

**IN THE ENVIRONMENT COURT  
AT AUCKLAND**

**I TE KŌTI TAIAO O AOTEAROA  
KI TĀMAKI MAKĀURAU**

**Decision [2023] NZEnvC 101**

IN THE MATTER OF an appeal under clause 14 of Schedule 1  
of the Resource Management Act 1991

BETWEEN HAMPTON DOWNS (NZ) LIMITED  
HD LAND LIMITED  
(ENV-2022-AKL-000037)

Appellant

AND WAIKATO DISTRICT COUNCIL  
Respondent

AND WAKA KOTAHI NEW ZEALAND  
TRANSPORT AGENCY

Section 274 party

Court: Environment Judge S M Tepania sitting alone under s 279 of the  
Act

Date of Order: 18 May 2023

Date of Issue: 18 May 2023

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**CONSENT ORDER**

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A: Under section 279(1)(b) of the Resource Management Act 1991, the  
Environment Court, by consent, orders that:



HD Land Limited & Hampton Downs (NZ) Limited v Waikato District Council

- (1) the appeal is allowed subject to amended plan provisions attached as Appendix A and Appendix B to this order; and
- (2) the appeal is resolved in part. The appeal as it relates to MSRZ-S18 is unresolved.

B: Under section 285 of the Resource Management Act 1991, there is no order as to costs.

## REASONS

### Introduction

[1] This appeal relates to the decisions of Waikato District Council (**WDC** or **Council**) on the Proposed Waikato District Plan (**PDP**) in relation to the policy framework for the Motorsport and Recreational Zone (**MSRZ**), which applies to the Hampton Downs Motorsport Park. It also relates to the Signs provision (**SIGN**).

[2] On 17 January 2022 an Independent Hearing Panel on behalf of WDC released Decision Report 25: Hampton Downs Motorsport and Recreational Zone (**the Decision**). The Decision related to provisions for the MSRZ.

[3] On 1 March 2022 HD Land Ltd and Hampton Downs (NZ) Ltd (together referred to as **Hampton Downs** or **the Appellant**) appealed the Decision. The appeal sought amendments to the provisions of the MSRZ in order to provide for all relevant motorsport and recreational activities within the Zone, and ensure the objective of the MSRZ to enable the continued use and development of the Motorsport Park is achieved. The appeal also sought changes to definitions, headings and signage provisions in Part 2 of the PDP to ensure consistency and clarity.

[4] Waka Kotahi NZ Transport Agency (**Waka Kotahi**) subsequently joined the appeal under s 274 of the Act. Waka Kotahi's notice set out that it was interested in the following changes sought by the Appellant:

- (a) the removal of PREC15-R1 regarding industrial activity floor area limits;  
and

- (b) amendments to MSRZ-S19 so that traffic management plan requirements do not apply to ‘minor’ motor sport and recreation events.

[5] Waka Kotahi’s own appeal (ENV-2022-AKL-000048) also seeks changes to a provision within the MSRZ that is raised in Hampton Downs’ appeal.

### **Agreement reached**

[6] Hampton Downs, Council and Waka Kotahi (together referred to as **the parties**) have engaged in settlement discussions which have resulted in an agreement that will partially resolve both the Appellant’s appeal and Topic 7: Hampton Downs Motor Sport and Recreation Zone.

[7] The agreed changes include the following:

- (a) the inclusion of a definition of ‘Motor sport and recreation activities’ in Part 1 Interpretation – Definitions. This new definition addresses activities that are related to the motorsport and recreation functions of the zone, but are not Motor sport and recreation events or Motor sport and recreation facilities as defined in the PDP. The appellants have sought this relief as some activities that take place within Hampton Downs Motorsport Park are not provided for within the decisions version of the MSRZ. By providing an additional definition (in conjunction with the new rules sought), the MSRZ rules can more efficiently and effectively give effect to Policy MSRZ-P1. The parties consider it would provide greater clarity to plan users regarding what activities are provided for in MSRZ;
- (b) amend permitted activity rule PREC15-R1 to increase the total gross floor area (**GFA**) within the precinct, and to remove prescriptive percentage limits for different types of activities. Precinct 15 is the Hampton Downs industrial area which provides for industrial facilities and activities that support the Hampton Downs Motorsport Park. The maximum area for industrial use was a carry-over from the 2006 resource consent (Waikato District Council reference LUC0005/06). However,

50,000m<sup>2</sup> GFA for industrial use is not practicable or consistent with the 45% building coverage rule for the 17-hectare precinct set out in MSRZ-S14. The agreed GFA is both consistent with the building coverage standards elsewhere in the PDP, and was supported by modelling undertaken by Hampton Downs. Definitions of ‘general warehousing’, ‘automotive’ and ‘non-automotive’ were deleted from the PDP, and so conditions relating to each of these types of activities, are considered unnecessary. In addition to the above Waka Kotahi agreed to changes to PREC15-R1 on the basis that:

- (i) retaining a maximum GFA sets a development parameter which Waka Kotahi sees as being helpful when assessing future integrated transport assessments;
  - (ii) the modelling undertaken by the appellant (for 76,500m<sup>2</sup> GFA) indicates that this level of development can (based on current assumptions) occur without overly impacting on the State Highway One / Hampton Downs interchange;
  - (iii) any future retail uses (should an application be made) will still be subject to a consent process so that traffic generation characteristics would be captured as part of any future application.
- (c) an additional permitted activity in precincts 14 and 16 within the MSRZ that allows those motorsport and recreation activities. Precinct 14 is the Hampton Downs operational motorsport area precinct, and provides for the operational motor sport area including the main race track and associated facilities. Precinct 16 is Hampton Downs minor race track area and provides for a minor race track and travellers’ accommodation. With the new definition of ‘Motor Sport and Recreation Activities’, these new rules explicitly provide for these activities in both precincts. Thus it provides clarity and minimises ambiguities regarding what is considered a permitted activity;
- (d) amendments to the height and building coverage rules within MSRZ to ensure they are more clearly understandable. The decision version of the height provisions referred to ‘all precincts’ in its heading, but then listed

specific precincts within the rule themselves. The agreed changes specify precincts in the name of the rules for height. The decision version of the building coverage provisions set out separate but identical rules for each precinct. The agreed changes provide for a single building coverage rule that applies to all precincts. These changes correct minor errors and contribute to more concise and succinct provisions; and

- (e) other minor changes to the MSRZ and Part 2 SIGNS provisions to ensure consistency across the plan. These include changes to subparagraph numbering to ensure they are consistent with conventions throughout the plan, and changes to ensure that defined terms are correctly used. For example, using ‘visitor accommodation’ instead of ‘traveller’s accommodation’, and using ‘motor sport and recreation activities’ and ‘motor sport and recreation facilities’ throughout the provisions.

[8] For completeness, it is noted that the parties have also agreed not to seek any changes to MSRZ-S19: Traffic management standards – for all motor sport and recreation events.

### **Outstanding issues**

[9] This consent order resolves the Appellant’s appeal with the exception of appeal point 15 in Annexure 1 of the appeal. That appeal point seeks changes to MSRZ-S18, which is a permitted activity standard for setbacks from roads, the expressway, and other zones. Waka Kotahi’s own appeal (ENV-2022-AKL-000048) seeks different amendments to the same standard. The parties have agreed to resolve the remaining appeal point as part of the resolution of the Waka Kotahi appeal.

### **Consideration**

[10] In making this order, the Court has read and considered:

- (a) the notice of appeal dated 1 March 2022;
- (b) the joint memorandum of the parties dated 28 March 2023; and

- (c) correspondence with counsel for the Council dated 4 May 2023 and 16 May 2023.

