



17 Major Facilities Zone

17.1 Purpose

- a) Major facilities are substantial, distinct entities which differ significantly from their surroundings. Included in the Major Facilities Zone are Waikato Stadium, Seddon Park, Claudelands Events Centre, Te Rapa Racecourse, Waikato Hospital, Wintec City Campus, Wintec Rotokauri Campus and Te Awa Lakes Adventure Park.
- b) In addition to these principal uses it should also be recognised that major facilities include a number of related or supporting activities that contribute to the overall functioning of the facility.
- c) The City’s major institutions and facilities enable the community to meet its social, cultural and economic needs. These facilities also contribute to the visual amenity of the City through their landscaping and provision of open space. They make a positive design contribution in terms of their identity, through landmark buildings and other development.

17.2 Objectives and Policies: Major Facilities Zone

Objective	Policies
17.2.1 Major facilities develop and operate successfully and contribute to the economic, social and cultural wellbeing of the City.	17.2.1a Major facilities enable a mixture of activities while retaining the principal purpose.
	17.2.1b The positive effects of the use and development of major facilities are recognised and acknowledged.
	17.2.1c The adverse effects of use and development of major facilities on neighbourhood amenity values are minimised.
	17.2.1d Development of major facilities enables the scale and configuration of buildings and open space to contribute positively to the visual amenity values of the City.
	17.2.1e Development of major facilities demonstrates quality urban design, particularly at their interface with public areas.
	17.2.1f Development of major facilities is in general accordance with a Concept Development Consent.

Explanation

Each major facility is a large-scale complex with a range of activities. Therefore the flexibility to develop and adapt is important. However, the size and complexity of major facilities can make it difficult to accommodate them under the normal District Plan provisions and zones.

The intention of the Major Facilities policies is that each major facility will continue to be used for the principal purpose currently associated with that site, together with other complementary activities. It is not contemplated that land use at any of the sites will change fundamentally.

The effect of major facilities on the wider environment and on those areas which immediately adjoin the facility must be addressed. Harmonious existence with neighbours is an important element in the long-term success of major facilities.

The development of major facilities provides opportunities, because of the scale of development and single ownership of these large sites, with innovative and attractive designs which will enhance the locality.

17.3 Rules – Activity Status Table

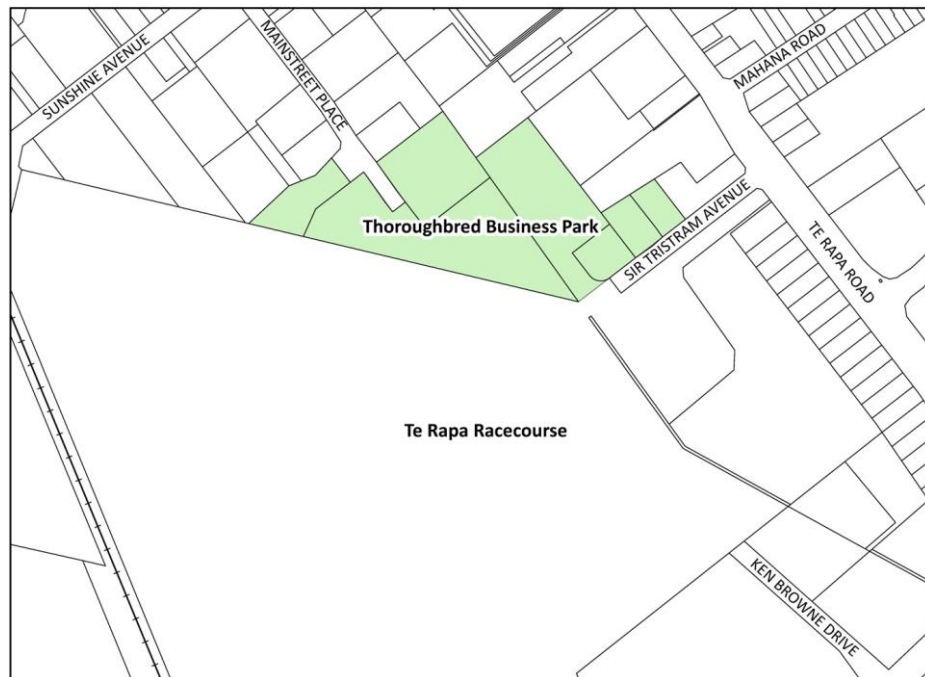
Activity	Class
All Major Facilities: Concept Plan	
a) Concept Development Consent or an update to a Concept Development Consent (except Te Awa Lakes Adventure Park)	RD
All Major Facilities: Buildings	
b) Accessory buildings	P
c) Alterations or additions to buildings (excluding accessory buildings) where there is no approved Concept Plan	RD
d) Demolition or removal of buildings	P
e) Maintenance and repair	P
f) New buildings or relocated buildings not identified in an approved Concept Development Consent or where there is no approved Concept Development Consent (excluding accessory buildings)	RD
g) New buildings, relocated buildings, alterations or additions to buildings identified on an approved Concept Development Consent	P
All Major Facilities: Activities	
h) Ancillary residential (residential centres, managed care facilities, rest homes, apartments, single dwellings, visitor accommodation)	P
i) Ancillary retail	P
j) Ancillary offices	P
k) Organised recreation, informal recreation and indoor recreation	P

