>	<u>P</u>
<u>Any buildings, including alterations and additions not provided for as a permitted activity in this table, subdivision or development complying with an approved framework plan</u>	<u>RD</u>	<u>RD</u>
<u>Any buildings, except for alterations and additions provided for as a permitted activity in this table, subdivision or development not complying with an approved framework plan</u>	<u>NC</u>	<u>NC</u>
Framework Plan		

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A framework plan, amendments to an approved framework plan or a replacement framework plan complying with precinct clause 3.1	RD	RD
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2. Notification

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

The council will consider restricted discretionary activity resource consent applications for framework plans (including amendments to an approved framework plan or a replacement framework plan) without the need for public notification, however limited notification may be undertaken, including notice being given to any owner of land within the precinct who has not provided their written approval.

3. Land use controls

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

3.1 Framework Plan

1. A resource consent application for a framework plan, amendments to a framework plan or a replacement framework plan must:

- a. apply to the whole of a sub-precinct, or
- b. apply only to land that the applicant is the owner of, or to sites in multiple ownership where the landowners make a joint application; and
- c. comply with:
 - i. the general rules and information requirements applying to framework plans in clause 2.6 and 2.7.3 of the general provisions
 - ii. the special information requirements for framework plans specified in clause 7.1.6.3/7.2.6.2 below.
- d. Seek consent for the following land uses:
 - i. earthworks associated with the development
 - ii. the location, physical extent and design of public open spaces, streets and pedestrian connections
 - iii. the location and capacity of infrastructural servicing
 - iv. the location and physical extent of parking areas and vehicle access

2. Where a framework plan infringes a land use or development control, a concurrent land use/development control infringement application must be made. Except where it is a non-complying activity to infringe a land use or development control, a concurrent land use/development control infringement does not alter the restricted discretionary activity status

4. Development controls

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

5. Assessment

5.1 Matters of discretion

For activities that are a restricted discretionary activity in the Avondale 1 precinct, the council will restrict its discretion to the following matters:

Table 1

Activity	Centr e vitalit y	Traffi c	Developme nt design, location and scale	Buildin g interfac e with the public realm	Design of car parking, access and servicing	Framework Plan	Infrastructur e
Retail up to 450m ² GFA per tenancy in sub-precinct A	X	X	-	-	X		
Residential dwelling on the ground floor	-	-	X	X	X		
A framework plan, amendments to an approved framework plan or a replacement framework plan		X	X	X	X	X	X
Buildings (including alterations and additions), subdivision or development complying with an approved framework plan		X	X	X	X	X	X

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5.2 Assessment criteria

The council will consider the following assessment criteria, in addition to the criteria specified for the relevant restricted discretionary activities in the general rules for framework plans and the relevant assessment criteria in the Business zone rules.

1. Reverse sensitivity

a. The extent to which building design and site layout avoids, remedies or mitigates adverse reverse sensitivity effects in respect of land use activities anticipated within the precinct, and existing and potential activities on adjacent sites.

b. The extent to which residential activities in the precinct are designed and located to avoid or mitigate adverse effects which are likely to be associated with other activities anticipated in the precinct.

2. Centre Vitality

a. Buildings within and in proximity to the Avondale Town Centre should display high quality urban design that contributes to a vibrant, safe and attractive environment.

b. The extent to which the location, scale and staging of anticipated activity types in the precinct complements activities in the Avondale Town Centre.

c. The layout and design of land uses, and open space within the precinct should ensure well connected, legible and safe vehicular and pedestrian routes with appropriate provision of footpaths, servicing, infrastructure services and landscape planting within the precinct and to neighbouring streets, open space and the Avondale Town Centre.

3. Traffic

a. The expected traffic generated by the activity should not create adverse effects which affect the safe and efficient operation of the surrounding transport network.

b. All development (including staging) should demonstrate how the precinct will manage traffic demand, alternative transport options, connections to public transport and key connections to and within the precinct.

