

# PART 8

## INNOVATION AND ENTERPRISE

### 8.1 INTRODUCTION AND SIGNIFICANT RESOURCE MANAGEMENT ISSUES

8.1.1 The forests around Rotorua are a major economic and recreational resource. The SCION Research Campus and the Waipa Mill are two areas where forestry research, wood processing and recreation (walking and mountain biking in a forest setting) all interact. They are also areas where growth and diversification is anticipated. They have both been zoned to enable further development as Innovation and Enterprise Parks.

8.1.2 SCION is an established Crown Research Institute focussed on forestry based research. The site also accommodates several other forestry based private organisations and government agencies. The Scion Campus has an established history within the forestry sector and contributes at a national and international level leading scientific research, education and innovation. It is strategically located between two state highways and close to the City Centre.

8.1.3 The Waipa Mill has been a predominant feature of the Waipa valley and Rotorua district for many decades. The access road to the mill is also regarded as a key entry-point to the Whakarewarewa Forest for mountain biking and other forestry related recreational activities. Its direct proximity to the State Highway, Waipa Sawmill and plantation forestry provides an opportunity to develop an Innovation and Enterprise Park that complements and supports existing forestry and/or logging operations, and recreational activities carried out in the forest.

8.1.4 Although both areas are similarly situated in being in a forest setting on the City edge next to major transport infrastructure and important landscape features, each has specific characteristics that are discussed in more detail below:

Zone	Code	Description
Innovation Park 1 Scion	IE1	SCION also accommodates several other forestry based private organisations and government agencies. The institute is a professional employment and research anchor and provides a high level of employment opportunities to the District. Features that contribute to the amenity of the zone include the forest backdrop, low noise and traffic levels and the campus' park like setting. Buildings are designed to be unobtrusive and do not compete with the natural landscape.
Enterprise Park 2 Waipa	IE2	Features that contribute to the amenity of this zone include the forest backdrop, rural setting and high vehicle and bike movements. Large open areas provides for temporary outdoor events.

8.1.5 The issues detailed below have shaped the policy framework for the innovation and enterprise zones. Most of the objectives and policies are related to achieving the following major outcomes:

- Providing a planning framework that does not over-regulate future growth, while at the same time maintaining the amenity enjoyed in these areas by adjoining residents, and the amenity and values these areas add to the district's point of difference nationally and internationally.

Each issue is discussed in turn below.

8.1.6 **SUSTAINABLE ECONOMIC GROWTH**

Rotorua's economy has experienced long periods of low growth and this is directly impacting the social wellbeing of the population. The successful development of innovation or industry clusters to create international quality research and forest-focussed businesses can provide for significant growth in skilled and semi-skilled employment and attract residents to Rotorua. Concentrated areas of business based around a common industry can raise the profile of these areas and make them more desirable places to do business.

8.1.7 **WELL DEFINED NETWORK OF BUSINESS AREAS**

The district has the potential to accommodate a diverse range of businesses. However, this needs to be balanced against the objective of promoting the City Centre as the main area for retail, dining and entertainment activities. The development of the Innovation and Enterprise Parks needs to be focussed and provide for only forestry related business and activities rather than provide for activities that could be better located with alternative zones.

8.1.8 **MANAGEMENT OF THE EFFECTS OF ACTIVITIES ON THE LANDSCAPE**

Both the Innovation and Enterprise Parks are located next to important landscape features – they both are located either side of the Whakarewarewa geothermal area. Both also occur in forested areas on the fringes of the Whakarewarewa Forest, which is highly valued by the Rotorua and wider outdoor recreation community. It is important to manage the effects of activities so that sites of natural or cultural heritage are protected

8.1.9 The Innovation and Enterprise Parks have the potential to impact adjacent uses. SCION is located to the east of the Whakarewarewa Village and to the south of a substantial residential area. Waipa is visible from the suburb of Tihī-o-Tonga to the north, as well as the State Highway. It is important to ensure development within Waipa does not significantly detract from the rural view shafts gained from these locations.

8.1.10 **ACTIVITY PLANNING**

At both Scion and Waipa there is a clustering of similar activities, with different areas performing different functions. A precinct planning approach within each zone has been used to manage the future growth within each of the activity areas.

8.1.11 **SCION**

Scion Campus provides a science and research facility that integrates with the surrounding natural environment to provide a unique sense of place and park-like setting. There are three main areas : the main campus, nursery and a small pocket of residential buildings. Low rise buildings are dispersed throughout the campus and not visually prominent. The Innovation Park intends to maintain this type of setting whilst providing for new buildings and facilities in each of the precincts.

8.1.12 **WAIPA**

The Waipa Enterprise Park consist of two precincts - one being a recreational precinct (Precinct A) adjoining the Whakarewarewa Forest and providing direct access to this resource. This precinct intends to enhance and develop the recreational activities carried out within the forest through the provision of public amenities, tourist accommodation, car parking, and recreational facilities. Buildings within this area will need to be sympathetic to the surrounding environment, and complement the surrounding forestry and rural backdrops. Development will also need to be maintained to ensure the efficient functioning and safety of the State Highway is maintained.

8.1.13 Precinct B is directly opposite the Recreational Precinct and adjoins the State Highway. This site is highly visible from the State Highway and any development including signage will need to be located in a manner that retains the forest setting gained from the State Highway. The maintenance of the efficient functioning and safety of the State Highway is also of major importance. . It is envisaged that each activity to be located within this area will be directly related to the forestry business or forest recreation sector.

## DRAFT POLICY FRAMEWORK – FEEDBACK SOUGHT

There are two major aspects where feedback is sought and that relates to:

1. There are two significant differences between the two subzones covered by this Part. Scion is labelled as a Innovation Park, providing for scientific research and development that is undertaken as the core activity on the campus. Waipa is labelled as a Enterprise park, providing for the mix of business, industrial and recreational precincts covered by the subzone. From a reader and user of the plan perspective Council is wanting to know if the distinction between the zones is easily understood. Also if the purpose of each of the subzones, SCION and Waipa, correctly captures what is expected in each zone.
2. Is the Waipa area of such merit that it should be recognised as a separate Enterprise Zone, or should it have another zoning such as commercial or Industrial?
3. Could there be other areas in the district that would benefit from this type of approach? And why?
4. The two subzones provide for particular activities to establishment within each precinct and restricts the establishment of others. The main question here is does the activity table for each sub zone adequately provided for appropriate activities within each precinct and if any have been missed. Alternatively have some activities been made too permissive and are such activities better suited within other zones?

