

SECTION 30 - WAIKATO INNOVATION PARK (WIP) ZONE

30.0 ISSUES

- 30.0.1 Effective development of knowledge based business enterprise in Waikato.
- 30.0.2 Future urban development and recognition of key traffic routes in the vicinity (proposed Waikato Expressway, Ruakura Road).
- 30.0.3 Reduction in rural amenity values through the loss of open space, increase in traffic.
- 30.0.4 Co-ordination of infrastructure services to and within the Ruakura area.
- 30.0.5 Constraints for urban development arising from existing infrastructure items in the vicinity.

30.1 OBJECTIVES

- 30.1.1 Issues 30.0.1, 30.0.3: To encourage co-location of organisations engaged in the research, development, commercial application and manufacture of advanced technology and technology driven enterprise in this region.
- 30.1.2 Issue 30.0.2: To integrate the WIP with adjacent land use in Hamilton City and ensure that WIP development does not foreclose possible options for urban development in the wider Ruakura vicinity.
- 30.1.3 Issues 30.0.1, 30.0.2: To protect land uses adjacent to the WIP including the Ruakura Road corridor from any adverse environmental effects resulting from the development and operation of the Park.
- 30.1.4 Issue 30.0.4: To recognise and protect existing infrastructure items within and adjacent to the WIP.

30.2 POLICIES

- 30.2.1 Objective 30.1.1: To provide for the co-ordinated development of a site of sufficient size to facilitate networking and knowledge and technology transfer between research organisations and business enterprise.
- 30.2.2 Objective 30.1.1: To minimise compliance costs by clearly establishing required performance measures.
- 30.2.3 Objective 30.1.1: To provide for the development of an attractive and open park like environment.
- 30.2.4 Objective 30.1.1: To allow for prototype development and manufacture of products provided that this remains ancillary to the research and technology development function on the site.
- 30.2.5 Objective 30.1.1: To provide for a range of ancillary activities that will support the concept of the WIP.
- 30.2.6 Objective 30.1.2: To promote development in accordance with a concept plan that provides for the integration of the WIP with Hamilton City and recognises possible urban development options in the wider Ruakura area.
- 30.2.7 Objective 30.1.3: To require compliance with development controls to ensure the environmental effects of the WIP are no more than minor beyond the zone boundary.
- 30.2.8 Objective 30.1.3: To limit road access to the site to those points identified on the concept plan.
- 30.2.9 Objective 30.1.3: To require connection of main site infrastructure services to Hamilton City facilities (water supply, sewerage).

30.2.10 Objective 30.1.3: To minimise the discharge of stormwater from the site by the adoption of innovation solutions to onsite stormwater management.

30.2.11 Objective 30.1.4: To incorporate an Open Space corridor in the vicinity of existing major infrastructure items within and adjacent to the WIP (power transmission lines, railway line).

30.3 REASONS

30.3.1 Objective 30.1.1

Technology parks are a means to promote and implement the 'knowledge economy' concept in the Waikato. Job creation and wealth will result from the successful establishment of the WIP. In this way, the social and economic wellbeing of the Waikato community in particular will be provided for.

The concept of an innovation park is aimed at facilitating:

- Technology transfer to industry
- Nurturing new technology-based business (incubators)
- Networking amongst those involved in advanced technology.

There is significant benefit in the grouping of research and technology enterprises in achieving these aims. Not only is networking facilitated but technical, managerial and other professional support can be provided.

Compliance costs in terms of the Resource Management Act 1991 can be readily minimised where a development framework for a concept can be established at the outset. Structures, activities and infrastructure may then develop within the terms of known development parameters without the need to seek resource consents.

International experience has shown that successful innovation parks are developed in terms of a formulated **site concept plan** from the beginning with development being phased over time. Technology driven enterprises are shown to have been attracted to environments which provide:

- Open space and attractive surrounds
- A social and recreational infrastructure
- A sense of place.

The intention is to adopt these aims in providing for the co-ordinated development of the WIP.

30.3.2 Objective 30.1.2

Although located in the Waikato District the WIP adjoins the boundary between the district and Hamilton City along Ruakura Road. Further, the western boundary of the WIP is very close to the city boundary. Clearly the layout of the WIP must provide for the integration of park development with adjacent city uses including roading linkages, infrastructure provisions and land use. Further, careful attention has been given to ensure that the siting of the WIP in the position proposed and the layout of the park recognise and accommodate future urban development options for land held by Tainui located adjacent to the WIP in the wider Ruakura vicinity.

