

## **Section 19: Institutional Zone**

### **Table of Contents**

<b>19.1</b>	<b>Introduction</b> .....	<b>19-3</b>
<b>19.2</b>	<b>Resource Management Issues</b> .....	<b>19-3</b>
<b>19.3</b>	<b>Objectives and Policies</b> .....	<b>19-4</b>
	Objective 1.....	19-4
	Policies.....	19-4
	Objective 2.....	19-4
	Policies.....	19-4
<b>19.4</b>	<b>Methods</b> .....	<b>19-5</b>
<b>19.5</b>	<b>Environmental Results Anticipated</b> .....	<b>19-6</b>
<b>19.6</b>	<b>Rules: Permitted Activities</b> .....	<b>19-6</b>
	R 19.6.1 Institutional and Associated Ancillary Activities.....	19-6
	R 19.6.2 The Construction of, or Addition to, Buildings .....	19-7
	R 19.6.3 Minor Temporary Military Training Activities.....	19-12
<b>19.7</b>	<b>Rules: Controlled Activities</b> .....	<b>19-13</b>
	R 19.7.1 Site Access .....	19-13
	R 19.7.2 Minor Temporary Military Training Activities which do not comply with the Performance Conditions and Extended Military Training Activities.....	19-14
<b>19.8</b>	<b>Rules: Discretionary Activities (Restricted)</b> .....	<b>19-14</b>
	R 19.8.1 Institutional and Associated Ancillary Activities which do not comply with the Permitted Activity Performance Conditions.....	19-14
	R 19.8.2 The Construction of, or Addition to, Buildings which do not comply with the Permitted Activity Performance Conditions .....	19-15
	R 19.8.3 Crematoria .....	19-16
<b>19.9</b>	<b>Rules: Non-Complying Activities</b> .....	<b>19-16</b>
	R 19.9.1 Non-Complying Activities.....	19-16
<b>19.10</b>	<b>Rules: Noise</b> .....	<b>19-17</b>
	R 19.10.1 Noise .....	19-17



## 19. INSTITUTIONAL ZONE

### 19.1 Introduction

---

Palmerston North contains a number of prominent education, health and research institutions, namely: Massey University (Hokowhitu and Turitea Campus), LandCare, AgResearch, HortResearch, Dairy Research Institute, Ministry of Agriculture and Fisheries, Leather and Shoe Research Association; Universal College of Learning (UCOL), International Pacific College, Mid-Central Health and Southern Cross and Mercy Hospitals. The institutions are generally sited, either individually or in clusters, within or adjacent to areas which are predominantly residential or rural in nature.

Collectively these institutions make an important contribution towards local and/or regional social, cultural and economic well-being through, for example, essential health care and tertiary educational provision, research and development initiatives and generation of employment opportunities. Additionally, the land, buildings and associated infrastructure under their direct ownership and/or control represent a significant investment in, and contribution to, the physical fabric of the city.

Previously, the use and/or development of Crown owned land associated with such institutions as, for example, AgResearch, HortResearch and Mid-Central Health, were protected by way of designation. The use of this procedure by the Crown ensured that existing activities were legally recognised and future development or redevelopment permitted, independent of any associated District Plan requirements.

As a consequence of the combined actions of government reform and associated legislative change, the ability of a number of these institutions to rely on the continued use of designation procedures to protect their interests is now either limited or non-existent. Furthermore, the previous zoning or underlying zoning relating to some of these institutions would have effectively constrained the future expansion or development of associated facilities.

To redress this situation Council has developed a specific Institutional Zone to encompass the range and specialist nature of those activities associated with the education, health and research institutions currently established within Palmerston North.

Given the emphasis on the "control of effects" contained within the Resource Management Act, appropriate management provisions have been developed to ensure that the effects of institutional activities and/or associated future development are minimised and that the amenities of adjacent residential areas are adequately protected.

### 19.2 Resource Management Issues

---

The following resource management issues have been identified in the Institutional Zone:

1. Future institutional growth and associated development expectations and/or requirements.
2. Effects of institutional activities and/or development on residential areas or adjacent institutions.
3. Magnitude of institutional operations and the intense nature of on-site activities.
4. Storage, use and disposal of hazardous substances.

5. Recognition of existing education, health and research related activities, and the New Zealand Fire Service Palmerston North Fire Station on Cook Street, and provision for ancillary activities to establish which complement these functions.

***Explanation***

*The issues identified above reflect the two primary concerns associated with the activities covered by this Zone. Firstly, how to accommodate the range of activities within the Zone and to provide for their expansion, and secondly, how to ensure that they do not have an adverse effect on the areas which adjoin them.*

## **19.3 Objectives And Policies**

---

Within the broad framework of the City View objectives in section 2 the following specific objectives and policies have been identified:

### **Objective 1**

**To promote the efficient use of physical resources within the Institutional Zone.**

#### **Policies**

- 1.1 To recognise the institutional nature of activities located within this Zone.
- 1.2 To enable future growth and development of these recognised institutional activities.
- 1.3 To enable the establishment of complementary activities within the Institutional Zone where these are ancillary to an institutional activity.

