

PC 78

Avondale Race Course

Eryn Shields
Plans and Places

28 March 2024



Overview – Plan Change 78

- Implements the requirements of the National Policy Statement – Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021
- Notified in August 2022
- Submissions closed on 29 September 2022
- 2399 submitters (16,421 points), 533 further submitters
- Hearings commenced in 2023 – Independent Hearing Panel
- 137 Sub-Topics still to be heard – these continue through 2024

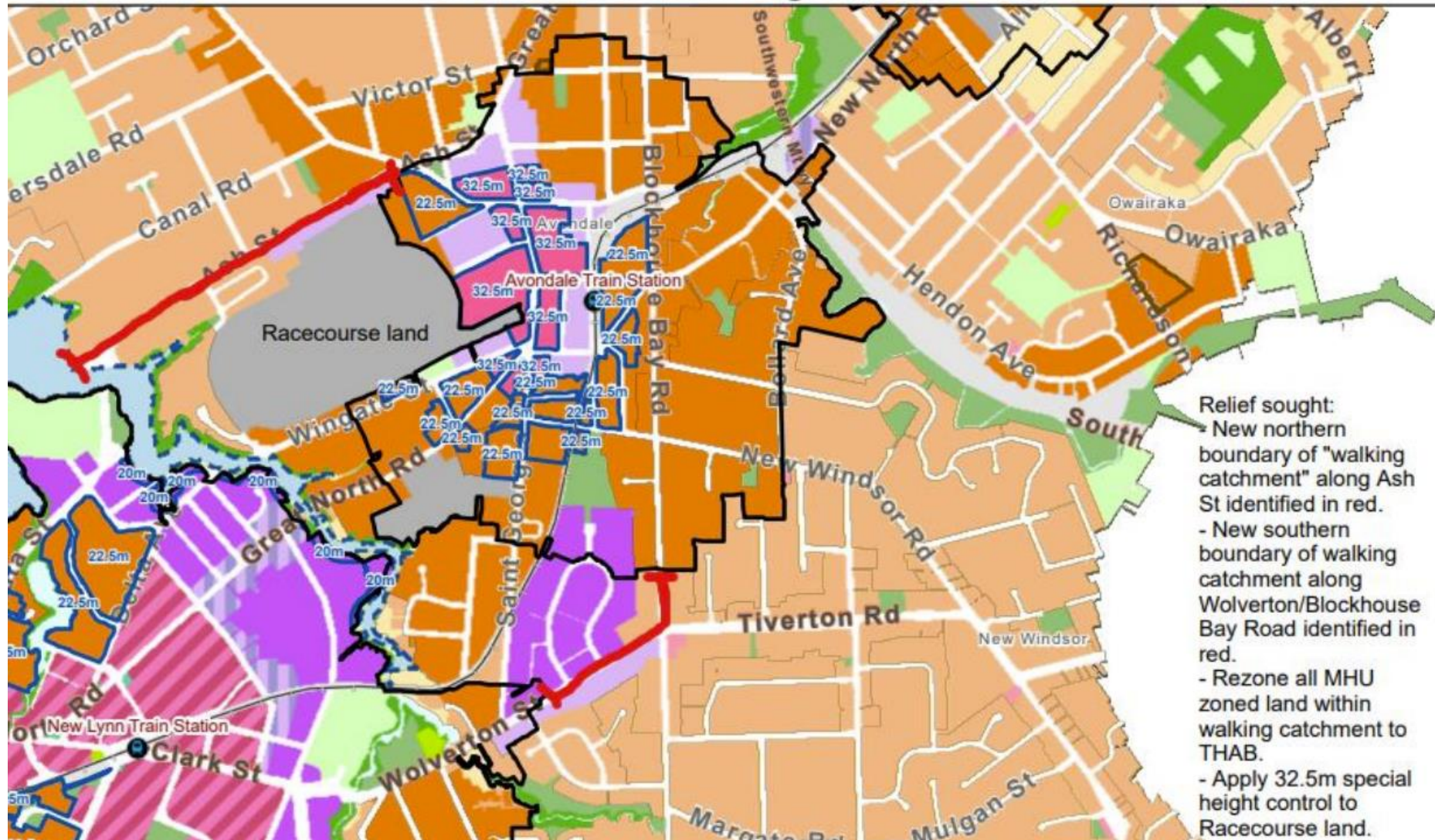
- Avondale Jockey Club – **Submitter 835** – six submission points
- 10 Further Submitters
 - 34 further submission points in total
 - 3 in support, 31 in opposition



Area of Avondale Jockey Club Submission

PC 78 Sub #835

Attachment 2 - relief sought



Summary of Submission

1. **Amend the Avondale Town Centre walkable catchment** by consolidating and expanding the Avondale Town Centre and New Lynn Metropolitan Centre walkable catchments with a new northern boundary along Ash Street, and a new southern boundary along Wolverton and Blockhouse Bay Roads.
2. **Amend the New Lynn Metropolitan Centre walkable catchment** by consolidating and expanding the Avondale Town Centre and New Lynn Metropolitan Centre walkable catchments with a new northern boundary along Ash Street, and a new southern boundary along Wolverton and Blockhouse Bay Roads.
3. **Rezone all land within the amended walkable catchment** with a new northern boundary along Ash Street, and a new southern boundary along Wolverton and Blockhouse Bay Roads, Avondale, that is currently zoned Residential -Mixed Housing Urban to THAB zone.



Summary of Submission (continued)

4. Apply to the Avondale Racecourse site a **special height control of 32.5m** [Height Variation Control], consistent with adjoining land located to the south of Racecourse Parade.
5. **Rezone the entirety of the Avondale Racecourse site** from Special Purpose Zone and/or Mixed Housing Urban Zone to THAB zone. Requested irrespective of relief sought in submission points 835.1-835.5.
6. **Delete the Avondale Racecourse and Avondale 1 Precincts**, or otherwise amend those Precincts to remove any constraints on developing the land and establishing activities otherwise enabled by the THAB zone. Requested irrespective of relief sought in submission points 835.1-835.5.



Coding of the six submission points and current hearing dates

1. Walkable Catchments – Rapid Transit Network Avondale
October 2024
2. Walkable Catchments - Metropolitan Centre - New Lynn
October 2024
3. Larger rezoning proposal
November 2024
4. Precinct I307 Avondale Racecourse
October 2024
5. Single or small area rezoning Proposal
November 2024
6. Chapter I Precincts - General (Other)
October 2024

Council planner provides recommendations on submissions and further submissions to the Independent Hearings Panel

Submitters and further submitters can speak in support of their submissions at the hearing



Recent Government Announcement regarding PC 78

Minister Bishop has announced a one year extension of time for the completion of PC 78 – likely to take the process into 2026

Council now needs to address zoning in the former Auckland Light Rail corridor, and its response to natural hazards (following the Auckland Anniversary rain event and Cyclone Gabrielle)

This leads to some uncertainty about the timing of the hearings for the Avondale Jockey Club submissions – the Independent Hearings Panel may revise all or parts of its hearing schedule



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