

PROPOSED  
**DISTRICT PLAN**

Hamilton City Council

**Return your signed submission to Hamilton City Council by 4:30pm, 18 December 2015.**

Submissions may be:

- posted to City Planning Unit, Hamilton City Council, Private Bag 3010, Hamilton 3240
- delivered to Hamilton City Council in Garden Place, Hamilton
- faxed to 07 838 6464 or emailed to [districtplan@hcc.govt.nz](mailto:districtplan@hcc.govt.nz)


**Note: online submissions can also be made at [hamilton.govt.nz/ruakura](http://hamilton.govt.nz/ruakura)**

**Submission form for Variation 1 (Ruakura Variation) to the Proposed District Plan 2015 (Appeals Version)**

<b>1. Submitter Details (all fields required)</b>	
Full name: Hamilton City Council	
Contact name if different from above: Richard Briggs, Chief Executive Officer, Hamilton City Council	
Organisation or Company:	
Address for service of the submitter:	Post code:
Phone number(s):	
Email: districtplan@hcc.govt.nz	

<b>2. Trade Competition</b>
If you are a person who could gain an advantage in trade competition through this submission, your right to make a submission may be limited by clause 6(4) of the First Schedule of the Resource Management Act 1991.
<input type="checkbox"/> I could NOT gain an advantage in trade competition through this submission
<input checked="" type="checkbox"/> I could gain an advantage in trade competition through this submission and I am directly affected by an effect of the subject matter of this submission that: (a) adversely affects the environment, and (b) does not relate to trade competition or the effects of trade competition.
<input checked="" type="checkbox"/> I could gain an advantage in trade competition through this submission and I am NOT directly affected by an effect of the subject matter of this submission that: (a) adversely affects the environment, and (b) does not relate to trade competition or the effects of trade competition.

<b>3. Public Hearing</b>
<input type="checkbox"/> I do OR <input checked="" type="checkbox"/> I do not wish to attend and speak at the Council hearing in support of my submission
If others make a similar submission, I will consider presenting a joint case with them at the hearing
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

<b>4. Signature of Submitter</b> (note: a signature is not required if sending your submission electronically, but please type your name below)
Signature of submitter:  Date: 6.7.2016
(or person authorised to sign on behalf of submitter)



---

## Introduction

The Ruakura Variation includes provisions for “concept development plans” (within the Knowledge Zone) and “land development plans” (within the Ruakura Logistics Zone and Ruakura Industrial Park Zone). Recent case law has considered the *vires* of the use of such mechanisms as a planning tool in district plans. These decisions are *Queenstown Airport Limited v Queenstown Lakes District Council* [2014] NZEnvC93, *Re Auckland* [2016] NZEnvC 56 (interim decision) and *Re Auckland* [2016] 65 (final decision).

In light of those decisions, Council has lodged this late submission to provide jurisdiction for the Independent Commissioners to make amendments to ensure that the provisions of the Variation are *vires* to the RMA; and are consistent with the principles of the decisions of the Environment Court.

The proposed key changes relate to concept development plans in chapter 8 – Knowledge Zone. While Hamilton City Council officers consider there to be sufficient scope within the University of Waikato (Submitter 26) submission to make the proposed changes, to avoid any doubt Hamilton City Council has lodged this late submission to enable the proposed amendments to be made. A set of proposed tracked changes to that chapter are **attached** to this submission.

The amendments with respect to land development plans are primarily to amend the reference to land development “plan” to read land development “consent”. In all other regards, the fundamental mechanism of the land development plan is not proposed to change.

Without limiting the generality of the relief sought in the table below, further detail of the provisions and the relief sought is set out below and the **attached** amended chapter 8 Knowledge Zone.



PROPOSED  
**DISTRICT PLAN**

Hamilton City Council

The specific provision of the proposal that my submission relates to is: (e.g. Objective 3.7.2.2 or Map 30A) Please list one provision per box	State whether you support, support in part or oppose this provision	State the reasons for your views	I seek the following decision from the Council on this provision: (Please give precise details including any proposed wording changes. The more specific you can be the easier it will be for the Council to understand your concerns.)
Chapter 3 Land Development Plans, including but not limited to: section 3.7.	<input type="checkbox"/> Support in part	The chapter includes objectives, policies and rules regarding Land Development Plans (“LDP”). In light of recent case law regarding the status and use of similar “development plan” mechanisms, these provisions should be amended to address any issues as to <i>vires</i> and to ensure that the mechanism in the Variation is consistent with the principles of recent case law.	Amend chapter 3 to ensure that the provisions relating to LDPs are <i>vires</i> and consistent with the principles of recent case law regarding the status and use of “development plans”; Amend reference to Land Development Plans to Land Development Consents; and Any relevant consequential amendments.
Chapter 4 – Residential, including but not limited to: 4.1; 4.1.3 Medium Density residential zone; 4.1.4 Large Lot Residential; 4.3.1 Activity Status Table; 4.5 Rules; 4.11 Restricted Discretionary Activities, matters of discretion and assessment criteria	<input type="checkbox"/> Support in part	The chapter includes objectives, policies and rules regarding Land Development Plans (“LDPs”). In light of recent case law regarding the status and use of similar “development plan” mechanisms, these provisions should be amended to address any issues as to <i>vires</i> and to ensure that the mechanism in the Variation is consistent with the principles of recent case law.	Amend chapter 4 to ensure that the provisions relating to LDPs are <i>vires</i> and consistent with the principles of recent case law regarding the status and use of “development plans”; Amend reference to Land Development Plans to Land Development Consents; and Any relevant consequential amendments.
Chapter 8 Knowledge Zone, including but not limited to: Concept Development Plans – 8.1; 8.3.1 Activity Status Table precincts A, B and D (and related note), 8.3.2, 8.3.3 Activity Status Table precinct C; 8.9 Restricted Discretionary	<input type="checkbox"/> Support in part	The chapter includes objectives, policies and rules regarding Concept Development Plans (“CDPs”). In light of recent case law regarding the status and use of similar “development plan” mechanisms, these provisions should be amended to address any issues as to <i>vires</i> and to ensure that the mechanism in the Variation is consistent with the principles of recent case law.	Amend chapter 8 to ensure that the provisions relating to CDPs are <i>vires</i> and consistent with the principles of recent case law regarding the status and use of “development plans”, as set out in the <b>attached</b> tracked change version of chapter 8; Amend reference to Concept Development Plans to Concept Development Consents; and Any relevant consequential amendments.