***Explanation***

*The activities located within the Institutional Zone are major contributors to the well-being of the City and its environs. Through adopting a flexible approach to the establishment of health, education and applied research and development related activities within this Zone, the Council considers that it will enable the associated institutions and any joint venture partnerships that may emerge in the future to be more responsive to future political, economic or technological change.*

### **Objective 2**

**To protect the amenity values of the Institutional Zone and neighbouring residential and rural areas.**

#### **Policies**

- 2.1 To avoid, remedy or mitigate the adverse effects of noise generated by activities located within the Institutional Zone.
- 2.2 To avoid, remedy or mitigate the adverse effects of building development or redevelopment which either fronts onto, or is adjacent to, a residential or rural area.
- 2.3 To avoid, remedy or mitigate the adverse environmental effects of institutional activities on neighbouring residential and rural areas, or on other activities within the Institutional Zone.
- 2.4 To encourage modes of transport to and from institutional sites which minimise adverse effects on the environment.

- 2.5 To manage the size and placement of signs where these adjoin a residential area or are located on a road frontage.

**Explanation**

*Council wishes to provide to those institutions located within this Zone a reasonable degree of flexibility and autonomy in controlling their own development. The specific nature of the individual institutions and the requirements of their clients and staff generally encourages sensitive and responsible development. Additionally, the image which these institutions wish to project to the public is considered by them as very important.*

*In light of this, some of the institutions within the Zone have developed their own internal mechanisms for controlling site development. Massey University, for example, regulates its development through the provisions of its own comprehensive campus development plan. Council strongly supports such initiatives and will actively encourage other institutions to adopt a similar development approach.*

*Given the variable nature of the institutional activities included within this Zone though, Council seeks to ensure that adequate safeguards are in place to minimise the adverse impacts that may be generated by these activities or associated development on adjacent institutions, or on the amenities of neighbouring residential and rural areas.*

*The range of effects identified include the impact of new development on adjacent residential and rural areas; noise; signs; storage, use and disposal of hazardous substances; parking provision; and location of access and egress points*

*Council also recognises that there are other facets of these institutional activities which could have adverse impacts beyond the Zone boundary, in particular the discharge of contaminants to air, land and water. Although Council is concerned to ensure that the adverse impacts associated with such discharges are, as far as possible, avoided, the primary responsibility for management of these matters rests with the Manawatu-Wanganui Regional Council.*

*In addition to the primary role that the Manawatu-Wanganui Regional Council assumes in relation to public transport, the Council is also intent on encouraging the use of alternative modes of transport commuting to and from the institutional sites in order to minimise potential safety conflicts, congestion and effects on environmental and amenity values that may be associated with such movements.*

## 19.4 Methods

---

- District Plan Rules
- Consultation
- Campus Development Plans

The objectives and policies detailed above will primarily be achieved through the rules contained in this District Plan. Council considers the use of targeted regulatory intervention like, for example, control of the height of buildings which abut residentially zoned properties, to be the most effective method to achieve the environmental outcomes sought.

Additional methods such as ongoing consultation with institutional agencies over such matters as traffic management and site development, and the provision of information and/or advice on these matters will also be employed.

The preparation and adoption of campus development plans by institutions located in this Zone will also be encouraged. The Council recognises that such plans will have the potential to be an effective means to manage site development in a comprehensive manner, thereby reducing the likelihood of potential non-compliance with the rules contained within this Plan.

## 19.5 Environmental Results Anticipated

It is anticipated that the objectives, policies and methods of this section will achieve the following results:

- Acknowledgment of existing institutional activities and provision for their future growth and development.
- Avoidance of activities which will cause a nuisance or danger within those areas identified for institutional purposes or on adjacent residential or rural areas.
- Creation of a safer environment through the safe storage, use and disposal of hazardous substances.
- Reduction in safety conflicts, congestion and effects on environmental and amenity values through encouragement of an appropriate mix of institutional transport modes.
- Protection of the interface between institutional and residential and rural activities.

## 19.6 Rules : Permitted Activities



### R 19.6.1 Institutional and Associated Ancillary Activities

**Institutional and Associated Ancillary Activities are a Permitted Activity provided that they comply with the following Performance Conditions.**

#### Performance Conditions

##### (a) Size of Facility Associated with a Retail Activity.

- (i) The total gross floor area of retail activities located on the Massey University institutional campus shall not exceed 3000 m<sup>2</sup>;
- (ii) The total gross floor area of retail activities located on all other institutional campuses shall not exceed 250m<sup>2</sup> per campus.

