

The Proposed Auckland Unitary Plan (notified 30 September 2013)

7.6 New Lynn

Introduction

The activities, controls and assessment criteria in the underlying zone apply in the following precinct and sub-precincts unless otherwise specified below.

1. Activity table

The activities, controls and assessment criteria in the underlying zone apply in the following precinct/sub-precinct unless otherwise specified below.

Activity	Activity status
Commerce	
Manufacturing, storage and retail of ceramics at the Monier (CSR) Brickworks Lot 4 DP 122011, PT Allots 257 and PT DP3659 until notice is by the operator that these operations have ceased	P
Manufacturing, storage and retail of ceramics at the Monier (CSR) Brickworks Lot 4 DP 122011, PT Allots 257 and PT DP3659 after notice is by the operator that these operations have ceased	NC
Development	
Any development on a site identified as a landmark site in precinct plan 1	RD
General land use	
All activities at the Monier (CSR) Brickworks Lot 4 DP 122011 PT Allots 257 and PT DP3659 (including those provided in the underlying zone), until all manufacturing, storage and retail of ceramics has ceased	NC
At a time when all manufacturing, storage and retail of ceramics has ceased at the Monier (CSR) Brickworks Lot 4 DP 122011, PT Allots 257 and PT DP3659	Refer to the underlying zone and precinct
Infrastructure	
Construction of new roads	RD
Construction of new public open space	RD
Air Discharges New Lynn	
Any residential building greater than 20m in height within 250m of the Monier(CSR) Brickworks air discharge device (chimney), unless notice is given by the operator that the discharge has ceased	RD

New Lynn sub-precinct A	
Activity	Activity status
Commerce	
Manufacturing, storage and retail of ceramics	P
Dairies up to 200m ² GFA	RD
Restaurants up to 500m ² GFA	RD
Retail	D
Development	

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Dwellings	RD
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New Lynn sub-precinct B	
Activity	Activity status
Commerce	
Retail	RD

2. Land use controls

2.1 Monier (CSR) Brickworks Lot 4 DP 122011

2.1.1 Manufacturing, storage and retail of ceramics

1. The landowner of Lot 4 DP 122011, PT Allots 257 and PT DP3659 must advise the council in writing that it has ceased activities associated with manufacturing, storage and retail of ceramics.

2.1.2 Buffer area

1. The following rules apply until notice is given by the land owner that manufacturing, storage and retail of ceramics at the Monier (CSR) Brickworks Lot 4 DP 122011, PT Allot 257 and PT DP 3659, have ceased:
 - a. the buffer area identified in precinct plan 1 is 49m wide, measured from the south eastern boundary of Lot 4 DP 122011
 - b. buildings within the buffer area identified in precinct plan 1 must not be located within 12m of the south eastern boundary of Lot 4 DP122011.
 - c. a forced air mechanical ventilation system must be provided in each dwelling within the buffer area identified in precinct plan 1

2.1.3 Monier (CSR) Brickworks (Land within Sub-precinct B and the western part of sub precinct A)

1. The noise controls and assessment criteria for the Light Industry zone shall apply until notice is given by the operator that manufacturing, storage and retail of ceramics at the Monier (CSR) Brickworks (Lot 4 DP 122011 PT Allot 257 and PT DP 3659) have ceased.

2.2 Sub-precinct C

2.2.1 Additions and alterations

1. Additions and alterations that do not trigger the development controls must comprise either:
 - a. minor cosmetic alterations or repairs which do not change the design and appearance of the existing building or development; or
 - b. internal additions and alterations

3. Development controls

Infringements to the following development controls will be assessed as a discretionary activity.

3.1 Precinct-wide

3.1.1 Streets, connections and open space

1. Development must provide the proposed roads, lanes and/or pedestrian connections identified on Precinct Plan 1.
 - a. proposed roads must be provided along the centreline of the road as shown in Precinct Plan 1.

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- b. proposed roads are to be vested as public roads, with a minimum legal width of 21m.
 - c. proposed lanes are to be provided the general vicinity of those identified in Precinct Plan 1.
 - d. proposed lanes are to have a minimum width of 9m.
 - e. proposed pedestrian connections are to be provided the general vicinity of those identified in Precinct Plan 1.
 - f. proposed pedestrian connections are to have a minimum width of 3m.
2. Development must provide proposed open space shown in Precinct Plan 1.
 3. Open spaces must be designed to have a street frontage.
 4. All roads, lanes, pedestrian connections and public open space must be publicly accessible.