30.3.3 Objective 30.1.3

As noted in the reasons for Objective 1, innovation parks have been shown to be most successful where developed in terms of a master plan incorporating a park like character. This approach is to be adopted for the WIP.

Careful attention must be paid to ensuring that the WIP does not result in a significant detraction from the amenities enjoyed by neighbouring properties - both in the Waikato District (e.g AgResearch Ruakura) and in Hamilton City (which adjoins the site on the Ruakura Road frontage). For this reason, the Waikato Innovation Park Zone includes rules regarding layout and density, building height, landscaping, access, noise management and infrastructure availability.

It is particularly important to ensure that, while the provisions for the zone are included in the Waikato District Plan, these rules nevertheless provide effective management of environmental effects for property (public and private) in Hamilton City.

30.3.4 Objective 30.1.4

Development is to be restricted in close proximity to existing power transmission lines and the railway line for health, safety and amenity reasons. The provision of an open space corridor under and near these utilities also provides an open buffer around the perimeter of the WIP.

30.4 METHODS

Accordingly, Council proposes to achieve the objectives and policies noted above by introducing a Waikato Innovation Park Zone.

The rules for the zone will set the parameters in terms of which environmental effects will be managed. These rules will manage those effects which may have impacts beyond the Waikato Innovation Park Zone boundary. The approach differs from most parts of the district in that the WIP is a private development and internal roads will not be vested in the Council.

The Waikato Innovation Park Zone layout establishes two precincts. Built elements of the park (structures, roading, parking etc) will be located in a central position on the site labelled "Development Area" with the balance of the site surrounding this area being defined as Open Space Area (refer [Planning Map 118](#)). The latter area provides a buffer around the park development, accommodates for stormwater ponds, landscaping and ensures the existing power transmission lines and the East Coast Railway Line are not compromised. The concept layout for the WIP identifying the general location of key features is shown on [Planning Map 119](#).

Whilst the rules of the zone will ensure effects at the zone boundary are minor, the managers of the WIP have also put in place a Schedule of Design Guidelines for park development. The rules of this zone reflect and are complemented by the Design Guidelines which go beyond District Plan matters and include guidelines regarding building design (materials, colour, orientation etc) and internal site linkages (pedestrian paths etc).

30.5 FUTURE DEVELOPMENT

The WIP may extend onto the area immediately to the east of the Waikato Innovation Park Zone towards the existing Ruakura Abattoir. The timing of any such extension depends on the rate of development within the Waikato Innovation Park Zone. Any such development will be planned in conjunction with other Tainui owned land in the vicinity. At this time (2004) a Concept Plan for the extension of the WIP beyond the area included in the Waikato Innovation Park Zone has not been prepared.

A notation on [Planning Map 118](#) indicates generally the possible direction of future WIP expansion.

30.6 RULES

30.6.1 Reference To General Provisions For All Categories Of Activity

All the District Plan provisions for the Waikato Innovation Park Zone are included in this zone other than where it is specifically stated that the General Provisions of this District Plan apply.

Schedule of General Provisions that Apply in the Waikato Innovation Park Zone

[46](#) Buildings

[47](#) [Hazardous Substances](#) as provided for in the Business Zone

[54](#) [Items of Cultural Heritage Value](#).

Note: Other general provisions shall also apply to the Waikato Innovation Park Zone where specific rules cross-reference to other zones. For example, cross references within rules 30.6.2A vi and 30.6.2B v to the Business Zone rules will incorporate those permitted activities listed in Section 51 (Public Works and Utilities).

30.6.2 Permitted Activities

30.6.2A Development Area

- i. Agricultural and horticultural research activities (as defined in [Section 4](#) of this Plan).
- ii. Advanced research and technology development - provided that any such activity may include the manufacture of a product to the extent that such activities clearly play a secondary role to the research and technology development function.

Advanced research and technology development means activities involved in the research, development manufacture and commercial application of advanced technology including, but not limited to Agritechnology, Applied Physical Processes, Biotechnology, Chemical Processes, Food Technology, Laser Physics, Information Technology, Energy Technology, Transportation Technology, Manufacturing Technology, Medical Technology, Materials Technology, Telecommunications, Soils/Water/Air Resources, Coastal Resources, Community Values, Infrastructure Management, Leisure Issues and Safety/Security.