[11] The Court is making this order under section 279(1) of the Act, such order being by consent, rather than representing a decision or determination on the merits. The Court understands for present purposes that:

- (a) all parties to the proceedings have executed the memorandum requesting this order;
- (b) all parties are satisfied that all matters proposed for the Court's endorsement fall within the Court's jurisdiction, and conform to the relevant requirements and objectives of the Act including, in particular, Part 2.

[12] The Court is satisfied that the agreement reached is within the scope of the appellants' submissions and appeal.

### Order

[13] Therefore, the Court orders, by consent, that:

- (a) the appeal is allowed subject to the amended plan provisions in **Appendix A** and **Appendix B** to this Order;
- (b) the appeal and Topic 7: Hampton Downs Motor Sport and Recreation Zone are resolved in part. Both are unresolved in reference to MSRZ-S18; and
- (c) there is no order as to costs.



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S M Tepania  
Environment Judge



# Appendix A

## Part I.5 Interpretation Definitions

- I. Include the following definition of Motor sport and recreation activities

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| <u>Motor sport and recreation activities</u> | <p><u>Means, within the MSRZ- Motorsport and Recreation Zone, all activities associated with and/or ancillary to the operation of the Motorsport Park whether available to the public or not including:</u></p> <ul style="list-style-type: none"><li>a. <u>Administration and ticketing offices.</u></li><li>b. <u>Track activities.</u></li><li>c. <u>Convention centre, corporate sport and recreation events and expos, hospitality and media activities.</u></li><li>d. <u>Restaurant, café, food and beverage and retail activities.</u></li><li>e. <u>Vehicle maintenance and storage activities.</u></li><li>f. <u>Facility maintenance and storage activities.</u></li><li>g. <u>Recreational activities including tennis, swimming and motorsport memorabilia displays.</u></li></ul> <p><u>And excludes the following defined terms:</u></p> <ul style="list-style-type: none"><li>• <u>Motorsport and recreation events that reach the criteria for any Minor, Medium, Major or Extreme Events; and</u></li><li>• <u>Motor sport and recreation facilities</u></li></ul> |
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## Part 2.31 SIGNS – Signs

2. Amend rules SIGN-R48, SIGN-R49 and SIGN-R50 as follows:

|   |   |   |
|---|---|---|
| <p><b>SIGN-R48</b></p> <p>MSRZ – Motorsport and recreation zone</p> | <p>Signs – general – all precincts</p> <p><b>(1) Activity Status: PER</b><br/> <b>Where:</b></p> <p>(a) A sign visible from a public place shall comply with all of the following standards:</p> <ul style="list-style-type: none"> <li>(i) It does not exceed 5m<sup>2</sup> in area;</li> <li>(ii) The sign height does not exceed 10m in height;</li> <li>(iii) Illuminated signs shall not:</li> <li>(iv) Have a light source that flashes or moves;</li> <li>(v) Contain moving parts or reflective materials;</li> <li>(vi) It is set back at least 7.5m from the boundary of Hampton Downs Road;</li> <li>(vii) It is set back at least 15m from State Highway 1;</li> <li>(viii) Is orientated to be internally facing or it is setback a minimum of 500m from State Highway 1 and have a font height no greater than 300 mm and have symbols, parts of symbols, images and/or parts of images of a height no greater than 300 mm, or cannot be seen from State Highway 1;</li> <li>(ix) It relates to: <ul style="list-style-type: none"> <li><del>(+)</del> <u>i.</u> Any motor sport and recreation activity or <u>Motor sport and recreation</u> events within the Motorsport and Recreation Zone;</li> <li>or</li> <li><del>(-)</del> <u>ii.</u> A property name sign.</li> </ul> </li> </ul> <p>Advice note: the above does not apply to “temporary traffic management” signs</p> | <p><b>(2) Activity status where compliance not achieved: RDIS</b><br/> <b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on amenity values;</li> <li>(b) Effects on traffic safety;</li> <li>(c) Effects of glare and light spill;</li> <li>(d) Content, colour and location of the sign; and</li> <li>(e) Proximity to the road.</li> </ul> |
| <p><b>SIGN-R49</b></p> <p>MSRZ – Motorsport and recreation zone</p> | <p>Signs – general – all precincts</p> <p><b>(1) Activity Status: PER</b><br/> <b>Where:</b></p> <p>(a) A real estate sign relating to the site on which it is located shall comply with all of the following standards:</p> <ul style="list-style-type: none"> <li>(i) There is no more than 3 signs per site of which;</li> <li><del>(+)</del> <u>i.</u> There is no more than 1 sign per agency measuring 600mm x 900mm;</li> </ul>  | <p><b>(2) Activity status where compliance not achieved: RDIS</b><br/> <b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on amenity values;</li> <li>(b) Effects on traffic safety;</li> <li>(c) Effects of glare and light spill;</li> <li>(d) Content, colour and location of the sign; and</li> </ul>                                     |



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|  | <p><del>(2)</del> <u>ii.</u> There is no more than 1 sign measuring 1800mm x 1200mm; and</p> <p><del>(3)</del> <u>iii.</u> There is no more than 1 real estate header sign measuring 1800mm x 1200mm;</p> <p>(ii) It is not illuminated;</p> <p>(iii) It does not contain any moving parts, fluorescent, flashing or revolving lights or reflective materials;</p> <p>(iv) It does not project into or over road reserve.</p>  | (e) Proximity to the road.   |
| <b>SIGN-R50</b> Signs – effects on traffic – all precincts |  |  |
| MSRZ – Motorsport and recreation zone                      | <p><b>(1) Activity Status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any sign directed at road users shall:</p> <p>(i) Not imitate the content, colour or appearance of any traffic control sign;</p> <p>(ii) Be located at least 60m from controlled intersections, pedestrian crossings and any other signs;</p> <p>(iii) Not obstruct sight lines of drivers turning into or out of a site entrance and intersections;</p> <p>(iv) Be able to be viewed by drivers for at least 250m;</p> <p>(v) Contain no more than 40 characters and no more than 6 symbols;</p> <p>(vi) Have lettering that is at least 200mm high;</p> <p>(vii) Where the sign directs traffic to a site entrance, the sign must be at least:</p> <p>i. <u>175m from the entrance on roads with a speed limit of 80 km/hr or less; or</u></p> <p>ii. <u>250m from the entrance on roads with a speed limit of more than 80km/hr.</u></p> <p><del>(viii) 175m from the entrance on roads with a speed limit of 80 km/hr or less; or</del></p> <p><del>(ix) 250m from the entrance on roads with a speed limit of 80km/hr.</del></p> | <p><b>(2) Activity status where compliance not achieved: DIS</b></p> |

## Part 3.21 MSRZ – Motorsport and recreation zone

3. Amend MSRZ – P1 as follows:

MSRZ – PI Operation and development

(I) Provide for:

- (a) A wide range of activities and events for motor sport and recreation ~~activities~~; and
- (b) The development of facilities to support activities and events for motor sport ~~the motor sport~~ and recreation ~~activities and events~~.

4. Amend Policy MSRZ-P2 as follows:

MSRZ – PI Precinct-based development

(I) Provide a precinct-based approach such that:

- (a) PREC14 – Hampton Downs operational motorsport area precinct provides for the operational motor sport area including the main race track and associated facilities;
- (b) PREC15 – Hampton Downs industrial area precinct provides for industrial facilities and activities that support the Hampton Downs Motorsport Park;
- (c) PREC16 – Hampton Downs minor race track area precinct provides for a minor race track and ~~travellers' accommodation~~ visitor accommodation;
- (d) PREC17 – Hampton Downs residential apartments precinct provides for residential activities within the residential apartments;
- (e) PREC18 – Hampton Downs industrial units precinct provides for industrial activities within the industrial units.

