Part 3: Area-Specific Matters

ZONES

BIZ

BUSINESS AND INNOVATION ZONES – PAKIHI ME TE AUAHTANGA

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BIZ

BUSINESS AND INNOVATION ZONES – PAKIHI ME AUAHTANGA

Status: BIZ is Operative and subject to Plan Change 9.Plan Change 9 amendments are shown in underline and ~~strikethrough.~~

INTRODUCTION

Business and Innovation parks are defined areas within which a cluster of businesses and organisations establish with the intent of collaboration to achieve business growth. Successful parks have the ability to enhance the social and economic wellbeing of the Rotorua community by generating additional employment, improving productivity and encouraging growth in gross domestic product (GDP). In addition they have the potential to enhance the city's competitiveness as a business location, attracting high quality firms and skilled workers, thus aligning directly with the objectives of the Rotorua Sustainable Economic Growth Strategy.

Rotorua's key economic drivers are forestry, geothermal energy, tourism and agriculture. These in combination with Rotorua's location and assets provide opportunities for the establishment of focussed business and innovation parks in strategic locations. The District Plan intends to provide an enabling environment for development within these parks subject to potential adverse effects being internalised within the park boundaries. In addition it is important to ensure that the type of activities that establish within these parks do not adversely affect the vitality of the City Centre Zones and Commercial zones.

Rotorua has three business or innovation parks, Scion Innovation Park, Waipa Business Park and Eastgate Business Park. Each of these parks has a different focus, ranging from tourism and recreation to scientific research.

Scion Innovation Park

Scion Innovation Park is located off Sala Street (see figure below) and provides leading scientific research in regard to the forestry sector. Over time this organisation has expanded and contributes at a national and international level leading scientific research, education and innovation. The site also accommodates several other forestry-based private organisations and government agencies.

Scion is set within a park like setting with immediate proximity to the recreational and cultural activities of the Redwood Forest and Whakarewarewa geothermal features. It is important to ensure development within the campus does not detract from the well-established character and amenity of these environments.

Two different areas (precincts) exist within the Scion campus with each of these having differing characteristics and development potential. These are described further below;

Precinct A

This area is known as the Tree Archive and contains the nursery, plant trial locations and ancillary sheds. Significant vegetation is also present to the North East of the precinct that connects to Te Ngae Road. Development within this precinct needs to maintain the vegetation and view shafts observed from Te Ngae Road.

Precinct B

This area covers the main offices and laboratories of Scion, along with the Te Papa Tipu Innovation Park established in 2006. This consists of a range of office buildings for private forestry based organisations, government agencies and other organisations from industries for which Scion provides research and development services.

Figure BIZ-1 Scion Innovation Park with Setbacks and Precincts

Waipa Business Park

The Waipa Business Park is a predominant feature of the Waipa valley at the southern gateway into Rotorua. Its direct proximity to the State Highway, Waipa Mill and Whakarewarewa Forest supports the development of a business park that supports and capitalises on the existing industrial and recreational activities.

Waipa Business Park's direct proximity to the State Highway, Waipa Mill and Whakarewarewa Forest supports the development of a business park. This provides a mix of recreational, tourism and light industrial activities related to the forest and construction industries in two distinct areas.

A more detailed description of each precinct is provided below.

Precinct A

Precinct A provides for development that will enhance and complement the existing public mountain biking and walking tracks located within the Whakarewarewa Forest.

Activities such as tourism accommodation, public facilities, information kiosks, and sport facilities are provided for within this precinct.

Precinct B

Precinct B provides for a mix of activities that are intended to support the recreational activities within Precinct A, or are related to the forestry or building industries.

Activities such as wood processing, building construction, prefabrication activities and businesses related to forest management, production, or processing are provided for in this precinct.

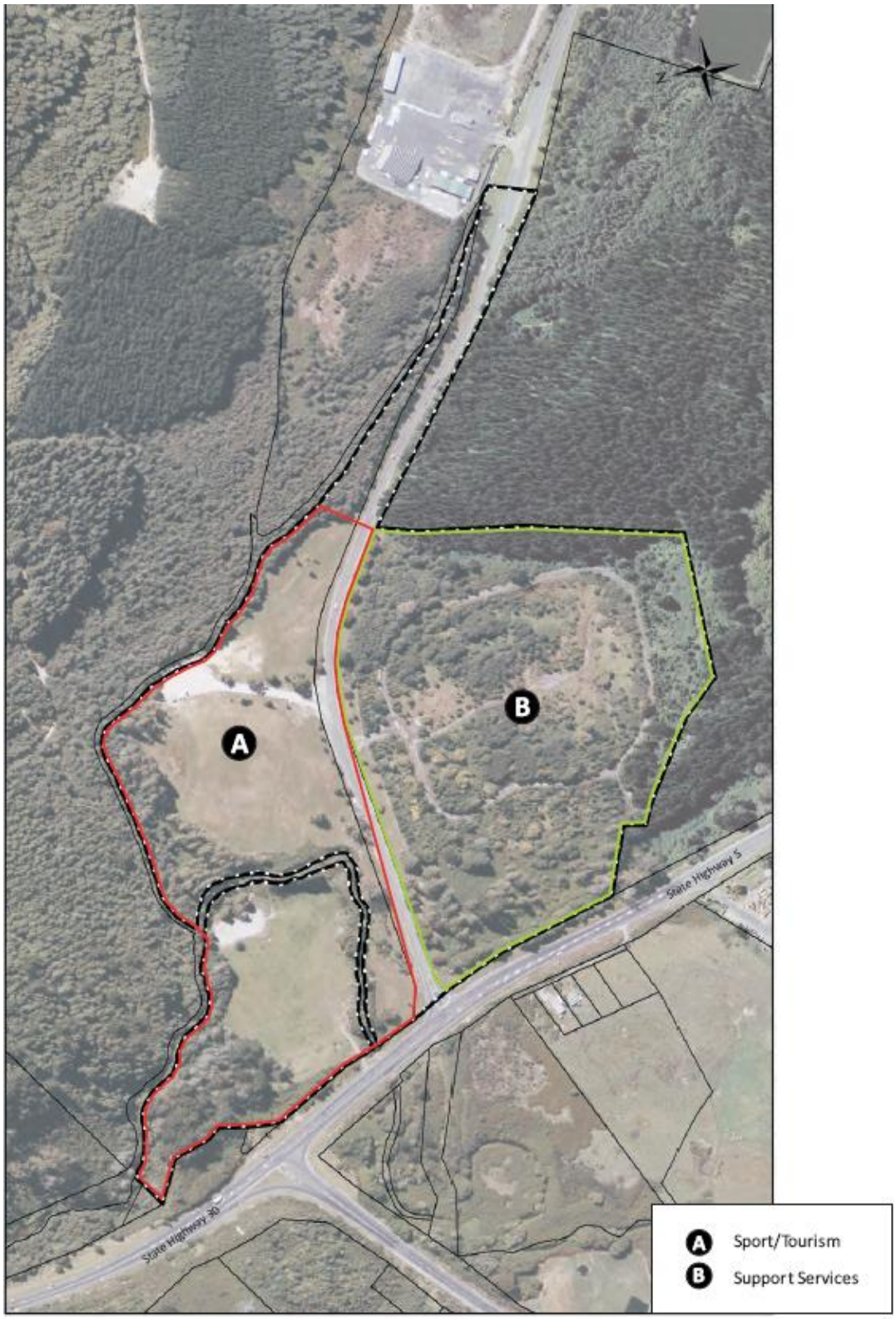

Figure BIZ-2 Waipa Business Park and Precincts

Eastgate Business Park

Eastgate Business Park is strategically located in close proximity to the Rotorua Airport and adjoins State Highway 30, thus providing a convenient location for activities that support or relate to the Airport, or activities requiring direct access to the transport network.