4. Framework plan

a. Framework plan, amendments to an approved framework plan or a replacement framework plan:

i. Provide areas of open space, planting and streetscape treatment to avoid or mitigate the visual effects and impacts of buildings and development

ii. Provide landscape buffers where appropriate to provide a good standard of aural and visual amenity, particularly along the interface between residential activities and roads and residential activities and non-residential activities.

iii. Provide communal facilities to accommodate similar activities within a precinct.

b. The level of detail supplied should reflect ownership patterns. Specific detailed information is required for land that the applicant owns or has an interest in. For that part of the precinct that the applicant does not own or have an interest in, the extent of detailed information to be provided is to depend on whether there are any specific development proposals at the time of the framework plan application. The applicant is to provide as much relevant detail as possible, after making reasonable enquiries, concerning any such developments. If there are no such development proposals, a general outline only may be provided reflecting the type of development envisaged by the Avondale 1 and Avondale 2 precinct plans.

c. Refer to the general assessment criteria for framework plans in clause 2.6 of the general provisions.

5. Development design, location and scale

a. Buildings and development should be consistent with:

i. the policies for that particular sub-precinct

ii. Avondale 1 and Avondale 2 precinct plans

b. All development should be well-connected and via a road network that allows for public transport, vehicle and pedestrian connections.

c. Buildings, vehicle accesses, carparking, landscaping and other development should be of a size, location, scale and design that complement the character of buildings and development anticipated in the precinct and upon adjoining land outside the precinct.

d. Landscaping should be used to mitigate the visual effect of new buildings and where appropriate enhance the visual interface between residential activities and roads and residential activities and non-residential activities.

e. The extent to which building footprints, profile and height (as opposed to detailed building design) establish an integrated, legible and high quality built form across the subject land area while also:

- i. avoiding monotonous built form when viewed from public open space through variation in building footprints, height and form
- ii. enhancing and activating proposed open space areas within the site
- iii. enhancing the form and function of existing and proposed streets, lanes and access ways within and outside of the site
- iv. maximising views, outlook and sunlight access for future site occupants.

6. Building interface with the public realm

a. Buildings should have clearly defined public fronts that address the street and public open spaces to positively contribute to the public realm and pedestrian safety.

b. Pedestrian entrances should be located on the street frontage and be clearly identifiable and conveniently accessible from the street for occupants and visitors.

e. Activities that engage and activate streets and open spaces are encouraged at ground and first floor levels.

f. Buildings should provide a level of glazing that allows a high degree of visibility between the street/public open space and building interior to contribute to pedestrian amenity and passive surveillance

g. Buildings should be designed where appropriate to maintain public views to wider landscape features including the Avondale Racecourse infield and Waitakere Ranges within the surrounding environment.

7. Design of parking, access and servicing

a. Parking should be appropriately located. Preference is for parking to be underground, within buildings, to the rear of the building or separated from the street frontage by uses that activate the street.

b. On-site parking, whether at-grade or within buildings must be screened from public open spaces and streets.

c. Parking for larger sites according to a perimeter block layout where parking is provided behind or within buildings (except for kerbside parking), and with the active street frontages orientated towards streets rather than parking areas

d. Parking should maximise the opportunity for provision of communal parking areas.

8. Infrastructure

a. The design of streets and public lanes should conserve land and encourages walkability by:

- i. using minimal dimensions for carriageways
- ii. integrating service lines beneath footpaths or car parking bays.

b. The local road network should provide a highly interconnected roading system so as to reduce trip distances and to improve local accessibility to community facilities, reserves, public transport facilities and retail activities.

c. The extent to which infrastructure for stormwater, wastewater and water supply is designed to ensure minimisation of water use, storm and wastewater generation and maximises water reuse and utilisation of permeable areas.

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65. 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.