3.2 Sub-precinct A

3.2.1 Height Limits

1. Maximum height limit of 10 storeys.
2. Minimum height limit of four storeys when a building is within 20m from an existing or proposed public open space

3.3 Sub-precinct C

3.3.1 Street frontage

1. Development fronting Great North Road:
 - a. 50 per cent of the street frontage must be occupied by a building that:
 - i. is set back no more than 3m from the road boundary
 - ii. has at least 70 per cent of the area of the ground floor facade in the form of transparent doors, glazed windows or other transparent materials.
 - iii. development fronting Veronica Street :
 - 50 per cent of the street frontage must be occupied by a building that is set back no more than 3m from the road boundary
 - 25 per cent of the street frontage must have an active edge.
 - iv. development fronting Totara Avenue
 - 50 per cent of the street frontage must be occupied by a building that is set back no more than 3m from the road boundary.
 - v. development fronting Memorial Drive must ensure that the main entrance remains opposite McCrae Way and Memorial Square.

4. Assessment - Restricted discretionary activities

4.1 Matters of discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the precinct activity table.

Table 1

Activity	Traffic and pedestrian network	Development design	Building interface with the public realm	Design of car parking, access and servicing
Construction of roads	X			

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Construction of public open space	X			
Buildings			X	
Non-residential activities in sub-precinct A		X	X	
Dwellings in sub-precinct A		X		X
Dairies and Restaurants in sub-precinct A		X		X
Retail in sub-precinct B	X			X
Buildings on landmark sites		X	X	X
Building height and Monier (CSR) Brickworks air discharge			X	

4.2 Assessment criteria

The council will consider the relevant assessment criteria below for the restricted discretionary listed above.

1. Traffic and pedestrian network
 - a. Proposed roads should be provided in the location shown on Precinct Plan 1.
 - b. There is flexibility over the location of proposed lanes and pedestrian connections but in general development proposals should provide the same level of connectivity to adjacent sites and roads as shown on Precinct Plan 1.
 - c. Proposed lanes identified in Precinct Plan 1 should provide for pedestrians and vehicles in a shared, low speed environment.
 - d. Pedestrian connections may be provided in a variety of ways and may follow different alignments, provided that routes are safe and provide reasonably direct connections between activity areas.
2. Development design
 - a. Dwellings in Buffer area identified on Precinct Plan 1
 - i. apartment buildings should be designed and located to minimise the exposure of dwellings and open space to odour, dust and noise emitted from the air discharge device at Monier (CSR) Brickworks Lot 4 DP 122011 PT Allot 257 and PT DP 3659,
 - b. Development fronting Great North Road in sub-precinct C:
 - i. building facades should avoid blank walls at ground level
 - ii. lighting should be provided to assist night time visibility and pedestrian safety
 - iii. building design should provide for vehicular and pedestrian safety while achieving appropriate amenity levels for pedestrians
 - iv. the design of outdoor plazas and seating areas associated with cafes and restaurants should enhance the streetscape. This includes the limited use of solid walls to delineate the semi public spaces to maintain a visual connection between the activity and the street.
 - c. Development fronting Veronica Street in sub-precinct C:
 - i. building facades visible to the street should be articulated, including treatment of ground floor

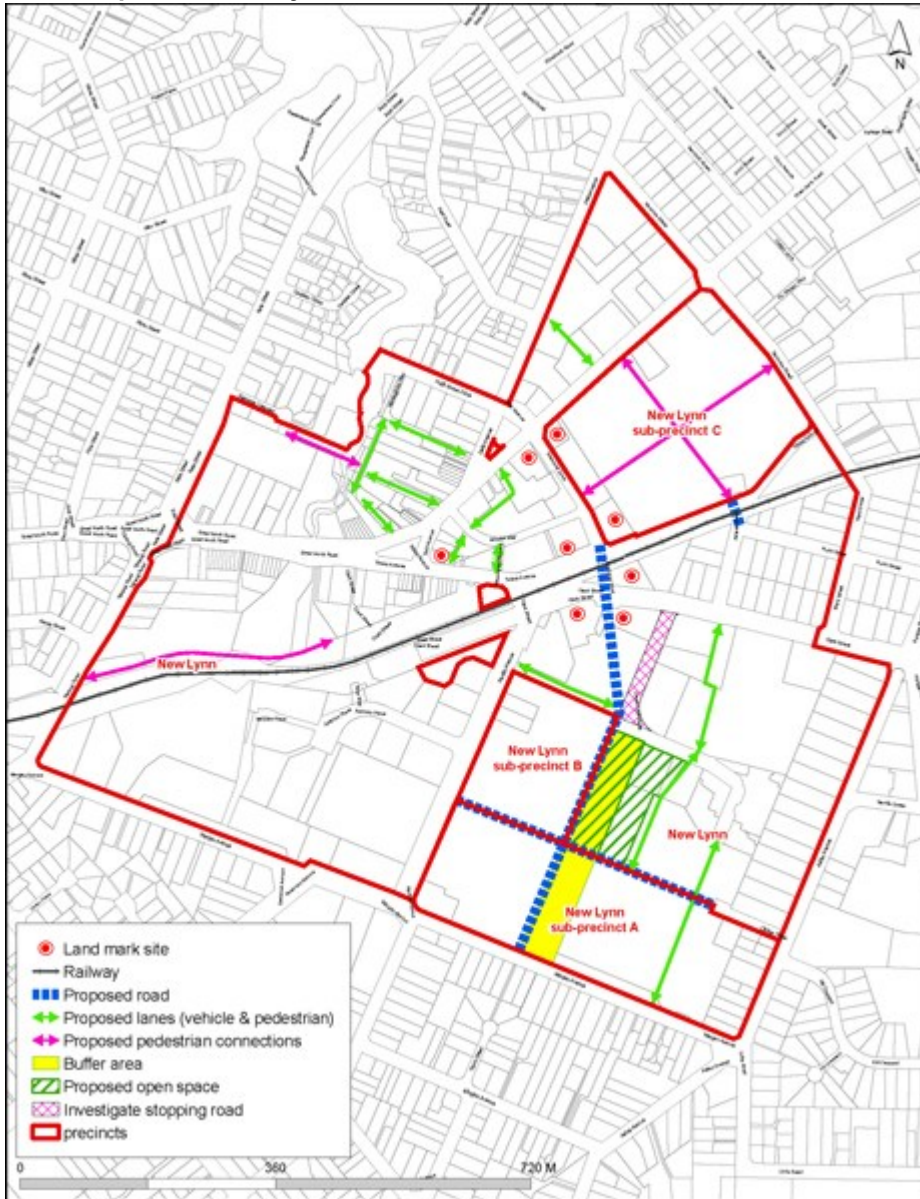
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facades through the use of transparent doors or windows.

- ii. main pedestrian entrances to buildings should:
 - be located on the street frontage
 - provide canopies for weather protection
 - be clearly identifiable and accessible from the street.
 - iii. the design of outdoor plazas and seating areas associated with cafes and restaurants should enhance the streetscape. This includes the limited use of solid walls to delineate the semi public spaces to maintain a visual connection between the activity and the street.
 - iv. building design should provide for vehicular and pedestrian safety while achieving appropriate amenity levels for pedestrians.
- d. On Totara Avenue between Memorial Drive and Hetana Street, the design should enhance the surveillance of the street and the interface between pedestrians and the building.
- i. on Totara Avenue, weather protection should be provided along the length of the street frontage between Memorial Drive and Hetana Street.
 - ii. on Totara Avenue between Memorial Drive and Hetana Street, active edges should be provided to complement any street level development that enhances the level of public amenity above or adjacent to the New Lynn Railway Station.
3. Building interface with the public realm
- a. Buildings overlooking existing or proposed streets, connections, roads or open spaces should be designed to enable passive surveillance through the provision of balconies and main glazing facing these spaces.
 - b. On sites noted as landmark sites on Precinct Plan 1, buildings and development should reinforce the importance of their location within the precinct and contribute to the legibility of the area. In achieving these outcomes, particular consideration should be given to:
 - i. articulation of building corners through variation in height and design features
 - ii. ensuring the development makes a positive contribution to the character and amenity of adjacent public places.
4. Design of parking, access and servicing
- a. Development fronting Veronica Street in sub-precinct C:
 - i. car parking should be consolidated into parking buildings to reduce areas of at grade parking.
5. Air Discharges New Lynn
- a. Dwellings that may be exposed to the air discharge from Monier (CSR) Brickworks should be located, designed and operated in a way that avoids or mitigates adverse effects that may arise for occupants.

5. Precinct plan

Precinct plan 1: New Lynn



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Precinct Plan 2: Legal title descriptions



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