

8 Knowledge Zone

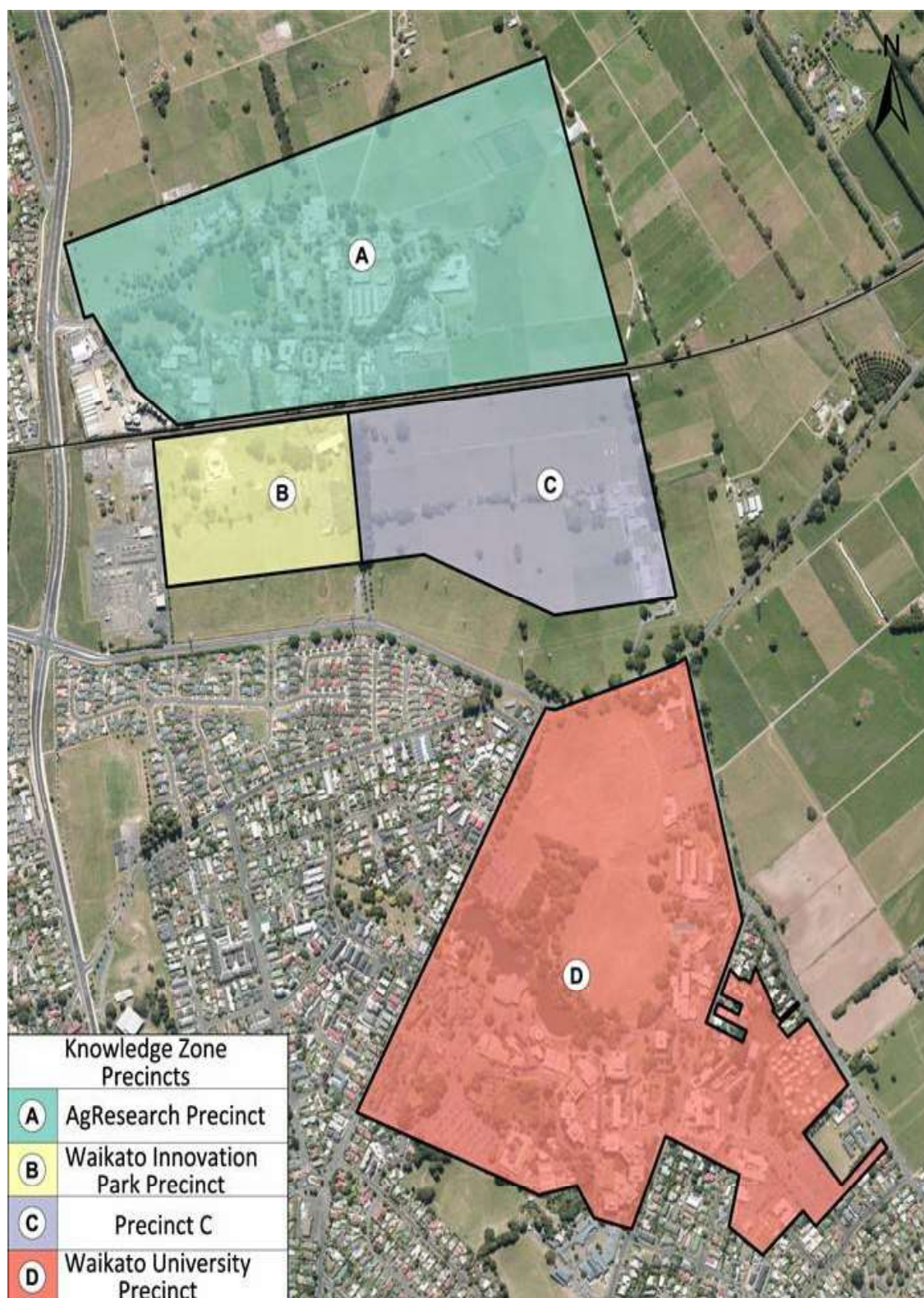
8.1 Purpose

- 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 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 Zone represents further opportunities for the City.
- 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 Zone also provides supporting retail and commercial activities which act as a focal point and increase the attractiveness for innovation and research activities to establish. A Ruakura Retail Centre is provided for which is centred on a

'main street' precinct with a large public plaza. This area makes provision for a passenger transport hub to provide connectivity to the Central City.

