

Appendix 1.1 – Recommended amendments to the Ngawha Innovation and Enterprise Park Special Purpose Zone chapter

Note: The provisions below represent the Section 42A Report recommendations (shown in black text with underline for new text and ~~strikethrough~~ for deleted text) and the revised recommendations from this Report (shown in red text with red underline for new text and ~~strikethrough~~ for deleted text)

Overview

The Ngawha Innovation and Enterprise Park (NIEP) zone is located amongst a varied land use environment between Kaikohe and Ngawha, northeast of the intersection of State Highway 12 and Wallis Road. The land includes important natural character values and indigenous biodiversity features, and therefore the zone provisions seek to ensure that any development is undertaken in a structured and sustainable manner that protects and enhances ecological and natural values.

The zone has been developed to provide for primary production innovation, the further processing of raw materials including by-product waste materials, 'research and development' activities, alongside directly related training and education opportunities for primary production activities. This includes supporting high value land use and raw material manufacturing and facilitating a knowledge-based economy through circular economy and environmental principles. This will equip the businesses and associated workforce to operate within a more technology-driven future that returns economic and social opportunities and benefits related to the primary production industry for the local Kaikohe and Ngawha communities and wider district.

The NIEP zone includes a mapped central 'Innovation and enterprise' precinct, with the larger balance area being for mixed future development. The precinct focuses upon research, education and training opportunities supporting primary production innovation activities, and limited retail, providing for more built form and development while ensuring buildings, structures and activities are carried out in a manner that retains the intent, character, and landscape features of the wider NIEP zone. The broader NIEP zone is intended to support the production and manufacture of raw materials.

The NIEP zone has some unique characteristics that warrant special purpose zoning of the land to ensure that its full economic and social benefits can be realised. Internal infrastructure including road, wastewater, stormwater and water supply has been mainly funded by central government (through the Provincial Growth Fund (PGF)) with operators required to provide their own capital to establish the activities. In addition to the self-sufficiency of the site from an infrastructural perspective, the Matawii Dam on the upper reaches of the NIEP zone will provide additional water supply to the activities within the zone, support surrounding horticulture and partially support Kaikohe's reticulated water supply. Additional benefits to activities within the zone include an electricity supply arrangement with Top Energy Limited for the use of geothermal sourced power generation from the nearby Ngawha Geothermal Power Plant. Collectively, this investment in infrastructure and the productive nature of the soils and climate provides the potential for the NIEP zone to generate significant economic and social benefits for the Kaikohe and Ngawha communities, and the wider district.

The '*Ngawha Innovation and Enterprise Park Design Guidelines*', dated March 2022, incorporate a platform masterplan, with ecological mapping and an offset planting schedule to ensure a high-quality built environment that maintains or enhances the natural environment. The identified development areas (platforms 1-36) are reflective of the onsite constraints and the desire to ensure that development is managed during and following the establishment of infrastructure, structures and activities within the special purpose zone.

Objectives

NIEP-01	The NIEP zone enables compatible development and activities that provide for primary production innovation, including manufacturing, further processing of raw materials, research and fostering technological advancements, and directly related <u>employment</u> , ¹ education and training opportunities.
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¹ Ministry of Education Te Tāhuhu o Te Mātauranga (S331.112) and others.

NIEP-02	The natural characteristics and qualities that contribute to the values of the NIEP zone, including cultural and heritage, ecological and landscape values, are protected and enhanced.
NIEP-03	Land use and subdivision in the NIEP zone is supported by appropriate infrastructure that incorporates circular economy and environmental principles where practicable.
NIEP-04	The NIEP zone provides significant economic and social benefits to support, and not detract from, the economic, social and cultural well-being of Kaikohe, Ngawha and the wider district.

