

**BEFORE THE ENVIRONMENT COURT
AUCKLAND REGISTRY**

I MUA I TE KOOTI TAIAO I TĀMAKI MAKĀURAU ROHE

ENV-2022-AKL-

Under	the Resource Management Act 1991
In the Matter	pursuant to clause 14 of the First Schedule of the Resource Management Act 1991
Between	HD LAND LIMITED AND HAMPTON DOWNS (NZ) LIMITED
	Appellant
And	WAIKATO DISTRICT COUNCIL
	Respondent

NOTICE OF APPEAL

DATED: 1 MARCH 2022



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NOTICE OF APPEAL

To: The Registrar

Environment Court

Auckland Registry

1. HD Land Limited and Hampton Downs (NZ) Limited (“**Hampton Downs**”) appeals against a decision of the Waikato District Council on the following:
 - (a) Proposed Waikato District Plan, in particular the Hampton Downs Motor Sport and Recreation Zone (**Hampton Downs Zone**) and associated provisions.
2. Hampton Downs made a submission (Submission number 657) and a further submission (Further submission number 1194) regarding the Hampton Downs Motor Sport and Recreation Zone.
3. Hampton Downs is not a trade competitor for the purposes of section 308D of the Resource Management Act 1991.
4. Hampton Downs received notice of the decision on 17 January 2022.
5. The decision was made by Waikato District Council.
6. The decision Hampton Downs is appealing is:
 - (a) Decision Report 25: Hampton Downs Motorsport and Recreation Zone (“**The Decision**”).
7. The general reasons for the appeal are as follows. Specific reasons related to the relief sought are set out in Appendix 1 to this Notice of Appeal:
 - (a) The Decision made amendments to the provisions of the Hampton Downs Zone that has had the effect of not providing for all relevant activities within the Zone. In particular, motorsport and recreational activities (or ‘day-to-day’ activities). This change means that the rules to not implement the objective of the Zone

to enable the continued use and development of the Motorsport Park.

- (b) The Policies and definitions refer to motorsport and recreation activities, however these activities are not included in the definitions and not provided for within the zone. Only some of the recreation activities carried out at the facility are provided for by the permitted activity rules. The inconsistency in terminology has the potential to create difficulties for plan users and inefficiencies for Hampton Downs.
- (c) The definition of motorsport and recreation facilities is narrowly focussed on buildings and structures which creates a lacuna for the activities that occur within the facilities.
- (d) Further, the provisions do not adequately address the degree of overlap that there is between activities within the various precincts. Particularly for activities ancillary to motorsport and recreational activities and events. This will create practical difficulties for the operation of Hampton Downs and will not serve the purpose and objective of the Hampton Downs Zone.
- (e) The policies of the Hampton Downs Zone utilise the term 'travellers accommodation', whilst the rules utilise the term 'visitor accommodation' (which is also defined within the Proposed Plan). This inconsistency in terminology has the potential to creates confusion.
- (f) The provisions resulting from the Decision unnecessarily constrain industrial activity within Precinct 15. In particular:
 - (i) the limitation on gross floor area of 50,000m² created by Rule PREC15-R1. Such a limitation is inefficient as it effectively means only 30% of the precinct can be utilised. Further, this is inconsistent with the 45% building coverage limitation MSRZ-S14.

- (ii) There are also standards related to automotive, non-automotive and general warehousing, whilst the definitions associated with those uses have been deleted. This creates inconsistency and difficulties for plan interpretation.
 - (g) Various headings for rules are inconsistent with what the rules are seeking to control creating confusion for plan users.
 - (h) There is significant duplication in some of the provisions which creates complexity for plan users, such as the building coverage standard.
 - (i) There are discrepancies with the identification of some of the Precincts on the planning maps.
 - (j) The zone rules and associated definitions do not implement the objective and policies of the Hampton Downs Zone as determined in the Decision will not be effective or efficient in managing the regionally significant Motorsport Park.
 - (k) The Decision fails to achieve the purpose of the Act.
8. The relief that Hampton Downs seeks is:
- (a) Specifically set out in Appendix 1 to this Notice of Appeal; and
 - (b) includes any alternative relief that achieves the same outcome; and/or
 - (c) any consequential relief required to give effect to the relief sought; and
 - (d) Costs of an incidental to this appeal.
9. Hampton Downs attach the following documents to this notice:
- (a) A copy of Hampton Downs original submission and further submission;
 - (b) A copy of Decision Report 25: Hampton Downs Motorsport and Recreation Zone, 17 January 2022 and Motorsport and the

'Decisions Version' of the Motorsport and Recreation Zone and Interpretation Chapter; and

- (c) A list of names and addresses of persons to be served with a copy of this notice.