Zone Descriptions

Each Business and Innovation Park has specific characteristics that are discussed in more detail below:

Zone	Code	Description
Scion Innovation Park	BIZ1	Provides for a mix of scientific research and accessory activities related to the forestry sector, wood and biomaterial products, energy, waste and climate change. Low rise buildings are dispersed throughout the campus and not visually prominent. Features that contribute to the amenity of the zone include the forest backdrop, low noise and traffic levels and the campus' park like setting. The park is strategically located between two state highways and is close to the city centre. The Scion Innovation Park consists of two precincts with Precinct A containing the nursery, plant trial locations and accessory sheds and Precinct B covering the existing Te Papa Tipu Innovation Park, and the main offices and laboratories.
Waipa Business Park	BIZ2	Provides for a mix of recreational, tourism and light industrial activities related to the forest and construction industries in two distinct areas. Features that contribute to the amenity of this zone include the forest backdrop, rural setting and high vehicle and bike movements. Large open areas provide for outdoor events. The Waipa Business Park consists of two precincts with Precinct A focusing on light industrial activities related to the forestry sector, and Precinct B having more of a focus on outdoor recreation, tourism activities and commercial businesses.
Eastgate Business Park	BIZ3	Provides for innovative mixed-use commercial and light industrial activities set within a high amenity park like environment. Activities are wide ranging from educational facilities through to research and development, manufacturing and other light industrial activities.

ISSUES

There are three key issues influencing the policy framework in the business and innovation zones:

BIZ-I1 The economic and social wellbeing of Rotorua

Business and innovation parks provide for clusters of innovative mixed use development usually consisting of commercial, industrial and research activities and differ from industrial zones due to the higher levels of amenity provided. The high amenity and strategic location of these parks can attract businesses to establish within them. Therefore, enabling the continued development and operation of innovation or business parks can provide for significant growth in skilled and semi-skilled employment, attract residents to Rotorua and increase the economic and social wellbeing of the district.

BIZ-I2 Industrial and commercial operations

Each of the business and innovation parks is located within or adjoins rural or residential environments that have a different level of amenity compared to that provided for within the business and innovation parks.

Whilst ensuring innovative development continues to occur within each park it is important to internalise any operational effects generated to ensure the amenity values of adjoining zones are maintained.

BIZ-I3 Efficient operation of Business and Innovation Zones and reverse sensitivity

The development of the business and innovation parks needs to be focussed on providing for businesses and activities that are directly related to the intent of the park rather than providing for activities that are better suited to other zones. Establishment of inappropriate activities such as community or retail facilities within business and innovation parks can be in conflict with and constrain efficient use of the zone.

The establishment of new activities within incompatible zones or in close proximity to existing activities that have a different level of amenity can create adverse reverse sensitive effects. This has the ability to reduce the efficient operation of the existing activities or undermine the intended amenity of the zone.

OBJECTIVES

The economic and social wellbeing of Rotorua

BIZ-O1 *[8.3.1]*	Efficient Business and Innovation Zones that provide for the co-location of businesses and organisations that increase the economic and social well-being of the district whilst maintaining the character and amenity of the business environment. *Policy BIZ-P1*

Industrial and commercial operations

BIZ-O2 *[8.3.2]*	Enable activities to co-locate within business and innovation zones to promote their efficient development and contribute to the economic and social wellbeing of the district where the activity is consistent with the amenity values of the Business and Innovation Park. *Policies BIZ-P2 to BIZ-P3*

Efficient operation of Business and Innovation Zones

BIZ-O3 *[8.3.3]*	Efficient use of business and innovation parks by the establishment of activities consistent with the intended use of the park. *Policy BIZ-P4*
BIZ-O4 *[1.3.10]*	Subdivision, use and development that enables the continued efficient operation of existing development and activities. *Policies BIZ-P5*

Scion Innovation Park

BIZ-O5 *[8.3.4]*	An Innovation Park that promotes scientific research and accessory activities related to the forestry sector, wood and biomaterial products, energy, waste and climate change and does not detract from the amenity and cultural values of the surrounding environment. *Policies BIZ-P6 to BIZ-P7*

Waipa Business Park

BIZ-O6 *[8.3.5]*	A business park that provides for outdoor recreation, sporting events, tourism and light industrial activities related to the forest industry and capitalises on its proximity to the Whakarewarewa Forest, Waipa Mill and State Highway 5. *Policies BIZ-P8 to BIZ-P10*

Eastgate Business Park

BIZ-O7 *[8.3.6]*	A mixed use business park that provides for the establishment of a range of light industrial and commercial activities within high amenity settings that contribute to the economic growth of the Rotorua district. *Policies CCZ-P11 to CCZ-P12*

POLICIES

The economic and social wellbeing of Rotorua

Objective BIZ-O1

BIZ-P1 *[8.3.1.1]*	Enable activities to co-locate within business and innovation zones to promote their efficient development and contribute to the economic and social wellbeing of the district where the activity is consistent with the amenity values of the Business and Innovation Park.

Industrial and commercial operations

Objective BIZ-O2

BIZ-P2 *[8.3.2.1]*	Maintain the economic and social vitality of the city centre and the environmental values of the rural and residential zones by restricting activities that are not suited for, or related to, the intended amenity of each Business and Innovation Park Zone.
BIZ-P3 *[8.3.2.2]*	Ensure adverse effects associated with activities are internalised within Business and Innovation Park boundaries.

Efficient operation of Business and Innovation Zones

Objective BIZ-O3

BIZ-P4 *[8.3.3.1]*	Restrict the establishment of activities in business and innovation zones where the activity is inconsistent with the amenity values and intended use of the business or innovation park.

Objective BIZ-O4

BIZ-P5 *[1.3.10]*	Subdivision, use and development that enables the continued efficient operation of existing development and activities.

Scion Innovation Park

Objective BIZ-O5

BIZ-P6 *[8.3.4.1]*	Enable the establishment and efficient operation of activities that are compatible with the amenity and intended use of the innovation park, including: 1. High levels of vegetation and landscaping 2. Low rise buildings that are dispersed through and nestled within the landscaped site 3. Low levels of noise 4. Self-contained on-site parking.
BIZ-P7 *[8.3.4.2]*	Ensure activities and development do not detract from the cultural and natural values associated with the adjacent Redwoods in the Tokorangi Triangle.

Waipa Business Park

Objective BIZ-O6

BIZ-P8 *[8.3.5.1]*	Enable the establishment and efficient operation of light industrial, tourism and recreational activities that are compatible with the amenity of the business park, with amenity including: 1. Moderate levels of noise and vibration 2. Moderate levels of glare and light spill 3. High levels of traffic movement to/from the State Highway associated with industrial activity 4. High levels of building coverage 5. Higher levels of signage complementing industrial activity.
BIZ-P9 *[8.3.5.2]*	Provide for the establishment of ancillary retail activities in the business park where they are directly associated with the industrial and recreational activities located on site.
BIZ-P10 *[8.3.5.3]*	Ensure the development of the business park proceeds in a manner that does not detract from the recreational activities and amenity values of the Whakarewarewa Forest.

Eastgate Business Park

Objective BIZ-O7

BIZ-P11 *[8.3.6.1]*	Maintenance of the character and amenity enjoyed in the Eastgate Business Park, where character is defined by: 1. Large industrial buildings located within a high amenity park-like setting 2. Moderate noise levels from business activities and the adjoining State Highway and airport.
BIZ-P12 *[8.3.6.2]*	Restrict the establishment of identified commercial activities that have the potential to compromise the vitality of the city centre and commercial zones.

RULES

The rules in this chapter are set out in three tables. The first table BIZ 1 Zone (Scion Innovation Park), the second addresses BIZ 2 Zone (Waipa Business Park) and the third BIZ 3 Zone (Eastgate Business Park). BIZ 1 and BIZ 2 Zones include precincts (refer to figures BIZ-1 and BIZ-2), which are also addressed inside these rule tables.

The rules in this chapter apply in addition to the rules in other chapters.

For certain activities, consent may be required by rules in more than one chapter in the Plan. Unless expressly stated that a rule overrides another rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1 - How the Plan Works.

Key relationships to note include:

1. The District Wide Matters chapters must also be considered. Examples of matters managed under these rules that are commonly associated with activities in Business and Innovation Zones include (but are not limited to) earthworks, noise and light emissions, management of noise sensitive activities near the airport and signs.
2. For subdivision in Business and Innovation Zones refer to the separate chapter SUB – Subdivision.

Links the rule categories are provided below:

Rules for Activities in Business and Innovation 1 Zone: Scion Innovation Park 13
General 13
Scientific Research 13
Support Services 15
Other Activities 16
Rules for Activities in Business and Innovation 2 Zone: Waipa Business Park 18
General 18
Tourism and Recreation 18
Retail and Commercial Activities 21
Industrial Activities 22
Other Activities 25
Rules for Activities in Business and Innovation 3 Zone: Eastgate Business Park 26
General 26
Retail and Commercial Activities 27
Industrial Activities 32
Community Infrastructure 34
Other Activities 35

Rules for Activities in Business and Innovation 1 Zone: Scion Innovation Park

General			
BIZ-R1	**Any activity not listed in the table below.**		*[8.5(1)(2), 8.5(2)(2), 8.5(3(1)]*
Applicable Spatial Layers Business and Innovation 1 Zone	**1. Activity Status:** Non-Complying		
Scientific Research			
BIZ-R2	**Plantation forestry for scientific and research purposes**		*[8.5(1)(3)]*
Applicable Spatial Layers Business and Innovation 1 Zone	**1. Activity Status:** Permitted **Performance Standards:** a. Parking, access and turning BIZ-S4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R2(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.	
BIZ-R3	**Buildings for laboratories, scientific trials and nursery uses**		*[8.5(1)(4)]*
Applicable Spatial Layers Business and Innovation 1 Zone	**1. Activity Status:** Permitted **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; and c. Parking, access and turning BIZ-S4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R3(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.	

BIZ-R4	**Offices for employees of scientific research organisations located onsite or offices related to the forestry sector**	*[8.5(1)(6)]*
Applicable Spatial Layers Business and Innovation 1 Zone	**1. Activity Status:** Permitted **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; and c. Parking, access and turning BIZ-S4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R4(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.
BIZ-R5	**Industrial or trade processes relating to scientific and research purposes**	*[8.5(1)(7)]*
Applicable Spatial Layers Business and Innovation 1 Zone	**1. Activity Status:** Permitted **Performance Standards:** a. Height BIZ-S1; b. YardsBIZ-S2; and c. Parking, access and turning BIZ-S4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R5(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC – Financial Contributions; and d. Natural hazards BIZ-MD1.
BIZ-R6	**Scientific research based activities and associated buildings and accessory activities relating to natural products and environmental management**	*[8.5(1)(5)]*
Applicable Spatial Layers Business and Innovation 1 Zone: Precinct B	**1. Activity Status:** Permitted **Performance Standards:** a. Height BIZ-S1; b. YardsBIZ-S2; and c. Parking, access and turning BIZ-S4.	**3. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R6(1) and BIZ-R6(2).

Applicable Spatial Layers Business and Innovation 1 Zone: Precinct A	**2. Activity Status:** Controlled **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; and c. Parking, access and turning BIZ-S4. **Matters of Control:** a. Building design BIZ-MC1; b. Parking, access and turning BIZ-MC2; c. Natural hazards BIZ-MC3; and d. Financial contribution BIZ-MC4.		**Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.
Support Services			
BIZ-R7	**Cafeteria facilities to service Scion employees and the campus**		*[8.5(1)(8)]*
Applicable Spatial Layers Business and Innovation 1 Zone: Precinct B	**1. Activity Status:** Permitted **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; and c. Parking, access and turning BIZ-S4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R7(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.	
Applicable Spatial Layers Business and Innovation 1 Zone: Precinct A	**3. Activity Status:** Non-Complying		
BIZ-R8	**~~Household~~ Residential units for short-term and semi-permanent staff and visiting research academics and scientists**		*[8.5(1)(9)]*
Applicable Spatial Layers Business and Innovation 1 Zone: Precinct B	**1. Activity Status:** Permitted **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; and c. Parking, access and turning BIZ-S4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R8(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and	

		adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.
Applicable Spatial Layers Business and Innovation 1: Precinct A	**3. Activity Status:** Non-Complying	
BIZ-R9	**Day care centres for children of staff on campus**	*[8.5(1)(10)]*
Applicable Spatial Layers Business and Innovation 1 Zone: Precinct B	**1. Activity Status:** Controlled **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; c. Parking, access and turning BIZ-S4. **Matters of Control:** a. Building design and amenity BIZ-MC1; b. Parking, access and turning BIZ-MC2; c. Natural hazards BIZ-MC3; and d. Financial contribution BIZ-MC4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R9(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.
Applicable Spatial Layers Business and Innovation 1 Zone: Precinct A	**3. Activity Status:** Non-Complying	
Other Activities		
BIZ-R10	**Micro scale wind turbines**	*[8.5(1)(29), 8.5(2)(27), 8.5(3)(36)]*
Applicable Spatial Layers Business and Innovation 1 Zone	**1. Activity Status:** Permitted **Where:** The micro scale wind turbines are rooftop/building integrated or pole/tower mounted. **Performance Standards:** a. Any wind turbines located on land that are either rooftop/building integrated shall not exceed 3	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R10(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites;

	metres above the building height. The rotor's blades shall not exceed 1 metre in diameter; and b. Yards BIZ-S2.	b. How the activity provides more efficient and practical use of the remainder of the site; and c. Natural hazards BIZ-MD1.
BIZ-R11	**Fire training buildings**	*[8.5(1)(35), 8.5(2)(30)]*
Applicable Spatial Layers Business and Innovation 1 Zone	**1. Activity Status:** Discretionary **Assessment Criteria:** a. General BIZ-AC1.	
BIZ-R12	**Helicopter take-off and landing areas**	*[8.5(1)(31), 8.5(2)(28)]*
Applicable Spatial Layers Business and Innovation 1 Zone	**1. Activity Status:** Discretionary **Assessment Criteria:** a. Topographical features and existing buildings and the likely effect on visual and noise impacts of the proposal; b. Proposals for the monitoring and regular audit of noise and other environmental impacts; c. The extent to which the activity complies with NZS6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas; and d. General BIZ-AC1.	
BIZ-R13	**Concerts**	*[8.5(1)(30), 8.5(3)(31)]*
Applicable Spatial Layers Business and Innovation 1 Zone	**1. Activity Status:** Non-Complying	
BIZ-R14	**Tourist accommodation**	*[8.5(1)(32)]*
Applicable Spatial Layers Business and Innovation 1 Zone	**1. Activity Status:** Non-Complying	
BIZ-R15	**Vehicle transport or storage facilities**	*[8.5(1)(33)]*
Applicable Spatial Layers Business and Innovation 1 Zone	**1. Activity Status:** Non-Complying	

BIZ-R16	Offensive trades	[8.5(1)(34), 8.5(2)(29)]
Applicable Spatial Layers Business and Innovation 1 Zone	**1. Activity Status:** Prohibited	

Rules for Activities in Business and Innovation 2 Zone: Waipa Business Park

General		
BIZ-R17	**Any activity not listed in the table below.**	[8.5(1)(2), 8.5(2)(2) 8.5(3(1)]
Applicable Spatial Layers Business and Innovation 2 Zone	**1. Activity Status:** Non-Complying	

Tourism and Recreation			
BIZ-R18	**Public toilets, car parking and information kiosks**		[8.5(2)(3)]
Applicable Spatial Layers Business and Innovation 2 Zone	**1. Activity Status:** Permitted **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; and c. Parking, access and turning BIZ-S4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in BIZ-R18(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.	
BIZ-R19	**Mobile food and beverage facilities**		[8.5(2)(4)]
Applicable Spatial Layers Business and Innovation 2 Zone	**1. Activity Status:** Permitted **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; and c. Parking, access and turning BIZ-S4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in BIZ-R19(1). **Matters if Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone	

		and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.
BIZ-R20	**Temporary or permanent offices ancillary to outdoor recreational events**	*[8.5(2)(9)]*
Applicable Spatial Layers Business and Innovation 2 Zone	**1. Activity Status:** Permitted **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; and c. Parking, access and turning BIZ-S4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R20(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.
BIZ-R21	**Outdoor recreation activities**	*[8.5(2)(5)]*
Applicable Spatial Layer Business and Innovation 2 Zone: Precinct A	**1. Activity Status:** Permitted **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; and c. Parking, access and turning BIZ-S4.	**3. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R21(1) and BIZ-R21(2). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.
Applicable Spatial Layers Business and Innovation 2 Zone: Precinct B	**2. Activity Status:** Controlled **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; and c. Parking, access and turning BIZ-S4. **Matters of Control:** a. Building design and amenity BIZ-MC1; b. Parking, access and turning BIZ-MC2; c. Natural hazards BIZ-MC3; and d. Financial contributions BIZ-MC4.	

BIZ-R22	Sport and training facilities		[8.5(2)(8)]
Applicable Spatial Layers Business and Innovation 2 Zone	**1. Activity Status:** Controlled **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; c. Parking, access and turning BIZ-S4. **Matters of Control:** a. Building design and amenity BIZ-MC1; b. Parking, access and turning BIZ-MC2; c. Natural hazards BIZ-MC3; and d. Financial contribution BIZ-MC4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R22(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.	
BIZ-R23	**Conference facilities**		[8.5(2)(6)]
Applicable Spatial Layers Business and Innovation 2 Zone: Precinct A	**1. Activity Status:** Controlled **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; c. Parking, access and turning BIZ-S4. **Matters of Control:** a. Building design and amenity BIZ-MC1; b. Parking, access and turning BIZ-MC2; c. Natural hazards BIZ-MC3; and d. Financial contribution BIZ-MC4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R23(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.	
Applicable Spatial Layers Business and Innovation 2 Zone: Precinct B	**3. Activity Status:** Discretionary **Assessment Criteria:** a. General BIZ-AC1.		
BIZ-R24	**Tourist accommodation including resort spas**		[8.5(2)(7)]
Applicable Spatial Layers Business and Innovation 2 Zone	**1. Activity Status:** Discretionary **Assessment Criteria:** a. General BIZ-AC1.		

Retail and Commercial Activities			
BIZ-R25	**On-site facilities relating to the hire and servicing of cycling equipment; or to the storage and servicing of cycling activities**		*[8.5(2)(10), 8.5(2)(11)]]*
Applicable Spatial Layers Business and Innovation 2 Zone	**1. Activity Status:** Permitted **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; and c. Parking, access and turning BIZ-S4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R25(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.	
BIZ-R26	**Ancillary retail related to outdoor recreation activities**		*[8.5(2)(13)]*
Applicable Spatial Layers Business and Innovation 2 Zone	**1. Activity Status:** Controlled **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; and c. Parking, access and turning BIZ-S4. **Matters of Control:** a. Building design and amenity BIZ-MC1; b. Parking, access and turning BIZ-MC2; c. Natural hazards BIZ-MC3; and d. Financial contribution BIZ-MC4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R26(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.	
BIZ-R27	**Restaurants and Café**		*[8.5(2)(12), [8.5(3)(13)]*
Applicable Spatial Layers Business and Innovation 2 Zone	**1. Activity Status:** Discretionary **Assessment Criteria:** a. General BIZ-AC1.		

Industrial Activities		
BIZ-R28	**Wood processing unless otherwise specified**	*[8.5(2)(14)]*
Applicable Spatial Layers Business and Innovation 2 Zone: Precinct B	**1. Activity Status:** Permitted **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; and c. Parking, access and turning BIZ-S4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in BIZ-R28(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.
Applicable Spatial Layers Business and Innovation 2 Zone: Precinct A	**3. Activity Status:** Discretionary **Assessment Criteria:** a. General BIZ-AC1.	
BIZ-R29	**Businesses related to forest management, production, or processing**	*[8.5(2)(15)]*
Applicable Spatial Layers Business and Innovation 2 Zone: Precinct B	**1. Activity Status:** Permitted **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; and c. Parking, access and turning BIZ-S4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in BIZ-R29(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.

Applicable Spatial Layers Business and Innovation 2 Zone: Precinct A	**3. Activity Status:** Discretionary **Assessment Criteria:** a. General BIZ-AC1.	
BIZ-R30	**Building, construction and prefabrication activities**	*[8.5(2)(16)]*
Applicable Spatial Layers Business and innovation 2 Zone: Precinct B	**1. Activity Status:** Permitted **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; and c. Parking, access and turning BIZ-S4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R30(1). **Matters if Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.
Applicable Spatial Layers Business and innovation 2 Zone: Precinct A	**3. Activity Status:** Discretionary **Assessment Criteria:** a. General BIZ-AC1.	
BIZ-R31	**Carriers, and couriers including transport operators**	*[8.5(2)(17)]*
Applicable Spatial Layers Business and Innovation 2 Zone: Precinct B	**1. Activity Status:** Permitted **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; and c. Parking, access and turning BIZ-S4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R31(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.

Applicable Spatial Layers Business and Innovation 2 Zone: Precinct A	**3. Activity Status:** Discretionary **Assessment Criteria:** a. General BIZ-AC1.	
BIZ-R32	**Commercial storage facilities**	*[8.5(2)(18), 8.5(3)(20)]*
Applicable Spatial Layers Business and Innovation 2 Zone: Precinct B	**1. Activity Status:** Controlled **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; and c. Parking, access and turning BIZ-S4. **Matters of Control:** a. Building design and amenity BIZ-MC1; b. Parking, access and turning BIZ-MC2; c. Natural hazards BIZ-MC3; and d. Financial contribution BIZ-MC4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R32(1) **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.
Applicable Spatial Layers Business and Innovation 2 Zone: Precinct A	**3. Activity Status:** Discretionary **Assessment Criteria:** a. General BIZ-AC1.	
BIZ-R33	**Ancillary retail to established industrial activities**	*[8.5(2)(19)]*
Applicable Spatial Layers Business and Innovation 2 Zone: Precinct B	**1. Activity Status:** Controlled **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; c. Parking, access and turning BIZ-S4. **Matters of Control:** a. Building design and amenity BIZ-MC1; b. Parking, access and turning BIZ-MC2; c. Natural hazards BIZ-MC3; and d. Financial contribution BIZ-MC4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R33(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.

Applicable Spatial Layers Business and Innovation 2 Zone: Precinct A	**3. Activity Status:** Discretionary **Assessment Criteria:** a. General BIZ-AC1.	
BIZ-R34	**Pulp mill and Biomass processing**	*[8.5(2)(20)]*
Applicable Spatial Layers Business and Innovation 2 Zone	**1. Activity Status:** Non-Complying	
Other Activities		
BIZ-R35	**Micro scale wind turbines**	*[8.5(1)(29), 8.5(2)(27), 8.5(3)(36)]*
Applicable Spatial Layers Business and Innovation 2 Zone	**1. Activity Status:** Permitted **Where:** The micro scale wind turbines are rooftop/building integrated or pole/tower mounted. **Performance Standards:** a. Any wind turbines located on land that are either rooftop/building integrated shall not exceed 3 metres above the building height. The rotor's blades shall not exceed 1 metre in diameter; and b. Yards BIZ-S2.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R35(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; and c. Natural hazards BIZ-MD1.
BIZ-R36	**Fire training buildings**	*[8.5(1)(35), 8.5(2)(30)]*
Applicable Spatial Layers Business and Innovation 2 Zone: Precinct A or B	**1. Activity Status:** Permitted **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; and c. Parking, access and turning BIZ-S4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R36(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.

BIZ-R37	Helicopter take-off and landing areas	[8.5(1)(31), 8.5(2)(28)]
Applicable Spatial Layers Business and Innovation 2 Zone	**1. Activity Status:** Discretionary **Assessment Criteria:** a. Topographical features and existing buildings and the likely effect on visual and noise impacts of the proposal; b. Proposals for the monitoring and regular audit of noise and other environmental impacts; c. The extent to which the activity complies with NZS6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas; and d. General BIZ-AC1.	
BIZ-R38	**Offensive Trades**	[8.5(1)(34), 8.5(2)(29)]
Applicable Spatial Layers Business and Innovation 2 Zone	**1. Activity Status:** Prohibited	

Rules for Activities in Business and Innovation 3 Zone: Eastgate Business Park

General			
BIZ-R39	**Any activity not listed in the table below**		[8.5(1)(2), 8.5(2)(2) 8.5(3(1)]
Applicable Spatial Layers Business and Innovation 3 Zone	**1. Activity Status:** Permitted **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; c. Site coverage BIZ-S3; and d. Parking, access and turning BIZ-S4; and e. Landscaping BIZ-S5.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in BIZ-R39(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.	

BIZ-R40	Any activity accessory to a controlled activity		[8.5(3)(2)]
Applicable Spatial Layers Business and Innovation 3 Zone	**1. Activity Status:** Controlled **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; c. Site coverage BIZ-S3; d. Parking, access and turning BIZ-S4; and e. Landscaping BIZ-S5. **Matters of Control:** a. Building design and amenity BIZ-MC1; b. Parking, access and turning BIZ-MC2; c. Natural hazards BIZ-MC3; and d. Financial contribution BIZ-MC4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in BIZ-R40(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.	

Retail and Commercial Activities

BIZ-R41	Ancillary retail activities		[8.5(3)(5)]
Applicable Spatial Layers Business and Innovation 3 Zone	**1. Activity Status:** Permitted **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; c. Site coverage BIZ-S3; d. Parking, access and turning BIZ-S4; and e. Landscaping BIZ-S5	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R41(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.	

BIZ-R42	Wholesale and retail of bulk goods, sale of vehicles, vessels and heavy machinery		[8.5(3)(8)]
Applicable Spatial Layers Business and Innovation 3 Zone	**1. Activity Status:** Permitted **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; c. Site coverage BIZ-S3; d. Parking, access and turning BIZ-S4; and	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R42(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites;	

	e. Landscaping BIZ-S5.	b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under Part FC – Financial contributions; and d. Natural hazards BIZ-MD1.
BIZ-R43	**Internal cafeteria facilitates to service onsite employees**	*[8.5(3)(11)]*
Applicable Spatial Layers Business and Innovation 3 Zone	**1. Activity Status:** Permitted **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; c. Site coverage BIZ-S3; d. Parking, access and turning BIZ-S4; and e. Landscaping BIZ-S5;	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R43(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.
BIZ-R44	**Car rental agencies**	*[8.5(3)(14)]*
Applicable Spatial Layers Business and Innovation 3 Zone	**1. Activity Status:** Permitted **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; c. Site coverage BIZ-S3; and d. Parking, access and turning BIZ-S4; and e. Landscaping BIZ-S5.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R44(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.
BIZ-R45	**Veterinary hospitals**	*[8.5(3)(16)]*
Applicable Spatial Layers Business and Innovation 3 Zone	**1. Activity Status:** Permitted **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; c. Site coverage BIZ-S3;	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R45(1). **Matters of Discretion:** a. How the degree of non-compliance will