## 8.2 OBJECTIVES AND POLICIES

### Maintenance of character and amenity values

#### Objective 8.2.1

Maintenance of the character and amenity enjoyed in the Innovation and Enterprise zones of the district, where character is defined by:

- Working sites maximised for industry and production.
- Buildings that are designed to be sympathetic to the landscape
- High visitation of sites by vehicles and service vehicles throughout the day
- High number of vehicles and cyclists, travelling thorough and within sites
- Provision of on-site vehicle parking and turning areas
- Minimal site related signage that is cohesive with the landscape.

#### SCION

- High levels of vegetation and landscaping
- Low rise buildings that are dispersed through and nestled within the landscape
- Low levels of noise throughout the day
- Scientific research and environmental management activities

#### Waipa

- High levels of forestry vegetation providing a significant backdrop to the subzone
- Outdoor recreational forest activities
- Industry and business activities directly related to the forestry sector
- Managed levels of glare and lightspill
- Moderate noise levels from business activities and the adjoining State Highway.

#### Objective 8.2.2

Development that mitigates or avoids the effects of Innovation and Enterprise Park activities on important features and landscapes.

#### Policy 8.2.1.1

Manage effects so that proposed development is in context with the surrounding landscape and does not dominate the natural environment by:

- Providing sufficient building set backs from adjoining zones;
- Ensuring noise levels emitted do not adversely impact activities beyond the zone boundaries
- Providing low rise buildings that are subordinate to the landscape
- Maintaining the perception of rural view shafts gained from the State Highway.

#### Policy 8.2.1.2

Manage glare, lightspill and noise effects generated by activities to ensure that there is compatibility with adjoining amenity.

#### Policy 8.2.1.3

Require vegetated and landscaped boundary setbacks to enhance of the openness of the environment and maintain the amenity of the City Gateway and adjoining residential and rural zones.

#### Policy 8.2.1.4

Require sufficient carparking and turning space in a manner that contributes positively to the functioning of the State Highway without visually dominating the site.

#### Policy 8.2.2.1

Ensure that development is designed in manner to ensure buildings do not detract from or dominate the backdrop of the Whakarewarewa Forest.

#### Policy 8.2.2.2

Manage development or activities so that notable trees listed in **Appendix 1** are not compromised.

### Quality design building design

#### Objective 8.2.3

Building design that is in keeping with the special characteristics of each of the sub-zones and its existing or intended use.

#### Policy 8.2.3.1

Encourage sustainable built forms and means of developing energy efficient buildings.

#### Policy 8.2.3.2

Provide for consolidated signage at each of the Innovation and Enterprise Parks main entry where the location and design of signs do not have adverse effects on:

## Quality design building design

- The safe and efficient functioning of the road network
- The health and safety road users and pedestrians
- The character and amenity of the locality in which the sign/s are proposed or established
- Viewshafts gained from the roads and access points or create confusion or hazardous situations for user of the roading network.

### **Policy 8.2.3.2**

Require sites for activities that are planned well and function efficiently and that provide:

- Car parking and turning areas that complement the existing transport network and that do not result in congestion nor compromise, cyclist, or motorist safety,
- Well planned service areas that are accessible and well maintained
- Landscaping that complements the function surrounding environment
- Signage that complements the form of the building and landscape.

### **SCION**

### **Policy 8.2.3.4**

Ensure all buildings and development do not detract from the surrounding natural rural setting and provides for open space, attractive 'park like' surrounds and a 'sense of place'.

### **Policy 8.2.3.5**

Ensure all buildings are of similar scale and compatibility with existing buildings onsite.

### **Waipa**

### **Policy 8.2.3.6**

Ensure buildings are designed to be subordinate to the rural landscape and forestry backdrop by:

- The use of materials with low reflectivity levels
- Providing sufficient building setbacks from adjoining zones

Ensuring broken building form, through the use of landscaping and maximum floor areas.

## Providing for diversity within Innovation and Enterprise zones

### **Objective 8.2.5**

Focused Innovation and Enterprise centres around existing activity clusters to encourage efficient economic growth.

### **Policy 8.2.5.1**

Provide for the location and establishment of industriesenable the sustainable use of Rotorua's natural resources, and build on the forestry resource creating associated science, research and commercial opportunities.

SCION

**Objective 8.2.6**

A working environment that promotes forest research and associated activities in a campus setting with high amenity values.

Waipa

**Objective 8.2.7**

Establish an environment where a range of forest recreation activities and forest related business activities can co-exist in a setting with high amenity values.

**Policy 8.2.5.2**

Enable land uses that provide facilities and services to meet the day to day needs of workers within the Innovation and Enterprise Parks.

**Policy 8.2.5.3**

Manage the location of activities and organisations within each Innovation and Enterprise Park to promote and implement the knowledge economy and the social and economic wellbeing of the Rotorua District.

**Policy 8.2.6.1**

Enable adaptive uses of buildings and structures that are sympathetic and complimentary to the amenity and innovative use of the zone.

**Policy 8.2.6.2**

Ensure that future development of the Innovation Park proceeds in a manner that does not detract from the park-like settings of the SCION Campus.

**Policy 8.2.6.3**

Ensure that the amenity and community values associated with the Redwoods are not adversely impacted by managing the level and location of development within SCION through:

- Requiring sufficient building setbacks from boundaries and
- Limiting site coverage within each precinct to avoid building dominance.

**Policy 8.2.7.1**

Ensure the development of the Enterprise Park proceeds in a manner that does not detract from the recreational activities and amenity values of the Whakarewarewa Forest.

**Policy 8.2.7.2**

Ensure development within the Waipa Enterprise Park that generates high vehicle movements does not conflict with existing industrial uses or impacts public safety.

**Policy 8.2.7.3**

Ensure activities within the Enterprise Park are maintained to a level where any adverse effects associated with noise, traffic and access are internalised within the site boundaries and that any adverse effects at these boundaries are no more than minor.

## Providing for diversity within Innovation and Enterprise zones

### Policy 8.2.7.4

Provide for public recreational use of the Whakarewarewa Forest, temporary recreational events and the provision of temporary recreational support services within Precinct A.

### Policy 8.2.7.5

Require activities adjoining State Highways and other zones to provide a higher level of amenity through quality landscaping and site design.

### Policy 8.2.7.6

Require habitable activities to provide acoustic insulation to ensure suitable internal noise levels for occupiers.

## Managing the effects at zone boundaries

### SCION

#### Objective 8.2.8

Activities that do not adversely affect the amenity values and environmental quality of neighbouring areas, particularly in those areas where people reside.

#### Policy 8.2.8.1

Maintain building setbacks from adjoining zones to reduce potential noise and visual impacts on these properties.

### Waipa

#### Objective 8.2.9

Development that does not detract from the rural and forestry setting, and maintains amenity gained within adjoining zones.

#### Policy 8.9.2.1

Maintain building setbacks from adjoining zones to reduce potential traffic, noise and visual impacts on these properties.