Policies

NIEP-P1	Provide for activities directly related to primary production where these are of an appropriate scale, nature and design for the NIEP zone, including: <ul style="list-style-type: none"> a. farming activities; b. conservation activities; c. rural industry; d. primary production innovation, tertiary education, employment, business development initiatives and 'research and development' activities; and e. manufacturing of primary production raw materials into a range of products, including by-product waste materials and its by-products or waste streams into a range of products.²
NIEP-P2	Enable the establishment of retail, office, and educational facilities (excluding schools) and temporary accommodation activities (including temporary course related accommodation for students, and trainees and visiting education staff) but excluding childcare services or schools ³ where these are ancillary to permitted or existing primary production activities and are consistent with the outcomes sought for the NIEP zone.
NIEP-P3	Avoid land use and development that would compromise the function of the NIEP zone or detract from the function and well-being of Kaikohe and Ngawha, including but not limited to avoiding: <ul style="list-style-type: none"> a. commercial activities (excluding an ancillary office); b. industrial activities (excluding activities which incorporate manufacturing and processes relating to primary production including by-product waste materials streams);⁴ c. retail (excluding small scale rural produce and ancillary retail related to on-site activity); d. trade; e. residential activities (excluding temporary accommodation expressly provided for under NIEP-P2 excluding temporary student and trainee accommodation as provided for in the zone); f. community facilities; g. education facilities not directly related to primary production activities; h. hospitality and restaurants (excluding small-scale cafes and takeaway food outlets); i. keeping of domestic animals, including boarding and breeding kennels; and j. development and buildings located outside of the identified development areas (platforms 1-36).
NIEP-P4	Ensure a quality built and natural environment by requiring development to be undertaken in accordance with the 'Ngawha Innovation and Enterprise Park Design Guidelines' (NIEP Design Guidelines), dated March 2022, including landscaping, buildings, structures, infrastructure, and other facilities.
NIEP-P5	Ensure that all areas of indigenous vegetation and wetlands identified in the NIEP Design Guidelines are protected and enhanced as natural open space and ecological protection areas and corridors.
NIEP-P6	Ensure adequate infrastructure is provided to service development and activities within the zone, through connections to the NIEP reticulated infrastructure or by suitable onsite infrastructure (except wastewater). ⁵
NIEP-P7	Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application: <ul style="list-style-type: none"> a. historic heritage, cultural values, indigenous biodiversity, landscape, and natural value; b. the bulk and scale of buildings, structures, outdoor storage; c. effects on amenity within the NIEP zone and surrounding environment, including effects from number of employees on site, noise, hours of operation, lighting, and signage;

² Far North Holdings Limited (S375.002).

³ Ministry of Education Te Tāhuhu o Te Mātauranga (S331.113).

⁴ Far North Holdings Limited (S375.003).

⁵ Far North Holdings Limited (S375.004).

	<ul style="list-style-type: none"> d. parking and loading requirements; e. traffic generation, and the standard of roading and access; including limiting the type, volume and circulation of traffic within the NIEP zone and surrounding traffic network, particularly on Wallis Road; f. stormwater effects, including impacts on the NIEP zone's reticulated network, flooding hazards, overland flow paths and surrounding catchments; g. provision of any easements required for electricity, communications, media, access and any covenanted areas required to be protected based on the NIEP Design Guidelines; h. stormwater management (including provision for low impact design principles), wastewater management, and water supply management (including firefighting supply); i. the stability of land, buildings and infrastructure; j. erosion, dust, sediment and contaminant controls; k. the management of trade waste; l. public health and safety; m. risks from natural hazards; n. potential reverse sensitivity effects between activities within the NIEP zone and at the zone interface; and o. the temporary or permanent nature of any adverse effects; <u>and</u> p. <u>Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</u>⁶
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Rules

Notes:

1. There may be other rules in Part 2- District-Wide Matters of the District Plan that apply to a proposed activity, in addition to the rules in this zone chapter. These District-Wide rules may be more stringent than the rules in this chapter. Ensure that relevant District-Wide Matters chapters are also referred to in addition to this chapter, to determine whether resource consent is required under other rules in the District Plan. Refer to the *how the plan works* chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules.
2. This zone chapter does not contain rules relating to setbacks to waterbodies and MHWS for buildings or structures or setbacks to waterbodies and MHWS for earthworks and indigenous vegetation clearance. The Natural Character chapter contains rules for activities within wetland, lake and river margins and the Coastal Environment chapter contains rules for activities within the coastal environment. The Natural Character chapter and the Coastal Environment chapter should be referred to in addition to this zone chapter.