5. Amend rule PREC14-R1 as follows:

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|---|---|
| <b>PREC14-R1</b>  | <del>A m</del> Motor sport and recreation facilities          |
| <b>(1) Activity Status: PER</b><br><b>Where:</b><br>(a) The activity is carried out in PREC14 – Hampton Downs operational motorsport area precinct. | <b>(2) Activity status where compliance not achieved: n/a</b> |

6. Add new rules for Precinct PREC14 as follows:

|   |   |
|---|---|
| <b>PREC14-R7</b>  | <u>Motor sport and recreation activities:</u>                 |
| <b>(1) Activity Status: PER</b><br><b>Activity-specific standards:</b><br><u>The activity is carried out in PREC 14 – Hampton Downs operational motorsport area precinct.</u> | <b>(2) Activity status where compliance not achieved: n/a</b> |

7. Amend PREC15-R1 as follows:

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| <b>PREC15-R1</b>   | Industrial activities  |  |
| <p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) The activity is carried out in PREC15 – Hampton Downs industrial area precinct; and</p> <p>(i) The maximum gross floor area for all activities in PREC15 shall be no more than <u>76,500m<sup>2</sup></u> <del>50,000m<sup>2</sup></del>. <del>Of the 50,000m<sup>2</sup> total gross floor area in Precinct B, the following shall apply:</del></p> <p>(ii) <del>General warehousing shall comprise no more than 25% of the gross floor area (12,500m<sup>2</sup>); and</del></p> <p>(iii) <del>Non-automotive activities shall comprise no more than 25% of the total gross floor area (12,500m<sup>2</sup>);</del></p> <p>(iv) <del>Automotive activities may comprise 100% of the total gross floor area in PREC15.</del></p> | <p><b>(2) Activity status where compliance not achieved: DIS</b></p> |  |

8. Amend PREC16-R1 as follows:

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| <b>PREC16-R1</b>  | Visitor Accommodation   |  |
| <p><b>(1) Activity Status: PER</b><br/> <b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) The activity is carried out in PREC16 – Hampton Downs minor race track area precinct; and</li> <li>(b) Visitor accommodation in PREC16 shall: <ul style="list-style-type: none"> <li>(i) Accommodate no more than 200 persons at one time;</li> <li>(ii) Ensure that the duration of stay is for a period not exceeding 10 days;</li> <li>(iii) <del>(iv)</del> Prepare and provide to Council, a plan of the motor camp site which includes location of any utility buildings, cabins or other accommodation buildings and the location of any camping sites <u>prior to occupation.</u></li> </ul> </li> </ul> | <p><b>(2) Activity status where compliance not achieved: RDIS</b><br/> <b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Design and location of the building;</li> <li>(b) Admission of daylight and sunlight on any other sites;</li> <li>(c) Privacy on adjoining sites; and</li> <li>(d) Amenity values.</li> </ul> |  |

9. Add new rules for Precinct PREC16 as follows:

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| <b>PREC16-R5</b>   | <u>Motor sport and recreation activities:</u>                        |  |
| <p><b>(1) Activity Status: PER</b><br/> <b>Activity-specific standards:</b><br/> <u>The activity is carried out in PREC 16 – Hampton Downs minor race track area precinct.</u></p> | <p><b>(2) Activity status where compliance not achieved: n/a</b></p> |  |

10. Amend rule PREC16-R3 as follows:

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| <b>PREC16-R3</b>   | Motor sport and recreation events and <del>associated</del> <u>motor sport and recreation</u> facilities  |  |
| <p><b>(1) Activity Status: CON</b><br/> <b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) The activity is carried out in PREC16 – Hampton Downs minor race track area precinct;</li> <li>(b) A maximum of 20,000 people attend the motor sport and recreation event; and</li> </ul> | <p><b>(2) Activity status where compliance not achieved: RDIS</b><br/> <b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Noise levels and duration;</li> <li>(b) Lighting and glare;</li> <li>(c) Hours of operation;</li> <li>(d) Nature and frequency of the event;</li> <li>(e) Size and scale of the event;</li> </ul> |  |

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| <ul style="list-style-type: none"> <li>(c) A maximum of 2,500 arrival vehicles per hour (vph) or 8,000 total vehicles attend the event; and</li> <li>(d) No more than five Extreme Events are held per year; and or no more than two Extreme Events are held in any year when an event is held that is larger than an Extreme Event (such as Supercars) authorised by resource consent; and</li> <li>(e) No motor sport and recreation event is held on a weekday, except: <ul style="list-style-type: none"> <li>i. On a weekday that is a public holiday, or</li> <li>ii. A minor event or practice day that generates less than 700 vehicle arrivals per hour; and</li> </ul> </li> <li>(f) Traffic Management Standards in MSRZS19 and MSRZ-S20.</li> </ul> <p><b>Council’s control is reserved over the following matters:</b></p> <ul style="list-style-type: none"> <li>(g) Noise levels and duration;</li> <li>(h) Lighting and glare;</li> <li>(i) Hours of operation;</li> <li>(j) Nature and frequency of the event;</li> <li>(k) Size and scale of the events; and</li> <li>(l) Traffic, access and parking.</li> </ul> | <ul style="list-style-type: none"> <li>(f) Traffic, access and parking including impacts on State Highway 1 and Hampton Downs interchange;</li> <li>(g) Effects of amenity values of adjoining rural sites; and</li> <li>(h) Water, stormwater and wastewater management.</li> </ul> |
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11. Amend rule MSRZ-S9 as follows:

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| <b>MSRZ-S9</b>                                   | Car parking access and roading – all precincts  |   |
| <b>(1) Activity Status: PER</b><br><b>Where:</b> | (a) Parking and manoeuvring for all activities other than <del>Racing Events</del> <del>motor sport and recreation events</del> shall be provided and formed in accordance with the provisions of the EIT – Energy, infrastructure and transport section. | <b>(2) Activity status where compliance not achieved: DIS</b> |

12. Amend rule MSRZ-S10 as follows:

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|--|---|--|
| <b>MSRZ-S10</b>                                  | Height – <del>all precincts</del> <u>Precinct PREC14</u>  |  |
| <b>(1) Activity Status: PER</b><br><b>Where:</b> | (a) A building or structure in PREC14 –Hampton Downs operational motorsport area precinct identified on the planning maps shall not exceed the following height measured from the natural ground level immediately below that part of the structure:<br>(i) 15m over 90% of the precinct; and<br>(ii) 17m over 10% of the precinct. | <b>(2) Activity status where compliance not achieved: RDIS</b><br><b>Council’s discretion is restricted to the following matters:</b><br>(a) Building height;<br>(b) Design and location of the building;<br>(c) Privacy on adjoining sites; and<br>(d) Visual amenity |

13. Amend rule MSRZ-S11 as follows:

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| <b>MSRZ-S11</b>                                  | Height – <del>all precincts</del> <u>Precincts PREC15, PREC16, PREC17 and PREC18</u>   |  |
| <b>(1) Activity Status: PER</b><br><b>Where:</b> | (a) A building or structure shall not exceed 10m in height measured from the natural ground level immediately below that part of the structure in:<br>(i) PREC15 – Hampton Downs industrial area precinct; | <b>(2) Activity status where compliance not achieved: RDIS</b><br><b>Council’s discretion is restricted to the following matters:</b><br>(a) Building height;<br>(b) Design and location of the building;<br>(c) Privacy on adjoining sites; and<br>(d) Visual amenity |

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| <ul style="list-style-type: none"> <li>(ii) PREC16 – Hampton Downs minor race track area precinct;</li> <li>(iii) PREC17 – Hampton Downs residential apartments precinct; or</li> <li>(iv) PREC18 – Hampton Down industrial units precinct.</li> </ul> |  |
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14. Amend rule MSRZ-S13 as follows:

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| <b>MSRZ-S13</b> | Building coverage – <u>All Precincts</u>   |  |
|                 | <p><b>(1) Activity Status: PER</b><br/><b>Where:</b></p> <p>(a) Any buildings or structures in <del>PREC14 – Hampton Downs operational motorsport area precinct identified on the planning maps shall not exceed 45% building coverage of the precinct.</del> <u>Precincts PREC14, PREC15, PREC16, PREC17 and PREC18 of the Motorsport and recreation zone shall not exceed 45% building coverage for the relevant precinct.</u></p> | <p><b>(2) Activity status where compliance not achieved: RDIS</b><br/><b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Design and location of the building;</li> <li>(b) Admission of daylight and sunlight on any other sites;</li> <li>(c) Privacy on adjoining sites; and</li> <li>(d) Amenity values.</li> </ul> |

15. Delete rules MSRZ-S14, MSRZ-S15, MSRZ-S16, and MSRZ-S17.

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|--------------|--|---|
| <b>MSRZ-</b> | Building coverage  |   |
|              | <p><del><b>(1) Activity status: PER</b><br/><b>Where:</b></del></p> <p>(a) A building or structures in <del>PREC15 – Hampton Downs industrial area precinct identified on the planning maps shall not exceed 45% building coverage of the precinct.</del></p>      | <p><del><b>(2) Activity status where compliance not achieved: RDIS</b><br/><b>Council’s discretion is restricted to the following matters:</b></del></p> <ul style="list-style-type: none"> <li>(a) Design and location of the building;</li> <li>(b) Admission of daylight and sunlight on any other sites;</li> <li>(c) Privacy on adjoining sites; and</li> <li>(d) Amenity values.</li> </ul> |
| <b>MSRZ-</b> | Building coverage  |   |
|              | <p><del><b>(1) Activity status: PER</b><br/><b>Where:</b></del></p> <p>(a) A building or structure in <del>PREC16 – Hampton Downs minor race track area precinct identified on the planning maps shall not exceed 45% building coverage of the precinct.</del></p> | <p><del><b>(2) Activity status where compliance not achieved: RDIS</b><br/><b>Council’s discretion is restricted to the following matters:</b></del></p> <ul style="list-style-type: none"> <li>(a) Design and location of the building;</li> <li>(b) Admission of daylight and sunlight on any other sites;</li> <li>(c) Privacy on adjoining sites; and</li> <li>(d) Amenity values.</li> </ul> |

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|---|--|
| <b>MSRZ-</b> Building coverage  |  |
| <p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building or structure in <del>PREC17</del> Hampton Downs residential apartments precinct identified on the planning maps shall not exceed 45% building coverage of the precinct.</p> | <p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Design and location of the building;</p> <p>(b) Admission of daylight and sunlight on any other sites;</p> <p>(c) Privacy on adjoining sites; and</p> <p>(d) Amenity values.</p> |
| <b>MSRZ-</b> Building coverage  |  |
| <p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building or structure in <del>PREC18</del> Hampton Downs industrial units precinct identified on the planning maps shall not exceed 45% building coverage of the precinct.</p>       | <p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Design and location of the building;</p> <p>(b) Admission of daylight and sunlight on any other sites;</p> <p>(c) Privacy on adjoining sites; and</p> <p>(d) Amenity values.</p> |



# Appendix B

## Interpretation

### Definitions

|                                       |  |
|---------------------------------------|--|
| Motor sport and recreation activities | <p>Means, within the MSRZ - Motorsport and Recreation Zone, all activities associated with and/or ancillary to the operation of the Motorsport Park whether available to the public or not including:</p> <ol style="list-style-type: none"><li>a. Administration and ticketing offices.</li><li>b. Track activities.</li><li>c. Convention centre, corporate sport and recreation events and expos, hospitality and media activities.</li><li>d. Restaurant, café, food and beverage and retail activities.</li><li>e. Vehicle maintenance and storage activities,</li><li>f. Facility maintenance and storage activities,</li><li>g. Recreational activities including tennis, swimming and motorsport memorabilia displays,</li></ol> <p>And excludes the following defined terms:</p> <ul style="list-style-type: none"><li>• Motorsport and recreation events that reach the criteria for any Minor, Medium, Major or Extreme Events; and</li><li>• Motor sport and recreation facilities</li></ul> |
|---------------------------------------|--|

## SIGN – Signs

|                                       |   |   |
|---------------------------------------|---|---|
| <b>SIGN-R48</b>                       | Signs – general – all precincts   |   |
| MSRZ – Motorsport and recreation zone | <p><b>(1) Activity Status: PER</b><br/> <b>Where:</b><br/> <b>(a)</b> A sign visible from a public place shall comply with all of the following standards:</p> <ul style="list-style-type: none"> <li>(i) It does not exceed 5m<sup>2</sup> in area;</li> <li>(ii) The sign height does not exceed 10m in height;</li> <li>(iii) Illuminated signs shall not:</li> <li>(iv) Have a light source that flashes or moves;</li> <li>(v) Contain moving parts or reflective materials;</li> <li>(vi) It is set back at least 7.5m from the boundary of Hampton Downs Road;</li> <li>(vii) It is set back at least 15m from State Highway 1;</li> <li>(viii) Is orientated to be internally facing or it is setback a minimum of 500m from State Highway 1 and have a font height no greater than 300 mm and have symbols, parts of symbols, images and/or parts of images of a height no greater than 300 mm, or cannot be seen from State Highway 1;</li> <li>(ix) It relates to: <ul style="list-style-type: none"> <li>i. Any motor sport and recreation activity or Motor sport and recreation events within the Motorsport and Recreation Zone; or</li> <li>ii. A property name sign.</li> </ul> </li> </ul> <p>Advice note: the above does not apply to “temporary traffic management” signs</p> | <p><b>(2) Activity status where compliance not achieved: RDIS</b><br/> <b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on amenity values;</li> <li>(b) Effects on traffic safety;</li> <li>(c) Effects of glare and light spill;</li> <li>(d) Content, colour and location of the sign; and</li> <li>(e) Proximity to the road.</li> </ul> |
| <b>SIGN-R49</b>                       | Signs – general – all precincts   |   |
| MSRZ – Motorsport and recreation zone | <p><b>(1) Activity Status: PER</b><br/> <b>Where:</b><br/> <b>(a)</b> A real estate sign relating to the site on which it is located shall comply with all of the following standards:</p> <ul style="list-style-type: none"> <li>(i) There is no more than 3 signs per site of which: <ul style="list-style-type: none"> <li>i. There is no more than 1 sign per agency measuring 600mm x 900mm;</li> </ul> </li> </ul>  | <p><b>(2) Activity status where compliance not achieved: RDIS</b><br/> <b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on amenity values;</li> <li>(b) Effects on traffic safety;</li> <li>(c) Effects of glare and light spill;</li> </ul>  |

|                                       |   |   |
|---------------------------------------|---|---|
|                                       | <ul style="list-style-type: none"> <li>ii. There is no more than 1 sign measuring 1800mm x 1200mm: and</li> <li>iii. There is no more than 1 real estate header sign measuring 1800mm x 1200mm;</li> <li>(ii) It is not illuminated;</li> <li>(iii) It does not contain any moving parts, fluorescent, flashing or revolving lights or reflective materials;</li> <li>(iv) It does not project into or over road reserve.</li> </ul>  | <ul style="list-style-type: none"> <li>(d) Content, colour and location of the sign; and</li> <li>(e) Proximity to the road.</li> </ul> |
| <b>SIGN-R50</b>                       | Signs – effects on traffic – all precincts  |   |
| MSRZ – Motorsport and recreation zone | <p><b>(1) Activity Status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any sign directed at road users shall: <ul style="list-style-type: none"> <li>(i) Not imitate the content, colour or appearance of any traffic control sign;</li> <li>(ii) Be located at least 60m from controlled intersections, pedestrian crossings and any other signs;</li> <li>(iii) Not obstruct sight lines of drivers turning into or out of a site entrance and intersections;</li> <li>(iv) Be able to be viewed by drivers for at least 250m;</li> <li>(v) Contain no more than 40 characters and no more than 6 symbols;</li> <li>(vi) Have lettering that is at least 200mm high;</li> <li>(vii) Where the sign directs traffic to a site entrance, the sign must be at least: <ul style="list-style-type: none"> <li>i. 175m from the entrance on roads with a speed limit of 80 km/hr or less; or</li> <li>ii. 250m from the entrance on roads with a speed limit of more than 80km/hr.</li> </ul> </li> </ul> </li> </ul> | <p><b>(2) Activity status where compliance not achieved: DIS</b></p>  |