The manufacturing component shall:

- i) *not constitute any more than 30% of the overall gross floor area of buildings in the zone at any time.*
 - ii) *all manufacturing activities shall be conducted within buildings and there shall be no exterior work or storage of materials or product within the zone.*
 - iii) *be directly related to research and technology development activities in the zone e.g. prototype manufacture, initial run product development, manufacturing method development and the like.*
- iii. Teaching and conferencing facilities
 - iv. Ancillary activities* to any of the above including:
 - Visitor accommodation including motels, hostels or rental apartments other than where located within 200m of the boundary of Lot 2 DPS 1424 (Inghams Enterprises site)
 - Retail activities
 - Offices
 - Storage and service activities
 - Health care services
 - Pre-school facilities
 - Restaurants
 - Licensed premises
 - Informal recreation and ancillary buildings
 - Support services including workshops, plant and vehicle depots, heating and power stations, laundries, printing and publishing, telecommunications and broadcasting
 - Parking areas and buildings
 - Transfer and recycling bins.

* Ancillary activities are incidental to the other permitted activities in the zone which do not rely on the presence of ancillary activities in order to function or exist.

- v. Landscaping including lakes and other water features, art, sculpture
- vi. Public works and network utilities specified in Section 51 as permitted activities in the Business Zone
- vii. Signs provided for as permitted activities in the Business Zone.

30.6.2B Open Space Area

- i. Agricultural and horticultural research activities provided that no permanent buildings are to be erected
- ii. Advanced research and technology development provided that no permanent buildings are to be erected
- iii. Informal recreation, paths, cycle tracks
- iv. Landscaping including lakes and other water features, art and sculpture
- v. Public works and network utilities specified in Section 51 as permitted activities in the Business Zone other than as provided for in vi below
- vi. Stormwater detention facilities
- vii. One Waikato Innovation Park identification sign not exceeding 10m² in area (illuminated if required - but non flashing and non moving)
- viii. Directional signs not exceeding 2m² for the purpose of advising and directing persons within the Waikato Innovation Park.

30.6.3 Controlled Activities

- Public works and network utilities specified in Section 51 as controlled activities in the Business Zone.
- Signs in the Development Area which are provided for as controlled activities in the Business Zone.

30.6.4 Restricted Discretionary Activities

- Any permitted activity that does not comply with the conditions for permitted activities in 30.6.7 below.
- Car parking in the Open Space Area.
- Any subdivision in the zone.

30.6.5 Discretionary Activities

- Any activity not provided for as a permitted, controlled or restricted discretionary activity provided that such activities do not involve the erection of buildings in the Open Space Area or ancillary visitor accommodation within 200m of the boundary of Lot 2 DPS 1424 (Inghams Enterprises site).
- Public works and network utilities specified in Section 51 as discretionary activities in the Business Zone.
- Any sign not provided for as permitted or controlled activity.

30.6.6 Non Complying Activities

- The erection and use of any building in the Open Space Area
- Ancillary visitor accommodation including motels, hostels or rental apartments within 200m of the boundary of Lot 2 DPS 1424 (Inghams Enterprises site).

30.6.7 Conditions for Permitted Activities**(a) Bulk and Location**

Building height	Maximum height 15m
Coverage	The maximum proportion of the zone that may be covered with buildings (measured as building footprint) is 35% of the total zone area.
Location	Buildings shall be located generally in accordance with the Concept Layout Plan (Planning Map 119).
Set back from power transmission lines	All buildings and other works shall be sited to comply with the provisions of the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 (NZECP 34) or equivalent replacement Code or Standard.
Set back from western zone boundary	All buildings shall be sited at least 50m from the western zone boundary.

(b) Utilities

Water supply/sewerage	All developments and activities shall be reticulated with water supply and sewerage systems supplied by Hamilton City Council or other such system approved by the Council and contained within the Waikato Innovation Park Zone.
Stormwater	All stormwater shall as far as is practicable be managed and disposed of within the boundaries of the Waikato Innovation Park Zone with any surplus being disposed of to stormwater drains managed by Hamilton City Council.
Parking	<ul style="list-style-type: none"> • Parking shall be located generally in accordance with the Concept Layout Plan (Planning Map 119) • Parking for all activities located in the Waikato Innovation Park Zone shall be provided within that zone • Any permitted or controlled activity : 1 parking space per 35m² of gross floor area • Disabled parks shall be provided at a ratio of one (1) for every fifty (50) car parks required • Car parking and manoeuvring spaces shall comply with the dimensions in Rule 36.5 Figure 1 of this Plan other than as follows: <ul style="list-style-type: none"> ➤ Type of Parking 90° nose in ➤ Stall Width 2.5m ➤ Stall Depth from Wall 5.1 ➤ Stall Depth from Kerb 4.1 ➤ Aisle Width 7.6 ➤ Total Depth One Row 12.7 ➤ Total Depth Two Rows 17.8 • One (1) cycle parking space shall be provided for every ten (10) car parking spaces.