- j. Development concepts for activities within the zone were developed as part of the Ruakura Structure Plan area. 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 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

Objective	Policies
8.2.1	8.2.1a

Support the continued development and expansion of research, education, innovation and technological activity precincts at the University of Waikato, Waikato Innovation Park, AgResearch and Precinct C that comprise the Knowledge Zone.	Research, education, innovation and technological activities and their supporting infrastructure and ancillary activities be encouraged within the Knowledge Zone.
	8.2.1b Co-location of activities and the shared use of infrastructure be encouraged to maximise the efficient use of land.
	8.2.1c Activities involving the commercialisation, manufacture and development of prototype goods are provided for to complement the primary role of research, education and innovation.
	8.2.1d Activities that support the primary purpose of the Knowledge Zone be provided for, which includes offices relating to a research and innovation function.
	8.2.1e Establishing activities in the Knowledge Zone that would compromise the vitality, functions and amenity of the Central City shall be avoided.
	8.2.1f Development within Precinct C is integrated with activities authorised through a Land Development Consent.
	8.2.1g Development within Precincts A, B and D of the Knowledge Zone is integrated with activities authorised through a Concept Plan Consent.
Explanation	
<p><i>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.</i></p> <p><i>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 includes the Ruakura Retail Centre and the wider research, education, innovation and technological activities provided for in the Knowledge Zone.</i></p> <p><i>An application for a Concept Plan Consent (Precincts A, B and D) or Land Development Consent 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.</i></p>	

Objective	Policies
8.2.2 Maximise opportunities for increased accessibility, connectivity and efficiency for all modes of transport within the Knowledge Zone.	8.2.2a The development of at-grade pedestrian and cycling connections from the Knowledge Zone into the University of Waikato campus are to be provided for.
	8.2.2b Provide for the establishment of an integrated passenger transport hub that can include both road and rail networks to service the Knowledge Zone and surrounding catchment upon the demand arising.
Explanation <i>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.</i>	
Objective	Policies
8.2.3 Maximise the long-term positive, environmental, economic, cultural and social benefits of the Knowledge Zone.	8.2.3a A range of development in a form and at a scale shall be enabled to provide for: <ul style="list-style-type: none"> i. The configuration of activities, buildings and infrastructure within the Knowledge Zone to maximise its appeal as a place to work and socialise. ii. A distinctive identity and a high level of amenity and function. iii. A hierarchy of connected open spaces through the Knowledge Zone and connections to other areas within the Ruakura Structure Plan Area. iv. Limited residential and accommodation activity where it complements the primary innovation and research function. v. The clustering of appropriate activities around a future passenger transport hub and plaza to maximise the use and efficiency of these elements.
Explanation <i>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 (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</i>	

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.

Objective	Policies
8.2.4 To manage the potential adverse effects of activities within the Knowledge Zone.	8.2.4a Activities within the zone shall be located where potential adverse effects on security and safety will be avoided.
	8.2.4b Activities shall be located within the zone to minimise potential reverse-sensitivity effects on one another.
	8.2.4c 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.
Explanation	
<i>The range of existing activities within the zone is large and includes outdoor research activities in the AgResearch 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 Concept Plan Consents or Land Development Consents (for Precinct C) seeks to ensure that the potential for such effects are minimised.</i>	

Ruakura Retail Centre

Objective	Policies
8.2.5 The Ruakura Retail Centre serves other activities within and adjoining the Ruakura Structure Plan area while not undermining the primacy, function, vitality and amenity of the Central City and the function of other centres.	8.2.5a 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 Structure Plan area and adjoining residential catchment.
	8.2.5b 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.
	8.2.5c 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.
	8.2.5d