## MRSZ – Motorsport and recreation zone

*The relevant district-wide chapter provisions apply in addition to this chapter.*

### **Purpose**

The Hampton Downs Motorsport Park (HDMP) caters for motor sport activities and a range of supporting recreational activities that have been authorised under the 2006 resource consent (WDC Ref LUC0005/06) including variations and a number of additional minor resource consents. The MRSZ – Motorsport and recreation zone allows for those authorised activities to be undertaken as a permitted activity. The rules in the MRSZ – Motorsport and recreation zone provide a policy framework that enables the ongoing operation and development of the HDMP.

### **Objectives**

MRSZ-O1 Continued development and operation of the Hampton Downs Motorsport Park.

- (1) The continued use and development of the Hampton Downs Motorsport Park as a regionally-significant motor sport and recreation facility is enabled.
- (2) Rural character and amenity of the adjoining rural sites is maintained.

### **Policies**

MRSZ-P1 Operation and development.

- (1) Provide for:
  - (a) A wide range of activities and events for motor sport and recreation; and
  - (b) The development of facilities to support activities and events for motor sport and recreation.

MRSZ-P2 Precinct-based development

- (1) Provide a precinct-based approach such that:
  - (a) PREC14 – Hampton Downs operational motorsport area precinct provides for the operational motor sport area including the main race track and associated facilities;
  - (b) PREC15 – Hampton Downs industrial area precinct provides for industrial facilities and activities that support the Hampton Downs Motorsport Park;
  - (c) PREC16 – Hampton Downs minor race track area precinct provides for a minor race track and visitor accommodation;
  - (d) PREC17 – Hampton Downs residential apartments precinct provides for residential activities within the residential apartments;
  - (e) PREC18 – Hampton Downs industrial units precinct provides for industrial activities within the industrial units.

MRSZ-P3 Management of adverse effects

- (1) Mitigating adverse effects by managing:

- (a) The scale, intensity, timing and duration of activities so that adverse noise effects on the adjoining rural sites are minimised; and
- (b) The adverse traffic safety effects to ensure the safe and efficient operation and functioning of the adjacent transport network and efficient access to surrounding facilities is maintained at all times; and
- (c) Signs that are visible from, or located in close proximity to, a public road to ensure the safe functioning of the public road; and
- (d) The size, scale and intensity of development to ensure the amenity of the adjoining sites is maintained.

## Rules

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use effects standards and Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

*Land use – activities for PREC14 – Hampton Downs operational motorsport area precinct*

|   |   |  |
|---|---|--|
| <b>PREC14-RI</b>  | Motor sport and recreation facilities                             |  |
| <b>(1) Activity status: PER</b><br><b>Activity-specific standards:</b><br>(a) The activity is carried out in PREC14 – Hampton Downs operational motorsport area precinct. | <b>(2) Activity status where compliance not achieved: n/a</b>     |  |
| <b>PREC14-R2</b>  | Driver training and education, testing and practice activities.   |  |
| <b>(1) Activity status: PER</b><br><b>Activity-specific standards:</b><br>(a) The activity is carried out in PREC14 – Hampton Downs operational motorsport area precinct. | <b>(2) Activity status where compliance not achieved: n/a</b>     |  |
| <b>PREC14-R3</b>  | Go-karting on the go-kart track                                   |  |
| <b>(1) Activity status: PER</b><br><b>Activity-specific standards:</b><br>(a) The activity is carried out in PREC14 – Hampton Downs operational motorsport area precinct. | <b>(2) Activity status where compliance not achieved: n/a</b>     |  |
| <b>PREC14-R4</b>  | Paintball, laser tag, outdoor skate parks and clay bird shooting. |  |
| <b>(1) Activity status: PER</b><br><b>Activity-specific standards:</b><br>(a) The activity is carried out in PREC14 – Hampton Downs operational motorsport area precinct. | <b>(2) Activity status where compliance not achieved: n/a</b>     |  |
| <b>PREC14-R5</b>  | Motor sport and recreation events                                 |  |

|  |   |
|--|---|
| <p><b>(1) Activity status: PER</b><br/> <b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) The activity is carried out in PREC14 – Hampton Downs operational motorsport area precinct;</li> <li>(b) A maximum of 20,000 people attend the motor sport and recreation event; and</li> <li>(c) A maximum of 2,500 arrival vehicles per hour (vph) or 8,000 total vehicles attend the event; and</li> <li>(d) No more than five Extreme Events are held per year; or no more than two Extreme Events are held in any year when an event is held that is larger than an Extreme Event (such as Supercars) authorised by resource consent; and</li> <li>(e) No motor sport and recreation event is held on a weekday; except: <ul style="list-style-type: none"> <li>(i) on a weekday that is a public holiday, or</li> <li>(ii) a minor event or practice day that generates less than 700 vehicle arrivals per hour, and</li> </ul> </li> <li>(f) Traffic Management Standards in MSRZ-S19 and MSRZ-S20.</li> </ul> | <p><b>(2) Activity status where compliance not achieved: RDIS</b><br/> <b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Noise levels and duration;</li> <li>(b) Lighting and glare;</li> <li>(c) Hours of operation;</li> <li>(d) Nature and frequency of the event;</li> <li>(e) Size and scale of the event;</li> <li>(f) Traffic, access and parking including impacts on State Highway 1 and Hampton Downs interchange;</li> <li>(g) Effects of amenity values of adjoining rural sites; and</li> <li>(h) Water, stormwater and wastewater management.</li> </ul> |
| <b>PREC14-R6</b>   | Construction or alteration of a building or structure for an activity listed in Rules PREC14-RI – PREC14-R5   |
| <p><b>(1) Activity status: PER</b><br/> <b>Activity-specific standards:</b><br/> Nil</p>   | <p><b>(2) Activity status where compliance not achieved: n/a</b></p>  |
| <b>PREC14-R7</b>   | Motor sport and recreation activities:  |
| <p><b>(1) Activity status: PER</b><br/> <b>Activity-specific standards:</b><br/> The activity is carried out in PREC 14 – Hampton Downs operational motorsport area precinct.</p>  | <p><b>(2) Activity status where compliance not achieved: n/a</b></p>  |

*Land use – activities for PREC15 – Hampton Downs industrial area precinct*

|   |  |
|---|--|
| <b>PREC15-RI</b>  | Industrial activities  |
| <p><b>(1) Activity status: PER</b><br/> <b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) The activity is carried out in PREC15 – Hampton Downs industrial area precinct; and <ul style="list-style-type: none"> <li>(i) The maximum gross floor area for all activities in PREC15 shall be no more than 76,500m<sup>2</sup>.</li> </ul> </li> </ul> | <p><b>(2) Activity status where compliance not achieved: DIS</b></p> |
| <b>PREC15-R2</b>  | A residential activity within an existing dwelling                   |