	d. Parking, access and turning BIZ-S4; and e. Landscaping BIZ-S5	reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.
BIZ-R46	**Restaurants and Cafés**	*[8.5(2)(12), 8.5(3)(13), 8.5(2)(12), 8.5(3)(12)]*
Applicable Spatial Layers Business and Innovation 3 Zone	**1. Activity Status:** Permitted **Where:** a. The activity is a café; b. There is only one café within the whole of the BI3 Zone; and c. Opening hours are between the hours of 7am and 5pm. **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; c. Site coverage BIZ-S3; d. Parking, access and turning BIZ-S4; and e. Landscaping BIZ-S5.	**3. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R46(1) or (2). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.
Applicable Spatial Layers Business and Innovation 3 Zone	**2. Activity Status:** Controlled **Where:** The activity is a drive through restaurant. **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; c. Site coverage BIZ-S3; d. Parking, access and turning BIZ-S4; and e. Landscaping BIZ-S5 **Matters of Control:** a. Building design and amenity BIZ-MC1; b. Parking, access and turning BIZ-MC2; c. Natural hazards BIZ-MC3; and	

	d. Financial contribution BIZ-MC4;	
Business and Innovation 3 Zone	**4. Activity Status:** Discretionary **Where:** The restaurant is not otherwise specified **Assessment Criteria:** a. General BIZ-AC1.	
BIZ-R47	**Commercial recreation**	*[8.5(3)(17), 8.5(3)(18)]*
Applicable Spatial Layers Business and Innovation 3 Zone	**1. Activity Status:** Controlled **Where:** The activity is indoor. **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; c. Site coverage BIZ-S3; d. Parking, access and turning BIZ-S4; and e. Landscaping BIZ-S5 **Matters of Control:** a. Building design and amenity BIZ-MC1; b. Parking, access and turning BIZ-MC2; c. Natural hazards BIZ-MC3; and d. Financial contribution BIZ-MC4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R47(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.
Applicable Spatial Layers Business and Innovation 3 Zone	**3. Activity Status:** Discretionary **Where:** The activity is outdoor. **Assessment Criteria:** a. General BIZ-AC1.	
BIZ-R48	**Retail**	*[8.5(3)(6), 8.5(3)(7), 8.5(3)(4), 8.5(3)(9)]*
Applicable Spatial Layers Business and Innovation 3 Zone	**1. Activity Status:** Permitted **Where:** The activity is retail comprising building, trade or farming supplies or motor vehicles parts. **Performance Standards:**	**3. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R48(1) or (2). **Matters of Discretion:**

	a. Height BIZ-S1; b. Yards BIZ-S2; c. Site coverage BIZ-S3; d. Parking, access and turning BIZ-S4; and e. Landscaping BIZ-S5	a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.
Applicable Spatial Layers Business and Innovation 3 Zone	**2. Activity Status:** Controlled **Where:** The activity is convenience retail. **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; c. Site coverage BIZ-S3; d. Parking, access and turning BIZ-S4; and e. Landscaping BIZ-S5. **Matters of Control:** a. Building design and amenity BIZ-MC1; b. Parking, access and turning BIZ-MC2; c. Natural hazards BIZ-MC3; and d. Financial contribution BIZ-MC4.	
Applicable Spatial Layers Business and Innovation 3 Zone	**4. Activity Status:** Restricted Discretionary **Where:** The activity is trade retail **Matters of Discretion:** a. In instances where one or more of the performance standards for the zone are not met: the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the relevant objectives and policies. b. Access, on-site parking, queuing and turning areas are designed and located to provide efficient circulation on-site and avoid potential adverse effects on adjoining sites, the safety of pedestrians, cyclists and the safe and efficient functioning of the road network; and c. Natural hazards BIZ-MD1.	
Applicable Spatial Layers Business and Innovation 3 Zone	**5. Activity Status:** Discretionary **Where:** a. Ground floor area is less than 400m^2; and b. The activity is not otherwise specified. **Assessment Criteria:** a. General BIZ-AC1.	

BIZ-R49	Tourist accommodation	[8.5(3)(15)]
Applicable Spatial Layers Business and Innovation 3 Zone	1. **Activity Status:** Non-Complying	

Industrial Activities		
BIZ-R50	**Commercial storage facilities**	[8.5(2)(18), 8.5(3)(20)]
Applicable Spatial Layers Business and Innovation 3 Zone	1. **Activity Status:** Permitted **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; c. Site coverage BIZ-S3; d. Parking, access and turning BIZ-S4; and e. Landscaping BIZ-S5.	2. **Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R50(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.
BIZ-R51	**Wholesale outlets and warehouses**	[8.5(3)(22)]
Applicable Spatial Layers Business and Innovation 3 Zone	1. **Activity Status:** Permitted **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; c. Site coverage BIZ-S3; d. Parking, access and turning BIZ-S4; and e. Landscaping BIZ-S5	2. **Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R51(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.

BIZ-R52	**Service stations**		*[8.5(3)(21)]*
Applicable Spatial Layers Business and Innovation 3 Zone	**1. Activity Status:** Controlled **Performance Standards:** a. The maximum trading floor space devoted to the display, sale or hire of retail goods (other than motor vehicle parts, accessories or goods associated with motoring) shall not exceed 250m^2. b. Height BIZ-S1; c. Yards BIZ-S2; d. Site coverage BIZ-S3; and e. Parking, access and turning BIZ-S4; and f. Landscaping BIZ-S5. **Matters of Control:** a. Building design and amenity BIZ-MC1; b. Parking, access and turning BIZ-MC2; c. Natural hazards BIZ-MC3; and d. Financial contribution BIZ-MC4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R52(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.	

BIZ-R53	**Motor vehicle repair garages**		*[8.5(3)(21)]*
Applicable Spatial Layers Business and Innovation 3 Zone	**1. Activity Status:** Controlled **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; c. Site coverage BIZ-S3; d. Parking, access and turning BIZ-S4; and e. Landscaping BIZ-S5. **Matters of Control:** a. Building design and amenity BIZ-MC1; b. Parking, access and turning BIZ-MC2; c. Natural hazards BIZ-MC3; and d. Financial contribution BIZ-MC4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R53(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.	

Community Infrastructure			
BIZ-R54	**Convention centres**		*[8.5(3)(23)]*
Applicable Spatial Layers Business and Innovation 3 Zone	**1. Activity Status:** Controlled **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; c. Site coverage BIZ-S3; d. Parking, access and turning BIZ-S4; and e. Landscaping BIZ-S5. **Matters of Control:** a. Building design and amenity BIZ-MC1; b. Parking, access and turning BIZ-MC2; c. Natural hazards BIZ-MC3; and d. Financial contribution BIZ-MC4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R54(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.	
BIZ-R55	**Funeral homes**		*[8.5(3)(24)]*
Applicable Spatial Layers Business and Innovation 3 Zone	**1. Activity Status:** Controlled **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; c. Site coverage BIZ-S3; d. Parking, access and turning BIZ-S4; and e. Landscaping BIZ-S5. **Matters of Control:** a. Building design and amenity BIZ-MC1; b. Parking, access and turning BIZ-MC2; c. Natural hazards BIZ-MC3; and d. Financial contribution BIZ-MC4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R55(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.	
BIZ-R56	**Industrial trade and trade training facilitates**		*[8.5(3)(25)]*
Applicable Spatial Layers Business and Innovation 3 Zone	**1. Activity Status:** Controlled **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; c. Site coverage BIZ-S3;	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R56(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and	

	d. Parking, access and turning BIZ-S4; and e. Landscaping BIZ-S5. **Matters of Control:** a. Building design and amenity BIZ-MC1; b. Parking, access and turning BIZ-MC2; c. Natural hazards BIZ-MC3; and d. Financial contribution BIZ-MC4.	adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.
BIZ-R57	**Community facilities**	*[8.5(3)(26)]*
Applicable Spatial Layers Business and Innovation 3 Zone	**1. Activity Status:** Controlled **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; c. Site coverage BIZ-S3; d. Parking, access and turning BIZ-S4; and e. Landscaping BIZ-S5. **Matters of Control:** a. Building design and amenity BIZ-MC1; b. Parking, access and turning BIZ-MC2; c. Natural hazards BIZ-MC3; and d. Financial contribution BIZ-MC4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R57(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.
Other Activities		
BIZ-R58	**Micro scale wind turbines**	*[8.5(1)(29), 8.5(2)(27), 8.5(3)(36)]*
Applicable Spatial Layers Business and Innovation 3 Zone	**1. Activity Status:** Permitted **Where:** The micro scale wind turbines are rooftop/building integrated or pole/tower mounted. **Performance Standards:** a. Any wind turbines located on land that are either rooftop/building integrated shall not exceed 3 metres above the building height. The rotor's blades shall not exceed 1 metre in diameter; b. Yards BIZ-S2	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R58(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; and c. Natural hazards BIZ-MD1.

BIZ-R59	**Ancillary offices**		*[8.5(3)(30)]*
Applicable Spatial Layers Business and Innovation 3 Zone	**1. Activity Status:** Permitted **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; c. Site coverage BIZ-S3; and d. Parking, access and turning BIZ-S4; and e. Landscaping BIZ-S5.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R59(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.	
BIZ-R60	**Call centres associated with an existing use**		*[8.5(3)(33)]*
Applicable Spatial Layers Business and Innovation 3 Zone	**1. Activity Status:** Controlled **Performance Standards:** a. Height BIZ-S1; b. Yards BIZ-S2; c. Site coverage BIZ-S3; d. Parking, access and turning BIZ-S4; and e. Landscaping BIZ-S5. **Matters of Control:** a. How it is proposed to ensure the call centre is associated with and continues to be associated with an existing use within the Business Park so it does not detract from the vitality of the city centre; b. Building design and amenity BIZ-MC1; c. Parking, access and turning BIZ-MC2; d. Natural hazards BIZ-MC3; and e. Financial contribution BIZ-MC4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for BIZ-R60(1). **Matters of Discretion:** a. How the degree of non-compliance will reduce the amenity of the zone and adversely affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; c. Any required financial contribution under FC - Financial Contributions; and d. Natural hazards BIZ-MD1.	
BIZ-R61	**Residential units ~~accommodation~~**		*[8.5(3)(27)]*
Applicable Spatial Layers Business and Innovation 3 Zone	**1. Activity Status:** Discretionary **Assessment Criteria:** a. General BIZ-AC1.		

BIZ-R62	Retirement homes	[8.5(3)(28)]
Applicable Spatial Layers Business and Innovation 3 Zone	1. **Activity Status:** Discretionary **Assessment Criteria:** a. General BIZ-AC1.	
BIZ-R63	**Offices**	[8.5(3)(29)]
Applicable Spatial Layers Business and Innovation 3 Zone	1. **Activity Status:** Discretionary **Assessment Criteria:** a. General BIZ-AC1.	
BIZ-R64	**Concerts**	[8.5(1)(30), 8.5(3)(31)]
Applicable Spatial Layers Business and Innovation 3 Zone	1. **Activity Status:** Non-Complying	

Performance Standards

The following performance standards apply if listed in the rule table for the relevant activity.

BIZ-S1 Maximum height and daylight envelope

[8.6.1(1)][8.6.2(1)][8.6.3(1)]

1. **Business and Innovation 1 Zone:**
   a. The maximum height of a building or structure shall not exceed 15m above the natural ground level.
   b. The maximum height specified under BIZ-S1(1)(a) is subject to complying with the following:
      i. Where sites adjoin a residential zone no part of a building shall extend outside the daylight envelope.
2. **Business and Innovation 2 Zone and Business and Innovation 3 Zone:**
   a. The maximum height of a building or structure shall not exceed 12m above the natural ground level.

   Advice Note:

   There is no daylight envelope for the BIZ2 and BIZ3 Zones.

BIZ-S2 Yard requirements

[8.6.1(2)][8.6.2(2)][8.6.3(2)]

1. **Business and Innovation 1 Zone:**
   a. Boundaries adjoining Te Ngae Road: 10m

b. Boundaries adjoining a Residential Zone: 10m

c. Boundaries adjoining a Rural Zone: 10m

d. No building or waste disposal facility may be erected within 25m of the Puarenga Stream (with the exception of bridges) or within 5m of any esplanade reserve or strip. This buffer shall not be used for the storage of pallets, containers, raw materials, machinery or goods of any kind. This area shall be planted with trees, shrubs and/or grass.

2. Business and Innovation 2 Zone:

a. No side, rear or rear site yards are required except where the site adjoins a rural zone or State Highway. In these cases, the yard shall be:

i. Any yard where abutting a Rural Zone: 5m

ii. Any yard abutting a State Highway: 10m

b. No building or waste disposal facility may be erected within 25m of any river or stream (with the exception of bridges) or within 5m of any esplanade reserve or strip. This buffer shall not be used for the storage of pallets, containers, raw materials, machinery or goods of any kind. This area shall be planted with trees, shrubs and/or grass.

3. Business and Innovation 3 Zone:

a. Any yard where abutting a zone other than the Business and Innovation 3 zone shall be 5m except for along the eastern and southern boundary of the Business and Innovation 3 zone where the yard shall be 10m.

b. No building or waste disposal facility may be erected within 25m of any river or stream, or within 5m of any esplanade reserve or strip. This buffer shall not be used for the storage of pallets, containers, raw materials, machinery or goods of any kind. This area shall be planted with trees, shrubs and/or grass.

BIZ-S3 Site coverage

[8.6.1(3)][8.6.2(3)][8.6.3(3)]

1. Business and Innovation 3 Zone:

a. The maximum site coverage for this zone shall be 65%.

Advice Note:

There is no maximum site coverage for the BIZ1 and BIZ2 Zones.

BIZ-S4 Parking, access and turning

[8.6.1(5)][8.6.2(5)][8.6.3(5)]

1. All Business and Innovation Zones

a. Parking and on-site turning of vehicles shall be provided in accordance with Appendix APP1 – Parking Turning and Access.

b. All vehicle crossings onto local roads shall be provided and constructed to the standards of Rotorua District Council. Where new vehicle crossings are proposed onto a State Highway, written consent from the New Zealand Transport Agency shall be provided.