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

Table 42

Design Statement information requirements for all residential activity within the sub-precinct B area		5-8 dwellings/ units	9-15 dwellings/ units	15+ dwellings
A: CONTEXT				
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
B DESIGN RESPONSE				
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

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13	Street Design Plan		X	X
14	Urban Structure	X	X	X
145	Public open space			X

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

Table 23

Design Statement Information Requirements		Sub-precinct A and B: Any building requiring consent
A. CONTEXT		
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
B DESIGN RESPONSE		
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
15	Urban form	X

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6.3 Framework Plan

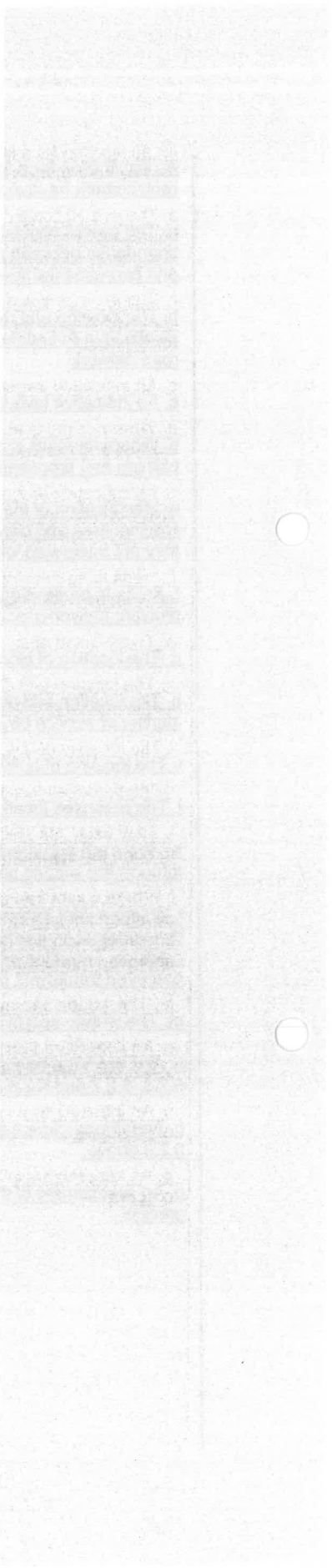
An application for a framework plan, amendments to an approved framework plan or replacement framework plan must be accompanied by the following information.

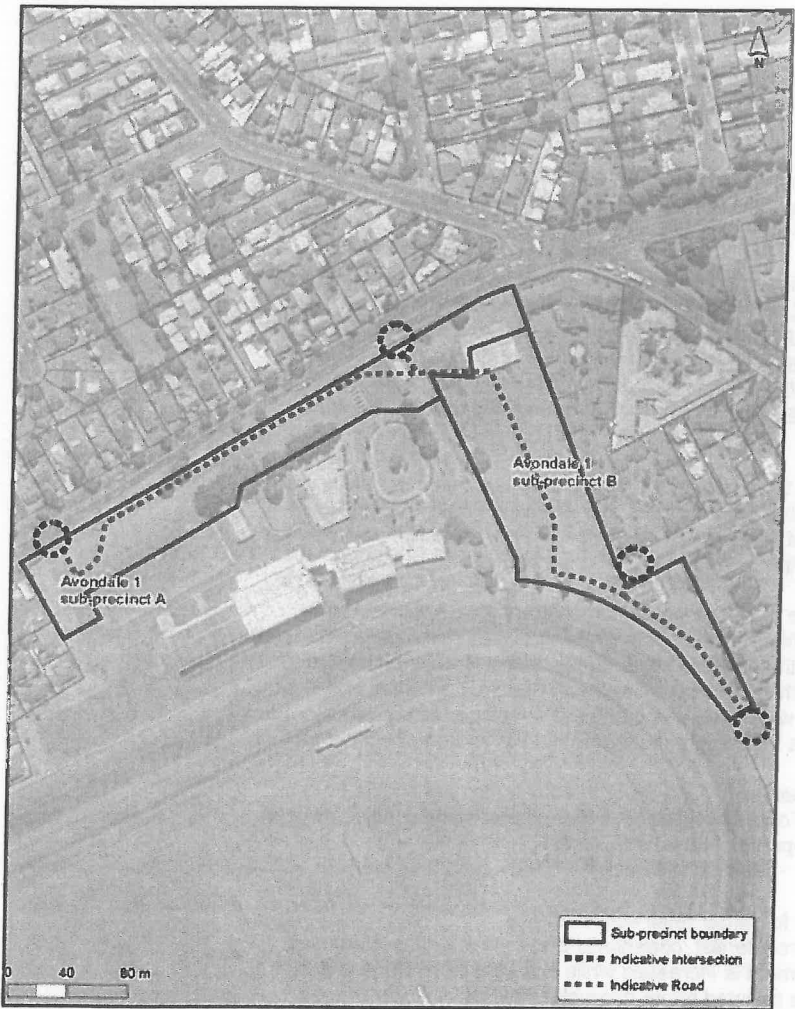
- a. The overall context of the application area relative to existing buildings, public open space, boundaries between the sub-precinct and adjoining precincts, and any approved buildings and approved framework plans.
- b. The location and design of roads, including the design of all strategic road linkages as identified in Avondale 1 and Avondale 2 precinct plans and connections to the surrounding road network.
- c. An indicative layout of proposed sites.
- d. Where changes to site contours are intended, the relationship those site contours to existing and proposed streets, lanes, and where information is available, public open space.
- e. Identification of the main pedestrian routes that provide circulation around each sub-precinct area and between sub-precincts, to parks and community services, showing how they are integrated with public transport nodes and bus stops.
- f. Areas to be developed for stormwater treatment and detention purposes consistent with the relevant network discharge consent.
- g. The location of stormwater, wastewater and water supply infrastructure.
- h. The location and dimensions of vehicle access and parking areas, and where relevant loading or service bays for all proposed activities.
- i. The location of building platforms.
- j. The proposed location of residential and non-residential activities.
- k. How each sub-precinct is to be staged and the means of managing any vacant land through the staging process.
- l. Where a joint framework plan is not prepared the application will need to show how the development integrates with other sites within the sub-precinct and neighbouring sub-precincts, including details of any development proposals on adjoining sites and any other approved framework plan for the precinct and/or sub-precinct.
- m. The written approval of, or evidence of consultation with, all landowners within the precinct
- n. An integrated transport assessment in accordance with the assessment criteria in clause 5.2.3, 5.2.7 and 5.2.8 above.
- o. An infrastructure management plan in accordance with the assessment criteria in clause 5.2.8 above.
- p. An assessment of the proposal against objectives and policies for the precinct and sub-precinct.