PROPOSED  
**DISTRICT PLAN**

Hamilton City Council

<p>Activities, matters of discretion and assessment criteria; 8.10 notification rule.</p>			
<p>Chapter 10 Ruakura Logistics Zone, including but not limited to: 10.1; 10.3 Activity Status Table; 10.7 Restricted Discretionary Activities, Matters of Discretion and assessment criteria.</p>	<p><input type="checkbox"/> Support in part</p>	<p>The chapter includes objectives, policies and rules regarding Land Development Plans (“LDP”). In light of recent case law regarding the status and use of similar “development plan” mechanisms, these provisions should be amended to address any issues as to <i>vires</i> and to ensure that the mechanism in the Variation is consistent with the principles of recent case law.</p>	<p>Amend chapter 10 to ensure that the provisions relating to LDPs are <i>vires</i> and consistent with the principles of recent case law regarding the status and use of “development plans”; Amend reference to Land Development Plans to Land Development Consents; and Any relevant consequential amendments.</p>
<p>Chapter 11 Ruakura Industrial Zone, including but not limited to: 11.3 Activity Status Table, 11.4 General Standards; 11.5 Specific Standards</p>	<p><input type="checkbox"/> Support in part</p>	<p>The chapter includes objectives, policies and rules regarding Land Development Plans (“LDP”). In light of recent case law regarding the status and use of similar “development plan” mechanisms, these provisions should be amended to address any issues as to <i>vires</i> and to ensure that the mechanism in the Variation is consistent with the principles of recent case law.</p>	<p>Amend chapter 11 to ensure that the provisions relating to LDPs are <i>vires</i> and consistent with the principles of recent case law regarding the status and use of “development plans”; Amend reference to Land Development Plans to Land Development Consents; and Any relevant consequential amendments.</p>



PROPOSED  
**DISTRICT PLAN**

Hamilton City Council

Chapter 15 Open Space Zone, including but not limited to: 15.3 Activity Status Table, 15.7 Restricted Discretionary Activities, Matters of Discretion and assessment criteria	<input type="checkbox"/> Support in part	The chapter includes objectives, policies and rules regarding Land Development Plans (“LDP”). In light of recent case law regarding the status and use of similar “development plan” mechanisms, these provisions should be amended to address any issues as to <i>vires</i> and to ensure that the mechanism in the Variation is consistent with the principles of recent case law.	Amend chapter 15 to ensure that the provisions relating to LDPs are <i>vires</i> and consistent with the principles of recent case law regarding the status and use of “development plans”; Amend reference to Land Development Plans to Land Development Consents; and Any relevant consequential amendments.
Chapter 23 – Subdivision – medium density residential (as it relates to Ruakura Variation only)	<input type="checkbox"/> Support in part	The chapter includes rules regarding Land Development Plans (“LDP”). In light of recent case law regarding the status and use of similar “development plan” mechanisms, these provisions should be amended to address any issues as to <i>vires</i> and to ensure that the mechanism in the Variation is consistent with the principles of recent case law.	Amend chapter 23 to ensure that the provisions relating to LDPs are <i>vires</i> and consistent with the principles of recent case law regarding the status and use of “development plans”; Amend reference to Land Development Plans to Land Development Consents; and Any relevant consequential amendments.
Volume 2, appendix 1: 1.2.2.25 LDPs; 1.2.2.27 CDPs	<input type="checkbox"/> Support in part	This section of the PDP includes provisions relating to information requirements for LDPs and CDPs. In light of recent case law regarding the status and use of similar “development plan” mechanisms, these provisions should be amended to address any issues as to <i>vires</i> and to ensure that the mechanism in the Variation is consistent with the principles of recent case law.	Amend Volume 2, Appendix 1 insofar as it relates to the Variation to ensure that the provisions applying to LDPs and CDPs are <i>vires</i> and consistent with the principles of recent case law regarding the status and use of “development plans”; Amend reference to Land Development Plans to Land Development Consents; Amend reference to Concept Development Plans to Concept Development Consents; and Any relevant consequential amendments.
Volume 2, appendix 1, assessment criteria	<input type="checkbox"/> Support in part	This section of the PDP includes criteria relating to LDPs and CDPs. In light of recent case law regarding the status and use of similar “development plan” mechanisms, these provisions should be amended to address any issues as to <i>vires</i> and to ensure that the mechanism in the Variation is consistent with the principles of recent	Amend Volume 2, Appendix 1 insofar as it relates to the Variation to ensure that the criteria applying to LDPs and CDPs are <i>vires</i> and consistent with the principles of recent case law regarding the status and use of “development plans”; Amend reference to Land Development Plans to Land



PROPOSED  
**DISTRICT PLAN**

Hamilton City Council

		case law.	Development Consents; Amend reference to Concept Development Plans to Concept Development Consents; and Any relevant consequential amendments.
--	--	-----------	---

*Note:*

- *Please ensure that you fill in all columns of the table for each provision you are submitting on. Use additional sheets of this page if required.*
- *Acknowledgement of submissions will take place after the submission period closes.*

## 8 Knowledge ~~Zone~~Area

### 8.1 Purpose

- a) The Knowledge Zone encompasses existing land-use activities which provide significant opportunities for tertiary education, innovation and research; including the University of Waikato, Waikato Innovation Park and the AgResearch Centre campus. The zone reflects the importance of these existing physical resources by providing further opportunities for a wide range of education, research and development activities with supporting retail and mixed-use activities.
- b) The University of Waikato comprises a 65 hectare campus site and is a major employer in education and research as well as serving a student population of approximately 12,000. The campus is characterized by extensive planting and green spaces interspersed with learning and accommodation facilities set in an undulating landscape.
- c) The neighbouring Waikato Innovation Park promotes the commercialisation and economic development of leading primary sector science, technology and research conducted in the region. It does this by providing business infrastructure ready to support and incubate new business, encouraging collaboration and innovation between research, entrepreneurs and business groups.
- d) The neighbouring AgResearch campus is a Crown Research Institute. The campus comprises 56 hectares. Its focus is to create sustainable wealth in the pastoral and biotechnology sectors.
- e) The extent of the Knowledge ~~Area~~ Zone is strategically important. It assists in enabling the City and wider catchment to meet its social, cultural and economic needs and provides an opportunity through development to achieve connectivity between all three existing land uses.
- f) Future development within the zone will strengthen the economic base of the region, generating positive economic and social outcomes. The potential for new research and innovation activities related to the operation of activities within the Ruakura Logistics ZoneArea represents further opportunities for the City.
- ~~e)g)~~ The ongoing development of the zone provides the opportunity to create a wider range of activities that complement its research and innovation functions. It is recognised that the enduring success of such activities rely increasingly upon being able to provide research facilities near related commercial activities, which will increase the end value of innovation and research.
- h) Future development within the zone should be integrated with existing activities and reflect high quality design outcomes. To achieve this, development is encouraged to occur through comprehensive resource consent applications for concept development consents
- i) The Knowledge ZoneArea also ~~needs to~~ provide s supporting retail and commercial activities which act as a focal point and increase the attractiveness for innovation and research activities to establish ~~here.~~ A Ruakura Retail Centre is provided for which ~~The zone~~ is centred on a 'main street' precinct with a large public plaza. This