#### **Explanation**

*Council recognises that the provision of retail facilities to cater for the day-to-day needs of institutional staff, students and clients is necessary given the isolated nature of a number of these institutions.*

*However, Council does not wish to encourage the establishment of large retailing facilities which could potentially undermine the efficient use and development of existing business resources and Council's policy to contain retail activities within identified business areas.*

##### (b) Signs

Compliance with Rule 6.1.5.1

##### (c) Hazardous Substances

Compliance with the Rules in Section 14 Hazardous Substances.



## **R 19.6.2 The Construction of, or Addition to, Buildings**

**The construction of, or addition to, buildings is a Permitted Activity provided the following Performance Conditions are complied with.**

### **Performance Conditions**

#### **(a) Maximum Building Height**

Any buildings or structures shall comply, in terms of maximum height, with R 20.4.10.1.

#### ***Explanation***

*This performance condition sets a maximum height for any buildings or structures within the Institutional Zone to prevent penetration of the Airport Protection Surfaces as set out in R 20.4.8.1.*

#### **(b) Subject to (a) above, height of any building on a site which fronts onto or adjoins a residentially zoned site.**

##### **(i) Street Interface**

Building Envelope - Eight metres or more from the street boundary, an institutional building may reach a maximum height of twelve metres. Twenty-eight metres or more from the street boundary, a building may reach a maximum height of eighteen metres. Forty-five metres or more from the street boundary, a building may reach a maximum height of twenty-seven metres (refer Figure 19.1).

##### **(ii) Rear Boundary Interface**

Building Envelope - Three metres or more from the rear boundary of an adjoining residentially zoned property, an institutional building may reach a maximum height of six metres. Six metres or more from this boundary, a building may reach a maximum height of nine metres. Twelve metres or more from this boundary, a building may reach a maximum height of twelve metres. Twenty-three metres or more from this boundary, a building may reach a maximum height of eighteen metres. Forty-five metres or more from this boundary, a building may reach a maximum height of twenty-seven metres (refer Figure 19.2).

##### **(iii) Side Boundary Interface**

Building Envelope - Three metres or more from the side boundary of an adjoining residentially zoned property, an institutional building may reach a maximum height of three metres. Six metres or more from this boundary, a building may reach a maximum height of six metres. Nine metres or more from this boundary, a building may reach a maximum height of nine metres. Fourteen metres or more from this boundary, a building may reach a maximum height of twelve metres. Twenty-three metres or more from the boundary, a building may reach a maximum height of eighteen metres. Forty-five metres or more from this boundary, a building may reach a maximum height of twenty-seven metres (refer Figure 19.3).

#### ***Explanation***

*Major institutions make an important contribution to the public life of the city and it is appropriate that these organisations are strongly identified. For this reason, institutional sites and buildings should establish their own characteristic physical features rather than respond to prevailing residential patterns.*

*Institutions usually own and occupy multiple buildings on large, contiguous sites which are subject to comprehensive development plans. These properties frequently include significant semi-public open spaces and other large landscape elements. The development of individual buildings is likely to be guided by an overall development plan. In this context, the precise position, size and character of each*

*building development is most effectively addressed within a set of site-specific guidelines sponsored by the institution itself.*

