

## **I607. New Lynn Precinct**

### **I607.1. Precinct Description**

The purpose of the New Lynn precinct is to enable the growth and development of the metropolitan centre, while providing for existing activities. Achieving this purpose requires:

- enabling development that supports public transport facilities;
- enabling intensive, high amenity retail, commercial and residential development;
- providing for existing industrial activities; and
- providing for the road network and new proposed roads.

Additional controls in addition to the underlying zones are required to achieve the expected outcomes, including quality urban design, mixed use developments and new connections, within and adjoining the metropolitan centre.

Sub-precincts are utilised to address unique outcomes specific to a particular site or group of sites. These include the urban form approach of particular developments, along with the extent of mixed use activities anticipated in parts of the Residential -Terrace Housing and Apartment Buildings Zone.

The zoning of land within this precinct is the Business – Metropolitan Centre Zone, Business - Mixed Use Zone, Open Space Zone, Residential - Terrace Housing and Apartment Buildings Zone, Open Space – Conservation Zone, Open Space – Informal Recreation Zone and Open Space – Civic Spaces Zone.

#### **Sub-precinct A**

Sub-precinct A presents an opportunity to develop intensive, high quality residential living close to the New Lynn Metropolitan Centre and the New Lynn public transport interchange. To take advantage of this strategic location, Sub-precinct A enables more intensive built form, and provides for taller buildings than those permitted in the Residential - Terrace Housing and Apartment Buildings Zone.

The scale of retail activities are controlled by the zone with some additional non-residential activity provided for in Sub-precinct A where these activities complement intensive residential living and contribute to the high amenity public realm.

#### **Sub-precinct B**

Provisions are required to manage the scale of retail activities to minimise adverse effects on the transport network, and to manage the design of retail activities where it fronts proposed open space.

#### **Sub-precinct C**

Sub-precinct C covers an area currently occupied by Lynn Mall. Redevelopment in this area provides an opportunity to enhance the relationship between Lynn Mall and the adjacent pedestrian environment. This Sub-precinct introduces standards and criteria to ensure that new development provides active frontages and shop entrances close to the street boundary.

### **Sub-precinct D**

Sub-precinct D provides an opportunity to develop intensive, high quality residential living close to the New Lynn Metropolitan Centre and the New Lynn public transport interchange.

To take advantage of this strategic location, Sub-precinct D enables more intensive built form, and provides for taller buildings than those permitted in the Residential - Terrace Housing and Apartment Buildings Zone. The scale of retail activities is controlled by the zone with some additional non-residential activity provided for in Sub-precinct D where these activities complement intensive residential living and contribute to the high quality public realm.

#### **I607.2. Objectives**

- (1) Intensive, high amenity retail, commercial and residential development occurs to support the public transport facilities in the developing metropolitan centre.
- (2) The development of new roads and open space infrastructure in accordance with New Lynn: Precinct plan 1.

#### **Sub-precinct A**

- (3) High amenity medium and high density and intensity residential living with supporting complementary non-residential activities is enabled.

#### **Sub-precinct B**

- (4) High amenity development is enabled while enhancing the amenity of adjacent open space.
- (5) Development maintains the safety and efficiency of the transport network.

#### **Sub-precinct C**

- (6) New development supports and enhances the adjacent pedestrian environment on Memorial Drive, Great North Road, Veronica Street and Totara Avenue.

#### **Sub-precinct D**

- (7) High amenity and high density residential living, with supportive complementary non-residential activities, is enabled.

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

#### **I607.3. Policies**

- (1) Require the development of new roads, lanes, connections and open space in accordance with New Lynn: Precinct plan 1.
- (2) Require that new buildings and development do not compromise the provision of new roads, connections and open space as shown on New Lynn: Precinct plan 1.

**Sub-precinct A**

- (3) Enable development of a greater height and intensity than that provided in the Residential - Terrace Housing and Apartment Buildings Zone.
- (4) Ensure that development fronting proposed open space is of a scale, height and form that contributes to the amenity of the open space.
- (5) Provide for non-residential development which complements intensive residential living.

**Sub-precinct B**

- (6) Development adjoining or adjacent to open space should contribute to the amenity of that open space.
- (7) Development is designed to maintain the safety and efficient functioning of the adjoining transport network.

