

The Proposed Auckland Unitary Plan (notified 30 September 2013)

7.5 Lincoln

- The activities, controls and assessment criteria in the underlying Light Industry zone apply in the Lincoln precinct unless otherwise specified below. Where there is any conflict between zone and Lincoln precinct rules, the Lincoln precinct rules apply. Refer to planning maps for the location and extent of the precinct and sub-precincts.

1. Activity table

The activity table of the underlying zone applies within the Lincoln precinct, unless otherwise specified in the activity table below.

Activity	Activity Status	
	Sub-precinct A	Sub-precinct B
Accommodation		
Dwellings accessory to education facilities	P	NA
Dwellings not associated with education facilities	RD	NA
Boarding houses accessory to education facilities	P	NA
Workers' accommodation accessory to education facilities	P	NA
Commerce		
Commercial services	P	NA
Dairies not exceeding 100m ² GFA	P	NA
Drive-through facility	NC	NA
Entertainment facilities	NC	NA
Licensed premises accessory to education facilities	P	NA
Laboratories	P	NA
Offices that are accessory to education facilities	P	NA
Restaurants and cafes accessory to education facilities	P	NA
Service stations	NC	NA
Show homes	NC	NA
Storage and lockup facilities not an accessory to education facilities and function	NC	NA
Trade suppliers	NC	NA
Community facilities		
Care centres	P	NA
Community facilities	P	NA
Education facilities	P	NA
Informal recreation and leisure	P	NA
Organised sport and recreation	P	NA
Development		

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New buildings, alterations and additions, and demolition	P	NA
Floodlighting, including exterior lighting, fittings, supports and towers	P	NA
Sport and recreation structures	P	NA
Industry		
Industrial activities	NC	NA

2. Notification

1. The council will publicly notify resource consent applications for the following activities in Lincoln sub-precinct A:
 - a. drive-through facility
 - b. entertainment facilities
 - c. service stations
 - d. show homes
 - e. storage and lockup facilities not an accessory to education facilities and function
 - f. trade suppliers
 - g. industrial activities.

3. Land use controls

1. The land use controls in the Light Industry zone apply in the precinct unless otherwise specified below for Lincoln sub-precinct A.

3.1 Lincoln sub-precinct A

Floodlight towers must not exceed a maximum height of 18m.

4. Development controls

1. The development controls in the Light Industry zone apply unless otherwise specified below.

4.1 Height and height in relation to boundary

1. Activities in Lincoln sub-precinct A which meet the following development controls are permitted activities:
 - a. Buildings which do not project beyond:
 - i. a 35 degree recession plane along the southernmost site boundary
 - ii. a 45 degree recession plane along all other site boundaries.
 - b. The recession plane controls apply as specified below:
 - i. Unless specified otherwise, the recession plane must be measured from any relevant point 2.5m vertically above ground level on any site boundary with adjoining land.
 - ii. For Lot 4 DP 120941 and/or Lot 2 DP 29916 the recession plane must be measured from any relevant point 6m vertically above any site boundary relating to these lots.
 - iii. 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.
2. Any buildings that do not meet the above controls will be a discretionary activity.

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4.2 Building and development location

1. Activities in Lincoln sub-precinct B which meet the following development controls are permitted activities:
 - a. Development in respect of which:
 - i. buildings in Lincoln sub-precinct B are located no less than 3m from the boundary with Lincoln sub-precinct A, provided that no setback must apply to the rear boundaries of the residues of Lot 4 DP 120491, the southern boundary of part Lot 2 DP 29916, the eastern boundary of Lot 4 DP 146207, the northern boundary of Lot 7 DP 188962, and the western boundary of Lot 10 DP 118962
 - ii. buildings in Lincoln sub-precinct B have no air conditioning equipment or air discharge device within 20m of the boundary with Lincoln sub-precinct A
 - iii. there is a minimum 1.8m high close-boarded fence and a minimum 1m wide planted strip along the site boundary of any site in Lincoln sub-precinct B, where the site boundary adjoins Lincoln sub-precinct A.
2. Any development that does not meet these controls is a discretionary activity.

4.3 Landscaping

Ten per cent of the net site area of Lincoln sub-precinct area A must include or remain as a landscaped area specifically incorporating trees and shrubs when new development is implemented.

4.4 Dwellings

1. Activities in Lincoln sub-precinct A which meet the following development controls are permitted activities:
 - a. Habitable rooms must be located to receive adequate sunlight.
 - b. Outdoor space and living rooms must be protected from overlooking by dwelling layout, screening, separation or appropriate landscaping.
 - c. New development must be designed to promote a safe environment for residents including adequate lighting and appropriate location and design of entrances.
2. Any dwellings that are not associated with education activities are restricted discretionary activities.

4.5 Noise

1. Any activity in Lincoln sub-precinct A must meet the noise controls set out in the following table 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 Lincoln sub-precinct A area bounding their 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 1

7.00am-7.00pm Monday – Saturday	55dB LAeq(15min)
7.00pm-10.00pm Monday to Saturday; 7.00am-10.00pm Sundays & Public Holidays	50dB LAeq(15min)
10.00pm-7.00am	40dB LAeq(15min) / 70dB LAFmax

2. Where any existing or new building or part thereof is to be used for residential activity in Lincoln 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

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achieve the specified internal noise levels inside any habitable room not exceeding 35dB $L_{Aeq}(15 \text{ min})$ 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.