⁶ Ngāti Rangī ki Ngāwha (S515.005) and others.

NIEP-R1	New accessory buildings or structures, and extensions or alterations to existing accessory buildings and structures⁷	
NIEP zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The accessory building or structure will accommodate a permitted activity. The accessory building or structure does not exceed 10% of the total area of the identified development areas (platforms 1-36) shown in the 'Ngawha Innovation and Enterprise Park Design Guidelines', dated March 2022.</p> <p>PER-2 The accessory building or structure is in accordance with the 'Ngawha Innovation and Enterprise Park Design Guidelines', dated March 2022.</p> <p>PER-3 Artificial crop protection and support structures: are located at least 3m from all boundaries. do not exceed 6m in height.</p> <p>PER-4 The accessory building or structure complies with standards: NIEP S1 Building or structure design appearance NIEP S2 Maximum height NIEP S3 Setback (excluding from wetland, lake and river margins) NIEP S4 Impermeable surface coverage NIEP S5 Landscaping NIEP S6 Stormwater, wastewater and water supply NIEP S7 Traffic movements</p>	<p>Activity status where compliance not achieved with PER-1, PER-2, PER-3 or PER-4:</p> <p>Restricted Discretionary</p> <p>Matters of discretionary are restricted to:</p> <ul style="list-style-type: none"> the matters of discretion of any infringed standard; the extent of the necessity to locate the ancillary activity within the NIEP zone; and the extent to which the ancillary activity adversely impacts on the roading network and road safety.
NIEP-R12	Farming activity	
NIEP zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The farming activity does not include offensive trade.</p>	<p>Activity status where compliance not achieved with PER-1:</p> <p>Non-complying</p>
NIEP-R23	Conservation activity	
NIEP zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
NIEP-R34⁸	Primary production rRetail	

⁷ Far North Holdings Limited (S375.006).

⁸ Far North Holdings Limited (S375.007).

<p>NIEP zone</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The retail area for any development platform area shown in the '<i>Ngawha Innovation and Enterprise Park Design Guidelines</i>', dated March 2022, has a maximum GBA of 100m² and is set back at least 30m from any zone boundary. The retail activity directly supports primary production activities.</p> <p>PER-2 The retail area for any development platform area shown in the '<i>Ngawha Innovation and Enterprise Park Design Guidelines</i>', dated March 2022:</p> <ol style="list-style-type: none"> 1. <u>Has a maximum GBA of:</u> <ol style="list-style-type: none"> a. <u>400m² 150m² for buildings up to 600m²; or</u> b. <u>200m² for buildings over 600m² in area; and</u> 2. <u>Is set back at least 30m from any zone boundary.</u> <p>PER-32 Retail sales are limited to the sale of raw materials produced and/or further processed within the development platform.</p> <p>PER-43 The number of primary production retail operations per development platform area shown in the '<i>Ngawha Innovation and Enterprise Park Design Guidelines</i>', dated March 2022, does not exceed one.</p>	<p>Activity status where compliance not achieved with PER-12, PER-3 or PER-43:</p> <p>Restricted Discretionary</p> <p>Matters of discretion are restricted to: a. the matters of discretion of any infringed standard.</p> <p>Activity status where compliance not achieved with PER-1 PER-2:</p> <p>Non-complying</p>
<p>NIEP-R45⁹</p>	<p>Rural industry</p>	
<p>NIEP zone: outside Innovation and Enterprise precinct</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The rural industry or the rural industry building(s) do not exceed a GFA of 2,000m² within each development platform area shown in the '<i>Ngawha Innovation and Enterprise Park Design Guidelines</i>', dated March 2022.</p> <p>PER-2 The number of rural industry operations per development platform area shown in the '<i>Ngawha Innovation and Enterprise Park Design Guidelines</i>', dated March 2022, does not exceed one.</p> <p>PER-3 All manufacturing, altering, repairing, dismantling or processing of any materials or articles is carried out within a building.</p>	<p>Activity status where compliance not achieved with PER-3:</p> <p>Restricted Discretionary</p> <p>Matters of discretion are restricted to: a. the matters of discretion of an infringed standard.</p> <p>Activity status where compliance not achieved with PER-1 and PER-2:</p> <p>Discretionary</p>

⁹ Far North Holdings Limited (S375.008).