#### Policy 8.2.9.1

Maintain a vegetated buffer along each Innovation and Enterprise Park boundaries to internalise any adverse effects.

## Managing the effects of non-related innovation and enterprise activities

#### Objective 8.2.10

Maintain the vitality of the alternative zones by restricting activities that are not suited for, or related to, the intended focus of each Innovation and Enterprise Zone.

#### Policy 8.2.10.1

Ensure all activities located onsite are directly related to the intended use of the Innovation and Enterprise Park.

#### Policy 8.2.10.2

Discourage the establishment of activities that are not directly focussed on environmental management within SCION or in relation to Waipa, forest recreation and the forestry sector.

## 8.3 RULES FOR ACTIVITIES IN THE INNOVATION AND ENTERPRISE ZONES

Activities undertaken within each Innovation and Enterprise Zones of the District are classified in Tables 8.3.1 and 8.3.2. The Innovation and Enterprise Zones in Table 8.3.1 and 8.3.2 are:

<b>Innovation Park Zone 1</b>	<b>SCION</b>
<b>Enterprise Park Zone 2</b>	<b>Waipa</b>

8.3.1 The activity types in Table 8.3.1 and 8.3.2 are explained below;

**P=Permitted activities** Where activities in 8.3 are stated as Permitted Activities, **AND** where they comply in all respects with the Performance Standards in 8.5, resource consents will not be required.

**C= Controlled activities** Where activities are expressly stated in 8.3 as Controlled Activities, or are classed as Controlled Activities in accordance with 8.3(2), they shall comply with the Performance Standards of the relevant Residential Zone. The matters over which Council shall reserve its control are stated in Rule 8.6. Council can not refuse a resource consent for a controlled activity but can grant the resource consent subject to conditions relating to those matters over which Council has reserved control.

**D= Discretionary activities** Where activities are expressly stated in 8.3 as Discretionary Activities, or are Discretionary Activities in accordance with Rule 8.3(4), 8.3(5), 8.3.(8), or 8.3(11), the activity shall be assessed against those matters in Rule 8.7. Council can choose to grant or refuse a resource consent for a discretionary activity. If Council grants a resource consent it can be granted subject to conditions.

**NC= Non-complying activities** Where activities are expressly stated in 8.3 as Non-complying Activities, or are non-complying Activities in accordance with 8.3(6) they shall be assessed against those matters in Rule 8.8. Council can choose to grant or refuse a resource consent for a non-complying activity. If Council grants a resource consent it can be granted subject to conditions.

**Pro = Prohibited activities** Where activities are expressly stated as being prohibited and are described in the District Plan no resource consent shall be applied for. Consent to undertake such activities will require a Plan Change to be approved by Council.

**NA = Not Applicable** Where an activity is stated as being not applicable it indicates that these activities are not likely to occur within that particular zone.

All activity terms used can be referenced in **Part 1 Definitions**.

### 8.3.2 INNOVATION AND ENTERPRISE ZONES

The activity lists (Tables 8.3.1 and 8.3.2) has a different structure to those found in other zone chapters with the sub-zone lists reflecting the activities provided for within each precinct of Waipa and Scion. The main objective is to encourage appropriate development within each precinct of each Innovation and Enterprise Park that complements the surrounding environment and provides for suitable use of the relevant Innovation or Enterprise Park. The activities listed within Tables 8.3.1 and 8.3.2 provide for development in accordance with the Approved Development Plans located in **Appendix 5**.

**Table 8.3.1: Activities in the SCION Innovation 1 Zone**

ACTIVITIES		Precinct			
		A	B	C	D
<b>General rules and activity classifications</b>					
1	Activities not otherwise listed in <b>8.3.1</b> complying with the performance standards stated in <b>8.4</b> and the Approved Development Plan in <b>Appendix 5</b> .	P	P	P	P
2	Any activity accessory to a permitted activity, where the accessory activity complies with all of the performance standards stated in <b>8.5</b> , and are activities not otherwise stated in Table <b>8.3.1</b>	P	P	P	P
3	Any activity stated as a permitted activity that does not meet one or more of the performance standards for permitted activities stated in <b>8.5</b> .	D	D	D	D
4	Where an activity is not expressly stated in Table <b>8.3.1</b> or is not in accordance with the Approved Development Plan contained within <b>Appendix 5</b> then the activity shall be a Non-Complying Activity.	NC	NC	NC	NC
<b>District wide matters</b>		<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
5	New buildings or structures on or within the boundary of an important landscape as shown on the 300 and 500 series planning maps.	Please see part 3			
6	New buildings or structures requiring earthworks or land clearance on or within the boundary of a nationally significant natural area (SNA) as shown on 300 and 500 series planning maps	Please see part 3			
7	Activities requiring the demolition or modification of an historic heritage item, archaeological site or notable tree listed in Appendix 1 and shown on the 300 and 500 series planning maps	Please see part 3			
<b>Scientific Research</b>		<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
8	Plantation forestry for scientific and research purposes	P	P	P	P
9	Construction of buildings for laboratories, scientific trials and nursery uses.	P	P	P	D
10	Establishment of scientific research based organisations relating to natural products and environmental management.	C	P	P	P
11	Administration offices supporting existing scientific and research activities	C	P	P	D
12	Offices for employees of scientific research organisations located onsite.	P	P	P	P
13	Establishment of organisations and offices onsite that do not undertake scientific research related to Scion.	NC	D	NC	NC
14	Industrial or trade processes relating to scientific and research purposes	P	P	P	D
<b>Support Services</b>		<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
15	Internal Cafeteria facilities to service Scion employees and the campus	NC	NC	P	D
16	Household units for short-term and semi-permanent staff and visiting research academics and scientists.	NC	NC	C	P
17	Day care centres for staff on campus	NC	NC	NC	D
<b>Other activities</b>		<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
18	Temporary buildings, structures meeting the performance standards and required for permitted temporary events as defined in <b>Part 1</b> .	P	P	P	P
19	Running/walking sports events	P	P	P	P

Other activities		A	B	C	D
20	Non motorised sporting events	P	P	P	P
21	Expo stalls	P	P	P	P
22	Helicopter take-off and landing areas	D	D	D	NC
23	Tourist accommodation	NC	NC	NC	NC
24	Vehicle transport or storage facilities	NC	NC	NC	NC
25	Offensive trades	Pro	Pro	Pro	Pro