	A comprehensive, urban design-led approach, including integration with transport networks, is used to determine the form of the Ruakura Retail Centre.
Explanation	
<p><i>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 Consent for Precinct C is required to be approved as the basis for managing the overall framework for urban developments.</i></p>	

University of Waikato Precinct

Objective	Policies
8.2.6 The University of Waikato develops and operates successfully and contributes to the economic, social and cultural wellbeing of the City.	8.2.6a A mixture of activities shall be enabled to be carried out while retaining the principal purpose.
	8.2.6b The positive effects of use and development shall be recognised.
	8.2.6c Adverse effects on neighbourhood amenity values shall be minimised.
	8.2.6d Development should enable the scale and configuration of buildings and open space to contribute positively to the visual amenity values of the City.
	8.2.6e Quality urban design, particularly at their interface with public areas, shall be encouraged.
	8.2.6f Encourage long term planning for the University which integrates buildings, facilities and open spaces through the use of applications for Concept Plan Consents.
Explanation	
<p><i>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.</i></p> <p><i>The intention of the policies is to support the continued functioning and growth of its education services.</i></p> <p><i>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</i></p>	

the neighbouring residential areas is an important element that will contribute to its long-term success.

The development of the University provides opportunities for innovative and attractive design of buildings and facilities based on a Concept Plan which will help maintain positive effects on the locality.

Waikato Innovation Park and AgResearch Precincts

Objective	Policies
8.2.7 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.	8.2.7a Encourage the continued development of the Waikato Innovation Park and AgResearch Campus to occur in a manner which is consistent with individual Concept Plans to be submitted with an application for a Concept Plan Consent for each precinct.
Explanation <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 is intended to implement a comprehensive approach to development which integrates with current uses, 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>	

8.3 Rules – Activity Status

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

Activity	Class
Precincts A, B and D	
a. A Concept Plan Consent for the following activities: <ol style="list-style-type: none"> New buildings, including relocated buildings, alterations or additions to buildings; Preparation of land for development purposes including earthworks and vegetation removal Construction of roads, pedestrian paths and cycle routes Installation of Three Waters infrastructure (including linear wetlands and storage basins) 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.	RD
AgResearch (Precinct A) and Waikato Innovation Park (Precinct B) Only	
b. Farming, pastoral grazing, horticulture and farm management activities associated with research establishments, including worker and staff accommodation	P

c. Internal alterations	P
d. Alterations and additions to existing buildings	P
e. Any new buildings greater than 150m ² gross floor area or within the Interface Area unless otherwise authorised under Rule 8.3.1.a	RD
f. Any new buildings up to 150m ² gross floor area and not within the Interface Area	P
g. 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	P
h. All other research, and innovation activities including testing, evaluation, office ⁴ and laboratory activities	P
i. Tertiary education and other education and specialised training facilities	P
j. Ancillary offices to permitted research, innovation, education and laboratory activities	P
k. Commercialisation of activity ancillary to research, innovation, food production, education and laboratory activities	P
l. Support/ancillary services (including manufacturing) to research and innovation activities including workshops, plant and vehicle depots, heating and power generators, laundries, telecommunications and data facilities	P
m. Passenger transport facilities and transport depots (passengers)	P
n. Ancillary residential units (e.g. for research and innovation employees, including caretakers and maintenance workers)	P
o. Informal recreation, park maintenance buildings and yards, seating, sculptures and art installations	P
p. Places of assembly	RD
q. Community centres, libraries and childcare centres	P
r. Parking buildings	RD
s. Parking lots	P
t. Visitor accommodation	RD
u. Healthcare services	RD
v. Any noxious or offensive activity	NC
w. Demolition or removal of existing buildings (except heritage buildings <u>and structures</u>) scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	P
x. Maintenance or repair of buildings	P
y. Field days and open days relating to research and innovation activities	P
University of Waikato Campus Only (Precinct D)	
z. Accessory buildings	P
aa. New buildings, relocated buildings, alterations or additions less than 150m ² footprint and which are not located within the Interface Area	P