<p>NIEP zone: Innovation and Enterprise precinct</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The rural industry or the rural industry building(s) do not exceed a GFA of 1,000m² within each development platform area shown in the 'Ngawha Innovation and Enterprise Park Design Guidelines', dated March 2022.</p> <p>PER-2 The number of rural industry operations per development platform area shown in the 'Ngawha Innovation and Enterprise Park Design Guidelines', dated March 2022, does not exceed one, unless explicitly provided for in the NIEP Concept Master Plan.</p> <p>PER-3 All manufacturing, altering, repairing, dismantling or processing of any materials or articles is carried out within a building.</p>	<p>Activity status where compliance not achieved with PER-3: Restricted Discretionary</p> <p>Matters of discretion are restricted to: a. the matters of discretion of an infringed standard.</p> <p>Activity status where compliance not achieved with PER-1 and PER-2: Discretionary</p>
<p>NIEP-R56¹⁰ Office and tertiary educational facility activity</p>		
<p>NIEP zone</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The office directly supports primary production activities, <u>trades and pathways-to-employment programmes.</u></p> <p>PER-2 The tertiary education facility activity directly supports primary production activities, <u>trades and pathways-to-employment programmes but excludes childcare services and schools.</u></p> <p>PER-3 The office or tertiary education facility activity is ancillary to a lawfully established activity on the same development platform area shown in the 'Ngawha Innovation and Enterprise Park Design Guidelines', dated March 2022, <u>but excludes childcare services and schools.</u></p> <p><i>Note: lawfully established means an activity consented or operating under permitted activity rules when this Plan was notified.</i></p> <p>PER-4 The number of office or tertiary educational facilities per development platform area shown in the 'Ngawha Innovation and Enterprise Park Design Guidelines', dated March 2022, does not exceed one. The number of child care service activities within the NIEP Zone does not exceed one and must be located within the Innovation and Enterprise precinct.</p>	<p>Activity status where compliance not achieved with PER-4 or PER-5: Discretionary</p> <p>Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Non-complying</p>

¹⁰ Far North Holdings Limited (S375.010).

	<p>PER-5</p> <p>The GFA of the office or tertiary educational facility does not exceed 300m².</p>	
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NIEP-R67	Primary production rResearch and development activity	
NIEP zone	Activity status: Permitted Where: PER-1 The research and development activity directly relates to primary production <u>or the manufacturing of primary production and its by-products/waste streams.</u> ¹¹	Activity status where compliance not achieved with PER-1: Non-complying
NIEP-R78 <small>12</small>	New buildings or structures, and extensions or alterations to existing buildings or structures	

¹¹ Far North Holdings Limited (S375.011).

¹² Far North Holdings Limited and others (S375.012).