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6. Precinct plan

Precinct plan 1: Avondale





7.2 Avondale 2

The objectives and policies of the underlying Town Centre zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct

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, a small area of Town Centre to the south-east, land owned by the council to the South, as shown in sub-precincts A and B in precinct plan 1.

The purpose of the precinct is to provide town centre type activities, with limited opportunity for larger retail activities. The precinct encourages the preparation of a framework plan to establish the spatial pattern of development. A primary function of the framework plan is to address the integration of the sub-precincts, both with each other and with the surrounding environment. To achieve this, the framework plan will address issues such as the street and pedestrian network and location and scale of buildings. The precinct is divided into sub-precinct A and sub-precinct B.

Sub-precinct A is intended to provide town centre supportive activities that integrate with the Great North Road Main Street, including vehicle access for activities fronting Great North Road. New streets within sub-precinct A are envisaged to be visually attractive public-access environments including generous footpaths and on-street car parking.

Sub-precinct B is intended to facilitate development of a secondary town centre street environment that supports the Great North Road Main Street, provides opportunities for larger scale (non-retail) commercial and institutional activities. Sub-precinct B is also intended to create an access link from Great North Road through to the Avondale 1 precinct, and ultimately to Ash Street. New streets within sub-precinct B are envisaged to be visually attractive public-access environments including generous footpaths and on-street car parking.

The provisions which apply to sub-precincts A and B are in addition to, and should be read alongside, provisions relating to the Town Centre zone. Where there is any conflict between zone and sub-precinct rules, the sub-precinct rules shall apply.

Objectives

1. Limited opportunities are available for larger retail activities.
2. The intensification of commercial, residential, community and civic activities is enabled.
3. The scale and intensity of development is increased while ensuring development is in keeping with Avondale Town centre's planned future character.
4. Key street and intersection locations are identified to assist in specific traffic network flow characteristics.
5. New streets deliver high pedestrian amenity and good connectivity internally and to the traffic network.
6. Activities are restricted prior to the creation of vehicle access points and public-access roads in accordance with Figure 1.