8.3.4 **Table 8.3.2: Activities in the Waipa Enterprise 2 Zone**

ACTIVITIES		Precinct	
General rules and activity classifications		A	B
1.	Activities not otherwise listed in 8.3.2 complying with the performance standards stated in 8.4 and the Approved Development Plan in Appendix 5.	P	P
2.	Any activity accessory to a permitted activity, where the accessory activity complies with all of the performance standards stated in 8.5, and are activities not otherwise stated in Table 8.3.2	P	P
3.	Any activity stated as a permitted activity that does not meet one or more of the performance standards for permitted activities stated in 8.5.	D	D
4.	Where an activity is not expressly stated in Table 8.3.2 and or the approved development plan contained within Appendix 5 then the activity shall be a Non-Complying Activity.	NC	NC
District wide matters		A	B
5.	New buildings, structures or activities on or within the boundary of an important landscape as shown on the 300 and 500 series planning maps.	See Part 3	
6.	New buildings, structures or activities requiring earthworks or land clearance on or within the boundary of a nationally significant natural area (SNA) as shown on 300 and 500 series planning maps	See Part 3	
7.	New buildings, structures or activities requiring earthworks or land clearance on or within the boundary of a regionally or locally significant natural feature (SNA) as shown on the 300 and 500 series planning maps	See Part 3	
8.	Activities requiring the demolition or modification of an historic heritage item, archaeological site or notable tree listed in Appendix 1 and shown on the 300 and 500 series planning maps	See Part 3	
9.	New buildings or structures within an area of high land slip susceptibility as shown on Special Map 110.	See Part 15	
Tourism and recreation		A	B
10.	Public toilets, car parking, information kiosks	P	P
11.	Temporary buildings for businesses and offices for recreational events	P	P
12.	Mobile and temporary facilities relating to the hire and servicing of mountain bikes.	P	D
13.	Mountain bike recreational activities, jump and skills park	P	D
14.	Administration offices relating to mountain biking and outdoor recreation or temporary events	D	P

<b>Tourism and recreation</b>		<b>A</b>	<b>B</b>
15.	Holiday park/campervan parks	D	D
16.	Mobile Food and Beverage facilities	C	NC
17.	Tourist accommodation	D	NC
<b>Forestry Production or Processing Support Services</b>		<b>A</b>	<b>B</b>
18.	Office activities relating to forest management, production, or processing	D	P
19.	Maintenance and servicing of Sawmill and Forestry machinery	NC	P
20.	Facilities related to transport, transport logistics or distribution of forest products	NC	C
21.	Building Construction activities	NC	C
22.	Industrial or trade processes relating to forest production or wood processing	NC	C
<b>Support Services</b>		<b>A</b>	<b>B</b>
23.	Storage facilities	D	C
24.	Health-related services	C	D
25.	Day care centres	NC	NC
26.	Sport and Training facilities, Gyms	NC	NC
27.	Household units	NC	NC
28.	Conference facilities	NC	NC
<b>Other activities</b>		<b>A</b>	<b>B</b>
29.	Signage in accordance with the performance standards of the zone	P	P
30.	Running/walking sports events	P	P
31.	Non motorised sporting events	P	P
32.	Expo stalls and markets	P	D
33.	Recycling drop off centres	C	C
34.	Helicopter take-off and landing areas	D	NC
35.	Geothermal and Energy Production	NC	NC
36.	Waste processing	NC	NC
37.	Offensive trades	Pro	Pro

## 8.4 INNOVATION AND ENTERPRISE ZONE PERFORMANCE STANDARDS

The specific performance standards for each of the enterprise zones are described in turn below.

### 8.4.1 INNOVATION ZONE 1 SCION PERFORMANCE STANDARDS

#### 8.4.1.1 Maximum height and daylighting

Any building located within each precinct of the Innovation Park shall not exceed the standards specified below.

Precinct A:	15.0 metres above the natural ground level at that point
Precinct B:	15.0 metres above natural ground level above the natural ground level at that point
Precinct C:	15.0 metres above natural ground level above the natural ground level at that point
Precinct D:	7.5 metres above natural ground level above the natural ground level at that point

#### 8.4.1.2. Yards requirements for precincts within Innovation 1 zones

Boundaries adjoining Te Ngae Road:	10.0 metres
Boundaries adjoining a Residential Zone	10.0 metres
Boundaries adjoining a Rural Zone	10.0 metres

No building or waste disposal facility may be erected within 25 metres of the Puarenga Stream, or within 5 metres of any esplanade reserve or strip.

#### 8.4.1.3. Site coverage

The maximum site coverage for each Precinct shall be as follows:

Precinct A:	5% of the site
Precinct B:	15% of the site
Precinct C:	20% of the site
Precinct D:	15% of the site

#### 8.4.1.4. Parking and turning

The following requirements in relation to parking and turning in the residential area shall be met:

1. Parking and on-site turning of vehicles shall be provided in accordance with the provisions of **Appendix 4.**

#### 8.4.1.5. Noise

Noise from any activity within any precinct of the SCION Innovation and Enterprise Zone, shall not exceed the following limits when measured at the boundary of the receiving site:

Daytime	7am to 10pm, any day except public holidays	50L <sub>Aeq</sub>
Night-time	At all other times	40L <sub>Aeq</sub> and 75L <sub>Amax</sub>

#### 8.4.1.6. Glare and light

Activities shall be managed so that direct or indirect illumination measures not more than 10 lux on any site boundary.

#### 8.4.1.7 Signs

##### a. Permitted Signage in Innovation 1 Zones;

- i. Any sign advertising intention to sell, let or lease the land or premises on which it is situated,
- ii. Any sign displayed on construction sites denoting owner and professional and construction firms associated with an active building project on that site.
- iii. Signs required for or established by official statute, rule or regulation.
- iv. Signs displayed for the direction or convenience of the public not exceeding 0.5 square metres and relating to the site on which it is situated.

##### b. Sign Area

- i. No more than one sign shall be constructed at the main access point to Precinct C with this not exceeding 10m<sup>2</sup>.
- ii. No more than one sign shall be constructed at the main access point to Precinct B with this not exceeding 10m<sup>2</sup>.

iii. No other restrictions on signage apply.

c. **Sign Design and Location**

- i. No sign other than the sign located at the Entry points to Precincts C and B shall be visible from the road reserve or adjoining properties not zoned as Innovation and Enterprise.
- ii. Freestanding signs shall not exceed the maximum height for buildings within the zone and shall be no more than 2m wide.
- iii. Attached signs shall not exceed the height of any legal structure to which the sign is affixed and to a height not exceeding the maximum building height for the zone.
- iv. All signs must relate directly to activities presently undertaken on the site, except for temporary event signs.
- v. There shall be no more than one sign that is directly visible from a State Highway where the posted road speed limit is 70kph or over and any such sign may only relate to activities occurring on that site.