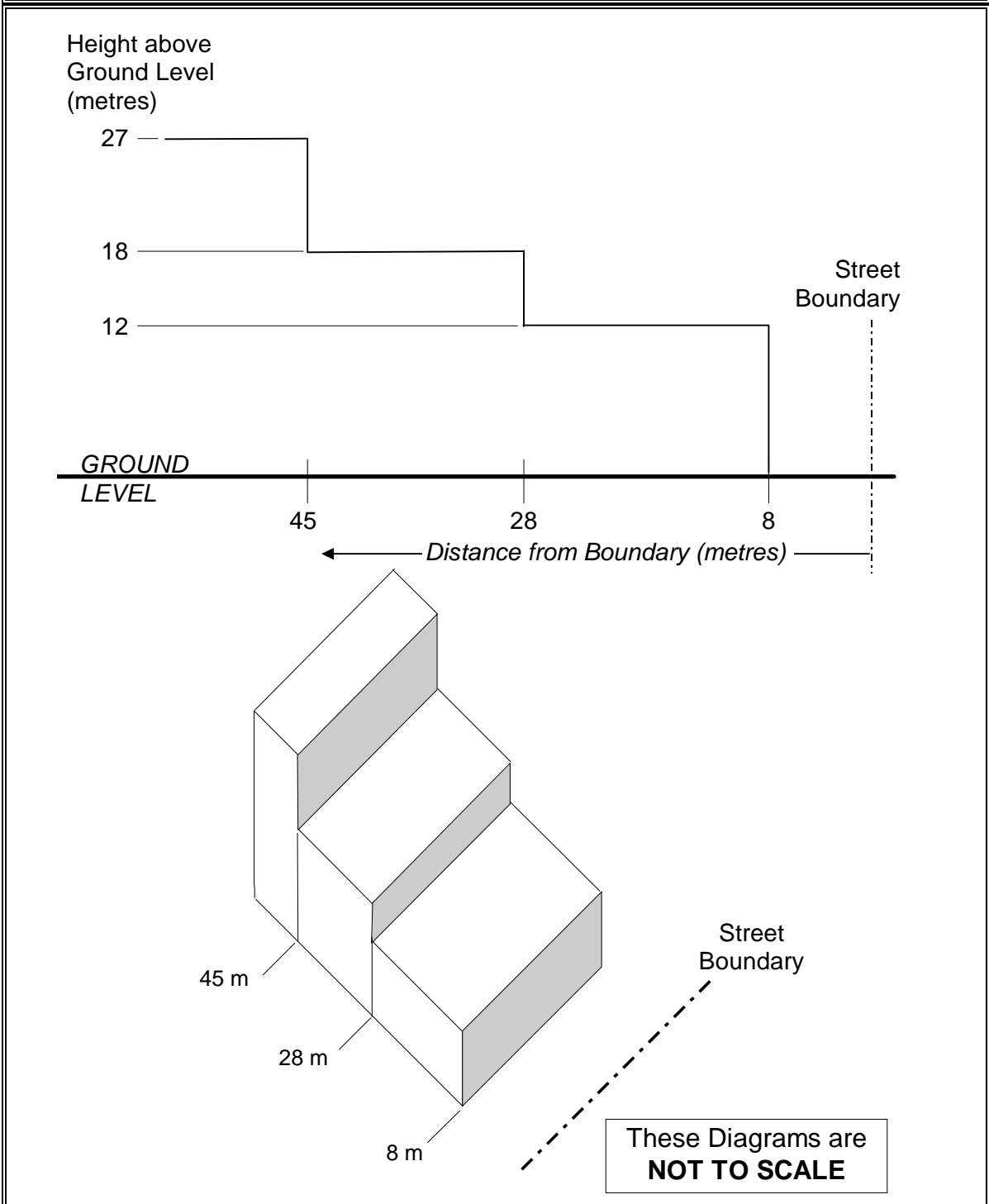
*To allow maximum scope for the preparation and implementation of such strategies, Council has introduced a series of institutional height performance standards which provide adequate flexibility for future site development while ensuring that the potential effects of such development on adjoining residential areas are appropriately managed.*

**(c) Parking and Loading**

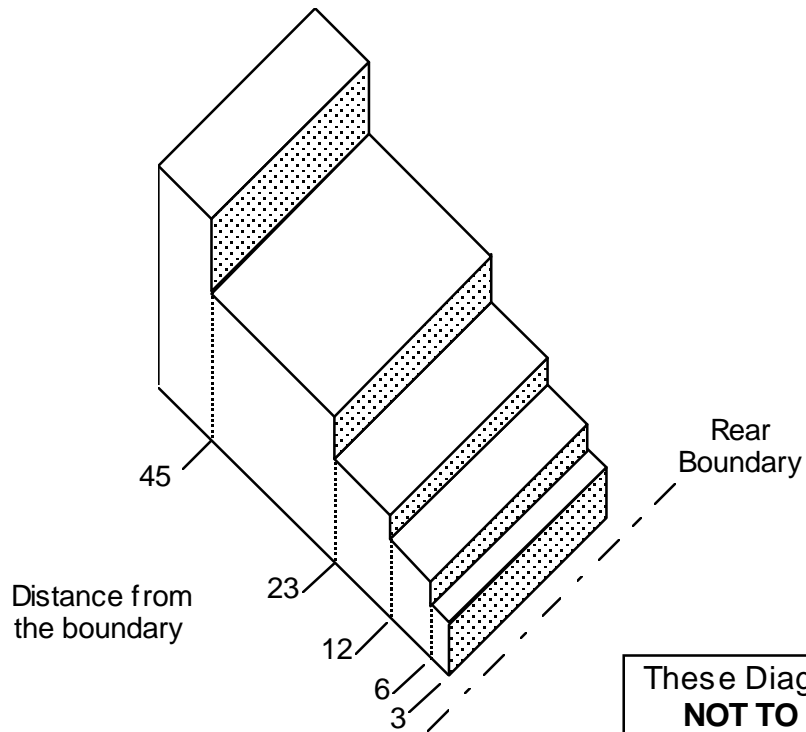
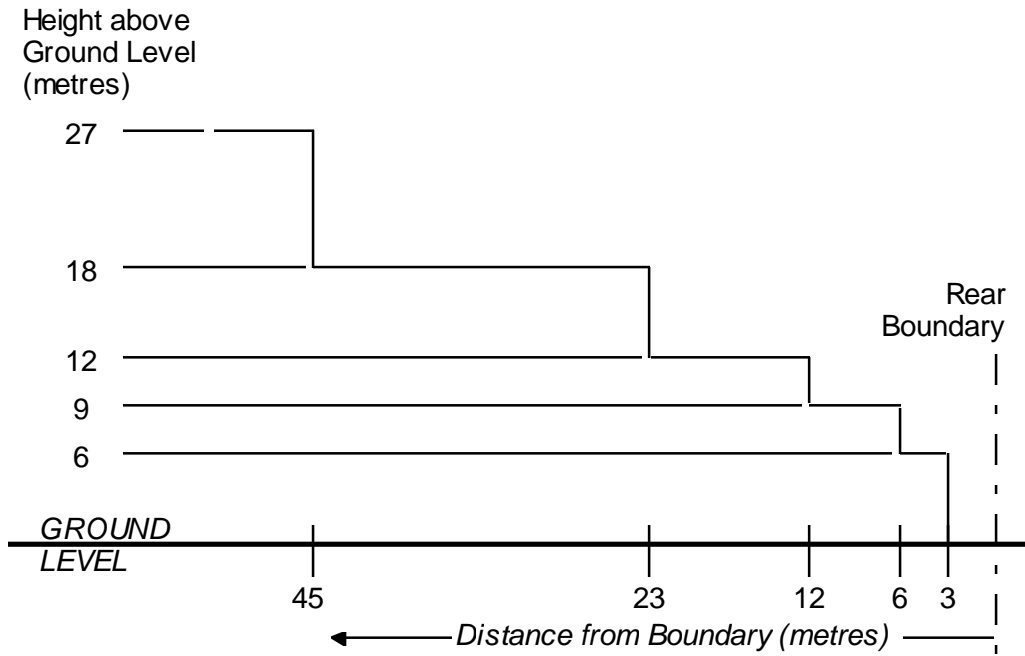
Compliance with Rules:

- 20.3.7.1 Parking for People with Disabilities;
- 20.3.7.2 Parking Provision for All Zones Except Inner Business;
- 20.3.7.6 Car Park Landscape Design;
- 20.3.7.7 Formation of Parking Spaces;
- 20.3.8.1 Loading Space Standards.

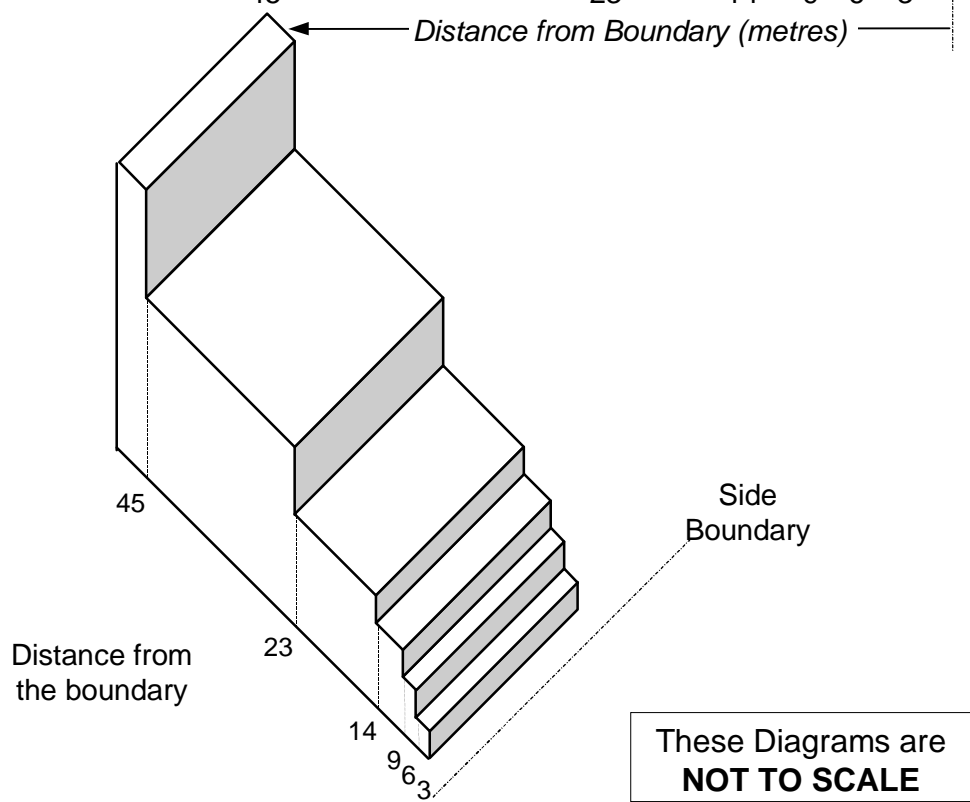
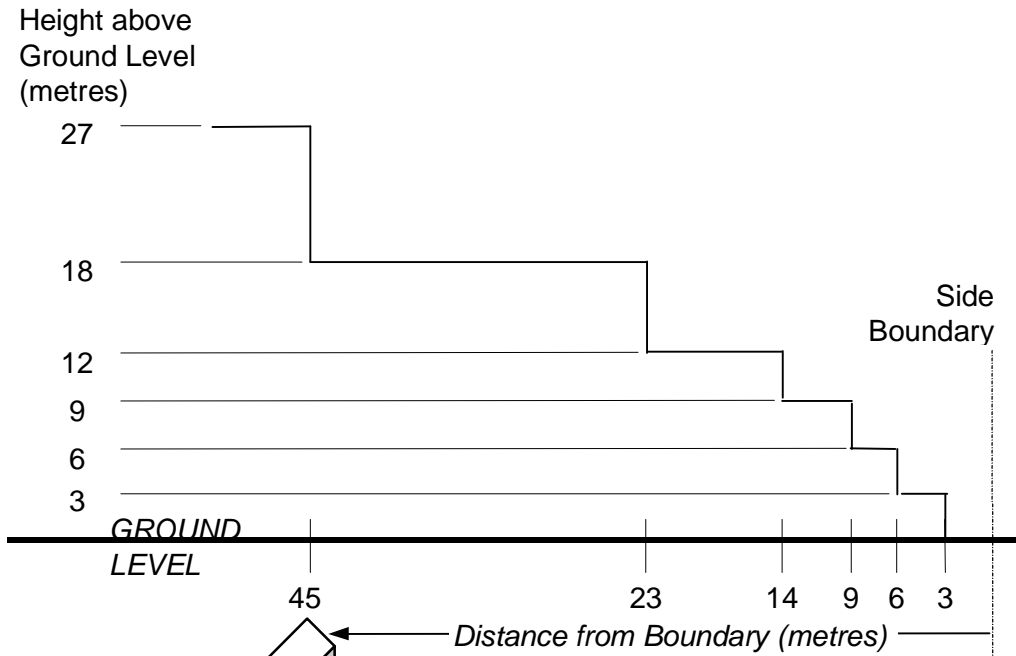
**Figure 19.1**  
**Institutional Zone Height and Setback Envelope**  
**Street Interface**