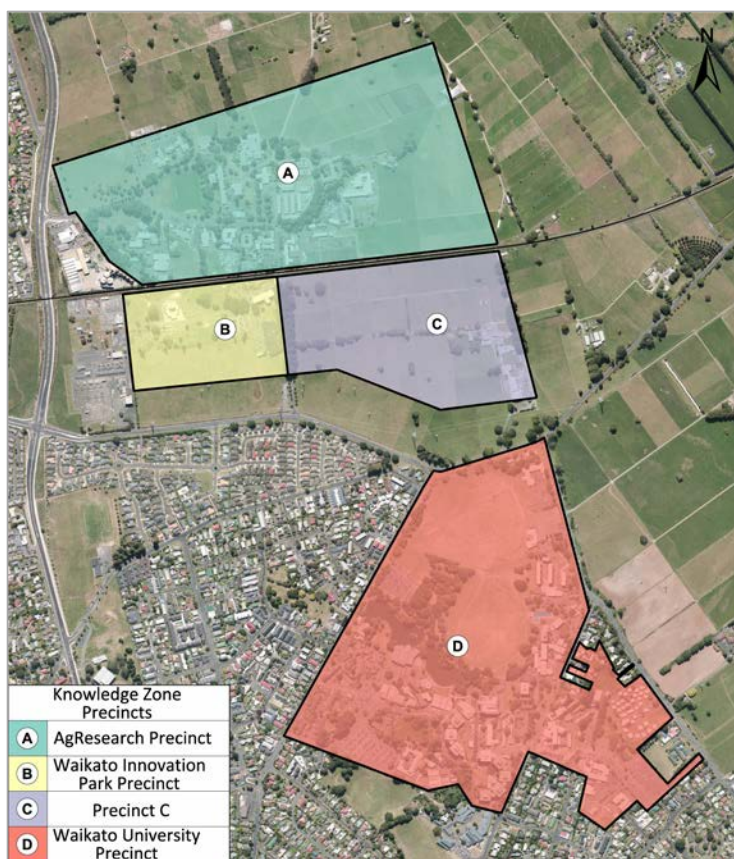
Comment [HCC1]: Late Submission

area makes provision for a passenger transport hub to provide connectivity to the Central City.

j) Development concepts for activities within the ~~zone~~area were developed as part of the Ruakura Structure Plan. This identifies the area as being appropriate for a retail, commercial and community centre which is referred to as the Ruakura Retail Centre. Activities within the Ruakura Retail Centre will be developed at a scale that will serve the Ruakura ~~Schedule Area~~Structure Plan and adjacent area. The scale and nature of the activities in the Ruakura Retail Centre shall not generate significant adverse amenity effects on surrounding residential areas and transport networks or adversely affect the primacy, function, vitality and amenity of the Central City.

k) The four precincts of the Knowledge Zone are identified on Figure 8.1 below.

Figure 8.1 Knowledge Zone Precincts



## 8.2 Objectives and Policies: Knowledge ~~Zone~~Area

Objective	Policies
<p><b>8.2.1</b> Support the continued development and expansion of <del>a</del> research, education, innovation</p>	<p><b>8.2.1a</b> Research, education, innovation and technological activities and their supporting infrastructure and ancillary activities shall be encouraged within the</p>



<p>and technological activity precincts <u>at the University of Waikato, Waikato Innovation Park, AgResearch and Precinct C that comprise the Knowledge Zone. at Ruakura.</u></p>	<p>Knowledge <u>ZoneArea</u>.</p>
	<p><b>8.2.1b</b> Co-location of activities and the shared use of infrastructure shall be encouraged to maximise the efficient use of land.</p>
	<p><b>8.2.1c</b> Activities involving the commercialisation, manufacture and development of prototype goods <u>are provided for to should only occur where they will</u> complement the primary role of research, education and innovation.</p>
	<p><b>8.2.1d</b> Activities that support the primary purpose of the Knowledge <u>ZoneArea</u> shall be provided for, which includes offices relating to a research and innovation function.</p>
	<p><b>8.2.1e</b> Establishing activities in the Knowledge <u>ZoneArea</u> that would compromise the vitality, functions and amenity of the Central City shall be avoided.</p>
	<p><b>8.2.1f</b> <u>Development within the Knowledge Zone is in general accordance with an approved Concept Plan (Precincts A, B and D) or Land Development Plan for Precinct C.</u></p>
	<p><b>8.2.1g</b> <u>Development within Precincts A, B and D of the Knowledge Zone is integrated with activities authorised through a Concept Plan Consent.</u></p>
<p><b>Explanation</b></p> <p><u>The existing Waikato Innovation Park and AgResearch centre are important economic anchors for the City, and serve the wider Waikato Region and upper North Island. Collectively these facilities represent a significant physical resource. It is important they are recognised and provided for in the zone. The immediately adjoining University of Waikato also has a strong education and research function. The significant opportunities for collaboration are enabled through these provisions.</u></p> <p><u>New development should be of a similar activity type to encourage the shared use of infrastructure, and maximise opportunities for interaction both within and outside the zone. Similarly, the provision of appropriate commercial, retail and other ancillary activities that leverage off, and are related to, innovation and research activities, as provided for in Precinct C, will enhance the outcomes sought for the zone. Precinct C</u></p>	

Comment [HCC2]: Late Submission

Comment [HCC3]: Late Submission

Comment [HCC4]: Late Submission

includes the Ruakura Retail Centre and the wider research, education, innovation and technological activities provided for in the Knowledge Zone.

An application for a Concept Plan Consent (Precincts A, B and D) or Land Development Consent Plan for Precinct C is required to provide information which sets out a detailed consideration of the scale, while including innovative and attractive designs to achieve a higher amenity environment.

Comment [HCC5]: Late Submission

Objective	Policies
<p><b>8.2.2</b> Maximise opportunities for increased accessibility, connectivity and efficiency for all modes of transport within the Knowledge <u>ZoneArea</u>.</p>	<p><b>8.2.2a</b> The development of at-grade pedestrian and cycling connections from the Knowledge <u>ZoneArea</u> into the University of Waikato campus shall be provided for.</p>
	<p><b>8.2.2b</b> Provide for the establishment of <u>an</u> integrated passenger transport hub that can include both road and rail networks to service the Knowledge <u>ZoneArea</u> and surrounding catchment upon the demand arising.</p>
	<p><b>8.2.2c</b> <u>An integrated passenger transport hub that can include both road and rail networks shall be provided for to service the zone and surrounding catchment upon the demand arising.</u></p>

**Explanation**

The zone aims to achieve comprehensively designed precincts tied to a legible network of cycleways, reserves, walkways and connections to the balance of the Ruakura Structure Plan area. The proximity to the East Coast Main Trunk railway is also a significant opportunity to realise rail as a potential mode of passenger transport infrastructure. Planning for new development within the zone must ensure that opportunities to provide such infrastructure are not compromised.