Activity	Class
l) Licensed premises	P
m) Parking lots and parking buildings	P
n) Restaurants	P
o) Support services, including workshops, plant and vehicle depots, heating and power stations, laundries, printing and publishing, telecommunications and broadcasting	P
p) Public art	P
Waikato Hospital Campus	
q) Tertiary education and specialised training facilities	P
r) Community centre	P
s) Heliport, for the provision of emergency services	P
t) Hospital	P
u) Health care services	P
v) Emergency service facilities	P
w) Marae	P
x) Places of worship	P
y) Research laboratories	P
z) Residential centre	P
aa) Childcare facilities	P
Seddon Park, Waikato Stadium and Claudelands Events Centre	
bb) Overnight accommodation of campervans, motorhomes and caravans, whether or not in association with an on-site event (Claudelands Events Centre only)	P
cc) Multi-purpose facilities for international sports, events and functions	P
dd) Park-and-ride facilities whether or not in association with an on-site event (Claudelands Events Centre only)	P
ee) Places of assembly	P
Te Rapa Racecourse	
ff) Heliport	P
gg) Places of assembly (racecourse only)	P
hh) Multi-purpose facilities for international sports, events and functions (racecourse only)	P
ii) Horse grazing and training	P
jj) Business activities associated with the racing industry (Thoroughbred Business Park, see Figure 17.3a)	P

Activity	Class
kk) Any of the following activities where they are located in the Thoroughbred Business Park (See Figure 17.3a) – light industrial activity, service industrial activity, warehouses, ancillary offices to the above activities, ancillary retail to the above activities and trade and industry training facilities	P
ll) New buildings and alterations or additions to buildings within the Thoroughbred Business Park (see Figure 17.3a)	C
Wintec City Campus and Wintec Rotokauri Campus	
mm) Any activity that is listed as a permitted activity in the Central City Zone - Precinct 1, in the Activity Status Table in Rule 7.3, where it is located in the Wintec City Campus	P
nn) Community centre	P
oo) Tertiary education and specialised training facilities	P
pp) Farming (Wintec Rotokauri Campus only)	P
qq) Health care services	P
rr) Library	P
ss) Marae	P
tt) Places of assembly	P
uu) Places of worship	P
vv) Research and development facilities including manufacturing (excluding any noxious or offensive activity)	P
ww) Residential centre	P
xx) Childcare facilities	P
Te Awa Lakes Adventure Park	
yy) All activities listed in 17.3 b) to p)	RD
zz) Places of assembly	RD
aaa) Motorised recreation activity	RD
bbb) Motorised vehicle activity	RD
ccc) Motorised water activity	RD
ddd) Visitor accommodation where any part of the building is within the Visitor Accommodation Overlay area	RD
All Activities and Structures	
eee) Any activity not listed above	NC

Note

1. Table 15-2c of Volume 2, Appendix 15-2 contains guidance for converting vehicles per day into other units of measure.

Figure 17.3a: Thoroughbred Business Park

17.4 Rules – Concept Development Consent

17.4.1 Provision of Concept Development Consent (excluding Te Awa Lakes Adventure Park)

- a) New buildings are a permitted activity in the Major Facilities Zone when a Concept Development Consent application has been granted by Council, unless otherwise provided for in 17.4.1(b), (c) (d) and (h) below.
- b) Buildings and/or work that are permitted before the approval of a Concept Development Consent shall be:
 - i. Maintenance or repair to existing buildings
 - ii. Demolition or removal of buildings
 - iii. Accessory buildings
- c) An application for a Concept Development Consent shall be for a whole major facility site; however development of the site may proceed in stages.
- d) The activity status of a Concept Development Consent application shall be classified as restricted discretionary, unless an activity that forms part of the application is:
 - i. Discretionary, in which case the Concept Development Consent application is a discretionary activity.
 - ii. Non-complying, in which case the Concept Development Consent application is a non-complying activity.
- e) Concept Development Consents shall be formulated in accordance with the standards in this chapter.