<p>NIEP zone</p>	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 New buildings or structures, and extensions or alterations to existing buildings and structures not otherwise provided for by NIEP-R1 New accessory buildings or structures, and extensions or alterations to existing accessory buildings and structures are <u>The building or structure is located and designed in accordance with the development platform areas shown in the 'Ngawha Innovation and Enterprise Park Design Guidelines', dated March 2022.</u></p> <p>CON-2 The development platform and buildings are connected to the NIEP internal reticulated 3 waters systems or sufficient onsite provision within the development platform can be demonstrated by a suitably qualified person (except wastewater). <u>Artificial crop protection and support structures:</u></p> <ol style="list-style-type: none"> 1. <u>are located at least 3m from all boundaries; and</u> 2. <u>do not exceed 6m in height.</u> <p>CON-3 The development platform and buildings are connected to the NIEP internal reticulated 3 waters systems or sufficient onsite provision within the development platform can be demonstrated by a suitably qualified person.</p> <p>CON-4 <u>The building or structure complies with standards:</u> <u>NIEP-S1 Building or structure design appearance;</u> <u>NIEP-S2 Maximum height;</u> <u>NIEP-S3 Setback (excluding from wetland, lake and river margins);</u> <u>NIEP-S4 Impermeable surface coverage;</u> <u>NIEP-S5 Landscaping;</u> <u>NIEP-S6 Stormwater, wastewater and water supply;</u> <u>and</u> <u>NIEP-S7 Traffic movements</u></p> <p>Matters of control are limited to:</p> <ol style="list-style-type: none"> a. the extent to which the building or structure and development is consistent with the 'Ngawha Innovation and Enterprise Park Design Guidelines', dated March 2022; b. the materials used, including consideration of colour, finishing, reflectivity, and permeability; c. the effect of buildings, structures and signage design (including facades and roofs) on the character and amenity of the zone and surrounding rural environment; d. the siting and separation of buildings; e. provisions of infrastructure services and the ability of stormwater, water and wastewater to be managed adequately; and f. access and onsite maneuverability. 	<p>Activity status where compliance not achieved with CON-1 and CON-2 or CON-3: <u>Non-complying Discretionary</u></p> <p>Activity status where compliance not achieved with CON-4: <u>Restricted Discretionary</u></p> <p>Matters of discretion are restricted to: <u>The matters of discretion of any infringed standard.</u></p>
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NIEP-R89	Tertiary education facility	
NIEP zone	Activity status: Restricted Discretionary Where:	Activity status where compliance not achieved with RDA-1: Non-complying
	<p>RDA-1 The tertiary education facility provides tertiary education services, including trade training, that directly relates to primary production.</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the effects on town centers; b. the location and scale of buildings; c. hours of operation; d. servicing and infrastructure requirements; e. ability of the roading network to cater for the additional vehicular traffic; f. number of people on site; g. disturbance and loss of privacy surrounding sites; h. reverse sensitivity; and i. the matters of discretion of any infringed standard. 	
NIEP-R840	Café and takeaway food outlets	
NIEP zone: Innovation Precinct	Activity status: Restricted Discretionary Where:	Activity status where compliance not achieved with RDA-1 or RDA-2: Non-complying
	<p>RDA-1 The café and takeaway food outlet does not exceed a GFA of <u>51950m²</u>.¹³</p> <p>RDA-2 The number of café and takeaway food outlets within the Innovation Precinct does not exceed five.</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the effects on town centers; b. the location and scale of buildings; c. hours of operation; d. servicing and infrastructure requirements; e. ability of the roading network to cater for the additional vehicular traffic; f. number of people on site; g. disturbance and loss of privacy of surrounding sites; h. reverse sensitivity; and i. the matters of discretion of any infringed standard. 	
NIEP-R944¹⁴	Residential Temporary accommodation ancillary to educational facility	
NIEP zone	Activity status: <u>Restricted</u> Discretionary Where:	Activity status where compliance not achieved <u>with RDA-1, RDA-2, RDA-3 or RDA-4</u>: Non-complying

¹³ Far North Holdings Limited (S375.014).

¹⁴ Far North Holdings Limited (S375.003).

	<p><u>RDA-1</u> <u>All accommodation must be located within Development Platform 19 in the 'Ngawha Innovation and Enterprise Park Design Guidelines'.</u></p> <p><u>RDA-2</u> <u>The accommodation is temporary accommodation for on-site students, trainees, or visiting education staff.</u></p> <p><u>RDA-3</u> <u>The number of standalone residential units does not exceed five.</u></p> <p><u>RDA-4</u> <u>The number of accommodation blocks for students and trainees does not exceed two, with a capacity of no more than 30 bedrooms in each block.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>the maximum number of bedrooms and users with each residential unit and accommodation block;</u> <u>the duration of stay within the temporary accommodation;</u> <u>the extent to which the accommodation is ancillary to existing education facilities within the NIEP Zone;</u> <u>potential reverse sensitivity effects and proposed mitigation;</u> <u>servicing and infrastructure requirements;</u> <u>the character and amenity of the surrounding environment; and</u> <u>onsite amenity for users of the temporary accommodation.</u> 	
NIEP-R1042	Activities not otherwise listed in this chapter	
NIEP zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

Standards		
NIEP-S1	Building or structure design and appearance	
NIEP zone	The building or structure is located within an identified	Where the standard is not met, matters of

	<p>development platform area and is designed in accordance with the 'Ngawha Innovation and Enterprise Park Design Guidelines', dated March 2022, including:</p> <ol style="list-style-type: none"> 1. exterior materials; 2. exterior colours; 3. siting and separation of buildings; 4. facades; 5. roofs; 6. higher visibility sites; 7. signage; and 8. street scene. 	<p>discretion are restricted to:</p> <ol style="list-style-type: none"> a. with the 'Ngawha Innovation and Enterprise Park Design Guidelines', dated March 2022; b. ensures that extent of development does not adversely affect the amenity values and character of the sites and surrounding area; c. the visibility of the buildings from public vantage points; and d. the extent to which landscaping, in particular the planting of indigenous species, can mitigate adverse landscape and visual effects.
NIEP-S2	Maximum height	
NIEP zone	<p>The maximum height of a building or structure, or extension or alteration to an existing building or structure is 12m above ground level.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> i. solar and water heating components not exceeding 0.5m in height above the building envelope on any elevation; ii. Chimney structures not exceeding 1.2m in width and 1m in height above the building envelope on any elevation; and iii. Architectural features (e.g. finials, spires) not exceeding 1m in height above the building envelope on any elevation. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the character and amenity of the surrounding area; b. dominance in relation to the road and adjoining sites; c. loss of privacy to adjoining sites and development platform areas, including potential loss in relation to vacant sites; d. shading and loss of access to sunlight to adjoining sites; e. landscaping; and f. natural hazard mitigation and site constraints.
NIEP-S3	Setback (excluding from wetland, lake and river margins)	
NIEP zone	<p>The building or structure, or extension or alteration to an existing building or structure must be set back at least 10m from all external boundaries.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the character and amenity of the surrounding area; b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect to privacy and shading; d. natural hazard mitigation and site constraints; e. the effectiveness of the proposed method for controlling stormwater; f. the safety and efficiency of the current or future roading network; and g. the impacts on existing and planned public walkways, reserves and esplanades.
NIEP-S4	Impermeable surface coverage	
NIEP zone	<p>The combined building and impermeable surface coverage for the NIEP is limited to the development platforms as identified in the 'Ngawha Innovation and Enterprise Park Design Guidelines', dated March 2022, with a maximum site coverage area of 12.5% across the NIEP zone.</p> <p>The only additional impermeable surfaces allowed outside of the development areas are roads (including pedestrian and cycle access) and infrastructure that are provided for in the 'Ngawha Innovation and Enterprise Park Design Guidelines'.</p> <p><i>Note: Any buildings proposed outside of the</i></p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <p>Not applicable</p> <ol style="list-style-type: none"> a. <u>the extent to which landscaping or vegetation may reduce adverse effects of run-off;</u> b. <u>the effectiveness of the proposed method for controlling stormwater on site;</u> c. <u>the availability of land for disposal of effluent and stormwater on the site without adverse effects on adjoining</u>