Objective	Policies
<p><b>8.2.3</b> <del>To</del> <u>M</u>aximise the long-term positive, environmental, economic, cultural and social benefits of the Knowledge <u>ZoneArea</u>.</p>	<p><b>8.2.3a</b> A range of development in a form and at a scale shall be enabled to provide for:</p> <ul style="list-style-type: none"> <li>i. The configuration of activities, buildings and infrastructure within the Knowledge <u>ZoneArea</u> to maximise its appeal as a place to work and socialise.</li> <li>ii. A distinctive identity and a high level of amenity and function.</li> <li>iii. A hierarchy of connected open spaces through the Knowledge <u>ZoneArea</u> and connections to</li> </ul>

	<p>other <del>A</del> areas within the Ruakura <del>Structure Plan</del> <u>Structure Plan</u> <del>Area</del> Area.</p> <p>iv. Limited residential and accommodation activity where it complements the primary innovation and research function.</p> <p>v. The clustering of appropriate activities around a future passenger transport hub and plaza to maximise the use and efficiency of these elements.</p>
--	--

**Explanation**

*The spatial and landscape character of the existing development is a defining quality of the zone. New development should be provided for through a Concept Plan ~~Consent~~ or Land Development ~~Consent~~ Plan (for Precinct C) process that will build upon such qualities, for example, the character of the existing development pattern and the maintenance of open space areas. However, the range and configuration of activities is recognised as an important factor in maximising the efficiency of the zone, and to draw activities from the nearby university campus into the zone. The incorporation of a 'main street', public plaza and future passenger transport interchange introduces the opportunity to create high-quality precincts that complement other development within the zone and creates a focal point for workers and visitors.*

Comment [HCC6]: Late Submission

Comment [HCC7]: Late Submission

Objective	Policies
-----------	----------

<p><b>8.2.4</b> To manage the potential adverse effects of activities within the Knowledge Zone.</p>	<p><b>8.2.4a</b> Activities within the zone shall be located where potential adverse effects on security and safety will be avoided.</p>
	<p><b>8.2.4b</b> Activities shall be located within the zone to minimise potential reverse-sensitivity effects on one another.</p>
	<p><b>8.2.4c</b> Activities sensitive to potential adverse effects shall not establish in locations within the zone where effects from activities outside the zone will be more than minor.</p>

**Explanation**

*The range of existing activities within the zone is large and includes outdoor research activities in the AqResearch Campus. Some existing activities will be sensitive to new development so care is required when considering how each new activity could impact upon the other. Security and safety issues may be an important consideration depending on the nature of the activities being introduced. Provision for A Concept Plan Consents or Land Development Consents ~~Plan~~ (for Precinct C) seeks to ensure will that minimise the potential for such effects are minimised arising.*

Comment [HCC8]: Late Submission

## Ruakura Retail Centre

Objective	Policies
<p><b>8.2.5</b> The Ruakura Retail Centre serves other activities within and adjoining the Ruakura <u>Structure Plan area Schedule Area</u> while not undermining the primacy, function, vitality and amenity of the Central City and the function of other centres.</p>	<p><b>8.2.5a</b> The Ruakura Retail Centre is to provide a mixed use environment that meets the day-to-day retail, commercial and community needs of the Ruakura <u>Structure Plan Schedule Area</u> and adjoining residential catchment.</p>
	<p><b>8.2.5b</b> The scale and nature of activities and the rate of development are managed to avoid adverse effects on the primacy, function, vitality and amenity of the Central City and the function of other centres.</p>
	<p><b>8.2.5c</b> A range of activities is provided for so that the Ruakura Retail Centre acts as a focal point for local community development through the control of size, scale, built form and diversity of activity.</p>
	<p><b>8.2.5d</b> A comprehensive, urban design-led approach, including integration with transport networks, is used to determine the form of the Ruakura Retail Centre.</p>
<p><b>Explanation</b></p> <p><u>The Ruakura Retail Centre is to provide an attractive, landscaped environment within the Knowledge Zone. This will include a mainstreet and a large public plaza. The scale and nature of the activities are not to generate significant adverse amenity effects on the surrounding residential areas and transport networks or to adversely affect the primacy, function, vitality and amenity of the central city. A Land Development Plan Consent for Precinct C is required to be approved as the basis for managing the overall framework for urban developments.</u></p>	

Comment [HCC9]: Late Submission

## University of Waikato Precinct

Objective	Policies
<p><b>8.2.6</b> The University of Waikato develops and operates successfully and contributes to the economic, social and cultural wellbeing of the City.</p>	<p><b>8.2.6a</b> A mixture of activities shall be enabled to be carried out while retaining the principal purpose.</p>
	<p><b>8.2.6b</b> The positive effects of use and development shall be recognised.</p>

	<p><b>8.2.6c</b> <u>Adverse effects on neighbourhood amenity values shall be minimised.</u></p> <p><b>8.2.6d</b> <u>Development should enable the scale and configuration of buildings and open space to contribute positively to the visual amenity values of the City.</u></p> <p><b>8.2.6e</b> <u>Quality urban design, particularly at their interface with public areas, shall be encouraged.</u></p> <p><b>8.2.6f</b> <u>Encourage the University to develop in a manner which is consistent with a Concept Plan to be submitted with any application for a Concept Development Plan Consent.</u> <u>Enable the University to develop and implement a Concept Plan which can assist with the long term planning, use and integration of buildings, facilities and open space areas.</u></p> <p><b>8.2.6g</b> <u>Encourage long term planning for the University which integrates buildings, facilities and open spaces through the use of applications for Concept Development Plan Consents.</u></p>
<p><b>Explanation</b></p>	
<p><u>The University of Waikato is a large-scale educational complex with a range of activities. Therefore the flexibility to develop and adapt is important. However, its size and complexity can make it difficult to accommodate under normal District Plan provisions and zones.</u></p> <p><u>The intention of the policies is to support the continued functioning and growth of its education services.</u></p> <p><u>The effect of the University on the wider environment and its neighbours must be managed effectively to maintain the ongoing activities of the campus. Co-existence with the neighbouring residential areas is an important element that will contribute to its long-term success.</u></p> <p><u>The development of the University provides opportunities for innovative and attractive design of buildings and facilities based on <del>an approved</del> a Concept Plan which will help maintain positive effects on the locality.</u></p>	

Comment [HCC10]: Late Submission

Comment [HCC11]: Late Submission

Comment [HCC12]: Late Submission

## Waikato Innovation Park and AgResearch Precincts

Objective	Policies
<p><b>8.2.7</b>  <i>Development within these two adjoining precincts (A and B) is integrated and enables the scale and configuration of buildings and open spaces to contribute positively to the visual amenity values of the wider Ruakura area.</i></p>	<p><b>8.2.7a</b>  <i>Encourage the continued development of the Waikato Innovation Park and AgResearch Campus to be in general accordance with separate approved Concept Plans to occur in a manner which is consistent with individual Concept Plans to be submitted with an application for a Concept Plan Development Consent for each precinct.</i></p>
<p><b>Explanation</b></p>	
<p><i>The Waikato Innovation Park and AgResearch Campus are significant existing establishments within the Knowledge Zone. A Concept Plan Consent approach to future development within their respective precincts will provide flexibility to the is intended to implement a comprehensive approach to development which integrates with current uses enabled, while recognising the role and function of the zone. The opportunity to leverage off the nearby University of Waikato, the Ruakura Logistics and Industrial Park Zones will provide growth opportunities for the existing facilities.</i></p>	