**Sub-precinct C**

- (8) Require new development to:
  - (a) be designed and located in a manner that enables convenient pedestrian access to shops and the mall.
  - (b) respond to the pedestrian environment through active building frontages.
  - (c) enhance the safety and amenity of pedestrians through passive surveillance and weather protection and by consolidating parking away from the street.
  - (d) maintain the location of the Memorial Drive entrance so that it remains opposite McCrae Way and Memorial Square.
- (9) Require new outdoor spaces to be designed and located in a manner that enhances the adjacent streetscape.

**Sub-precinct D**

- (10) Enable development of a greater height and intensity than that provided in the Residential - Terrace Housing and Apartment Buildings Zone.
- (11) Ensure that development fronting open space is of a scale, height and form that contributes to the amenity of the open space.
- (12) Provide for non-residential development which complements intensive residential living.

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

**I607.4. Activity table**

Table I607.4.1 specifies the activity status of land use and development in the New Lynn Precinct pursuant to section 9(3) of the Resource Management Act 1991. The provisions in the underlying zone, Auckland-wide provisions and any relevant overlays apply in this precinct unless otherwise specified below.

**Table I607.4.1 Activity Table**

<b>Activity</b>		<b>Activity status</b>
<b>Infrastructure – All sub-precincts</b>		
(A1)	Construction of new roads (this rule does not apply to Auckland Transport or Auckland Council).	RD
(A2)	Construction of new open space	RD
<b>Development – All sub-precincts</b>		
(A3)	Any development on a site identified as a landmark site in New Lynn: Precinct plan 1	RD
<b>Sub-precinct A</b>		
(A4)	Dairies up to 200m <sup>2</sup> gross floor area per tenancy	RD
(A5)	Food and beverage up to 500m <sup>2</sup> gross floor area per tenancy	RD
(A6)	Retail	D
(A7)	Any combination of dairies, food and beverage, offices, entertainment facilities, community facilities, education facilities, and/or healthcare facilities up to a maximum collective total gross floor area of 7500 m <sup>2</sup>	RD
<b>Sub-precinct B</b>		
(A8)	Retail	RD
<b>Sub-precinct C</b>		
(A9)	Any development with frontage to Great North Road, Memorial Place, Veronica Street, or Totara Avenue	RD
(A10)	Any development with frontage to Great North Road, Memorial Place, Veronica Street, or Totara Avenue which does not comply with Standard I607.6.5.	D
<b>Sub-precinct D</b>		
(A11)	Dairies up to 200m <sup>2</sup> gross floor area per tenancy	RD
(A12)	Food and beverage up to 500m <sup>2</sup> gross floor area per tenancy	RD
(A13)	Any combination of dairies, food and beverage, offices, entertainment facilities, community facilities, education facilities, and/or healthcare facilities up to a maximum collective total gross floor area of 2000m <sup>2</sup>	RD

### **I607.5. Notification**

- (1) Any application for resource consent for an activity listed in table I607.4.1 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 the persons listed in Rule C1.13(4).

### **I607.6. Standards**

All activities listed in Table I607.4.1 Activity table must comply with the following standards. The zone, Auckland-wide and overlay standards also apply in this precinct unless otherwise specified.

#### **I607.6.1. Precinct-wide - Roads, lanes, connections and open space on New Lynn: Precinct plan 1**

- (1) Where development and/or buildings are within 20m of proposed roads, lanes and/or pedestrian connections identified on New Lynn: Precinct plan 1 on the same site:
  - (a) proposed roads must be provided along the centreline of the road as shown in New Lynn: Precinct plan 1.
  - (b) proposed roads are to be vested as public roads, with a minimum legal width of 20m, or 19m where adjoining the Proposed Open Space on New Lynn: Precinct plan 1.
  - (c) proposed lanes are to be provided in the general vicinity of those identified in New Lynn: Precinct plan 1.
  - (d) proposed lanes are to have a minimum width of 9m.
  - (e) proposed pedestrian connections are to be provided in the general vicinity of those identified in New Lynn: Precinct plan 1.
  - (f) proposed pedestrian connections are to have a minimum width of 3m.
- (2) Development must provide the proposed open space shown in New Lynn: Precinct plan 1.
- (3) Open spaces must be designed to have a street frontage.
- (4) All roads, lanes, pedestrian connections and open space must be publicly accessible.

#### **I607.6.2. Sub-precinct A - Building Height**

- (1) Maximum height limit of 41m.
- (2) Minimum height limit of 16.5m when a building is adjacent to or has street frontage to an existing or proposed open space.