30.7

- A minimum of one loading space shall be provided for each separate building to be erected in the zone. The loading spaces shall be constructed in accordance with the relevant performance standards of Section 36.5 of this Plan.

Access to Ruakura Road Vehicular access to Ruakura Road shall be limited to the location shown on the Concept Layout Plan ([Planning Map 119](#)).

Internal roads All internal roads within the Waikato Innovation Park Zone are to be private roads and the following standards are to apply:

- Minimum road reserve width - 20m
- Minimum carriageway width - 6m
- Other than in terms of the minimum carriageway, all internal roads, footpaths, cycleways, car parking and manoeuvring areas shall be designed and constructed in accordance with the Waikato District Council Engineering Code of Practice - Part 2 - Rooding (or equivalent replacement code/standard). Kerb and channel works will not be required as a standard feature.
- Alternative surfacing materials may be used subject to Council approval providing the equivalent level of service as those specified in the Code of Practice is achieved.
- Internal roads shall be located to generally comply with the rooding structure in the Concept Layout Plan ([Planning Map 119](#)).
- The rooding layout shall facilitate public transport service to the Waikato Innovation Park.

(c) Amenities

Landscaping Landscaping shall be carried out progressively within the Waikato Innovation Park Zone generally in accordance with the Concept Layout Plan ([Planning Map 119](#)).

Landscaping shall comply with the Electricity (Hazards from Trees) Regulations 2003 and the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 (NZECP 34) or equivalent replacement Code or Standard. Planting shall comprise native species wherever practicable.

Noise All activities shall be conducted and buildings located, designed and used to ensure that noise levels at the boundary of the Waikato Innovation Park Zone do not exceed the following limits.

Monday - Friday - 7am - 10pm	50 dBA (L ₁₀)
Saturday - 7am - 6pm	50 dBA (L ₁₀)
All other times including public holidays	40 dBA (L ₁₀)
L _{max} - All times	75 dBA

Measurements of sound shall be conducted in accordance with [Rule 48.5.4\(f\)](#) of this Plan.

Construction Noise	Noise emanating from the site from construction activity shall comply with the requirements of Rule 48.5.4(h) of this Plan.
Dust Generation	All activities including construction works in the Waikato Innovation Park Zone shall be conducted to ensure that no dust hazard or nuisance arises to: <ul style="list-style-type: none"> • land users in the park and beyond • high voltage transmission lines in the park and beyond.
Archaeological/Cultural Finds	Should any artefacts or items of cultural/historic interest be unearthed during construction activities in the zone, the following protocols shall apply. <ul style="list-style-type: none"> • All work in the immediate vicinity should cease. • The Council, Historic Places Trust and Tangata Whenua shall be notified. • No work shall recommence until Council gives its approval to do so.

30.6.8 Exercise Of Control In Respect Of Controlled Activities

When considering an application for a controlled activity within the Waikato Innovation Park Zone, Council may exercise its control in respect of the following matters:

- Site layout
- Landscape and open space design
- Provision of infrastructure services to the development proposed
- Amenity values.

30.6.9 Assessment Criteria For Controlled Activity Applications

When the Council is assessing any application for a controlled activity within the Waikato Innovation Park Zone, it shall have regard to the following matters:

- The objectives and policies of the Zone
- Whether the proposal generally complies with the Concept Layout Plan for the zone ([Planning Map 119](#))
- Vehicular, cycle and pedestrian safety within the Zone and on the public roads adjoining the zone
- Landscape and open space design including screening/planting in car parking areas.

30.6.10 Exercise of Discretion in Respect of Restricted Discretionary Activities

When considering an application for restricted discretionary activity within the Waikato Innovation Park Zone, Council may exercise its discretion only in relation to the following matters:

- for a land use application; only the condition(s) for permitted activities that are not complied with
- for a subdivision application any matter relevant to evaluating the application in terms of the assessment criteria set out in [30.6.11B](#).