Comment [HCC13]: Late Submission

Comment [HCC14]: Late Submission

## 8.3 Rules – Activity Status

### 8.3.1 Rules – Activity Status for Precincts A, B and D

Activity	Class
<b>Precincts A, B and D</b>	
<p>a) <del>A Concept Plan Consent for the following activities: or an update to a Concept Plan</del></p> <ul style="list-style-type: none"> <li>• <del>New buildings, including relocated buildings, alterations or additions to buildings;</del></li> <li>• <del>Preparation of land for development purposes including earthworks and vegetation removal</del></li> <li>• <del>Construction of roads, pedestrian paths and cycle routes</del></li> <li>• <del>Installation of Three Waters infrastructure (including linear wetlands and storage basins)</del></li> <li>• <del>Works related to the establishment of open space networks</del></li> </ul> <p><del>An application for resource consent for a Concept Plan Consent must be for the whole site; however development of the site may proceed in stages.</del></p>	RD*
<b>AgResearch (Precinct A) and Waikato Innovation Park (Precinct B) Only</b>	
<del>b) New buildings, relocated buildings, alterations or additions to buildings in accordance with an approved Concept Plan</del>	<del>P</del>
c) Farming, pastoral grazing, horticulture and farm management activities associated with research establishments, including worker and staff accommodation	P
d) Internal alterations	P
<del>e) Alterations and additions to existing buildings (no greater than 250m<sup>2</sup> gross floor area) without an approved Concept Plan</del>	<del>P</del>
f) Alterations and additions to existing buildings (greater than 250m <sup>2</sup> gross floor area) <del>without an approved Concept Plan</del>	RD
g) Any new buildings <del>without or not in accordance with an approved Concept Plan</del>	RD
h) Existing research and innovation activities within the Waikato Innovation Park which were established in accordance with the concept plan set out in Schedule 25B of the previous Waikato District Plan and new activities where those are part of a previously approved Concept Plan administered by the Waikato District Plan and in existence at the time of notification of this District Plan	P
i) All other research, and innovation activities including testing, evaluation, office <sup>4</sup> and laboratory activities	P
j) Tertiary education and specialised training facilities	P
k) Ancillary offices to permitted research, innovation, education and laboratory activities	P
l) Commercialisation of activity ancillary to research, innovation, food production, education and laboratory activities	P
m) Support/ancillary services (including manufacturing) to research and innovation activities including workshops, plant and vehicle depots, heating and power	P

Comment [HCC16]: Late Submission

Comment [HCC15]: Late Submission

Comment [HCC17]: Late Submission

Comment [HCC18]: Late Submission

Comment [HCC19]: Late Submission

Comment [HCC20]: Late Submission

Comment [HCC21]: Late Submission

Activity	Class
<u>generators, laundries, telecommunications and data facilities</u>	
<u>n) Passenger transport facilities and transport depots (passengers)</u>	<u>P</u>
<u>o) Ancillary residential units (e.g. for research and innovation employees, including caretakers and maintenance workers)</u>	<u>P</u>
<u>p) Informal recreation, park maintenance buildings and yards, seating, sculptures and art installations</u>	<u>P</u>
<u>q) Places of assembly</u>	<u>RD</u>
<u>r) Community centres, libraries and childcare centres</u>	<u>P</u>
<u>s) Parking buildings</u>	<u>RD</u>
<u>t) Parking lots</u>	<u>P</u>
<u>u) Visitor accommodation</u>	<u>RD</u>
<u>v) Healthcare services</u>	<u>RD</u>
<u>w) Any noxious or offensive activity</u>	<u>NC</u>
<u>x) Demolition or removal of existing buildings (except heritage buildings scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage)</u>	<u>P</u>
<u>y) Maintenance or repair of buildings</u>	<u>P</u>
<u>z) Field days and open days relating to research and innovation activities</u>	<u>P</u>
<b>University of Waikato Campus Only (Precinct D)</b>	
<u>aa) Accessory buildings</u>	<u>P</u>
<u>bb) New buildings, alterations or additions where there is no approved Concept Plan and which are not located within the Interface Area</u>	<u>P</u>
<u>cc) Demolition or removal of existing buildings (except heritage buildings scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage)</u>	<u>P</u>
<u>dd) Maintenance or repair of buildings</u>	<u>P</u>
<u>ee) New buildings, alterations or additions to buildings with an external footprint of 50m<sup>2</sup> or greater and which are located within the Interface Area which are not part of an approved Concept Plan and which can be viewed directly from the closest adjoining road boundary where the activity:</u> <ul style="list-style-type: none"> <li>• <u>Complies with relevant standards in Rules 8.6 to 8.7, and</u></li> <li>• <u>Generates less than 100 vehicle movements per day</u></li> </ul>	<u>C</u>
<u>ff) New buildings, relocated buildings, alterations or additions to buildings in accordance with an approved Concept Plan and within the Interface Area</u>	<u>C</u>
<u>gg) New buildings, relocated buildings, alterations or additions to buildings in accordance with an approved Concept Plan</u>	<u>P</u>
<u>hh) Residential centres, managed care facilities, rest homes, apartments, detached dwellings and visitor accommodation</u>	<u>P</u>
<u>ii) Organised recreation, informal recreation and indoor recreation</u>	<u>P</u>
<u>jj) Licensed premises</u>	<u>P</u>
<u>kk) Parking lots and parking buildings</u>	<u>P</u>
<u>ll) Restaurants</u>	<u>P</u>

Comment [HCC22]: Late Submission

Comment [HCC23]: Late Submission

Comment [HCC24]: Late Submission

Comment [HCC25]: Late Submission



Activity	Class
<u>mm) Support services, including workshops, plant and vehicle depots, heating and power generators, laundries, printing and publishing, telecommunications and broadcasting</u>	<u>P</u>
<u>nn) Community centres</u>	<u>P</u>
<u>oo) Tertiary education and specialised training facilities</u>	<u>P</u>
<u>pp) Childcare facilities</u>	<u>P</u>
<u>qq) Healthcare services</u>	<u>P</u>
<u>rr) Libraries</u>	<u>P</u>
<u>ss) Marae</u>	<u>P</u>
<u>tt) Places of assembly</u>	<u>P</u>
<u>uu) Places of worship</u>	<u>P</u>
<u>vv) Research and innovation (excluding any noxious or offensive activity)</u>	<u>P</u>
<u>ww) Any activity identified in Rule 8.3(ff) that is not in accordance with an approved Concept Plan</u>	<u>RD</u>

Comment [HCC26]: Late Submission

**Note**

- For activities and buildings in the Electricity Transmission Corridors see Chapter 25.7: City-wide – Network Utilities and Electricity Transmission Corridors.
- Explanation of Rule 8.3.1(h) above:  
As a result of the boundary reorganisation scheme which came into effect on 1 July 2011, the land within which the existing Waikato Innovation Park is situated was transferred from Waikato District Council to Hamilton City Council, Schedule 25B of the Waikato District Plan contains an approved a Concept Plan for the Innovation Park. Existing development within that area which was established in general accordance with that Concept Plan as a permitted activity will remain a permitted activity. The development of that area in general accordance with the Concept Plan in Schedule 25B can continue as a Permitted Activity. The framework of that previously approved Concept Plan is now integrated into the Ruakura Structure Plan. If there are significant departures from the Structure Plan as the Knowledge Zone evolves, such changes can be considered as a resource consent (Restricted Discretionary) so the effects arising from any change can be considered.
- Table 15-3c of Volume 2, Appendix 15-3 contains guidance for converting vehicles per day into other units of measures.
- 'Office' includes space used for desk based research and innovation, associated meeting and administration, conferencing and similar activities and excludes commercial offices and professional offices *not associated with research and innovation activities.*

Comment [HCC27]: Late Submission

### 8.3.2 Rules – Activity Status for Precinct C (Except Ruakura Retail Centre)

Activity	Class
<b>Precinct C Only</b>	
a) Land Development <u>Consent Plan (refer Rule 3.7.3.2)</u>	RD*
b) Farming, pastoral grazing, horticulture and farm management activities associated with research establishments, including worker and staff accommodation	P

Comment [HCC28]: Late Submission

Activity	Class
c) Minor works	P
d) Alterations and additions to existing buildings (other than minor works)	RD*
e) Any new buildings	RD*
f) All other research, and innovation activities including (but not limited to) testing, evaluation, office <sup>1</sup> and laboratory activities	P
g) Tertiary education and other education and specialised training facilities	P
h) Ancillary offices to permitted research, innovation, education and laboratory activities	P
i) Commercialisation of activity ancillary to research, innovation, education and laboratory activities	P
j) Support/ancillary services to research and innovation activities including (but not limited to) workshops, plant and vehicle depots, heating and power generators, laundries, telecommunications and data facilities	P
k) Passenger transport facilities and transport depots (passengers)	P
l) Ancillary residential units (e.g. for research and innovation employees, including caretakers and maintenance workers)	P
m) Informal recreation, park maintenance buildings and yards, seating, sculptures and art installations	P
n) Places of assembly	RD
o) Community centres, libraries and childcare centres	P
p) Parking lots	P
q) Visitor accommodation	RD
r) Healthcare services	RD
s) Any permitted or restricted discretionary activity listed above generating 1500 or more vehicle movements per day	RD*
<del>t) Any noxious or offensive activity</del>	<del>NC</del>
<del>u) Activities not provided for</del>	<del>NC</del>

<sup>1</sup> 'Office' includes space used for desk based research and innovation, associated meeting and administration, conferencing and similar activities and excludes commercial offices and professional offices.

### 8.3.3 Rules – Activity Status for Precinct C - Ruakura Retail Centre only

Activity	Class
<b>Ruakura Retail Centre Only</b>	
a) Land Development <a href="#">Consent Plan (refer Rule 3.7.3.2)</a>	RD*
b) New buildings	RD*
c) Alterations and additions to existing buildings (excluding minor works)	RD*
d) Minor works	P

Comment [HCC29]: Late Submission

Activity	Class
e) Accessory Buildings	RD*
f) Demolition, removal, maintenance or repair of existing buildings (except heritage buildings scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	P
g) Any industrial activity except light or service industry	NC
h) Light Industry	D
i) Service Industry	D
j) Transport Depot	D
k) Emergency service facility	RD*
l) Noxious or offensive activities	NC
m) Research and Innovation Activities	P
n) Ancillary Office	P
o) Office less than 250m <sup>2</sup> gross floor area per tenancy	P
p) Office 250m <sup>2</sup> -500m <sup>2</sup> gross floor area per tenancy	RD*
q) Office greater than 500m <sup>2</sup> gross floor area per tenancy	NC
r) Ancillary retail	P
s) Retail less than 400m <sup>2</sup> gross floor area per tenancy	P
t) Retail 400m <sup>2</sup> gross floor area per tenancy or greater except where provided for in activity category u) in this table	RD*
u) One Supermarket or Building Improvement Centre 1,000m <sup>2</sup> gross floor area or greater within the Ruakura Retail Centre	P
v) Banks	P
w) Yard based retail less than 400m <sup>2</sup> gross floor area per tenancy	D
x) Yard based retail 400m <sup>2</sup> gross floor area or greater per tenancy	NC
y) Cafes, Restaurants and Licensed Premises	P
z) Commercial places of assembly	P
aa) Parking lots and parking buildings	P
bb) Passenger Transport Facility	P
cc) Health Care Services above ground floor	P
dd) Health care services less than 1000m <sup>2</sup> at ground floor	P
ee) Health care services over 1000m <sup>2</sup> at ground floor level	RD
ff) Childcare facility	P
gg) Community centres	P
hh) Tertiary education and specialised training facilities less than 250m <sup>2</sup> gross floor area per tenancy	P
ii) Tertiary education and specialised training facilities 250m <sup>2</sup> – 999m <sup>2</sup> gross floor area per tenancy	D
jj) Tertiary education and specialised training facilities greater than 1000m <sup>2</sup> gross floor area per tenancy	NC
kk) Total floorspace in the Ruakura Retail Centre of up to 9,000m <sup>2</sup> gross floor area comprised of:	P

Activity	Class
<ul style="list-style-type: none"> <li>no more than 7,000m<sup>2</sup> gross floor area in the activity categories s) to u)</li> <li>no more than 3,000m<sup>2</sup> gross floor area for any other permitted activities in Rule <a href="#">8.3.3</a></li> </ul>	
ll) Total floorspace in the Ruakura Retail Centre that exceeds: <ul style="list-style-type: none"> <li>7,000m<sup>2</sup> gross floor area in the activity categories s) to u); or</li> <li>3,000m<sup>2</sup> gross floor area for any other permitted activities in Rule <a href="#">8.3.3</a></li> </ul>	RD
mm) Total floorspace in the Ruakura Retail Centre between 9,000m <sup>2</sup> and 15,000m <sup>2</sup> gross floor area	RD
nn) Total floorspace in the Ruakura Retail Centre that exceeds 15,000m <sup>2</sup> gross floor area	NC
oo) Public Art	P
pp) Ancillary residential units	RD*
qq) Visitor accommodation	D
rr) Any permitted or restricted discretionary activity listed above generating 1500 or more vehicle movements per day	RD*

## 8.4 Rules – General Standards

- a) The general standards in Rule 8.4.2 – 8.4.8 do not apply to activities listed in Rule 8.3.1 in the University of Waikato Campus (Precinct D). See Rule 8.6 for specific standards relating to the University of Waikato Campus (Precinct D).
- b) The general standards in Rule 8.4 do apply to activities listed in Rule 8.3.1 in the AgResearch Centre (Precinct A) and Waikato Innovation Park (Precinct B), which are located in the Knowledge Zone.
- c) With the exception of activities in Precinct A, Precinct B and Precinct D, land use and development in the Knowledge Zone, which is undertaken in the Ruakura Structure Plan Area, shall comply with Rules 3.7.3.1, 3.7.3.2, 3.7.3.3, 3.7.3.4, 3.7.3.5, 3.7.3.7 and 3.7.4 in Chapter 3: Structure Plans.
- d) The general standards in Rule 8.4 do apply to activities listed in 8.3.2 Precinct C and 8.3.3 Precinct C (Ruakura Retail Centre).