bb. Demolition or removal of existing buildings (except heritage buildings <u>and structures</u> scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	P
cc. Maintenance or repair of buildings	P
dd. New buildings, alterations or additions to buildings with an external footprint of 50m ² or greater and which are located within the Interface Area which can be viewed directly from the closest adjoining road boundary where the activity: <ul style="list-style-type: none"> • Complies with relevant standards in Rules 8.6 to 8.7, and • Generates less than 100 vehicle movements per day 	C
ee. Residential centres, managed care facilities, rest homes, apartments, detached dwellings and visitor accommodation	P
ff. Organised recreation, informal recreation and indoor recreation	P
gg. Licensed premises	P
hh. Parking lots and parking buildings	P
ii. Restaurants	P
jj. Support services, including workshops, plant and vehicle depots, heating and power generators, laundries, printing and publishing, telecommunications and broadcasting	P
kk. Community centres	P
ll. Tertiary education and specialised training facilities	P
mm. Childcare facilities	P
nn. Healthcare services	P
oo. Libraries	P
pp. Marae	P
qq. Places of assembly	P
rr. Places of worship	P
ss. Research and innovation (excluding any noxious or offensive activity)	P
tt. Any activity identified in Rule 8.3.1.aa that is greater than 150m ² footprint	RD

Note

1. For activities and buildings in the Electricity Transmission Corridors see Chapter 25.7: City-wide – Network Utilities and Electricity Transmission Corridors.
2. Explanation of Rule 8.3.1.g 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 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.
3. Table 15-2d of Volume 2, Appendix 15-3 contains guidance for converting vehicles per day into other units of measures.
4. '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.

5. A Concept Plan Consent may include a condition which requires the consent holder to submit a detailed building design, prior to construction commencing. This is to ensure quality outcomes for the Knowledge Zone in circumstances where a CPC identifies building envelopes. The matters which may be required to be addressed will be based on Assessment Criteria B – Design and Layout in Appendix 1.3.3.
6. For any activity not identified above, see Section 1.1.8.1.
7. For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage.

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

Activity	Class
Precinct C Only	
a. Land Development Consent (refer Rule 3.7.4.2)	RD*
b. Farming, pastoral grazing, horticulture and farm management activities associated with research establishments, including worker and staff accommodation	P
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 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*

Note

1. For any activity not identified above, see Section 1.1.8.1.
2. '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
Ruakura Retail Centre Only	
a. Land Development Consent (refer Rule 3.7.4.2)	RD*
b. New buildings	RD*
c. Alterations and additions to existing buildings (excluding minor works)	RD*
d. Minor works	P
e. Accessory Buildings	RD*
f. Demolition, removal, maintenance or repair of existing buildings and structures (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 2)	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 ² gross floor area per tenancy	P
p. Office 250m ² -500m ² gross floor area per tenancy	RD*
q. Office greater than 500m ² gross floor area per tenancy	NC
r. Ancillary retail	P
s. Retail less than 400m ² gross floor area per tenancy	P
t. Retail 400m ² gross floor area per tenancy or greater except where provided for in activity category u) in this table	RD*
u. Supermarkets or Building Improvement Centres 1,000m ² gross floor area or greater within the Ruakura Retail Centre	P
v. Banks	P
w. Yard based retail less than 400m ² gross floor area per tenancy	D
x. Yard based retail 400m ² 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 ² at ground floor	P
ee. Health care services over 1000m ² at ground floor level	RD
ff. Childcare facility	P
gg. Community centres	P
hh. Tertiary education and specialised training facilities less than 250m ² gross floor area per tenancy	P
ii. Tertiary education and specialised training facilities 250m ² – 999m ² gross floor area per tenancy	D
jj. Tertiary education and specialised training facilities greater than 1000m ² gross floor area per tenancy	NC
kk. Total floorspace in the Ruakura Retail Centre of up to 9,000m ² gross floor area comprised of: <ul style="list-style-type: none"> no more than 7,000m² gross floor area in the activity categories s. to u. no more than 3,000m² gross floor area for any other permitted activities in Rule 8.3.3 	P
ll. Total floorspace in the Ruakura Retail Centre that exceeds: <ul style="list-style-type: none"> 7,000m² gross floor area in the activity categories s. to u.; or 3,000m² gross floor area for any other permitted activities in Rule 8.3.3 	RD
mm. Total floorspace in the Ruakura Retail Centre between 9,000m ² and 15,000m ² gross floor area	RD
nn. Total floorspace in the Ruakura Retail Centre that exceeds 15,000m ² 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*