**I607.6.3. Sub-precinct A - Building Coverage**

- (1) Maximum building coverage: 60 per cent

**I607.6.4. Sub-precinct A - Maximum Impervious Area**

- (1) Maximum impervious area : 70 per cent

**I607.6.5. Sub-precinct C - Additions and alterations**

- (1) Additions and alterations that do not infringe Standard I607.6.6 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.

**I607.6.6. Sub-precinct C - 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; and
    - (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.
- (2) Development fronting Veronica Street:
- (a) 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; and
  - (b) 25 per cent of the street frontage must have an active edge.
- (3) Development fronting Totara Avenue:
- (a) 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.
- (4) Development fronting Memorial Drive must ensure that one of the main entrances remains opposite McCrae Way and Memorial Square.

**I607.6.7. Sub-precinct D Building Height**

- (1) Maximum height limit of 41m.
- (2) Minimum height limit of 16.5m when a building is adjacent to or has street frontage to an existing or proposed public open space.

**I607.6.8. Sub-precinct D Building Coverage**

- (1) Maximum building coverage: 60 per cent

**I607.6.9. Sub-precinct D Maximum Impervious Area**

- (1) Maximum impervious area: 70 per cent

### **I607.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

### **I607.8. Assessment – restricted discretionary activities**

#### **I607.8.1. Matters of discretion**

The Council will restrict its discretion to all 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 zone, Auckland wide, or overlay provisions:

##### **I607.8.1.1. Construction of roads and construction of public open space**

- (1) Transport and pedestrian network.

##### **I607.8.1.2. Buildings**

- (1) Building interface with the public realm.

##### **I607.8.1.3. Non-residential activities in sub-precinct A & D**

- (1) Development design.
- (2) Building interface with the public realm.

##### **I607.8.1.4. Dairies and Food and Beverage in sub-precinct A, and Retail in sub-precinct B**

- (1) Development design.
- (2) Design of car parking, access and servicing.

##### **I607.8.1.5. Buildings on landmark sites**

- (1) Development design.
- (2) Building interface with the public realm.
- (3) Design of car parking, access and servicing.

#### **I607.8.2. 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 zone, Auckland wide or overlay provisions:

- (1) Transport and pedestrian network:
  - (a) proposed roads should be provided in the location shown on New Lynn: 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 New Lynn: Precinct plan 1;

- (c) proposed lanes identified in New Lynn: Precinct plan 1 should provide for pedestrians, cyclists and vehicles in a shared, low speed environment;  
and
  - (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 - Non Residential Activities in sub-precincts A and D:
- (a) non-residential activities should be compatible with the higher density residential character and amenity of the neighbourhood;
  - (b) non-residential activities should concentrate on sites which front existing or proposed roads, lanes and open space shown on New Lynn: Precinct plan 1 to provide active street frontages and deliver high amenity to the public realm; and
  - (c) non-residential activities should be managed to address potential adverse nuisance effects (including odour, vermin, noise disturbances and deliveries).
- (3) Development design - Development fronting Great North Road in sub-precinct C:
- (a) building facades should avoid blank walls at ground level;
  - (b) lighting should be provided to assist night time visibility and pedestrian safety;
  - (c) building design should provide for vehicular and pedestrian safety while achieving appropriate levels of amenity for pedestrians; and
  - (d) 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.
- (4) Development design - Development fronting Veronica Street in sub-precinct C:
- (a) building facades visible to the street should be articulated, including treatment of ground floor facades through the use of transparent doors or windows;
  - (b) main pedestrian entrances to buildings should:
    - (i) be located on the street frontage;
    - (ii) provide canopies for weather protection; and
    - (iii) be clearly identifiable and accessible from the street.



- (c) 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; and
  - (d) building design should provide for vehicular and pedestrian safety while achieving appropriate levels of amenity for pedestrians.
- (5) Development design – Totara Avenue between Memorial Drive and Hetana Street:
- (a) the design should enhance the surveillance of the street and the interface between pedestrians and the building;
  - (b) weather protection should be provided along the length of the street frontage; and
  - (c) 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.
- (6) 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 New Lynn: 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; and
    - (ii) ensuring the development makes a positive contribution to the character and amenity of adjacent public places.
- (7) 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.

#### **I607.9. Special information requirements**

Not applicable in this precinct.

#### **I607.10. Precinct plans**

I607.10.1. New Lynn: Precinct plan 1