8.4.1.8 **Temporary Events**

In addition to the above performance standards temporary activities shall be in accordance with the following criteria;

- a. Temporary activities of more than 3 consecutive days of duration unless otherwise specified.
- b. Individual carnivals, fairs, etc shall not remain on site for longer than a period of 7 days in a calendar year.
- c. Any temporary military training activity shall be permitted.
- d. Only 6 events per year using amplified sound in the same location are allowed
- e. Any noise from an amplification system shall not be used earlier than 10:00am and shall finish no later than 22:30pm (Sun to Thurs) or 23:00pm (Fridays and Sat). Testing shall not last more than 6 hrs between 9am and 7pm.
- f. Once the activity has ceased, the site (including vegetation and the surface of the ground of the site) is retained or re-instated to its condition prior to the activity commencing;
- g. If the activity is located adjoining a State Highway or has access to the State Highway then New Zealand Transport Agency must be consulted with.
- h. The extent to which the proposal triggers the need for a traffic impact assessment as outlined under **Appendix 4.**

8.4.1.9 **Site Suitability and Infrastructure**

Buildings constructed within the Innovation Zones shall comply with the Performance standards listed **Part 13.5, Subdivision** of this Plan.

8.4.1.10. **Financial contribution for reserves and heritage purposes**

A financial contribution for reserves and heritage purposes shall be taken for those activities specified in **Part 15**. The contribution shall be taken in accordance with the provisions of **Part 15**, as if the activity was subject to an application for a resource consent.

Where the existing Council services cannot sustain a proposed new activity, the applicant must demonstrate the new activity has the ability to meet its own servicing needs, or a condition may be imposed requiring the applicant to upgrade Council services. To enable this to occur, a condition may be imposed requiring a financial contribution up to the maximum of the actual cost of the necessary works.

## 8.4.2 ENTERPRISE ZONE 2 PERFORMANCE STANDARDS

### Performance standards applicable to the Enterprise 2 zone

- 8.4.2.1 1.. **Maximum height and daylighting**  
Any building located in the Enterprise 2 Zone shall not exceed the standards specified below.
- Precinct A: All buildings other than buildings shall not exceed 7.5 metres above the natural ground level at that point
  - Precinct B: The buildings shall not exceed 12 metres above the natural ground level at that point
2. **Yards requirements for precincts within the Enterprise 2 zone**
- Front yards**  
Any yard where abutting a Rural Zone 5 metres  
Any yard abutting a State Highway 20 metres  
Any yard abutting a Residential Zone 10 metres
  - No building or waste disposal facility may be erected within 25 metres of any river or stream, or within 5 metres of any esplanade reserve or strip.
  - All required buffers shall be landscaped in accordance with **8.4.2.10**.
3. **Site coverage**
- The maximum site coverage shall be as follows:  
Precinct A 10% of the site  
Precinct B 25% of the site
  - In addition to the above impermeable surfaces shall not exceed 20% of the land area contained within each Precinct.
  - Within Precinct A no building shall have a floor area exceeding 300m<sup>2</sup>.
4. **Parking and turning**  
The following requirements in relation to parking and turning shall be met:
- Parking and on-site turning of vehicles shall be provided in accordance with the provisions of **Appendix 4**.
5. **Noise**  
Noise from any activity within any Innovation and Enterprise Zone, shall not exceed the following limits when measured at the boundary of the receiving site:  
Daytime 7am to 10pm, any day except public holidays 75L<sub>Aeq</sub>  
Night-time At all other times 70L<sub>Aeq</sub> and 80L<sub>Am</sub>
6. **Glare and light**  
Any artificial illumination shall not exceed 10 Lux when measured at the boundary of a receiving Zone or when measured at the boundary adjoining a State Highway.  
  
Luminance levels shall be measured vertically in accordance with professional illumination engineering practice.
7. **Reflectivity**  
For buildings visible from the State Highway finished exterior surfaces, including the roof, shall have reflectivity values of between 0 and 37%.
8. **Signs**
- Permitted Signage in Innovation and Enterprise Zones;**
    - Any sign advertising intention to sell, let or lease the land or premises on which it is situated,
    - Any sign displayed on construction sites denoting owner and professional and construction firms associated with an active building project on that site.

- iii. Signs required for or established by official statute, rule or regulation.
- iv. Signs displayed for the direction or convenience of the public not exceeding 0.5 square metres and relating to the site on which it is situated.

b. **Sign Area**

No more than one sign displaying the name of the entry park shall be erected at the entry point to the Enterprise Park, with this being no more than 5m<sup>2</sup> in area and no more than 5 metres in height.

In addition to this above the maximum area of signage per site shall not exceed the following;

Precinct A; No more than 15m<sup>2</sup> shall be erected within the site.

Precinct B : No more than 25m<sup>2</sup> shall be erected within the site.

c. **Sign Design and Location**

- i. No sign other than the Entry point sign shall be visible from the State Highway.
- ii. Freestanding signs other than the Park entry sign shall not exceed the maximum height for buildings within the Precinct and shall be no more than 2m wide.
- iii. Attached signs shall not exceed the height of any legal structure to which the sign is affixed and to a height not exceeding the maximum building height for the zone.
- iv. All signs must relate directly to activities presently undertaken on the site, except for temporary event signs.
- v. There shall be no more than one sign that is directly visible from a State Highway where the posted road speed limit is 70kph or over and any such sign may only relate to activities occurring on that site.

9. **Landscaping**

Landscaping shall be provided in accordance with the following;

- a. Where a yard is required under **8.4.2.2** the yard shall be planted with species allowed to reach and to be maintained at a minimum height of 12 metres in a manner that provides an effective continuous screen in all seasons.
- b. All required landscaping shall consist of trees and shrubs.

10. **Temporary Events**

In addition to the above performance standards temporary activities shall be in accordance with the following criteria;

- a. Temporary activities of more than 3 consecutive days of duration unless otherwise specified.
- b. Individual carnivals, fairs, etc shall not remain on site for longer than a period of 7 days in a calendar year.
- c. Any temporary military training activity shall be permitted.
- d. Only 6 events per year using amplified sound in the same location are allowed
- e. Any noise from an amplification system shall not be used earlier than 10:00am and shall finish no later than 22:30pm (Sun to Thurs) or 23:00pm (Fridays and Sat). Testing shall not last more than 6 hrs between 9am and 7pm.
- f. Once the activity has ceased, the site (including vegetation and the surface of the ground of the site) is retained or re-instated to its condition prior to the activity commencing;
- g. If the activity is located adjoining a State Highway or has access to the State Highway then New Zealand Transport Agency must be consulted with.
- h. The extent to which the proposal triggers the need for a traffic impact assessment as outlined under **Appendix 4**.

11. **Site Suitability and Infrastructure**

Buildings constructed within the Enterprise Zones shall comply with the Performance standards listed **Part 13.5, Subdivision** of this Plan.

12. **Financial contribution for reserves and heritage purposes**

A financial contribution for reserves and heritage purposes shall be taken for those activities specified in **Part 15**. The contribution shall be taken in accordance with the provisions of **Part 15**, as if the activity was subject to an application for a resource consent.

Where the existing Council services cannot sustain a proposed new activity, the applicant must demonstrate the new activity has the ability to meet its own servicing needs, or a condition may be imposed requiring the applicant to upgrade Council services. To enable this to occur, a condition may be imposed requiring a financial contribution up to the maximum of the actual cost of the necessary works.

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## 8.5 CONTROLLED ACTIVITIES

8.5.1 Where activities in **8.3.1** and **8.3.2** are stated as Controlled Activities the matters over which Council shall reserve its control are stated in **Rule 8.5.5**, and rules **8.5.6**.

8.5.2 Activities in **8.3.1** and **8.3.2** that are stated as Controlled Activities comprise:

ACTIVITY NUMBER	ACTIVITY	CRITERIA
<b>Innovation 1 Zone</b>		
8.3.1.10	Establishment of scientific research based organisations relating to natural products and environmental management.	8.5.5
8.3.1.11	Administration offices supporting existing scientific and research activities	8.5.5
8.3.1.16	Household units for short-term and semi-permanent staff and visiting research academics and scientists.	8.5.5
<b>Enterprise 2 Zone</b>		
8.3.2.16	Mobile Food and Beverage facilities	8.5.5
8.3.2.20	Facilities related to transport, transport logistics or distribution of forest products	8.5.5
8.3.2.21	Building Construction activities	8.5.5
8.3.2.22	Industrial or trade processes relating to forest production or wood processing	8.5.5
8.3.2.23	Storage facilities	8.5.5
8.3.2.24	Health-related services	8.5.5
8.3.2.33	Recycling drop off centres	8.5.5

8.5.3 The general assessment criteria for controlled activities are provided in **8.5.5**. Specific criteria for rules listed under **8.5.2** are provided in **8.5.6** and **8.5.7**.

8.5.4 Controlled Activities shall comply with the Performance Standards for Permitted Activities in the Zone. In accordance with **8.3(5)** where a Controlled Activity cannot comply with the Performance Standards in **8.4** it shall be a Discretionary Activity and assessed in accordance with **8.7**.

### 8.5.5 MATTERS OVER WHICH CONTROL IS RESERVED

In order to ensure that buildings and structures retain and contribute to enterprise character, and to mitigate the effects of an activity on adjoining sites, the matters over which Council shall reserve control, and therefore are able to impose conditions, relate to:

#### Building design and site layout

8.5.5.1 Council reserves its control and may impose conditions on the following matters;

1. The specific design and orientation of buildings and structures to mitigate potential adverse cumulative effects on adjoining sites.
2. The location of activities, where practicable, away from abutting or adjoining activities so as to internalise potential adverse effects and maintain amenity values of adjoining sites.
3. The restriction of hours of operation in order to reduce and avoid conflicts with surrounding activities.
4. The site layout, orientation and design of buildings and structures
5. The extent of vegetative screening, landscaping or hard screening within the site and within the yards to maintain amenity.
6. The control of earthworks, landfilling and other soil retention or removal methods.

7. The visual impact on the streetscape and the amenity values of the City Gateways and State Highway.
8. The extent of reverse sensitivity of the proposal on adjoining zones.
9. Any adverse effects associated with lighting and glare levels not being in accordance with the performance standards of the zone.
10. Any cultural and/or social effects created on the surrounding environment, with particular regard to Whakarewarewa.
11. The extent to which the proposal is consistent with the intended use of the Precinct.
12. The frequency and timing of the activity or use of the facility and its conflicts with the land uses within the surrounding environment and potential impacts on health and safety.

#### **Parking, turning and on-site circulation**

8.5.5.2 The provisions of **Appendix 4** apply, however other conditions may be imposed to ensure amenity and character is maintained and includes such following measures;

1. The design, location and surfacing of parking and turning areas to ensure safe and efficient vehicle circulation on the site.
2. The provision of adequate sight distances to prevent on-street congestion caused by the ingress and egress of vehicles to and from sites.
3. The extent to which onsite parking and access is suitably located to avoid potential adverse effects on privacy of adjoining parties.
4. If access is gained onto or within vicinity of a State Highway that the proposal is consistent with the standards of the Road Controlling Authority.
5. The extent to which the proposal triggers the need for a traffic impact assessment as outlined under **Appendix 4**.

#### **Noise and hours of operation**

8.5.5.3 Council reserves its control and may impose conditions on the following matters;

1. The extent of noise mitigation measures proposed to reduce noise levels to a level compliant with the performance standards of the zone.
2. The extent of noise impacts from traffic, and operations from the activity on the surrounding environment.
3. Location of buildings containing activities in a location on the site to ensure reduced impact of noise on adjoining activities.
4. The nature of noise emitted from the activity and its impact on the surrounding environment.
5. Methods employed to mitigate the adverse effects of noise and vibration.

#### **Servicing**

8.5.5.4. Council reserves its control and may impose conditions on the following matters;

1. The ability to adequately service the proposal and connect to Council reticulation where available.
2. The methods of disposal of waste product.
3. Any odour emitted and discharges to the environment including exhaust fumes, and dust from the activity.

#### **Financial contribution for services**

8.5.5.5 Where the existing Council services cannot sustain a proposed new activity, the applicant must demonstrate that the new activity has the ability to meet its own servicing needs, or a condition may be imposed requiring the applicant to upgrade Council services. To enable this to occur, a condition may be imposed requiring a financial contribution up to the maximum of the actual cost of the necessary works.

## **8.6 RESTRICTED DISCRETIONARY ACTIVITIES**

At present there are no identified Restricted Discretionary Activities for these Zones

## 8.7 DISCRETIONARY ACTIVITIES: ASSESSMENT CRITERIA AND CONDITIONS

8.7.1 Where activities in Table 8.3.1 or 8.3.2 are stated as Discretionary Activities, or are Discretionary Activities in accordance with Rule 8.3(3), the activity shall be assessed against those matters in Rule 8.7.4 and 8.7.5. Council can choose to grant or refuse a consent for a discretionary activity. If Council grants a consent it can be granted subject to conditions.