Note

- For any activity not identified above, see Section 1.1.8.1.
- For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage.

8.4 Rules – General Standards

- 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 3.7.4.1, 3.7.4.2, 3.7.4.3, 3.7.4.4, 3.7.4.5 and 3.7.5 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 Plans Consents for the Waikato Innovation Park, AgResearch and University of Waikato Precincts

- a. An application for a Concept Plan Consent which provides for the further development of Precinct A, B and D within the Knowledge Zone shall include, diagrammatically in the form of sub-areas the following activities:
 - i. New building, 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)
 - 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.
- b. All applications for Concept Plans Consents 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 1.2.2.20.
- c. Development or activities which are not consented by a concept plan consent will be the subject of separate resource consent applications, unless provided for as a permitted activity in the activity status table.

8.4.2 Location of Buildings and Activities (excluding Precinct C)

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 area.
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8.4.3 Site Coverage

- a. Maximum site coverage 50%.

8.4.4 Permeable Surfaces

a. Net site permeability	Minimum 20% of the net site area
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8.4.5 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 Ruakura Strategic Infrastructure – Transport (Appendix 2).

8.4.6 Building Setbacks

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

i. Any boundary adjoining the railway designation (Designation F1 & F1a)	10m
ii. Transport corridor boundary (except in the Ruakura Retail Centre) – local and collector transport corridors	5m
iii. Transport corridor boundary in Ruakura Retail Centre	0m
iv. Transport corridor boundary – arterial transport corridors	15m
v. Any boundary adjoining any Residential, Special Character or Open Space Zones	8m
vi. All other boundaries	0m

8.4.7 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.

8.4.8 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.

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

8.5.1 Location of Buildings and Activities

Location	
a. Proximity to Ruakura Logistics Zone: Noise control	No visitor accommodation shall be situated closer than 40m to the boundary of the Ruakura Logistics Zone unless the building within which the activity is located can achieve compliance with the relevant noise controls specified in Rule 25.8.3.11 – 25.8.3.14

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
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8.6 Rules – Specific Standards for University of Waikato Precinct

8.6.1 Building Setbacks

Building setback from	Minimum
a. Residential Zone or Special Character Zone boundary	5m
b. Transport corridor boundary – arterial transport corridor	5m

8.6.2 Building Standards

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

8.6.3 Permeable Surfaces

a. Net site permeability	Minimum 20% of the net site area.
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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 Precinct D – University of Waikato	Matter of Control Reference Number (refer to Volume 2, Appendix 1.3.2)
i. New buildings, alterations or additions to buildings with an external footprint of 50m ² or greater and which are located within the Interface Area which can be viewed directly from the closest adjoining road boundary where the activity: <ul style="list-style-type: none"> • Complies with relevant standards in Rules 8.6 to 8.7, and • Generates less than 100 vehicle movements per day 	<ul style="list-style-type: none"> • C – Knowledge Zone