**Figure 19.2**  
**Institutional Zone Height and Setback Envelope**  
**Rear Boundary Interface**



**Figure 19.3**  
**Institutional Zone Height and Setback Envelope**  
**Side Boundary Interface**



**Explanation**

*Some of the institutions attract a larger number of employee and client/visitor vehicles than can be accommodated on site. The subsequent overflow of vehicles, particularly into surrounding residential streets, detracts from the amenities of adjoining areas. Council seeks to ensure therefore that an adequate level of on-site parking is provided. Similarly, many institutions are visited by larger delivery vehicles and provision must be made for these.*

**(d) Landscape Amenity**

- (i) An amenity strip of not less than 3 metres in width shall be provided along the boundary of any site which adjoins a designated roadway or any land zoned residential .
- (ii) Planting of this strip shall include specimen trees capable of attaining a height of 5 metres or more, planted at a minimum rate of one tree per 7 metres of length of the amenity strip.
- (iii) All planting shall be completed before the associated buildings are occupied or, where this is not seasonally practicable, within the first planting season after the completion of the buildings.

**Explanation**

*Landscaping is an important contributor to the provision and maintenance of adequate amenity both within the Institutional Zone and at the interface between this Zone and neighbouring residential and rural areas. In addition to its amenity contribution, landscaping also provides a useful technique for mitigating adverse effects through, for example, softening the appearance of development (e.g monotonous building form, parking areas); separating activities; and providing form, scale and texture that complement development.*

**(e) Road Setback**

- (i) On sites fronting onto any arterial or principal road (as identified in Appendix 20A of the Transportation Section), any building or structure shall be set back at least 8 metres from the road frontage
- (ii) On all other sites, any building or structure shall be set back at least 3 metres from any road boundary.

**Explanation**

*Given that many of the City's institutionally zoned sites front onto arterial roads, which are important City entranceways, the Council considers that there is a need to ensure that adequate separation exists between road frontages and buildings in order to enhance the visual amenity associated with these approaches, and to provide adequate space within which planting can occur.*

**R 19.6.3 Minor Temporary Military Training Activities**

**Minor Temporary Military Training Activities are a Permitted Activity, provided the following Performance Conditions are complied with.**

**Performance Conditions****(a) Buildings and Structures**

- (i) Any buildings and/or structures erected must be in compliance with performance condition (i) and (ii) of Rule 12.6.2; and
- (ii) Any buildings erected in associated with the Temporary Military Training Activity must be removed at the conclusion of the activity unless they are in compliance with Rule 12.6.2.