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|---|--|---|
|   | This includes occupation of a single residential unit for short term rental.                   |   |
| <b>(1) Activity status: PER</b><br><b>Activity-specific standards:</b><br>(a) The activity is carried out in PREC15 – Hampton Downs industrial area precinct. |  | <b>(2) Activity status where compliance not achieved: n/a</b> |
| <b>PREC15-R3</b>  | Construction or alteration of a building or structure for an activity listed in Rule PREC15-RI |   |
| <b>(1) Activity status: PER</b><br><b>Activity-specific standards:</b><br>Nil   |  | <b>(2) Activity status where compliance not achieved: n/a</b> |

*Land use – activities for PREC16 – Hampton Downs minor race track area precinct*

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|--|--|--|
| <b>PREC16-RI</b>   | Visitor accommodation  |  |
| <b>(1) Activity status: PER</b><br><b>Activity-specific standards:</b><br>(a) The activity is carried out in PREC16 – Hampton Downs minor race track area precinct; and<br>(b) Visitor accommodation in PREC16 shall:<br>(i) Accommodate no more than 200 persons at any one time;<br>(ii) Ensure that the duration of stay is for a period not exceeding 10 days;<br>(iii) Prepare and provide to Council, a plan of the motor camp site which includes location of any utility buildings, cabins or other accommodation buildings and the location of any camping sites prior to occupation. |  | <b>(2) Activity status where compliance not achieved: RDIS</b><br><b>Council’s discretion is restricted to the following matters:</b><br>(a) Design and location of the building;<br>(b) Admission of daylight and sunlight on any other sites;<br>(c) Privacy on adjoining sites; and<br>(d) Amenity values.  |
| <b>PREC16-R2</b>   | Construction or alteration of a building or structure for an activity listed in Rule PREC16-RI |  |
| <b>(1) Activity status: PER</b><br><b>Activity-specific standards:</b><br>Nil  |  | <b>(2) Activity status where compliance not achieved: n/a</b>  |
| <b>PREC16-R3</b>   | Motor sport and recreation events and motor sport and recreation facilities                    |  |
| <b>(1) Activity status: CON</b><br><b>Activity-specific standards:</b><br>(a) The activity is carried out in PREC16 – Hampton Downs minor race track area precinct;<br>(b) A maximum of 20,000 people attend the motor sport and recreation event; and<br>(c) A maximum of 2,500 arrival vehicles per hour (vph) or 8,000 total vehicles attend the event; and<br>(d) No more than five Extreme Events are held per year; and or no more than two Extreme Events are held in any year  |  | <b>(2) Activity status where compliance not achieved: RDIS</b><br><b>Council’s discretion is restricted to the following matters:</b><br>(a) Noise levels and duration;<br>(b) Lighting and glare;<br>(c) Hours of operation;<br>(d) Nature and frequency of the event;<br>(e) Size and scale of the event;<br>(f) Traffic, access and parking including impacts on State Highway 1 and Hampton Downs interchange; |

|  |  |
|--|--|
| <p>when an event is held that is larger than an Extreme Event (such as Supercars) authorised by resource consent; and</p> <p>(e) No motor sport and recreation event is held on a weekday, except:</p> <p>(i) On a weekday that is a public holiday, or</p> <p>(ii) A minor event or practice day that generates less than 700 vehicle arrivals per hour; and</p> <p>(f) Traffic Management Standards in MSRZ-S19 and MSRZ-S20.</p> <p><b>Council's control is reserved over the following matters:</b></p> <p>(g) Noise levels and duration;</p> <p>(h) Lighting and glare;</p> <p>(i) Hours of operation;</p> <p>(j) Nature and frequency of the event;</p> <p>(k) Size and scale of the events; and</p> <p>(l) Traffic, access and parking.</p>   | <p>(g) Effects of amenity values of adjoining rural sites; and</p> <p>(h) Water, stormwater and wastewater management.</p> |
| <b>PREC16-R4</b>   | Construction or alteration of a building or structure for an activity listed in Rule PREC16-R3                             |
| <p><b>(1) Activity status: CON</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) The activity is carried out in PREC16 – Hampton Downs minor race track area precinct;</p> <p><b>Council's control is reserved over the following matters:</b></p> <p>(b) Effects on rural character and amenity values of adjoining rural sites, due to the location, bulk, scale and built form of the building or structure;</p> <p>(c) The extent to which the building or structure has the potential to dominate the landscape, and mitigation including screening, materials, lighting and colours;</p> <p>(d) Traffic, access and parking;</p> <p>(e) Effects on safety and efficiency of the road network, including driver distraction; and</p> <p>(f) Bonds for landscaping, screening or other mitigation.</p> | <p><b>(2) Activity status where compliance not achieved: n/a</b></p>   |
| <b>PREC16-R5</b>   | Motor sport and recreation activities:   |
| <p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p>  | <p><b>(2) Activity status where compliance not achieved: n/a</b></p>   |



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| (a) The activity is carried out in PREC16 – Hampton Downs minor race track area precinct. |  |
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*Land use – activities for PREC17 – Hampton Downs residential apartments precinct*

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|--|---|--|
| <b>PREC17-RI</b>   | A residential activity within the residential apartments existing as at 31 March 2020<br><br>This includes occupation of a single residential unit for short term rental. |  |
| <b>(1) Activity status: PER</b><br><b>Activity-specific standards:</b><br>(a) The activity is carried out in PREC17 – Hampton Downs residential apartments precinct. | <b>(2) Activity status where compliance not achieved: n/a</b>   |  |
| <b>PREC17-R2</b>   | Construction or alteration of a building or structure for an activity listed in Rule PREC17-RI  |  |
| <b>(1) Activity status: PER</b><br><b>Activity-specific standards:</b><br>Nil  | <b>(2) Activity status where compliance not achieved: n/a</b>   |  |

*Land use – activities for PREC18 – Hampton Downs industrial units precinct*

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|--|--|--|
| <b>PREC18-RI</b>   | An industrial activity within the industrial units existing as at 31 March 2020                |  |
| <b>(1) Activity status: PER</b><br><b>Activity-specific standards:</b><br>(a) The activity is carried out in PREC18 – Hampton Downs industrial units precinct. | <b>(2) Activity status where compliance not achieved: n/a</b>                                  |  |
| <b>PREC18-R2</b>   | Construction or alteration of a building or structure for an activity listed in Rule PREC18-RI |  |
| <b>(1) Activity status: PER</b><br><b>Activity-specific standards:</b><br>Nil  | <b>(2) Activity status where compliance not achieved: n/a</b>                                  |  |

*Land use – activities*

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|---|---|--|
| <b>MSRZ-RI</b>  | Construction or alteration of a building for a sensitive land use   |  |
| <b>(1) Activity status: PER</b><br><b>Activity-specific standards:</b><br>(a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards:<br>(i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or | <b>(2) Activity status where compliance not achieved: RDIS</b><br><b>Council's discretion is restricted to the following matters:</b><br>(a) Effects on the amenity values of the site;<br>(b) The risk of electrical hazards affecting the safety of people;<br>(c) The risk of damage to property; and<br>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines. |  |

|   |   |
|---|---|
| (ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more. |   |
| <b>MSRZ-R2</b>  | Any activity not listed in PREC14, PREC15, PREC16, PREC17 or PREC18 |
| <b>(1) Activity status: DIS</b>   |   |