- f) The development of a Concept Development Consent shall not preclude the requirement to comply with the relevant standards of the plan not addressed in the Concept Development Consent.
- g) Where any development or activity is not in accordance with the provisions of the Concept Development Consent, then assessment against the provisions of the Major Facilities Zone or separate resource consent shall be required for that development or activity.
- h) The Concept Development Consent for the Te Rapa Racecourse is not required to cover the Thoroughbred Business Park (see Figure 17.3a).

Note

1. A Concept Plan granted under the previous District Plan provisions is deemed to be a Concept Development Consent for the purposes of this rule.

17.5 Rules – General Standards

- a) All activities shall comply with the following standards. For the sake of clarity, if there is a conflict between a general and specific standard within this chapter then the specific standard shall apply.

17.5.1 Building Setbacks

Building setback from	Minimum distance
a) Residential or Special Character Zone boundary	5m
b) Fronting an arterial transport corridor	5m
c) Waikato Riverbank and Gully Hazard Area	6m (applies to buildings and swimming pools)

Note: Refer to chapter 21 and 22 for objectives and policies relevant to the setback from the Waikato Riverbank and Gully Hazard Area.

17.5.2 Service Areas

Description	Minimum requirements
a) Service area per site	<ul style="list-style-type: none"> i. 10m² or 1% of the gross floor area of buildings on the site, whichever is the greater ii. Minimum dimension of 2.5m iii. All-weather, dust-free surface iv. Alternatively a common service area may be provided for if identified on an approved Concept Development Consent

17.5.3 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant.

- Chapter 2: Strategic Framework
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments

- Chapter 21: Waikato River Corridor and Gully System
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

17.6 Rules – Specific Standards

17.6.1 Seddon Park

17.6.1.1 Building Standards

a) Site coverage	Maximum 40%
b) Building height	Maximum 20m
c) Height control plane	<ul style="list-style-type: none"> i. Angle: 45 degrees ii. Starting point above the boundaries of Seddon Park: <ul style="list-style-type: none"> • 20m above the boundary along Seddon Road and Tristram Street • 3m above a boundary opposite the Residential or Special Character Zone • 10m above other boundaries iii. Does not apply to lighting towers

17.6.1.2 Pyrotechnics

- a) Pyrotechnics shall be deployed no more than five days in any calendar year.
- b) Pyrotechnics shall be deployed only between 1000 and 2230 hours, except on New Year's Eve when they may be deployed up to 0030 hours on the following day (January 1).

17.6.1.3 Fences

a) Wire mesh fencing (for the purpose of security or crowd control)	Maximum 2.5m
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17.6.2 Waikato Stadium

17.6.2.1 Building Standards

a) Site coverage	Maximum 25%
b) Height control plane	<ul style="list-style-type: none"> i. Angle: 45 degrees ii. Starting point above the boundaries of Waikato Stadium: <ul style="list-style-type: none"> • 20m above the boundary along Seddon Road and Tristram Street • 3m above a boundary opposite the Residential or Special Character Zone • 10m above other boundaries iii. Does not apply to lighting towers

17.6.2.2 Pyrotechnics

- a) Pyrotechnics shall be deployed on no more than 25 days in any calendar year.

- b) Pyrotechnics shall not be deployed before 1000 hours or after 2200 hours on more than 15 days per calendar year. All pyrotechnic displays shall conclude by 2200 hours, except on New Year's Eve when pyrotechnics may be deployed up to 0030 hours on the following day (January 1).

17.6.2.3 Hours of Operation

- a) Restaurants and licensed premises (which include cafes and bars and the like) providing services (food, entertainment, alcohol and other beverages) to the general public shall not operate between 0100 and 0600 hours. 'General public' does not include in-house guests (visitors staying on site overnight) and patrons attending events at Waikato Stadium.
- b) No retail activities that provide food and services to the general public shall operate between 0100 and 0600 hours. 'General public' does not include in-house guests (visitors staying on site overnight) and patrons attending events at Waikato Stadium.
- c) No office activities shall operate between 0100 and 0600 hours.