### 8.4.1 Provision of Concept Development Consents Plans for the Waikato Innovation Park, AgResearch and University of Waikato Precincts

- a) An application for a Concept Development Consent which provides for the further development of Precinct A, B and D within the Knowledge Zone shall include the following activities:
- i. New buildings, including relocated buildings, alterations or additions to buildings;
  - ii. Preparation of land for development purposes including earthworks and vegetation removal
  - iii. Construction of roads, pedestrian paths and cycle routes
  - iv. Installation of Three Waters infrastructure (including linear wetlands and storage basins)

Comment [HCC30]: Late Submission

~~v. Works related to the establishment of open space networks.~~

~~An application for resource consent for a Concept Plan Consent must be for the whole site; however development of the site may proceed in stages.~~

Comment [HCC31]: Late Submission

~~New buildings shall be a permitted activity on the Waikato Innovation Park, AgResearch or University of Waikato Campus when a Concept Plan application has been granted by Council.~~

~~b) Activities that are permitted prior to the approval of a Concept Plan are detailed in the relevant sections of Rule 8.3.1.~~

~~c) An application for resource consent for a Concept Plan must be for the whole site; however development of the site may proceed in stages.~~

~~d) The Concept Plan application is classified as restricted discretionary, unless an activity that forms part of the application is non-complying, in which case the concept plan application is a non-complying activity.~~

Comment [HCC32]: Late Submission

~~e) All applications for Concept Development Consents Plans must be accompanied by a concept plan which has been prepared in accordance with the standards in this chapter and the Information Requirements in Appendix 1.2.2.27.~~

Comment [HCC33]: Late Submission

~~f) A Concept Plan can include a Concept Plan granted under the previous District Plan.~~

~~g) The development of a Concept Plan does not preclude the requirement to comply with the relevant standards not addressed in the Concept Plan.~~

~~h) Where any development or activities which are consented by a concept development consent will be the subject of is not in accordance with the provisions of the Concept Plan then separate resource consent applications, will be required for that development or activity unless provided for as a permitted activity in the activity status table.~~

Comment [HCC34]: Late Submission

## 8.4.2 Location of Buildings and Activities

a) Building location	No building footprint shall be closer than 10m from any indicative local or collector transport corridor identified on the Ruakura Structure Plan.
----------------------	--

## 8.4.32 Site Coverage

- a) Maximum site coverage 50%.

## 8.4.43 Permeable Surfaces

a) Net site permeability	Minimum 20% of the net site area
--------------------------	----------------------------------

## 8.4.54 Access from Ruakura Road

- a) No access to service an activity shall be provided directly to Ruakura Road unless consistent with the connection point locations identified on Figure ~~2-15A in Appendix 225H(2)XXX~~.

## 8.4.65 Building Setbacks

a) Buildings shall have minimum set backs from boundaries as follows:

i. Any boundary adjoining the railway designation (Designation F1)	10m
ii. Transport corridor boundary (except in the Ruakura Retail Centre) – local and collector <del>roads</del> <u>transport corridors</u>	5m
iii. Transport corridor boundary in Ruakura Retail Centre	0m
iv. Transport corridor boundary – arterial <del>roads</del> <u>transport corridors</u>	15m
v. Any boundary adjoining any Residential, Special Character or Open Space <u>Zones</u> <del>Areas</del>	8m
vi. All other boundaries	0m

## 8.4.76 Height in Relation to Boundary

a) No part of any building or structure may penetrate a height control plane rising at an angle of 45 degrees beginning at an elevation of 3m at the boundary of any adjoining zone~~area~~.

## 8.4.87 Maximum Height

a) The maximum height of a building or structure is 15m, except that 20% of the footprint of the building may be between 15m and 20m high.

## 8.4.8 ~~Building Design~~

<del>a) Building design</del>	<del>No building shall present a blank, plain or unfeatured facade to any boundary with a public space or Recreation/Open Space Area</del>
<del>b) Building frontage in all other areas</del>	<del>Buildings shall have a minimum facade width of 20m, or 75% of the street front boundary, whichever is the greater</del>

## 8.5 ~~Rules – Specific Standards for AgResearch and Waikato Innovation Park Precincts~~

### 8.5.1 Location of Buildings and Activities

Location	
a) Proximity to Ruakura Logistics <u>Zone</u> <del>Area</del> : Noise control	No visitor accommodation shall be situated closer than 40m to the boundary of the Ruakura Logistics <u>Zone</u> <del>Area</del> unless the building within which the activity is located can achieve compliance with the relevant noise controls specified in Rule 25.8.4.4(f), (g) and (h)

## 8.5.2 Parking Building Design

a) Parking buildings and lots	Parking buildings shall incorporate screening and facade detailing treatments affixed to the face of the building so that 50% of any facade visible from any public space is treated
-------------------------------	--

## 8.6 Rules – Specific Standards for University of Waikato Precinct

### 8.6.1 Building Setbacks

<u>Building setback from</u>	<u>Minimum</u>
a) <u>Residential Zone or Special Character Zone boundary</u>	5m
b) <u>Transport corridor boundary – arterial transport corridor</u>	5m

### 8.6.2 Building Standards

a) <u>Site coverage</u>	Maximum 45%
b) <u>Height control plane</u> <u>Note: No maximum height control</u>	i. <u>Angle: 45 degrees</u> ii. <u>Starting point above boundaries of campus site:</u> <ul style="list-style-type: none"> <li>• <u>20m above a boundary along Hillcrest Road</u></li> <li>• <u>3m above a boundary adjoining a site in the Residential Zone, Special Character Zone and Community Facilities Zone</u></li> <li>• <u>10m above all other boundaries</u></li> </ul> iii. <u>All internal boundaries of the campus site are excluded</u>

### 8.6.3 Permeable Surfaces

a) <u>Net site permeability</u>	<u>Minimum 20% of the net site area. The area required by Rule 8.6.2(b) is to be included in this percentage</u>
---------------------------------	--

## 8.7 Provisions in Other Chapters

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

- Chapter 3: Structure Plans
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gully Systems
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

## 8.8 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 8.4 to 8.6 the Council shall have control over the following matters referenced below:

Activity Specific	Matter of Control Reference Number (refer to Volume 2, Appendix 1.3.2)
i. <u>New buildings, alterations or additions to buildings with an external footprint of 50m<sup>2</sup> or greater and which are located within the Interface Area which are not part of an approved Concept Plan and which can be viewed directly from the closest adjoining road boundary where the activity:</u> <ul style="list-style-type: none"> <li>• <u>Complies with relevant standards in Rules 8.6 to 8.7, and</u></li> <li>• <u>Generates less than 100 vehicle movements per day</u></li> </ul>	<ul style="list-style-type: none"> <li>• <u>C – Knowledge Zone and Major Facilities Zone</u></li> </ul>
ii. <u>New buildings, relocated buildings, alterations or additions to buildings in accordance with an approved Concept Plan and within the Interface Area</u>	<ul style="list-style-type: none"> <li>• <u>C – Knowledge Zone and Major Facilities Zone</u></li> </ul>

Comment [HCC35]: Late Submission

Comment [HCC36]: Late Submission

## 8.9 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.

Activity Specific	Matter of Discretion (Refer to Volume 2, Appendix 1.3.3)
<b><u>Precincts A and B Knowledge Zone</u></b>	
i. <u>A Concept Development Consent Plan or an update to a Concept Plan</u>	<ul style="list-style-type: none"> <li>• <u>B – Design and Layout</u></li> <li>• <u>C – Character and Amenity</u></li> <li>• <u>N – Ruakura</u></li> </ul>