**(b) Excavations and Alterations to Landform**

Where the activity involves any excavations or alterations to landform, the ground shall be reinstated to a condition as close as practicable to its state prior to the disturbance.

**(c) Hazardous Substances**

Compliance with the requirements of Section 14 - Hazardous Substances of this District Plan.

**(d) Duration and Frequency of Activities**

The activity is limited to a period not exceeding 31 days.

***Explanation***

*The New Zealand Defence Force (NZDF) carries out temporary military training activities in areas not designated for defence purposes. Such temporary training involves military activities by regular and territorial force units in zones throughout Palmerston North City. The Defence Act 1990 provides for the raising and maintenance of armed forces. Military training activities are essential in enabling the NZDF to maintain operational capability. The above conditions have been designed to enable the NZDF to carry out temporary military training activities while ensuring that any adverse effects of training activities on the environment are mitigated.*

**Note to Plan Users:** Also refer to Rule 23.7.1 – Radiofrequency Field Exposure

**19.7 Rules : Controlled Activities****R 19.7.1 Site Access**

**Site Access is a Controlled Activity with regard to:**

- **The Safe and Efficient Operation of the Roothing Networks**

In determining whether to grant consent and what conditions if any to impose, Council will, in addition to the City View objectives in section 2 and the Institutional Zone objectives and policies, assess any application in terms of the following further policy.

- (a) To avoid, remedy or mitigate any adverse effects of access points to the site on the safe and efficient operation of the roading network.

***Explanation***

*As many of these institutions also adjoin arterial or principal roadways and quieter local residential streets, any new access and egress points will be assessed to ensure that they are located and formed with safety in mind.*

**R 19.7.2 Minor Temporary Military Training Activities which do not comply with the Performance Conditions and Extended Military Training Activities**

**Minor Temporary Military Training Activities which do not comply with the Performance Conditions of Rule 19.6.3, and Extended Temporary Military Training Activities are Controlled Activities.**

In determining whether to grant consent and what conditions to impose, if any, Council will, in addition to the City View objectives in section 2 and the Institutional Zone Objectives and Policies, assess any application in terms of the following further policies:

- (a) To avoid, remedy or mitigate any adverse effects of the activity on the amenity and/or character of the surrounding area, particularly with regard to any adjacent or nearby properties used for residential purposes.
- (b) To avoid, remedy or mitigate the effects of additional traffic generated on the safe and efficient operation of the roading network.

**Explanation**

*The New Zealand Defence Force (NZDF) may need to carry out temporary military training activities which do not meet the performance conditions for Permitted Activities. In this case, it is important to ensure that any adverse effects of training activities on the environment are avoided, remedied or mitigated.*

**19.8 Rules : Discretionary Activities (Restricted)**

**R 19.8.1 Institutional and Associated Ancillary Activities which do not Comply with the Permitted Activity Performance Conditions**

**Institutional and Associated Ancillary Activities which do not comply with the Permitted Activity Performance Conditions in relation to:**

- (i) **Size of Facility Associated with a Retail Activity.**

**are a Discretionary Activity (Restricted) with regard to:**

- **Effects on Adjoining Residential Areas**
- **The Safe and Efficient Operation of the Roding Network**
- **Design and Appearance**
- **Retail Containment.**

In determining whether to grant consent and what conditions, if any, to impose, Council will, in addition to the City View objectives in section 2 and the Institutional Zone objectives and policies, assess any application in terms of the following further policies:

- (i) **Size of facility associated with a retail activity**
  - (a) To avoid, remedy or mitigate the adverse effects of retail expansion on the operation of the Institutional Zone and on the amenity values of any adjoining Residentially zoned land.
  - (b) To ensure that any retail expansion will not undermine the integrity of the Inner and Outer Business Zones or lead to the unnecessary dispersal of retail activity.

**Explanation**

*Although Council does not wish to encourage the establishment of extensive retail facilities within the Institutional Zone, it is prepared to consider extensions to the size limit set for retail facilities where it is*

*satisfied that these will neither undermine the efficient use and development of identified business areas nor adversely impact on neighbouring residential areas or on the roading network.*



### **R 19.8.2 The Construction of, or Addition to, Buildings which do not Comply with the Permitted Activity Performance Conditions**

**The Construction of, or Addition to, Buildings which do not comply with the Permitted Activity Performance Conditions in Relation to:**

- (i) Height of any building which fronts onto or adjoins a residentially zoned site**
- (ii) Vehicle parking**
- (iii) Landscaping**

**are a Discretionary Activity (Restricted) with regard to:**

- **Design and Appearance**
- **Effects on Adjoining Residential Areas**
- **The Safe and Efficient Operation of the Roothing Network.**
- **The Provision of Car Parking**

In determining whether to grant consent and what conditions to impose, if any, Council will, in addition to the City View objectives in section 2 and the Institutional Zone objectives and policies assess any application in terms of the following further policies:

- (i) Building Height**
  - (a) To take into account the existence of topographical or other physical features which make compliance impracticable.
  - (b) To ensure the design and appearance of any building or structure is in character with and complementary to the ambience and amenity values of the adjoining residential neighbourhood.
  - (c) To avoid, remedy or mitigate the effects of loss of daylight, sunlight, or privacy or other environmental disturbance on any adjoining residential neighbourhood.

***Explanation***

*The building height and bulk requirements which have been defined for Institutional activities make reasonable provision for most development. Although an overall height limit of 27 m has been introduced. This dimension generally corresponds to the horizontal datum formed by the upper canopy of the City's largest trees, and above which buildings become a conspicuous skyline feature.*

*Council acknowledges though that there may be instances where additional height or building bulk is required, however if this occurs there is a need to protect nearby residential, rural or institutional activities from any possible effects that might be generated.*

- (ii) Vehicle Parking**
  - (a) To assess the adequacy of existing parking provision to meet the additional need generated.
  - (b) To avoid, remedy or mitigate the effects of parking not accommodated on the site on the safe and efficient operation of the roading network.
  - (c) To ensure overspill parking from the site does not cause a loss of amenity in adjoining residential areas.
  - (d) The further policies contained within Rule 20.3.7.3 of the Transportation Section.

**Explanation**

*The institutional parking standards have been developed to ensure that the parking demands associated with these activities can be adequately satisfied on-site. Council recognises though, that the nature of the demand generated by some forms of development may justify a variation from these standards, provided that the possible impact on such areas as safety, convenience and amenity are properly addressed.*

**(iii) Landscaping**

- (a) To take into account the existence of on-site constraints which may make compliance difficult or inappropriate.
- (b) To avoid, remedy or mitigate adverse effects on the character, amenity, and ambience of neighbouring areas.
- (c) To remedy or mitigate the deficiency in landscaping provision through alternative provision of on-site amenity and landscaping features.

**Explanation**

*Landscaping provisions within the Institutional Zone are intended to protect the amenity and ambience of adjacent or nearby residential areas, and to enhance roadside amenity. The Council recognises that there may be circumstances where compliance with the landscaping standards would not be attainable, there may be other means of achieving similar amenity results, and situations where the prescribed standards may be inappropriate. Alternatives will be considered where a proposed development can demonstrate that neighbouring properties would not be adversely affected and/or where roadside amenity can be maintained or enhanced.*

**R 19.8.3 Crematoria**

**Crematoria are a Discretionary Activity (Restricted) with regard to:**

- **Effects on the cultural and social wellbeing of the proximate community**
- **Effects of noise, hours of operation and other environmental disturbance on amenity for the surrounding community**
- **Design and appearance of any buildings or structures in relation to the amenity for the surrounding community**
- **The effects of traffic on the safe and efficient operation of the roading network and the provision of efficient and effective parking and access.**

**Explanation**

*Crematoria have the potential to adversely affect the amenity values of both adjoining and adjacent properties. Council recognises that there are appropriate locations for the siting of crematoria but these need to be in such a location that does not adversely affect the amenity values of surrounding the community.*

## **19.9 Rules : Non-Complying Activities**

**R 19.9.1 Non-Complying Activities**

Any activity not provided for as a Permitted, Controlled, or Discretionary (Restricted) Activity within the Institutional Zone shall be a Non-Complying Activity.

**Note to Plan Users:** Also refer to Rule 23.7.1 – Radiofrequency Field Exposure

**19.10 Rules : Noise****R 19.10.1 Noise**

Sound emissions from any activity shall not exceed the following limits when measured at an institutional campus boundary:

All Times	55 dBA L <sub>10</sub> , and
10:00 pm to 7:00 am	75 dBA L <sub>max</sub>

Sound emissions shall not exceed the following limits when measured at or within the boundary of any land used for rural or residential purposes in a rural area or residential purposes in a residential area:

7:00 am to 10:00 pm	55 dBA L <sub>10</sub>
10:00 pm to 7:00 am	45 dBA L <sub>10</sub> , and 70 dBA L <sub>max</sub>

Sound emissions from any activity on Lot 3 DP 35156, known as the Palmerston North Fire Station, shall comply with Rule 11.6.5.1.

***Explanation***

*The noise rules for Institutional Zones are designed to protect neighbouring residential amenity and to protect other neighbouring users of the Institutional Zone. The noise limits imposed recognise that Institutional Zone users require a relatively high quality aural environment to provide for learning, scientific research or health care.*

*Noise limits applying at residential interfaces are intentionally greater during daytime than those that apply to non residential activities established within residential areas. The background sound levels are generally greater nearer to Institutional Zones during daytime. This permits greater levels of sound to be emitted.*