

## **I606. Lincoln Precinct**

### **I606.1. Precinct description**

The zoning of land within this precinct is Business - Mixed Use Zone and Business - Light Industry Zone. The Lincoln precinct applies to the Laidlaw College site and adjoining properties.

The Lincoln precinct is located between Lincoln Road, Clemway Place and Central Park Drive, in Henderson. The Lincoln precinct has been split into three sub-precincts. Lincoln sub-precinct A and sub-precinct C applies to the Laidlaw College site. Sub-precinct B applies to the remaining land within the precinct.

Sub-precinct A enables a range of activities to cater for the unique and diverse requirements of the Laidlaw College and its student population, employees and visitors.

Sub-precinct B provides more stringent standards than those allowed for in the Business - Light Industry zone, in order to manage reverse sensitivity effects on Sub-precinct A.

Sub-precinct C provides more stringent standards than those allowed for in the Business - Mixed Use Zone in order to manage reverse sensitivity effects on Sub-precinct A.

Refer to the planning maps for the location and extent of the precinct.

The zoning of land within this precinct is Business – Mixed Use Zone and Business – Light Industry Zone.

### **I606.2. Objectives**

- (1) The operation of facilities within Sub-precinct A that meet the educational needs of students, facilitate research and development, and provide for the well-being of employees, students and visitors.
- (2) Tertiary education facilities in Sub-precinct A integrate positively with the wider community and environment.
- (3) The operation of tertiary education facilities within Sub-precinct A meet the residential accommodation needs of students and staff members whose role requires them to live on the site.
- (4) Education and business activities that are compatible with and accessory to the primary activity both benefit from co-location in this precinct.
- (5) Adverse reverse sensitivity effects from activities on sites adjoining Sub-precinct A are managed.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

### **I606.3. Policies**

- (1) Enable a wide range of activities in Sub-precinct A including early childhood, primary and tertiary education, research, recreation, student and staff accommodation and appropriate accessory activities.

(2) Provide for accessory activities to meet the needs of employees, students and visitors of Sub-precinct A without undermining the function of the Henderson Metropolitan Centre as the primary location for business activities.

(3) Require the design and location of buildings and structures in Sub-precinct B and Sub-precinct C to not adversely affect the amenity values of Sub-precinct A.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

**I606.4. Activity table**

The provisions in any relevant overlays, zone and the Auckland-wide provisions apply in this precinct unless otherwise specified below.

Table I606.4.1 Activity table specifies the activity status of land use and development activities in Sub-precinct A of the Lincoln Precinct pursuant to section 9(3) of the Resource Management Act 1991.

A blank in Table I606.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

**Table I606.4.1 Activity table**

Activity		Activity status
(A1)	Activities and development in Sub-precinct B	
(A2)	Activities and development in Sub-precinct C	
<b>Use</b>		
Residential		
(A3)	Dwellings accessory to education facilities	P
(A4)	Dwellings not associated with education facilities	RD
(A5)	Employees accommodation	P
(A6)	Student accommodation	P
(A7)	Visitor accommodation accessory to education facilities	P
Commerce		
(A8)	Commercial services	P
(A9)	Conference facilities	P
(A10)	Dairies up to 100m <sup>2</sup> gross floor area	P
(A11)	Drive-through restaurant	NC
(A12)	Entertainment facilities accessory to education facilities	P
(A13)	Existing lawfully established commercial activities as at the date the Unitary Plan becomes operative	P
(A14)	Bars and taverns accessory to education facilities	P
(A15)	Garden centres	NC

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(A16)	Licensed premises accessory to education facilities	P
(A17)	Laboratories	P
(A18)	Offices accessory to education facilities	P
(A19)	Offices not accessory to education facilities	NC
(A20)	Restaurants and cafes accessory to education facilities	P
(A21)	Service stations	NC
(A22)	Show homes	NC
(A23)	Trade suppliers	NC
<b>Community</b>		
(A24)	Artworks	P
(A25)	Care centres	P
(A26)	Community facilities	P
(A27)	Displays and exhibitions	P
(A28)	Education facilities	P
(A29)	Healthcare facilities accessory to education facilities	P
(A30)	Informal recreation	P
(A31)	Marae and associated activities	P
(A32)	Organised sport and recreation	P
(A33)	Tertiary education facilities	P
<b>Industry</b>		
(A34)	Industrial activities	NC
<b>Development</b>		
(A35)	Accessory buildings	P
(A36)	Buildings, alterations, additions and demolition	P
(A37)	Floodlighting, including exterior lighting, fittings, supports and towers	P
(A38)	Sport and recreation structures	P

**I606.5. Notification**

- (1) Any application for resource consent for an activity listed in Table I606.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

## **I606.6. Standards**

The overlay, zone and Auckland-wide standards apply in this precinct, in addition to the following standards.

All activities listed as permitted, controlled and restricted discretionary in Table I606.4.1 Activity table must comply with the following standards.

### **I606.6.1. Floodlight tower heights**

- (1) In Sub-precinct A floodlight towers must not exceed a maximum height of 18 metres.