30.6.11 Assessment Criteria For Restricted Discretionary Activity Applications

30.6.11A For Land Use Consent Applications

When the Council is assessing any land use consent application for a restricted discretionary activity within the Waikato Innovation Park Zone, it shall have regard to such of the following matters as are relevant:

- The objectives and policies of the zone
- The degree to which the proposal generally complies with the Concept Layout Plan for the zone ([Planning Map 119](#))
- Vehicular, cycle and pedestrian safety within the zone and on the public roads adjoining the zone
- Landscape and open space design including screening/planting in car parking areas
- Whether the developments and activities proposed are adequately serviced with reticulated water supply and sewerage services
- Adequacy of stormwater management proposed
- Whether development at the outer edge of the park is designed in a way that has frontage to the open space corridors
- Whether the infringement by the activity or development of one or more of the permitted activity standards will have adverse visual and/or amenity effects to activities outside the zone including from Ruakura Road.

30.6.11B For Subdivision Applications

When the Council is assessing any subdivision application (restricted discretionary activity) within the Waikato Innovation Park Zone, it shall have regard to the following matters:

- The objectives and policies of the zone
- The lots created are adequately serviced for their intended use
- The lots created have practical boundaries (where applicable)
- The extent to which the size, shape and arrangement of allotments and the provision of access will affect the following:
 - i) The convenience of occupants
 - ii) Provision for on site loading and facilitation of service deliveries to individual businesses
 - iii) Adequate and convenient access by the public to individual businesses
 - iv) Public amenities.

30.6.12 Assessment Criteria For Discretionary Activity and Non Complying Applications (Land Use)

When the Council is assessing applications for a discretionary activity within the Waikato Innovation Park Zone, it shall have regard to the following matters:

- The objectives and policies of the zone.
- The conditions for permitted and controlled activities in the zone.
- The assessment criteria for restricted discretionary activities in the zone.
- Whether the activity proposed will give rise to environmental effects that will adversely impact on other activities in the zone and beyond.

- Whether sufficient distance has been achieved between the development proposed and high voltage transmission lines to ensure health and safety risks do not occur.
- The extent to which any ancillary visitor accommodation activities give rise to reverse sensitivity issues in relation to existing land uses adjacent to the zone.

30.7 FINANCIAL CONTRIBUTIONS

Financial contributions will be applied in relation to the Waikato Innovation Park Zone only where public services are provided by Waikato District Council and where upgrades or improvements to those services are required as a result of activities in the Waikato Innovation Park Zone.

However, generally financial contributions shall not be applied where developments or subdivisions take place in the Waikato Innovation Park Zone. Major site infrastructure services (water supply, sewerage, stormwater drainage) to developments in the zone are to be provided by Hamilton City Council on a user pays basis.

Likewise the general roading contribution will not apply in relation to subdivisions and developments within the Waikato Innovation Park Zone. Access to the site will be obtained from Ruakura Road which is a public road maintained by Hamilton City Council. Internal roads within the Waikato Innovation Park will not be vested in the Council but will be private roads.

No reserve contributions shall be taken for developments or subdivisions in the zone. Large areas within the zone are to be retained as open space with extensive landscaping with pedestrian and cycleway paths provided. Accordingly the taking of reserve contribution is not justifiable in resource management terms. Further, in terms of [Rule 34.5](#) reserve contributions are not required in commercial or industrial zones which serve a similar function to the Waikato Innovation Park Zone.

30.8 NOTIFICATION OF APPLICATIONS FOR LAND USE AND SUBDIVISION CONSENTS

Applications for controlled activity consents will not be publicly notified.

Applications for restricted discretionary activity consents will not be publicly notified.

Note: Service of applications is required on persons who may be adversely affected by the activity which is the subject of an application for a controlled activity or restricted discretionary activity.

30.9 ENVIRONMENTAL OUTCOMES

Development of the WIP in a co-ordinated manner.

Any environmental effects from activities located in the Waikato Innovation Park to be less than minor outside the Waikato Innovation Park Zone.

A high quality of visual amenity along the Ruakura Road interface between Hamilton City and Waikato District.

A pattern of development which provides for integration with surrounding land uses, and future urban development of the wider Ruakura vicinity.