17.6.2.4 Fences

a) Wire mesh fencing (for the purpose of security or crowd control)	Maximum 2.5m
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17.6.3 Waikato Hospital

17.6.3.1 Building Standards

a) Site coverage	Maximum 45%
b) Height control plane	<p>i. Angle: 45 degrees</p> <p>ii. Starting point above the boundaries of hospital site:</p> <ul style="list-style-type: none"> • 20m above the boundary along the east side of Pembroke Street north of the brow of the hill • 3m above a boundary adjoining a site in the Residential, Special Character or Community Facilities Zone • 10m above other boundaries

17.6.4 Wintec Rotokauri Campus

17.6.4.1 Building Standards

a) Site coverage	Maximum 25%
b) Height control plane	<p>i. Angle: 45 degrees</p> <p>ii. Starting point above the boundaries of campus site:</p> <ul style="list-style-type: none"> • 3m above a boundary adjoining a site in the Residential, Special Character, Community Facilities, or Future Urban Zone • 10m above other boundaries

17.6.5 Wintec City Campus

17.6.5.1 Building Standards

a) Site coverage	Maximum 100%
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b) Floor area ratio	1.5:1
c) Height limit	20m

17.6.6 Claudelands Events Centre and Claudelands Park

17.6.6.1 Building Standards

a) Site coverage	Maximum 25%
b) Height control plane	i. Angle: 45 degrees ii. Starting point above the boundaries of Events Centre site: <ul style="list-style-type: none"> • 3m above a boundary adjoining a site in the Residential or Special Character Zone • 10m above other boundaries

17.6.6.2 Pyrotechnics

- a) Pyrotechnics shall be deployed no more than five days in any calendar year.
- b) Pyrotechnics shall be deployed between 1000 and 2230 hours, except on New Year's Eve when pyrotechnics may be deployed up to 0030hrs on the following day (January 1).

17.6.7 Te Rapa Racecourse

17.6.7.1 Building Standards

a) Site coverage	Maximum 25%, except Thoroughbred Business Park where there is no maximum.
b) Setback from transport corridor (Thoroughbred Business Park)	Minimum 5m
c) Height control plane	i. Angle: 45 degrees ii. Starting point above the boundaries where the Major Facilities Zone adjoins any other zone: <ul style="list-style-type: none"> • 3m above a boundary adjoining a site in the Residential Zone • 10m above other boundaries

17.6.7.2 Heliport

- a) Flights (landings and takeoffs) per calendar year shall not exceed 24.

17.6.8 Te Awa Lakes Adventure Park

17.6.8.1 Building Standards

a) Site coverage over whole zoned site	Maximum 40%
b) Building setback	Minimum setback from any residential building (excluding visitor accommodation) 10m

c) Height limit (including Visitor Accommodation Overlay area)	16.5m except for floodlighting towers, masts and poles which may be 20m
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- 17.6.8.2 The water quality in the cable ski lake and any other water bodies designed for swimming in the Adventure Park shall be maintained to a swimmable standard.

17.7 Controlled Activities: Matters of Control

- a) In determining any application for resource consent for a controlled activity in addition to the relevant standards within Rules 17.4 to 17.6, the Council shall have control over the following matters referenced below:

Activity Specific	Matter of Control (Refer to Volume 2, Appendix 1.3.2)
i. New buildings, relocated buildings, alterations or additions to buildings within the Thoroughbred Business Park	B Industrial Zone C Knowledge Zone and Major Facilities Zone

17.8 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

- a) In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located within the Natural Open Space Zone, Waikato Riverbank and Gully Hazard Area, or Significant Natural Area Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies for Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.3)
i. Concept Development Consent or an update to a Concept Development Consent (All Major Facilities)	<ul style="list-style-type: none"> • B – Design and Layout • C – Character and Amenity • K – Major Facilities Concept Development Consent Consistency
ii. Alterations or additions to buildings (excluding accessory buildings) where there is no approved Concept Development Consent	<ul style="list-style-type: none"> • B – Design and Layout • K – Major Facilities Concept Development Consent Consistency

<p>iii. New buildings or relocated buildings not identified on an approved Concept Development Consent or where there is no approved Concept Development Consent (excluding accessory buildings)</p>	<ul style="list-style-type: none"> • B – Design and Layout • C – Character and Amenity • K – Major Facilities Concept Development Consent Consistency
<p>iv. All activities listed in 17.3 for Te Awa Lakes Adventure Park</p>	<ul style="list-style-type: none"> • B – Design and Layout • C – Character and Amenity • G – Transportation • J – Three Waters Capacity and Techniques • K – Te Awa Lakes Adventure Park
<p>v. Visitor Accommodation where any part of the building is within the Visitor Accommodation Overlay (Te Awa Lakes Adventure Park)</p>	<ul style="list-style-type: none"> • B – Design and Layout • C – Character and Amenity

17.9 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation