PART 3 ­ REGIONAL AND DISTRICT RULES»Chapter K: Precinct rules»6 South»

# 6.26 Waiouru

1. **Activity table**

The activity status of activities in the Waiouru precinct are as listed in the activity table in the Light Industry zone except as specified in the following tables for each sub­precinct.

|  |  |
| --- | --- |
| **Activity table 1 – Sub­precinct A** | |
| **Activity** | **Activity status** |
| **Commerce** | |
| Offices where the GFA does not exceed 30 per cent of all buildings on the site | P |
| Offices where the GFA exceeds 30 per cent of all buildings on the site | RD |

|  |  |
| --- | --- |
| **Activity table 2 – Sub­precinct B** | |
| **Activity** | **Activity status** |
| **Commerce** | |
| Offices that do not exceed 50 per cent GFA of all buildings on the site | P |
| Offices that exceed 50 per cent GFA of all buildings on the site | NC |

|  |  |
| --- | --- |
| **Activity table 3 – sub­precinct C** | |
| **Activity** | **Activity Status** |
| **Accommodation** | |
| Visitor accommodation and boarding houses | RD |
| **Commerce** | |
| Commercial services | P |
| Food and beverage | P |
| Offices | P |
| **Development** | |
| New buildings | RD |
| Alterations to building facades that are less than:  ­ 10% of its total surface area, or  ­ 15m2  whichever is the lesser | P |
| Additions to buildings that are less than:  ­ 10% of the existing GFA of the building, or  ­ 250m2  whichever is the lesser | P |
| Internal alterations to buildings | P |
| Alterations and additions to buildings not otherwise provided for | RD |

# Land use controls

**2.1 Offices**

* 1. Offices must be accessory to an industrial activity on the site.

# Buildings and structures

* + 1. Buildings and structures within 20m of the Waiouru Tuff Mound public open space area will be a restricted discretionary activity.

# 3. Development controls

* 1. **Sub­precincts A and B**
     1. The development controls are those listed in the Light Industry zone.

# Sub­precinct C

* + 1. The development controls are those listed in the Business Park zone.

# Assessment ­ Restricted discretionary activities

## Matters of discretion Sub­precincts A and B

* 1. For activities that are a restricted discretionary activity in sub­precincts A and B, the council will restrict its discretion to the matters specified for restricted discretionary activities in the Light Industry zone.

## Sub­precinct C

* 1. For activities that are a restricted discretionary activity in sub­precinct C, the council will restrict its discretion to the matters specified for restricted discretionary activities in the Business Park zone.

## Assessment criteria

1. The council will consider the relevant assessment criteria in clause 6.2 Business zone rules of the Unitary Plan for the restricted discretionary activities listed above.

# Assessment ­ Land use control infringements

## Matters of discretion

Buildings and structures within 20m of the Waiouru Tuff Mound public open space area

* 1. For buildings and structures within 20m of the Waiouru Tuff Mound public open space area, the council will restrict its discretion to the matters listed below:
     1. design
     2. height
     3. colour
     4. form
     5. scale

## Assessment criteria

Buildings and structures within 20m of the Waiouru Tuff Mound public open space area

1. In the case of buildings and structures within 20m of the Waiouru Tuff Mound public open space, the design (including the reflectivity of materials used), height, colour, form and scale of the proposed building or structure should not detract from the views of the tuff mound as viewed from the Highbrook Drive bridge crossing the Otara Creek.

# Special information requirements

* 1. **Wind report**
     1. Any resource consent application for a building greater than 20m in sub­precinct C must be accompanied by a report prepared by a registered engineer qualified in wind assessments.