Land use – effects

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|--|--|--|
| <b>MSRZ-S1</b>   | Landscaping and screening  |  |
| <p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any new building or land use activity within PREC14, PREC15 or PREC16 shall be screened from the view of road users on State Highway 1 and local roads, and adjoining sites by landscaping that is undertaken within accordance with:</p> <p>(i) A landscaping plan certified by Council that details the type, location and density of evergreen species that achieves the required screening.</p> <p>(ii) A landscaping maintenance regime certified by Council, including details of any necessary replacement of landscaping as a result of failure.</p> <p>Advice note: A Landscape Mitigation Plan exists as part of the 2006 resource consent (WDC Ref LUC0005/06) that may satisfy the requirements of this rule.</p> | <p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) The extent to which adverse visual impact on the adjoining rural sites can be mitigated;</p> <p>(b) The extent to which adverse traffic safety impacts of drivers along SH1 and Hampton Downs Road can be mitigated.</p> |  |
| <b>MSRZ-S2</b>   | Landscaping and screening  |  |
| <p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Within PREC15 – Hampton Downs industrial area precinct all outdoor storage areas must be screened from view from any public road, or adjoining zone.</p>  | <p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) The extent to which adverse visual impact on the adjoining rural sites can be mitigated;</p> <p>(b) The extent to which adverse traffic safety impacts of drivers along SH1 and Hampton Downs Road can be mitigated.</p> |  |
| <b>MSRZ-S3</b>   | Car parking, access and roading – all precincts  |  |
| <p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Prior to the commencement of the following activities, carparking shall be provided that meets the following:</p>   | <p><b>(2) Activity status where compliance not achieved: DIS</b></p>   |  |

|   |  |
|---|--|
| <p>(i) Prior to the commencement of any Medium Event there shall be 4052 car parks available in accordance with APP12 – Hampton Downs motorsport and recreation;</p> <p>(ii) Prior to the commencement of any Major or Extreme Event there shall be 8492 car parks available in accordance with APP12 – Hampton Downs motorsport and recreation.</p>  |  |
| <b>MSRZ-S4</b>  | Car parking, access and roading – all precincts                      |
| <p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) All car parking required in MSRZ-S3(1) shall be constructed on a hard-standing all-weather surface.</p>  | <p><b>(2) Activity status where compliance not achieved: DIS</b></p> |
| <b>MSRZ-S5</b>  | Car parking, access and roading – all precincts                      |
| <p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Car parking areas C and D as identified in APP12 – Hampton Downs motorsport and recreation shall be accessed by an internal service road designed and constructed in accordance with Waikato District Council’s Engineering Code of Practice and associated supplements, and shall include the following design parameters:</p> <p>(i) Minimum sealed carriageway width – 10.5m;</p> <p>(ii) Minimum lane width: 3.5m;</p> <p>(iii) Mountable kerb and channel on each side of the carriageway;</p> <p>(iv) Vehicle parking 3.0m wide within the carriageway (one side minimum);</p> <p>(v) Include a footpath on one side from the access to the northern event car park from Hampton Downs Road;</p> <p>(vi) Appropriate signage and road marking;</p> <p>(vii) Maximum edge of seal radius of 15m at intersections and accesses; and</p> <p>(viii) The intersection of Hampton Downs Road and the service road shall be generally located halfway between the western intersection of Hampton Downs Road with Old Hampton Downs Road and the accessway to the Springhill Corrections Facility</p> | <p><b>(2) Activity status where compliance not achieved: DIS</b></p> |
| <b>MSRZ-S6</b>  | Car parking, access and roading – all precincts                      |

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| <p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Prior to any development within PREC15 – Hampton Downs industrial area precinct or any Medium Event, a right turn bay and a sealed vehicle entrance at the intersection of Hampton Downs Road and the Service Road shall be constructed and designed in accordance with the provisions of the EIT – Energy, infrastructure and transport section and include any signage, flag lighting and road marking to the satisfaction of the Planning Manager.</p>   | <p><b>(2) Activity status where compliance not achieved: DIS</b></p> |
| <p><b>MSRZ-S7</b>   Car parking, access and roading – all precincts</p>  |  |
| <p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Prior to an Extreme Event, Hampton Downs Road shall be widened to 12m from the westernmost Motorsport Circuit vehicle entrance to the intersection of PREC15 – Hampton Downs industrial area precinct. Works shall be in accordance with the following design parameters:</p> <p>(i) A minimum sealed carriageway width of 12m</p> <p>(ii) Road marking to include:</p> <p>(1) Two traffic lanes of 3.5m width</p> <p>(2) Shoulders of 1m width each</p> <p>(3) A 3m wide painted median.</p> <p>(b) Work shall be in accordance with the provisions of the EIT – Energy, infrastructure and transport section and include any signage, flag lighting and road marking to the satisfaction of the Planning Manager.</p> | <p><b>(2) Activity status where compliance not achieved: DIS</b></p> |
| <p><b>MSRZ-S8</b>   Car parking, access and roading – all precincts</p>  |  |
| <p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Prior to the commencement of any activity in PREC16 – Hampton Downs minor race track area precinct, a sealed vehicle entrance off Hampton Downs Road shall be constructed in accordance with the provisions of the EIT – Energy, infrastructure and transport section; and</p> <p>(b) The sealed vehicle entrance shall be wide enough to accommodate two lanes of traffic travelling in either the same or</p>   | <p><b>(2) Activity status where compliance not achieved: DIS</b></p> |

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| different directions and include flag lighting.   |   |
| <b>MSRZ-S9</b>  | Car parking access and roading – all precincts                |
| <b>(1) Activity status: PER</b><br><b>Where:</b><br>(a) Parking and manoeuvring for all activities other than motor sport and recreation events shall be provided and formed in accordance with the provisions of the EIT – Energy, infrastructure and transport section. | <b>(2) Activity status where compliance not achieved: DIS</b> |

*Land use – building*

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| <b>MSRZ-S10</b>   | Height – Precinct PREC14  |
| <b>(1) Activity status: PER</b><br><b>Where:</b><br>(a) A building or structure in PREC14 – Hampton Downs operational motorsport area precinct identified on the planning maps shall not exceed the following height measured from the natural ground level immediately below that part of the structure:<br>(i) 15m over 90% of the precinct; and<br>(ii) 17m over 10% of the precinct.  | <b>(2) Activity status where compliance not achieved: RDIS</b><br><b>Council’s discretion is restricted to the following matters:</b><br>(a) Building height;<br>(b) Design and location of the building;<br>(c) Privacy on adjoining sites; and<br>(d) Visual amenity. |
| <b>MSRZ-S11</b>   | Height – Precincts PREC15, PREC16, PREC17 and PREC18  |
| <b>(1) Activity status: PER</b><br><b>Where:</b><br>(a) A building or structure shall not exceed 10m in height measured from the natural ground level immediately below that part of the structure in:<br>(i) PREC15 – Hampton Downs industrial area precinct;<br>(ii) PREC16 – Hampton Downs minor race track area precinct;<br>(iii) PREC17 – Hampton Downs residential apartments precinct; or<br>(iv) PREC18 – Hampton Downs industrial units precinct. | <b>(2) Activity status where compliance not achieved: RDIS</b><br><b>Council’s discretion is restricted to the following matters:</b><br>(a) Building height;<br>(b) Design and location of the building;<br>(c) Privacy on adjoining sites; and<br>(d) Visual amenity. |
| <b>MSRZ-S12</b>   | Height in relation to boundary – all precincts  |
| <b>(1) Activity status: PER</b><br><b>Where:</b><br>(a) A building or structure in all precincts identified on the planning maps must not protrude through a height control plane rising at an angle of 45 degrees  | <b>(2) Activity status where compliance not achieved: RDIS</b><br><b>Council’s discretion is restricted to the following matters:</b><br>(a) Building height;<br>(b) Design and location of the building;   |