BIZ-S5 Landscaping

[8.6.3(11)]

1. **Business and Innovation 3 Zone:**

   The landscaping requirements shall be as follows:

   a. All required yards shall be landscaped. All required landscaping shall consist of trees, shrubs and grassed lawn areas. It may also involve fencing, screening, other amenity features.

   b. No such landscaped area may be used for the parking, loading or turning of vehicles, except that every site may have two two-way vehicle crossings not more than 6.5m wide over the landscaped area.

   c. No vegetation capable of growing more than 0.5m high will be permitted within 5m of any vehicle crossing.

   d. Pallets, containers, raw materials, machinery or goods of any kind shall, if stored outside, be screened from public places and shall not be stored on any area provided for landscaping, parking, loading or turning area or the buffer area provided for rivers or lakes.

   e. Where the site abuts or is across the road from a rural or residential zone, a 5m wide buffer strip adjoining the zone shall be planted with species allowed to reach and to be maintained at a minimum height of 12m, in a manner that provides an effective continuous screen in all seasons.

Matters of Control

The following matters of control apply if listed in the rule table for the relevant activity.

BIZ-MC1 Building design, site layout and amenity

[8.7(1)(1)]

1. How the activity may detract from the vitality of the city centre.
2. Any vegetative screening, landscaping or hard screening within the yards to maintain amenity.
3. The visual impact on the streetscape and the amenity values of the City Entranceway.
4. The control of earthworks, landfilling and other soil retention or removal methods.
5. Potential reverse sensitivity of the activity on adjoining zones or in the case of Eastgate Business Park the efficient and safe operation of the Airport.
6. Any cultural or social effects created on the surrounding environment, with particular regard to Whakarewarewa.
7. Consistency with the intended use of the business or innovation park.
8. Location of buildings or activities onsite to reduce the impact of noise on adjoining activities
9. Methods employed to mitigate the adverse effects of noise and vibration.

BIZ-MC2 Parking, access and turning

[8.7(1)(2)]

1. Access, on-site parking, queuing and turning areas are designed and located to provide efficient circulation on-site and avoid potential adverse effects on adjoining sites, the safety of pedestrians and the safe and efficient functioning of the road network.

2. Adequate sight distances are provided to prevent adverse effects on traffic flow and safety.
3. Access to the site is designed to be consistent with the standards of the Road Controlling Authority.
4. The recommendations in an integrated transport assessment if one is required under Appendix APP1 – Parking Turning and Access. An integrated transport assessment is not required for activities in the Eastgate Business Park (BIZ3).
5. How the activities will avoid, remedy or mitigate any adverse effects on the function and safe and efficient operation of the transport network.

BIZ-MC3 Natural hazards

[8.7(1)(3)]

1. Adverse effects from natural hazards or the worsening of any hazard identified on the planning maps are managed.
2. Activities subject to flooding may be required to provide a flood risk assessment by a suitably qualified person that includes an evaluation of the likelihood and consequences of an appropriate range of events to establish the maximum risk. This applies primarily for significant developments.

BIZ-MC4 Financial contributions

[8.7(1)(5)]

a. All resource consent activities shall be assessed under FC – Financial Contributions to determine if a financial contribution is required.

Matters of Discretion

The following matters of discretion apply where listed in the rule table for the relevant activity.

BIZ-MD1 Natural hazards

[8.8(1)(1)]

1. Adverse effects from natural hazards or the worsening of any hazard identified on the planning maps are managed.
2. A flood risk assessment by a suitably qualified person, that includes an evaluation of the likelihood and consequences of an appropriate range of events to establish the maximum risk, may be required for activities subject to flooding. This applies primarily for significant developments.

Assessment Criteria

Whilst not limiting the exercise of its discretion, Council may consider the particular matters below where indicated in the table above.

BIZ-AC1 General assessment criteria

[8.9(1)]

1. The extent to which the proposal complies with the performance standards of the zone.
2. The extent to which the proposal will avoid, remedy, or mitigate effects on the amenity and vitality of the city centre zone, and the character and amenity of the City Entranceways.
3. The extent to which the proposal will avoid, remedy, or mitigate adverse effects on the amenity of neighbouring residents, including protection of privacy and outlook and protection from

adverse effects from any source of disturbance or nuisance, including noise, glare, illumination and light levels.

4. How the activity provides for efficient use and development of industrial zoned land.

5. The extent to which the proposal will avoid, remedy, or mitigate the effects on the streetscape and on-site landscaping.

6. The extent to which the proposal will avoid, remedy, or mitigate effects on water quality.

7. The ability for the activity to be connected to existing transport networks and utility services.

8. The extent to which the proposal will avoid, remedy, or mitigate effects on the function and safe and efficient operation of the transport network.

9. The extent to which the activity will avoid, remedy, or mitigate reverse sensitivity effects on lawfully established activities or existing infrastructure.

10. The extent to which the proposal will avoid, remedy, or mitigate effects on the qualities and characteristics of an outstanding landscape or feature identified in the schedules for Historical and Cultural Heritage or the natural character of the environment.

11. The extent to which the proposal will avoid, remedy, or mitigate adverse effects on the natural, physical, spiritual or cultural qualities and characteristics of a site identified in the schedules for Historical and Cultural Heritage or Natural Environmental Values.

12. The extent to which the proposal is an efficient use and development of Business and Innovation zoned land and consideration of alternative locations for the activity.

13. The recommendations in an integrated transport assessment if one is required under Appendix APP1 – Parking Turning and Access. An integrated transport assessment is not required for activities in the Eastgate Business Park (BIZ3).

14. Whether the proposal requires a financial contribution under the provisions of FC – Financial Contributions.

15. Natural hazards

    i. Adverse effects from natural hazards or the worsening of any hazard identified on the the planning maps. The likelihood and consequences of a natural hazard event will be assessed to determine the level of risk associated with natural hazards.

    ii. A flood risk assessment by a suitably qualified person, that includes an evaluation of the likelihood and consequences of an appropriate range of events to establish the maximum risk, may be required for activities subject to flooding. This applies primarily for significant developments. The report shall identify the potential risk from flooding, any recommendations for floor levels, earthworks or engineering works.

16. The assessment criteria for development and activities that affect a Significant Geothermal Feature, as set out in Natural Environmental Values.

ANTICIPATED ENVIRONMENTAL RESULTS

The efficiency and effectiveness of the policy framework of this part will be the focus of on-going monitoring and review. Effectiveness or achievement of the objectives will be assessed through performance indicators. The performance indicators will be developed to measure the following outcomes that the policy framework was put in place to achieve:

BIZ-AER1	An increase in sustainable and competitive forestry and industry businesses.
BIZ-AER2	Increased employment rates of skilled and semi-skilled professions.
BIZ-AER3	A more defined cluster of business and science based companies located within business and innovation zones that are consistent with the intended use of the park.
BIZ-AER4	Increase in development of business parks whilst ensuring the vitality of the city center and amenity of the commercial, rural and residential environments are maintained.
BIZ-AER5	Avoidance of reverse sensitivity effects