Policies

1. Enable significant change where the outcome can be shown to contribute to the function, amenity, and vitality of the Avondale Town Centre and is an efficient use of the Town Centre's infrastructure including the creation of new public access links between Great North Road and Ash Street.
2. Provide for different scales of town centre activity which:
 - a. service the surrounding community's needs for a range of moderate intensity uses, such as commercial, leisure, tourist, cultural, community and civic amenities
 - b. enable terraced housing and apartment residential activities
 - c. support public transport, pedestrian and cycle networks and the ability to change transport modes
 - d. contribute to a high standard of local character and identity, possibly including public spaces developed to complement buildings and streets

3. Enable the intensification of commercial, residential and community activities, by:
 - a. encouraging the substantial scale, concentration and density of buildings
 - b. the comprehensive development and redevelopment of sites.
4. Recognise the importance of the indicative streets within the sub-precinct areas and the particular streets identified on the Key Retail and General Commercial Frontage overlay as primary places for public interaction by:
 - a. requiring buildings to develop frontages to these streets to:
 - i. provide higher stud heights where appropriate between floors to maximise building adaptability to a range of uses
 - ii. avoid blank walls
 - iii. provide easily accessible pedestrian entrances.
 - b. requiring building frontages subject to the Key Retail Frontage overlay to:
 - i. maximise glazing
 - ii. erect frontages of sufficient height to frame the street
 - iii. provide weather protection to pedestrians.
5. Enable a limited level of retail activity than would exist elsewhere within the Town Centre zone.
6. Encourage comprehensive planning for redevelopment through the framework plan process.
7. Encourage the development of framework plans to address the interface between sub-precincts A and B and their integration with the surrounding environment

Precinct Rules

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 sitetenancy	NA	P
Retail up to 450m ² GFA per sitetenancy	RD	D
Retail greater than 450m ² GFA per sitetenancy	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	NC	NA

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does not provide the vehicle access and public-access road shown on the precinct plan		
Any activity that does not provide the vehicle access and public-access road shown on the precinct plan	NA	NC
Development		
<u>Alterations and additions to buildings existing at the date of notification of this Unitary Plan, provided that a building's height or gross floor area is not increased by more than 10%</u>	P	P
Demolition of buildings		
<u>Demolition of buildings</u>	P	P
<u>Any buildings, including alterations and additions not provided for as a permitted activity in this table, subdivision or development complying with an approved framework plan</u>	RD	RD
<u>Any buildings, except for alterations and additions provided for as a permitted activity in this table, subdivision or development not complying with an approved framework plan</u>	NC	NC
Framework Plan		
<u>A framework plan, amendments to an approved framework plan or a replacement framework plan complying with precinct clause 3.1</u>	NC	NC

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2. Notification

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

The council will consider restricted discretionary activity resource consent applications for framework plans (including amendments to an approved framework plan or a replacement framework plan) without the need for public notification, however limited notification may be undertaken, including notice being given to any owner of land within the precinct who has not provided their written approval.

3. Land use controls

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

3.1 Framework Plan

1. A resource consent application for a framework plan, amendments to a framework plan or a replacement framework plan must:

- a. apply to the whole of a sub-precinct, or
- b. apply only to land that the applicant is the owner of, or to sites in multiple ownership where the landowners make a joint application; and
- c. comply with:
 - i. the general rules and information requirements applying to framework plans in clause 2.6 and 2.7.3 of the general provisions
 - ii. the special information requirements for framework plans specified in clause 7.1.6.3/ 7.2.6.2 below.

d. Seek consent for the following land uses:

- i. earthworks associated with the development
- ii. the location, physical extent and design of public open spaces, streets and pedestrian connections
- iii. the location and capacity of infrastructural servicing
- iv. the location and physical extent of parking areas and vehicle access

2. Where a framework plan infringes a land use or development control, a concurrent land use/development control infringement application must be made. Except where it is a non-complying activity to infringe a land use or development control, a concurrent land use/development control infringement does not alter the restricted discretionary activity status