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| <p>commencing at an elevation of 2.5m above ground level at every point along the MSRZ – Motorsport and recreation zone boundary.</p>   | <p>(c) Admission of daylight and sunlight on any other sites;<br/>(d) Privacy on adjoining zone sites; and<br/>(e) Amenity values.</p>  |
| <p><b>MSRZ-S13</b>   Building coverage – All Precincts</p>  |   |
| <p><b>(1) Activity status: PER</b><br/><b>Where:</b><br/>(a) Any buildings or structures in Precincts PREC14, PREC15, PREC16, PREC17 and PREC18 of the Motorsport and recreation zone shall not exceed 45% building coverage for the relevant precinct.</p>   | <p><b>(2) Activity status where compliance not achieved: RDIS</b><br/><b>Council’s discretion is restricted to the following matters:</b><br/>(a) Design and location of the building;<br/>(b) Admission of daylight and sunlight on any other sites;<br/>(c) Privacy on adjoining sites; and<br/>(d) Amenity values.</p> |
| <p><b>MSRZ-S18</b>   Building setbacks – all precincts</p>  |   |
| <p><b>(1) Activity status: PER</b><br/><b>Where:</b><br/>(a) A building in all precincts identified on the planning maps must be set back at least:<br/>(i) 7.5m from the boundary of Hampton Downs Road; and<br/>(ii) 25m from the boundary of the Waikato Expressway; and<br/>(iii) 25m from the boundary of another zone.</p>  | <p><b>(2) Activity status where compliance not achieved: RDIS</b><br/><b>Council’s discretion is restricted to the following matters:</b><br/>(a) Design and location of the building;<br/>(b) Admission of daylight and sunlight on any other sites;<br/>(c) Privacy on adjoining sites; and<br/>(d) Amenity values.</p> |
| <p><b>MSRZ-S19</b>   Traffic management standards – for all motor sport and recreation events</p>   |   |
| <p>(1) This rule contains activity-specific standards, additional to those in Rules PREC14-R5 and PREC16-R3:</p> <p>(a) Subject to MSRZ-S19(2), prior to any motor sport and recreation event being held a Traffic Management Plan (TMP) shall be prepared and lodged with the appropriate road controlling authority for approval no less than 3 months before any event.</p> <p>(b) All TMPs shall be prepared in accordance with the New Zealand Transport Agency’s Code of Practice for Temporary Traffic Management (COPTTM) and shall contain an appropriate level of detail for the level of road to which they apply.</p> <p>(c) All TMPs shall contain the following information:</p> <p>(i) Suitable provision for traffic to and from the Springhill Corrections Facility, the Hampton Downs Landfill Site and private dwellings. Emergency access for these facilities and dwellings shall also be provided;</p> <p>(ii) Suitable provision for non-event traffic on all roads affected (including State Highways and local roads) as identified in the TMP;</p> <p>(iii) Suitable provision for on-site traffic management including all weather parking and vehicle manoeuvring space for all events;</p> <p>(iv) Provision for the use of buses, or other high occupancy vehicles (HOV), to take people to and from the Motorsport Park, and on-site parking for buses and HOV;</p> <p>(v) The programming, commencement and completion of events at times which will encourage Motorsport Park traffic to use the State Highway network other than at times of peak flows.</p> <p>(vi) Road related initiatives (such as pre-ticketing) to control any adverse effects on the State Highway and travel speeds on the State Highway;</p> |   |

- (vii) The details of any Variable Message Signs (VMS) and/or other signage initiatives proposed to control any adverse effects on the State Highway.
- (viii) Provision for concurrent events at the Motorsport Park and Meremere Dragway;
- (ix) Measures to prevent parking and walking on the State Highway and parking on local roads within 2km of the Motorsport Park;
- (x) Measures to ensure that the peak arrival times for traffic attending Medium Events or larger events at the Motorsport Park do not conflict with landfill traffic, including proof of consultation with the landfill operator;
- (xi) Appropriate traffic management contingency measures for any unplanned but reasonably foreseeable reduction in capacity of the roading network, which may include but is not limited to the closure of off/on ramps, the closure of one or more State Highway lanes, or cancellation of events.
- (xii) Recommendations from the road controlling authority
- (xiii) Recommendations of the Implementation Monitoring Committee (IMC) formed under MSRZ-S20(1)(a), in the case of Major Events and Extreme Events.
- (xiv) Details of how the following operational performance criteria would be met:
- (xv) Total travel time of non-Motorsport Park related traffic shall not be greater than 6 minutes for travel from the bottom of the appropriate interchange ramp to the intersection of the Springhill Corrections Facility access road with Hampton Downs Road.
- (xvi) Provision shall be made for emergency service vehicles (e.g. fire, police, ambulance, military, Department of Corrections, vehicles needing emergency access to any site or dwelling located on, or with access from Hampton Downs Road) such that the travel time for such vehicles, from the bottom of the interchange ramps to any facility that is accessible from Hampton Downs Road shall not be more than 4 minutes.
- (xvii) Minimum deceleration lengths at off ramps from the State Highway shall be in accordance with truck stopping distances for a level grade that is 160m. This distance will be measured from a point where a minimum 3.5m lane width (excluding shoulder) can be achieved within the existing off-ramp configuration (i.e. the diverge taper shall not be included in the length).
- (xviii) Travel speeds on the State Highway during a motor sport and recreation event shall not be less than 85% of the State Highway speed based on equivalent time and day when an event is not being held, as measured on a continuous (rolling) 30 minute period.
- (xix) Supporting traffic survey data from at least 5 other similar sized events either at Hampton Downs or similar locations that is no more than 5 years old that includes:
  - (1) Vehicle occupancy data
  - (2) Arrival flow rates
  - (3) Departure flow rates
  - (4) Spectator attendance numbers.

(2) MSRZ-S19 does not prevent a single TMP being prepared which applies to multiple events.

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| <b>MSRZ-S20</b> | Traffic management standards – additional standards for Major Events and Extreme Events |
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(1) This rule applies to motor sport and recreation events that are Major Events and Extreme Events under Rules PREC14-R5 and PREC16-R3.

- (a) The operators of the Hampton Downs Motorsport Park shall form and co-ordinate an 'Implementation Monitoring Committee'(IMC).
- (b) The purpose of the IMC is to consider draft Traffic Management Plans (TMP) proposed for Major Events and Extreme Events and make recommendations on these.
- (c) Voting members of the IMC shall consist of (unless otherwise agreed by all voting members) a representative from each of the following groups:

- (i) The operator
  - (ii) The NZ Police
  - (iii) Waikato District Council
  - (iv) NZTA
  - (v) The operator of the Hampton Downs Landfill
  - (vi) Department of Corrections; and
- (d) The IMC may also invite to the IMC meetings any other person, group or organisation that can assist the IMC in its responsibilities.
- (e) The operators shall convene all IMC meetings and appropriately communicate any agenda/meeting minutes and IMC recommendations to all those affected or involved. Any agenda shall be circulated no less than 10 working days prior to a meeting. Meeting minutes shall be circulated no more than 10 working days after completion of a meeting.
- (f) The operator shall advise all members of the primary contact person and their contact details and keep these updated.
- (g) IMC meetings shall be held 4 months prior to a major or extreme event. The operator shall provide secretarial services and a venue within 65km of Hampton Downs Motorsport Park.
- (h) Additional meetings shall be held where requested by any voting member of the IMC. Meetings are to be held within a month of the initial request.
- (i) The IMC shall operate with a quorum of 4 members unless otherwise agreed by all voting members. Voting members shall provide 5 working days' notice for any requested rescheduling or apologies.
- (j) The recommendations of the IMC shall be made on the agreement of at least 4 members in attendance unless otherwise agreed by all voting members of the IMC.
- (k) Issues that the IMC unanimously agree are minor issues may be addressed through correspondence, provided that any decisions reached are unanimous.