4.6 Car parking

1. In Lincoln sub-precinct A one parking space must be provided for each dwelling and two parking spaces must be provided for every three full-time employees and non-residential students, provided that:
 - a. each parking space must comply with the size and location of parking spaces development control in Auckland-wide – Transport Rules
 - b. each parking space is connected to the road by a driveway which:
 - i. uses no more access points than those that existed as at 14 October 1995
 - ii. provides for on-site turning where the driveway exits onto a major road.

4.7 Loading

1. In Lincoln sub-precinct A sufficient provision must be made to serve the loading needs of activities proposed or likely to operate on the site and must comply with [clause 1.2.1](#) of the Auckland-wide – Transport rules.

4.8 Signs

1. Signs within Lincoln sub-precinct A are permitted activities, where they:
 - a. do not protrude above or beyond the outline of a building or which are located below the verandah (canopy)
 - b. are not flashing, moving, or free standing
 - c. are illuminated only where the sign is not adjacent to a site in the Residential or Public Open Space zones
 - d. are for a temporary activity.
2. Any signs that do not meet these controls will be restricted discretionary activities.

5. Assessment - Restricted discretionary activities

Matters of discretion

The council will restrict its discretion to the matters specified for the relevant restricted discretionary activities in Lincoln sub-precinct A.

1. Dwellings not associated with education facilities
 - a. the general matters set out in clause 4.4.1 above
 - b. location, design, landscaping, screening, car parking and driveways.
2. Signs
 - a. neighbourhood character
 - b. traffic safety
 - c. visual amenity and dominance.

Assessment criteria

The council will consider the relevant assessment criteria below listed for each restricted discretionary activity in Lincoln sub-precinct A:

1. Dwellings not associated with education facilities

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- a. The extent to which dwellings are located in a position to receive adequate sunlight.
 - b. The extent to which the outdoor and living rooms are protected by dwelling layout, screening, separation or appropriate landscaping.
 - c. Whether the design promotes a safe environment for residents, including adequate lighting and appropriate entrance location and design.
2. Signs
- a. The extent to which signs are visually appropriate to neighbourhood character.
 - b. The extent to which signs would not create a situation hazardous to the safe movement of traffic.
 - c. The extent to which signs are of a height which avoids the sign dominating the neighbourhood and nearby structures.

6. Assessment - Discretionary activities

Matters of discretion

While not limiting exercise of its discretion, the council may consider the particular matters specified for the discretionary activities listed below:

1. Buildings
 - a. Buildings within the Lincoln precinct should be of a compatible profile with buildings on sites adjacent to the Lincoln precinct and should allow for reasonable access to daylight and sunlight access.
 - b. Any buildings not meeting the height in relation to boundary control, should minimise any adverse effects on near-by residential areas with particular regard to health effects, physical domination of the proposed building, and the appearance of the proposed building.
 - c. Sufficient building setback from Lincoln sub-precinct A should be incorporated to provide a buffer area for activities in Lincoln sub-precinct A.
 - d. Building design and location should minimise adverse noise, odour and visual effects on residential activities within Lincoln sub-precinct A.

7. Special information requirements

Design statement

1. A design statement must be submitted for the activities in Lincoln sub-precinct A specified in the tables below. A design statement must contain information on all relevant matters, including as a minimum the matters specified below, and as set out in the Design Statement information requirements contained within the General Provisions of the Unitary Plan. Drawings and illustrations must be appropriate to the complexity and significance of the proposal. Please refer to the Auckland Design Manual for guidance.

Design statement information requirements - residential activity

Table 2

Design Statement information requirements for all residential activity within Lincoln sub-precinct A		5-8 dwellings	9-15 dwellings	15+ dwellings
Neighbourhood analysis				
1	Natural and cultural environment		X	X
2	Movement framework		X	X
3	Built form/character			X
4	Use and activity			X

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5	Urban structure			X
Site analysis				
6	Analysis plan	X	X	X
7	Streetscape built form	X	X	X
Opportunities and constraints analysis				
8	Opportunities and constraints diagram	X	X	X
Design response				
9	Concept plans	X	X	X
10	Landscape plan	X	X	X
11	Site and floor plan	X	X	X
12	Built form	X	X	X
13	Shadow diagrams for buildings four storeys or more		X	X
14	Street design plan		X	X
15	Public open spaces			X

Design statement information requirements - education or accessory activities

Table 3

Design statement information requirements		Lincoln sub-precinct A: Any building requiring consent
Site analysis		
1	Natural & cultural environment	X
2	Movement framework	X
3	Built form/ character	X
4	Use & activity	X
5	Urban structure	X
6	Analysis plan	X
7	Streetscape built form	X
Opportunities and constraints		
8	Opportunities & constraints diagram	X
Design response		
9	Concept plans	X
10	Landscape plan	X
11	Site and floor plans	X
12	Built form	X
13	Shadow diagrams	X
14	Street design plan	X
15	Public open spaces	X

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