Comment [HCC37]: Late Submission



<p><u>ii. Alterations and additions to existing buildings (greater than 250m<sup>2</sup> gross floor area)</u></p>	<ul style="list-style-type: none"> <li>• <u>B – Design and Layout</u></li> <li>• <u>C – Character and Amenity</u></li> <li>• <u>D – Natural Character and Open Space</u></li> <li>• <u>F – Hazards and Safety</u></li> </ul>
<p><u>iii. Any new buildings</u></p>	<ul style="list-style-type: none"> <li>• <u>B – Design and Layout</u></li> <li>• <u>C – Character and Amenity</u></li> <li>• <u>D – Natural Character and Open Space</u></li> <li>• <u>F – Hazards and Safety</u></li> </ul>
<p><u>iv. Commercialisation of activity ancillary to research, innovation, food production, education and laboratory activities</u></p>	<ul style="list-style-type: none"> <li>• <u>B – Design and Layout</u></li> <li>• <u>C – Character and Amenity</u></li> <li>• <u>F – Hazards and Safety</u></li> </ul>
<p><u>v. Places of assembly</u></p>	<ul style="list-style-type: none"> <li>• <u>B – Design and Layout</u></li> <li>• <u>C – Character and Amenity</u></li> <li>• <u>F – Hazards and Safety</u></li> </ul>
<p><u>vi. Parking buildings</u></p>	<ul style="list-style-type: none"> <li>• <u>B – Design and Layout</u></li> <li>• <u>C – Character and Amenity</u></li> <li>• <u>G – Transportation</u></li> </ul>
<p><u>vii. Visitor accommodation</u></p>	<ul style="list-style-type: none"> <li>• <u>B – Design and Layout</u></li> <li>• <u>C – Character and Amenity</u></li> </ul>
<p><u>viii. Healthcare services</u></p>	<ul style="list-style-type: none"> <li>• <u>B – Design and Layout</u></li> <li>• <u>C – Character and Amenity</u></li> <li>• <u>F – Hazards and Safety</u></li> </ul>
<p><b><u>Precinct C Knowledge Zone</u></b></p>	
<p><u>ix. Any new buildings*</u></p>	<ul style="list-style-type: none"> <li>• <u>B – Design and Layout</u></li> <li>• <u>N – Ruakura</u></li> </ul>
<p><u>x. Alterations and additions to existing buildings</u></p>	<ul style="list-style-type: none"> <li>• <u>B – Design and Layout</u></li> <li>• <u>N – Ruakura</u></li> </ul>
<p><u>xi. Places of assembly*</u></p>	<ul style="list-style-type: none"> <li>• <u>C – Character and Amenity</u></li> </ul>
<p><u>xii. Visitor accommodation*</u></p>	<ul style="list-style-type: none"> <li>• <u>C – Character and Amenity</u></li> </ul>
<p><u>xiii. Healthcare services*</u></p>	<ul style="list-style-type: none"> <li>• <u>C – Character and Amenity</u></li> </ul>

xiv. <u>Activities which require resource consent under Rules 8.3.3 p), t), ll) and mm)</u>	<ul style="list-style-type: none"> <li>• <u>H – Functionality, Vitality, Viability and Amenity of Centres</u></li> </ul>
xv. <u>Any activity generating 1500 or more vehicle movements per day</u>	<ul style="list-style-type: none"> <li>• <u>G – Transportation</u></li> </ul>
xvi. <u>Land Development Plan</u>	<ul style="list-style-type: none"> <li>• <u>N – Ruakura</u></li> </ul>
<b><u>Ruakura Retail Centre – Precinct C – Knowledge Zone</u></b>	
xvii. <u>Any new buildings*</u>	<ul style="list-style-type: none"> <li>• <u>B – Design and Layout</u></li> <li>• <u>N – Ruakura</u></li> </ul>
xviii. <u>Alterations and additions to existing buildings</u>	<ul style="list-style-type: none"> <li>• <u>B – Design and Layout</u></li> <li>• <u>N – Ruakura</u></li> </ul>
xix. <u>Land Development Plan</u>	<ul style="list-style-type: none"> <li>• <u>N – Ruakura</u></li> </ul>
xx. <u>Emergency Service Facility</u>	<ul style="list-style-type: none"> <li>• <u>N – Ruakura</u></li> </ul>
xxi. <u>Accessory Building</u>	<ul style="list-style-type: none"> <li>• <u>N – Ruakura</u></li> </ul>
xxii. <u>Office 250m<sup>2</sup>-500m<sup>2</sup> gross floor area per tenancy</u>	<ul style="list-style-type: none"> <li>• <u>N – Ruakura</u></li> </ul>
xxiii. <u>Retail 400m<sup>2</sup> gross floor area per tenancy or greater except where provided for in activity category u) in this table</u>	<ul style="list-style-type: none"> <li>• <u>N – Ruakura</u></li> </ul>
xxiv. <u>Health care services over 1000m<sup>2</sup> at ground floor level</u>	<ul style="list-style-type: none"> <li>• <u>N – Ruakura</u></li> </ul>
xxv. <u>Total floorspace in the Ruakura Retail Centre that exceeds:</u> <ul style="list-style-type: none"> <li>• <u>7,000m<sup>2</sup> gross floor area in the activity categories s) to u); or</u></li> <li>• <u>3,000m<sup>2</sup> gross floor area for any other permitted activities in 8.3.3</u></li> </ul>	<ul style="list-style-type: none"> <li>• <u>N – Ruakura</u></li> </ul>
xxvi. <u>Total floorspace in the Ruakura Retail Centre between 9,000m<sup>2</sup> and 15,000m<sup>2</sup> gross floor area</u>	<ul style="list-style-type: none"> <li>• <u>N – Ruakura</u></li> </ul>
xxvii. <u>Ancillary residential units</u>	<ul style="list-style-type: none"> <li>• <u>N – Ruakura</u></li> </ul>
xxviii. <u>Any permitted or restricted discretionary activity listed above generating 1500 or more vehicle movements per day</u>	<ul style="list-style-type: none"> <li>• <u>G – Transportation</u></li> </ul>

<b>University of Waikato – Precinct D – Knowledge Zone</b>	
<del>xxix. Any activity identified in Rule 8.3.1gg) that is not in accordance with an approved concept plan</del>	<del>N – Ruakura</del>

Comment [HCC38]: Late Submission

## **8.10 Notification Rule**

- a) Except as provided for by Section 95A(2)(b) and (c), 95B(2) and (3) and 95C(1) to (4) of the Act applications for any Restricted Discretionary Activity identified with an asterisk(\*) in the table above will be considered without notification or the need to obtain approval from affected persons.

## **8.11 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 Defaults
- Rules Having Early or Delayed Effect

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

- Controlled Activities – Matters of Control
- Restricted Discretionary Activities – Matters for Discretion and Assessment Criteria
- Discretionary Activity Assessment Criteria
- Design Guides and Design Assessment Criteria
- Information Requirements
- Acronyms Used in the District Plan
- Definitions Used in the District Plan
- Other Methods of Implementation