4. Development controls

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

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	-	-	X	X	X	X	X	X

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Activity	Centre vitality	Traffic	Development design, location and scale	Building interface with the public realm	Design of car parking, access and servicing	Framework Plan	Infrastructure
Retail up to 450m ² GFA per tenancy in sub-precinct A	X	X	-	-	X		
Residential dwelling on the ground floor	-	-	X	X	X		
A framework plan, amendments to an approved framework plan or a replacement framework plan		X	X	X	X	X	X
Buildings (including alterations and additions), subdivision or development complying with an approved framework plan		X	X	X	X	X	X

5.2 Assessment criteria

The council will consider the following assessment criteria, in addition to the criteria specified for the relevant restricted discretionary activities in the general rules for framework plans and the relevant assessment criteria in the Business zone rules.

1. Reverse sensitivity

a. The extent to which building design and site layout avoids, remedies or mitigates adverse reverse sensitivity effects in respect of land use activities anticipated within the precinct, and existing and potential activities on adjacent sites.

b. The extent to which residential activities in the precinct are designed and located to avoid or mitigate adverse effects which are likely to be associated with other activities anticipated in the precinct.

2. Centre Vitality

a. Buildings within and in proximity to the Avondale Town Centre should display high quality urban design that contributes to a vibrant, safe and attractive environment.

b. The extent to which the location, scale and staging of anticipated activity types in the precinct complements activities in the Avondale Town Centre.

c. The layout and design of land uses, and open space within the precinct should ensure well connected, legible and safe vehicular and pedestrian routes with appropriate provision of footpaths, servicing, infrastructure services and landscape planting within the precinct and to neighbouring streets, open space and the Avondale Town Centre.

3. Traffic

a. The expected traffic generated by the activity should not create adverse effects which affect the safe and efficient operation of the surrounding transport network.

b. All development (including staging) should demonstrate how the precinct will manage traffic demand, alternative transport options, connections to public transport and key connections to and within the precinct.

4. Framework plan

a. Framework plan, amendments to an approved framework plan or a replacement framework plan:

i. Provide areas of open space, planting and streetscape treatment to avoid or mitigate the visual effects and impacts of buildings and development

ii. Provide landscape buffers where appropriate to provide a good standard of aural and visual amenity, particularly along the interface between residential activities and roads and residential activities and non-residential activities.

iii. Provide communal facilities to accommodate similar activities within a precinct.

b. The level of detail supplied should reflect ownership patterns. Specific detailed information is required for land that the applicant owns or has an interest in. For that part of the precinct that the applicant does not own or have an interest in, the extent of detailed information to be provided is to depend on whether there are any specific development proposals at the time of the framework plan application. The applicant is to provide as much relevant detail as possible, after making reasonable enquiries, concerning any such developments. If there are no such development proposals, a general outline only may be provided reflecting the type of development envisaged by the Avondale 1 and Avondale 2 precinct plans.

c. Refer to the general assessment criteria for framework plans in clause 2.6 of the general provisions.

5. Development design, location and scale

a. Buildings and development should be consistent with:

i. the policies for that particular sub-precinct

ii. Avondale 1 and Avondale 2 precinct plans

b. All development should be well-connected and via a road network that allows for public transport, vehicle and pedestrian connections.

c. Buildings, vehicle accesses, carparking, landscaping and other development should be of a size, location, scale and design that complement the character of buildings and development anticipated in the precinct and upon adjoining land outside the precinct.

d. Landscaping should be used to mitigate the visual effect of new buildings and where appropriate enhance the visual interface between residential activities and roads and residential activities and non-residential activities.

e. The extent to which building footprints, profile and height (as opposed to detailed building design) establish an integrated, legible and high quality built form across the subject land area while also:

- i. avoiding monotonous built form when viewed from public open space through variation in building footprints, height and form
- ii. enhancing and activating proposed open space areas within the site
- iii. enhancing the form and function of existing and proposed streets, lanes and access ways within and outside of the site
- iv. maximising views, outlook and sunlight access for future site occupants.