8.7.2 Activities in 8.3.1 and 8.3.2 that are stated as Discretionary Activities comprise:

ACTIVITY NUMBER	NAME	CRITERIA
<b>Innovation 1 Zone</b>		
8.3.1.3	Any activity stated as a permitted activity that does not meet one or more of the performance standards for permitted activities stated in 8.5.	8.7.4, 8.7.6
8.3.1.9	Construction of buildings for laboratories, scientific trials and nursery uses.	8.7.4
8.3.1.11	Administration offices supporting existing scientific and research activities	8.7.4
8.3.1.13	Establishment of scientific research based organisations relating to natural products and environmental management	8.7.4
8.3.1.14	Industrial or trade processes relating to scientific and research purposes	8.7.4
8.3.1.15	Internal Cafeteria facilities to service Scion employees and the campus	8.7.4
8.3.1.17	Day care centres for staff on campus	8.7.4
8.3.1.22	Helicopter take-off and landing areas	8.7.7
<b>Enterprise 2 Zone</b>		
8.3.2.3	Any activity stated as a permitted activity that does not meet one or more of the performance standards for permitted activities	8.7.4, 8.7.6
8.3.2.12	Mobile and temporary facilities relating to the hire and servicing of mountain bikes.	8.7.4
8.3.2.13	Mountain bike recreational activities, jump and skills park	8.7.4
8.3.2.14	Administration offices relating to mountain biking and outdoor recreation or temporary events	8.7.4
8.3.2.15	Holiday park/campervan parks	8.7.4
8.3.2.17	Tourist accommodation	8.7.4
8.3.2.18	Office activities relating to forest management, production, or processing.	8.7.4
8.3.2.23	Storage facilities	8.7.4
8.3.2.24	Health-related services	8.7.4
8.3.2.32	Expo stalls and markets	8.7.4, 8.7.6.2
8.3.2.34	Helicopter take-off and landing areas	8.7.4, 8.7.7

8.7.3 The general assessment criteria for Discretionary activities are provided in 8.7.4. In addition to the criteria listed in 8.7.4 specific criteria for the each of the activities 8.3.1.3 and 8.3.2.3 is provided in 8.7.6.

#### 8.7.4 GENERAL MATTERS COUNCIL WILL USE WHEN ASSESSING DISCRETIONARY ACTIVITIES

Council may decline the application, or grant it subject to conditions in consideration of the matters stated below;

##### Amenity

- 8.7.4.1
1. The extent to which the proposed building will detract from the coherence, openness, character, and will not result in visual domination of the surrounding environment.
  2. The proposed location of the activity onsite and its vicinity to adjoining sites.
  3. The extent of landscaping proposed to internalise the activity.
  4. The extent to which the proposed use provides efficient use and development of Enterprise zoned land.
  5. The proximity to another Zone interface and any potential reverse sensitivity effects that may occur.
  6. The extent to which alternative locations have been assessed and considered.
  7. The extent to which the activity is consistent with the intended use of the precinct
  8. The extent to which the activity is better suited to an alternative zone and its potential impact on the alternative zones vitality and the subsequent reduction in amenity.
  9. The adverse effects created from the facility operating during the days of the week, hours of operation and its conflicts with existing surrounding land uses.
  10. The extent to which the proposal will have adverse effects on the safe and efficient operation of the Zone.
  11. The extent of the cumulative effects created by the proposal in the considered location.
  12. The extent to which any glare, illumination and light levels adversely effects surrounding residents and the manner this is mitigated.

##### Vehicle access and parking

- 8.7.4.2.
1. The extent to which the design, location and surfacing of parking and turning areas to ensure safe and efficient vehicle circulation on the site and to reduce views gained when viewed from the streetscape.
  2. The extent to which any proposed onsite parking complies with the provisions of **Appendix 4**
  3. The extent to which sight distances are provided from vehicle crossings to prevent on-street congestion caused by the ingress and egress of vehicles to and from sites.
  4. The extent to which the location of parking and proposed method of ingress and egress are separated from pedestrian accesses to ensure the safety of pedestrians.
  5. The extent to which onsite parking and access is suitably located to avoid potential adverse effects on privacy of adjoining parties and the roading network.
  6. If access is gained onto or within vicinity of a State Highway that the proposal is consistent with the standards of the Road Controlling Authority.
  7. The extent to which the proposal triggers the need for a traffic impact assessment as outlined under **Appendix 4.**

##### Noise

- 8.7.4.3.
1. The extent of noise impacts from traffic, and operations from the activity on the surrounding environment.
  2. Location of buildings containing activities in a location on the site to ensure reduced impact of noise on adjoining activities.
  3. The nature of noise emitted from the activity and its impact on the surrounding environment.
  4. Methods employed to mitigate the adverse effects of noise and vibration.
  5. The extent of noise mitigation measures proposed to reduce noise levels to a level compliant with the performance standards of the zone.
  6. The proximity to and impact on noise sensitive activities or facilities.

## **Servicing**

- 8.7.4.4. 1. The ability to adequately service the proposal and connect to Council reticulation where available.
2. The methods of disposal of waste product.
3. Any odour emitted and discharges to the environment including exhaust fumes, and dust from the activity.

## **Financial contribution for services**

- 8.7.4.5. Where the existing Council services cannot sustain a proposed new activity, the applicant must demonstrate that the new activity has the ability to meet its own servicing needs, or a condition may be imposed requiring the applicant to upgrade Council services. To enable this to occur, a condition may be imposed requiring a financial contribution up to the maximum of the actual cost of the necessary works.

## **8.7.5 ADDITIONAL ASSESSMENT CRITERIA FOR SPECIFIC ACTIVITIES**

In addition to the criteria specified in **8.7.4** the following assessment criteria shall apply to specific activities;

## **8.7.6 PERMITTED AND CONTROLLED ACTIVITIES THAT DO NOT MEET ONE OR MORE OF THE PERFORMANCE STANDARDS,**

Council may decline the application, or grant it subject to conditions in consideration of the matters stated in **8.7.4**, and also the matters stated below;

1. The degree, scale, or character of non-compliance and its effect on the surrounding environment,
2. The degree of non-compliance and its impact on the privacy and amenity of adjoining sites
3. The measures undertaken to mitigate the effects of the activity on adjoining sites, and the measures taken to mitigate the impacts of adverse cumulative effects on the amenity of the area
4. The design, location and surfacing of parking and turning areas to ensure safe and efficient vehicle circulation on the site.
5. The provision of adequate sight distances to prevent on-street congestion caused by the ingress and egress of vehicles to and from sites.

## **Noise**

- 8.7.6.1 1. The sensitivity of the receiving environment to the effects of the noise and the effects on the receiver, especially where the affected activity has a component where people need to sleep or concentrate.
2. The nature of the locality or zone and the activities within it (including traffic and pedestrian activity) and level of background noise.
3. The location of the activity in relation to any nearby non- industrial zones and the extent to which the noise generated will affect the amenity values of the surrounding activities.