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)
Precincts A and B and D Knowledge Zone	
i. A Concept Plan Consent*	<ul style="list-style-type: none"> • B – Design and Layout • C – Character and Amenity • N – Ruakura
ii. Any new buildings greater than 150m ² gross floor area or within the Interface Area unless otherwise authorised under Rule 8.3.1.a	<ul style="list-style-type: none"> • B – Design and Layout • C – Character and Amenity • D – Natural Character and Open Space • F – Hazards and Safety
iii. Places of assembly	<ul style="list-style-type: none"> • B – Design and Layout • C – Character and Amenity • F – Hazards and Safety
iv. Parking buildings	<ul style="list-style-type: none"> • B – Design and Layout • C – Character and Amenity • G – Transportation
v. Visitor accommodation	<ul style="list-style-type: none"> • B – Design and Layout • C – Character and Amenity
vi. Healthcare services	<ul style="list-style-type: none"> • B – Design and Layout • C – Character and Amenity • F – Hazards and Safety
Precinct C Knowledge Zone	

vii. Any new buildings*	<ul style="list-style-type: none"> • B – Design and Layout • N – Ruakura
viii. Alterations and additions to existing buildings (other than minor works)	<ul style="list-style-type: none"> • B – Design and Layout • N – Ruakura
ix. Places of assembly	<ul style="list-style-type: none"> • C – Character and Amenity
x. Visitor accommodation	<ul style="list-style-type: none"> • C – Character and Amenity
xi. Healthcare services	<ul style="list-style-type: none"> • C – Character and Amenity
xii. Activities which require resource consent under Rules 8.3.3.p, t., ll. and mm.	<ul style="list-style-type: none"> • H – Functionality, Vitality, Viability and Amenity of Centres
xiii. Any permitted or restricted discretionary activity listed generating 1500 or more vehicle movements per day*	<ul style="list-style-type: none"> • G – Transportation
xiv. Land Development Consent*	<ul style="list-style-type: none"> • N – Ruakura
Ruakura Retail Centre – Precinct C – Knowledge Zone	
xv. New buildings*	<ul style="list-style-type: none"> • B – Design and Layout • N – Ruakura
xvi. Alterations and additions to existing buildings (excluding minor works)*	<ul style="list-style-type: none"> • B – Design and Layout • N – Ruakura
xvii. Land Development Consent*	<ul style="list-style-type: none"> • N – Ruakura
xviii. Emergency Service Facility*	<ul style="list-style-type: none"> • N – Ruakura
xix. Accessory Buildings*	<ul style="list-style-type: none"> • N – Ruakura
xx. Office 250m ² -500m ² gross floor area per tenancy*	<ul style="list-style-type: none"> • N – Ruakura
xxi. Retail 400m ² gross floor area per tenancy or greater except where provided for in Rule 8.3.3.u*	<ul style="list-style-type: none"> • N – Ruakura
xxii. Health care services over 1000m ² at ground floor level	<ul style="list-style-type: none"> • N – Ruakura
xxiii. Total floorspace in the Ruakura Retail Centre that exceeds: <ul style="list-style-type: none"> • 7,000m² gross floor area in the activity categories s. to u. in Rule 8.3.3; or • 3,000m² gross floor area for any other permitted activities in Rule 8.3.3 	<ul style="list-style-type: none"> • N – Ruakura
xxiv. Total floorspace in the Ruakura Retail Centre between 9,000m ² and 15,000m ² gross floor area	<ul style="list-style-type: none"> • N – Ruakura
xxv. Ancillary residential units*	<ul style="list-style-type: none"> • N – Ruakura

xxvi. Any permitted or restricted discretionary activity listed above generating 1500 or more vehicle movements per day*	• G – Transportation
University of Waikato – Precinct D – Knowledge Zone	
xxvii. Any activity identified in Rule 8.3.1.aa that is greater than 150m ² footprint	• N - Ruakura

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 and activity status 8.3 will be considered without notification or the need to obtain approval from affected persons except that applications for:

- i. Land Development Activities and
- ii. Activities Generating 1500 or More Vehicle Movements Per Day

shall be limited notified to the following unless they have given their affected party approval

- Waka Kotahi New Zealand Transport Agency
- b. Notwithstanding clause a., where an activity identified in Rule 8.3.2 requires resource consent for a Restricted Discretionary Activity under two or more activity descriptions, and only one of the Restricted Discretionary Activities is identified with an asterisk (*), notification of the activity shall be at the Council's discretion in accordance with Section 95A, 95B and 95C of the Act.

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