### **I606.6.2. Height and height in relation to boundary**

- (1) Buildings within Sub-precinct B and Sub-precinct C must not project beyond:
  - (a) a 35 degree recession plane along the southernmost boundary of sites which adjoin the northern boundary of Sub-precinct A;
  - (b) a 45 degree recession plane along all other site boundaries which adjoin Sub-precinct A.
- (2) The recession plane controls apply as specified below:
  - (a) unless specified otherwise, the recession plane must be measured from any relevant point 2.5 metres vertically above ground level on any site boundary adjoining Sub-precinct A;
  - (b) for Lot 4 DP 120941 (203 Lincoln Road) the recession plane must be measured from any relevant point 6 metres vertically above any site boundary relating to this lot; and
  - (c) the recession plane must not apply in respect to the eastern boundary of Lot 4 DP 146207, the northern boundary of Lot 7 DP 118962 and the western boundary of Lot 10 DP 118962 (7 Clemway Place).

### **I606.6.3. Yards**

- (1) Buildings in Sub-precinct B and Sub-precinct C must be located greater than 3 metres from the boundary with Sub-precinct A, provided that no setback must apply to the eastern boundary of Lot 4 DP 120491 (203 Lincoln Road), the northern boundary of Lot 7 DP 188962, and the western boundary of Lot 10 DP 118962 (7 Clemway Place).

### **I606.6.4. Air conditioning equipment and air discharge devices**

- (1) Buildings in Sub-precinct B and Sub-precinct C must not have air conditioning equipment or air discharge devices located within 20 metres of the boundary with Sub-precinct A.

**I606.6.5. Fencing**

- (1) A minimum 1.8 metre high close-boarded fence and a minimum 1 metre wide planted strip along the site boundary of any site in Sub-precinct B and Sub-precinct C, where the site boundary adjoins sub-precinct A must be provided.

**I606.6.6. Landscaping**

- (1) A minimum of ten per cent of the net site area of Sub-precinct A must include or remain as a landscaped area specifically incorporating trees and shrubs when any new development is implemented.

**I606.6.7. Noise**

- (1) Any activity in Sub-precinct B and Sub-precinct C must meet the noise controls set out in Table I606.6.7.1 Noise controls as measured in accordance with NZS 6801:2008 Acoustics – Measurement of Sound and NZS 6802:2008 Acoustics – Assessment of Environmental Sound at an appropriate part of the site (comprising any part of the Sub-precinct B and Sub-precinct C area bounding the northern boundaries of Lots 4 and 5 DP 146207 and Lots 10, 11, 12 and 14 DP 118962 and the southern boundaries of Lots 1 and 3 DP 168946).

**Table I606.6.7.1 Noise controls**

Time	Noise Level
Monday – Saturday 7.00am – 7.00pm	50dB $L_{Aeq(15min)}$
Monday – Saturday 7.00pm-10.00pm; Sundays and public holidays 7.00am-10.00pm	45dB $L_{Aeq(15min)}$
All other times	40dB $L_{Aeq(15min)}$ 70dB $L_{AFmax}$

- (2) Where any existing or new building or part thereof is to be used for residential activity in Sub-precinct A, an acoustic design report from a person suitably qualified and experienced in acoustic design must be provided. The report must confirm that the building, if constructed is designed to achieve the specified internal noise levels inside any habitable room not exceeding 35dB  $L_{Aeq(15 min)}$  between the hours of 10.00pm – 7.00am at the time of application for either a building consent (in the case of a permitted activity for a building or residential activity) or resource consent for a building or residential activity.

**I606.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

**I606.8. Assessment – restricted discretionary activities**

**I606.8.1. Matters of discretion**

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application, in addition to the

matters specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) Dwellings not associated with education facilities:
  - (a) the effect on the amenity of residents and the site.
- (2) Activities that do not comply with Standards I606.6.1 to I606.6.6:
  - (a) the effect on the activities within Sub-precinct A; and
  - (b) the effect on the outcomes envisaged for the precinct.
- (3) Infringement of Standard I606.6.7 Noise:
  - (a) the matters of discretion in E25 Noise and Vibration E25.8.1 Matters of discretion.

#### **I606.8.2. Assessment criteria**

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) Dwellings not associated with education facilities:
  - (a) the effect on the amenity of residents and the site:
    - (i) the extent to which dwellings are located in a position to receive adequate sunlight;
    - (ii) the extent to which the outdoor and living rooms are protected by dwelling layout, screening, separation or appropriate landscaping; and
    - (iii) whether the design promotes a safe environment for residents, including adequate lighting and appropriate entrance location and design.
- (2) Activities that do not comply with Standards I606.6.1 to I606.6.6:
  - (a) the effect on the activities within Sub-precinct A;
    - (i) refer to Policy I606.3.(3);
  - (b) the effect on the outcomes envisaged for the precinct:
    - (i) refer to Policies I606.3.(1) and I606.3.(2).
- (3) Infringement of Standard I606.6.7 Noise:
  - (a) the matters of discretion in E25 Noise and Vibration E25.8.1 Matters of discretion:
    - (i) the assessment criteria in E25 Noise and Vibration E25.8.2 Assessment criteria.

#### **I606.9. Special information requirements**

There are no special information requirements in this precinct.

**I606.10. Precinct plans**

There are no precinct plans for this precinct.