## **Temporary Events**

- 8.7.6.2 1. The extent to which the proposed hours of operation for the event would detrimentally affect the amenity of surrounding areas.
2. The extent to which an extension of the permitted duration of the event will have an adverse effect on the amenity of the surrounding area.
3. Whether the scheduling of events and the time elapsed between them adequately avoids or mitigates possible cumulative adverse effects on amenity of the surrounding area.
4. The extent to which vehicular traffic and related parking generated by the activity is accommodated without loss of amenity, safety or causing traffic congestion.
5. The extent to which the siting of structures would result in adverse effects on adjoining properties.

## **Financial contribution for reserves and heritage purpose**

- 8.7.6.3. A financial contribution for reserves and heritage purposes shall be taken for those activities specified in **Part 12** and **Part 15**. The contribution shall be taken in accordance with the provisions of **Part 15**, as if the activity was subject to an application for a resource consent.

Where the existing Council services cannot sustain a proposed new activity, the applicant must demonstrate the new activity has the ability to meet its own servicing needs, or a condition may be imposed requiring the applicant to upgrade Council services. To enable this to occur, a condition may be imposed requiring a financial contribution up to the maximum of the actual cost of the necessary works.

### 8.7.7 HELICOPTER TAKE-OFF AND LANDING AREAS

Council may decline the application, or grant it subject to conditions in consideration of the matters stated in **8.7.4**, and also the matters stated below;

1. The type and size of facility to be provided and whether it is a private or commercial operation.
2. The types of machines proposed to be used at the facility and their noise characteristics.
3. Approach paths to and from all helicopter facilities, other than for temporary or emergency purposes. These shall normally be located so that no Residential Zones are flown over at lower than 300m above ground level at that point.
4. Any topographical features and existing buildings and their likely effect on visual and noise impacts of the proposal.
5. The frequency of use with respect to the generation of noise nuisance as a distinct and separate issue from the requirement to meet specified noise performance standards.
6. The submitted proposals for the monitoring and regular audit of noise and other environmental impacts.
7. The proximity to and impact on noise sensitive activities or facilities.
8. The hours of operation and any associated generated effect from lighting.
9. The extent of any cumulative effect resulting from the location of other helicopter facilities in the general vicinity.
10. The extent of any dust and litter associated with the operation of the facility.

## 8.8 NON-COMPLYING ACTIVITIES

8.8.1 Where activities in **8.3.1** and **8.3.2** are stated as Non-complying Activities they shall be assessed against those matters in Rule **8.7.4** and the relevant objectives and policies of the district plan **8.2**. Council can choose to grant or refuse a consent for a non-complying activity. If Council grants a consent it can be granted subject to conditions.

8.8.2 Activities in **8.3.1** and **8.3.2** that are stated as Non Complying Activities comprise:

ACTIVITY NUMBER	ACTIVITY	CRITERIA	
<b>Innovation 1 Zone</b>			
8.3.1.4	Where an activity is not expressly stated in Table <b>8.3.1</b> or is not in accordance with the Approved Development Plan contained within <b>Appendix 5</b>	The application shall be assessed under the Resource Management Act 1991 and Part <b>8.7.4</b> of this Plan.	
8.3.1.13	Establishment of organisations and offices onsite that do not undertake scientific research.		
8.3.1.15	Internal Cafeteria facilities to service Scion employees and the campus		
8.3.1.16	Household units for short-term and semi-permanent staff and visiting research academics and scientists.		
8.3.1.17	Day care centres for staff on campus		
8.3.1.22	Helicopter take-off and landing areas		
8.3.1.23	Tourist accommodation		
8.3.1.24	Vehicle transport or storage facilities		
<b>Enterprise 2 zone</b>			
8.3.2.4	Where an activity is not expressly stated in Table <b>8.3.2</b> and or the approved development plan contained within <b>Appendix 5</b>		
8.3.2.16	Mobile Food and Beverage facilities		
8.3.2.17	Tourist accommodation		
8.3.2.19	Maintenance and servicing of Sawmill and Forestry machinery		
8.3.2.20	Facilities related to transport, transport logistics or distribution of forest products		
8.3.2.21	Building Construction activities		
8.3.2.22	Industrial or trade processes relating to forest production or wood processing		
8.3.2.25	Daycare centres		
8.3.2.26	Sport and Training facilities, Gyms		
8.3.2.27	Household units		
8.3.2.28	Conference facilities		
8.3.2.34	Helicopter take-off and landing areas		
8.3.2.35	Geothermal and Energy Production		
8.3.2.36	Waste processing		

8.8.3 Non Complying activities are considered to create adverse effects that are more than minor and will impact the amenity and character of the zone. Such activities may be suited to a different zone.

#### 8.8.4 **GENERAL ASSESSMENT CRITERIA WHEN ASSESSING NON COMPLYING ACTIVITIES**

Council may decline the application, or grant it subject to conditions in consideration of the matters stated in **8.7.4**, and also the matters stated below;

1. The extent to which the proposal promotes the Matters of National Importance held within Part 3 of this plan.
2. The extent to which the proposal will detract from the residential character and amenity of the environment.
3. The extent to which the adverse effects generated by the proposal can be reduced to a level consistent with the amenity and character of the residential environment.
4. The extent to which the proposal enforces the objectives and policies of the District Plan
5. The extent to which the activity is provided for within an alternative Zone, and its detracton from the amenity of this Zone.
6. The extent of cumulative effects generated by the proposal.
7. The extent of adverse effects generated by odour, noise, traffic, lighting and glare on the residential amenity and character.
8. The extent of reverse sensitivity impacts generated by the proposal on the surrounding residential environment.
9. The extent to which the proposal complies with the assessment criteria listed under **8.7.4** where applicable.
10. The extent to which the proposal triggers the need for a traffic impact assessment as outlined under **Appendix 4**.

### 8.9 **SUBDIVISION**

Subdivisions complying with the provisions stated in **8.4** and with the provisions of **Part Thirteen** shall be a Controlled Activity. The criteria on which a subdivision application will be assessed, and any conditions that Council may impose, are included in **Part Thirteen**.

### 8.10 **OTHER DISTRICT PLAN PROVISIONS**

8.10.1 Reference should also be made the following sections of the plan for other matters that may determine the classification of an activity within the residential areas of the district:

<b>Part 1</b>	Definitions
<b>Part 2</b>	Issues of Importance to Maori
<b>Part 3</b>	Matters of National Importance
<b>Part 11</b>	Reserves and recreation
<b>Part 12</b>	Infrastructure
<b>Part 13</b>	Subdivision
<b>Part 14</b>	Natural hazards
<b>Part 15</b>	Financial contributions
<b>Part 16</b>	Hazardous substances

<b>Appendix 1.</b>	Cultural Heritage Inventory
<b>Appendix 2.</b>	Natural Heritage Inventory
<b>Appendix 3.</b>	Designations
<b>Appendix 4.</b>	Transport
<b>Appendix 5.</b>	Approved Development Plans