	<p><i>development platform areas are non-complying in accordance with Rule NIEP-R9.</i></p>	<p><u>waterbodies (including groundwater and aquifers) or adjoining sites or downstream sites;</u></p> <p>d. <u>whether low impact design methods and use of green spaces can be used;</u></p> <p>e. <u>any cumulative effects on total catchment impermeability; and</u></p> <p>f. <u>natural hazard mitigation and site constraints.</u>¹⁵</p>
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NIEP-S5	Landscaping	
NIEP zone	<p>The landscaping is provided in accordance with the 'Ngawha Innovation and Enterprise Park Design Guidelines', dated March 2022.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <p>a. ensuring that the plants used are predominantly indigenous and have been locally sourced; and</p> <p>b. the landscaping undertaken and maintained in accordance with the 'Ngawha Innovation and Enterprise Park Design Guidelines', dated March 2022</p>
NIEP-S6	Stormwater, wastewater and water supply	
NIEP zone	<p>The stormwater, wastewater and water supply is provided in accordance with the 'Ngawha Innovation and Enterprise Park Design Guidelines', dated March 2022.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <p>a. design details for the proposed infrastructure is provided and required infrastructure is to be provided to the proposed activity.</p>
NIEP-S7¹⁶	Traffic movements	
NIEP zone	<p>1. A traffic management plan is prepared by a suitably qualified person which outlines traffic generation and movements from the activity and how access, parking, onsite maneuverability, and traffic generation will be appropriately managed. Until Wallis Road is sealed, this shall include restricting the use of Wallis Road to heavy vehicles (trucks, including provision for emergency vehicles) associated with the activity on Lot 1 DP 1872355 and Lot 1 DP 172355.</p> <p>2. Traffic movements do not exceed the following thresholds:</p> <p style="padding-left: 20px;">i. 541 afternoon weekday peak hour vehicle movements (equivalent to approximately 1379 FTE) across the NIEP zone; and</p> <p style="padding-left: 20px;">ii. a maximum of 30 peak hour vehicle movements via Wallis Road.</p> <p>3. Following confirmation being provided by Waka Kotahi NZ Transport Agency that the Wallis Road/State Highway 12 intersection has been upgraded, the related traffic movements across the NIEP zone do not exceed:</p> <p style="padding-left: 20px;">i. 620 afternoon weekday peak hour vehicle movements (equivalent to approximately 1599 FTE) across the NIEP zone; and</p> <p style="padding-left: 20px;">ii. a maximum of 95 peak hour vehicle movements via Wallis Road.</p> <p>1. <u>Until Wallis Road is sealed, the use of Wallis Road</u></p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <p>Not applicable</p>

¹⁵ Puketotara Lodge Limited (S481.018).

¹⁶ Far North Holding Limited (S375.016).

	<p><u>is restricted to heavy vehicles (trucks, including provision for emergency vehicles).</u></p> <ol style="list-style-type: none">2. <u>Prior to the Wallis Road/State Highway 12 intersection upgrade, traffic movements do not exceed the following thresholds:</u><ol style="list-style-type: none">i. <u>541 afternoon weekday peak hour vehicle movements (equivalent to approximately 1379 FTE) across the NIEP zone; and</u>ii. <u>a maximum of 30 peak hour vehicle movements via Wallis Road.</u>3. <u>Following confirmation being provided by Waka Kotahi NZ Transport Agency that the Wallis Road/State Highway 12 intersection has been upgraded, traffic movements do not exceed the following thresholds:</u><ol style="list-style-type: none">i. <u>620 afternoon weekday peak hour vehicle movements (equivalent to approximately 1599 FTE) across the NIEP zone; and</u>ii. <u>a maximum of 95 peak hour vehicle movements via Wallis Road.</u>4. <u>An annual traffic movement survey of the NIEP zone and Wallis Road entrance shall be undertaken to confirm movements from activities within the NIEP zone are within the stated limits in NIEP-S7(2) or NIEP-S7(3) as relevant.</u>5. <u>In the event that 80% of the traffic movement thresholds in NIEP-S7(2) or NIEP-S7(3) are exceeded (as demonstrated by the annual survey required by NIEP-S7(4)), a traffic management assessment shall be prepared by a suitably qualified person to accompany an application for a new activity in the NIEP zone, which outlines anticipated traffic generation and movements from the activity and potential impacts on the surrounding road network.</u>	
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