6. Building interface with the public realm

a. Buildings should have clearly defined public fronts that address the street and public open spaces to positively contribute to the public realm and pedestrian safety.

b. Pedestrian entrances should be located on the street frontage and be clearly identifiable and conveniently accessible from the street for occupants and visitors.

e. Activities that engage and activate streets and open spaces are encouraged at ground and first floor levels.

f. Buildings should provide a level of glazing that allows a high degree of visibility between the street/public open space and building interior to contribute to pedestrian amenity and passive surveillance

g. Buildings should be designed where appropriate to maintain public views to wider landscape features including the Avondale Racecourse infield and Waitakere Ranges within the surrounding environment.

7. Design of parking, access and servicing

a. Parking should be appropriately located. Preference is for parking to be underground, within buildings, to the rear of the building or separated from the street frontage by uses that activate the street.

b. On-site parking, whether at-grade or within buildings must be screened from public open spaces and streets.

c. Parking for larger sites according to a perimeter block layout where parking is provided behind or within buildings (except for kerbside parking), and with the active street frontages orientated towards streets rather than parking areas

d. Parking should maximise the opportunity for provision of communal parking areas.

8. Infrastructure

a. The design of streets and public lanes should conserve land and encourages walkability by:

- i. using minimal dimensions for carriageways
- ii. integrating service lines beneath footpaths or car parking bays.

b. The local road network should provide a highly interconnected roading system so as to reduce trip distances and to improve local accessibility to community facilities, reserves, public transport facilities and retail activities.

c. The extent to which infrastructure for stormwater, wastewater and water supply is designed to ensure minimisation of water use, storm and wastewater generation and maximises water reuse and utilisation of permeable areas.1. The council will consider the relevant assessment criteria in the Business zone rules.

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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
A. CONTEXT					
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
5	Analysis plan		X	X	X
6	Streetscape built form	X	X	X	X
7	Opportunities and constraints diagram	X	X	X	X
B. DESIGN RESPONSE					
8	Concept Plans	X	X	X	X
9	Landscape Plan	X	X	X	X
10	Site and Floor Plans	X	X	X	X
11	Built form Site and Floor Plans	X	X	X	X

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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
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

6.2 Framework Plan

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An application for a framework plan, amendments to an approved framework plan or replacement framework plan must be accompanied by the following information.

- a. The overall context of the application area relative to existing buildings, public open space, boundaries between the sub-precinct and adjoining precincts, and any approved buildings and approved framework plans.
- b. The location and design of roads, including the design of all strategic road linkages as identified in Avondale 1 and Avondale 2 precinct plans and connections to the surrounding road network.
- c. An indicative layout of proposed sites.
- d. Where changes to site contours are intended, the relationship those site contours to existing and proposed streets, lanes, and where information is available, public open space.
- e. Identification of the main pedestrian routes that provide circulation around each sub-precinct area and between sub-precincts, to parks and community services, showing how they are integrated with public transport nodes and bus stops.
- f. Areas to be developed for stormwater treatment and detention purposes consistent with the relevant network discharge consent.
- g. The location of stormwater, wastewater and water supply infrastructure.
- h. The location and dimensions of vehicle access and parking areas, and where relevant loading or service bays for all proposed activities.
- i. The location of building platforms.
- j. The proposed location of residential and non-residential activities.
- k. How each sub-precinct is to be staged and the means of managing any vacant land through the staging process.

l. Where a joint framework plan is not prepared the application will need to show how the development integrates with other sites within the sub-precinct and neighbouring sub-precincts, including details of any development proposals on adjoining sites and any other approved framework plan for the precinct and/or sub-precinct.

m. The written approval of, or evidence of consultation with, all landowners within the precinct

n. An integrated transport assessment in accordance with the assessment criteria in clause 5.2.3, 5.2.7 and 5.2.8 above.

o. An infrastructure management plan in accordance with the assessment criteria in clause 5.2.8 above.

p. An assessment of the proposal against objectives and policies for the precinct and sub-precinct.

7. Precinct plan

Precinct plan 1: Avondale 2