Solicitor for the Appellant

DATED 11 March 2022

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Advice to Recipients of Copy of Notice

How to Become a Party to Proceedings

You may be a party to the appeal if you made a submission on the matter of this appeal and you lodge a notice of your wish to be a party to the proceedings (in form 33) with the Environment Court, and serve copies on the other parties, within 15 working days after the period for lodging a notice of appeal ends. Your right to be a party to the

proceedings in the Court may be limited by the trade competition provisions in section 274(1) and Part 11A of the Resource Management Act 1991.

You may apply to the Environment Court under section 281 of the Resource Management Act 1991 for a waiver of the above timing requirements (see form 38).

How to Obtain Copies of Documents Relating to Appeal

The copy of this notice served on you does not attach a copy of the relevant decision. These documents may be obtained, on request, from the Appellant.

Advice

If you have any questions about this notice, contact the Environment Court in Auckland, Wellington or Christchurch.

APPENDIX 1 – SPECIFIC APPEAL POINTS HAMPTON DOWNS (NZ) LIMITED AND HD LAND LIMITED

Appeal Point	District Plan Provision	Reasons	Relief Sought
Part 3 - MSRZ Zone			
Policies			
1	Policies Policy MSRZ-P1 (a)	Policy MSRZ-P1 (a) refers to ‘motor sport and recreation activities’. However, the definitions Section of the District Plan does not include a definition for ‘motor sport and recreation activities’. Instead, the following two terms are defined: <ul style="list-style-type: none"> - ‘Motor sport and recreation events’; and - ‘Motor sport and recreation facilities’. 	Amend Policy MRSZ-P1(a) as follows: “A wide range of motor sport and recreation activities, <u>events and facilities</u>”.
2	Policies Policy MSRZ-P2 (c)	Policy MSRZ-P2 (c) refers to ‘travellers’ accommodation’. However, elsewhere in the District Plan, these activities are referred to as ‘visitor accommodation’. The definitions Section of the District Plan does not include a definition for ‘travellers’ accommodation’. Instead, ‘visitor accommodation’ is defined. The definition for ‘Motor sport and recreation facilities’ also specifically includes ‘visitor accommodation’. For the avoidance of doubt the wording in the policies should be consistent with the wording used elsewhere in the District Plan, including in the definitions sections and the New Zealand Planning Standards	Amend Policy MRSZ-P2 (c) as follows: “PREC 16 – Hampton Downs minor race track area precinct provides for a minor race track, and travellers’ accommodation, visitor accommodation and associated facilities’.
3	Policies Policy MRSZ-P2 (c)	Policy MRSZ-P2 (c) requires amending to also refer to the ‘facilities’ associated with the minor race track and visitor accommodation activities and events.	Amend Policy MRSZ- P2 (c) as follows: (c) PREC16 – Hampton Downs minor race track area precinct provides for a minor race track, and travellers’

		The addition of ' and associated facilities ' at the end of Policy MRSZ-P2 (c) is consistent with the wording used elsewhere in the District Plan (including Policy MRSZ P2 (a)) and ensures that the objective of the zone can be implemented.	accommodation -visitor accommodation, and associated facilities;
Rules			
Land use – activities for PREC14 – Hampton Downs operational motorsport area precinct			
4	Rule PREC14-R1 Motor sport and recreation facilities	The Heading should be amended to be consistent with the wording used in the Definitions section (whereby 'facility' is plural). Amend the heading for Rule PREC14-R1 as follows: "PREC14-R1 m-M Motor sport and recreation facilities".	Amend the heading for Rule PREC14-R1 as follows: "PREC14-R1 m-M Motor sport and recreation facilities".
5	Rule PREC14-R1 'Day to day activities'	The permitted activity rule for motor sport and recreation events in PREC14 is supported. However, the definition for 'Motor sport and recreation events' specifically excludes 'a day to day activity'. The decision deleted the definition of day-to-day activity and only listed some parts of that definition in the new permitted activity rules. The ability to hold regular day to day activities (such as club days, fast laps various admin support activities etc) within PREC14 should clearly be permitted, but is not provided within the existing wording of Rules PREC14-R1 – PREC14-R6. Without amendment the rules do not implement the objective and policies which seek to provide for a wide range of motorsport and recreation activities.	Add a new rule under Land use activities for PREC14 - Hampton Downs operational motorsport area precinct': 'PREC-14-R7 – Motor sport and recreation activities: (1) Activity status: PER Activity specific standards: The activity is carried out in PREC 14 – Hampton Downs operational motorsport area precinct. Minor corrections are also required to the formatting of Rule PREC14-R5 ((f), (g) and (h) which are sub-clauses of (e) NB: proposed definition for Motor sport and recreation activities is included further below. In the alternative:

			<p>Add the following new Rule under ‘Land use – activities for PREC14 – Hampton Downs operational motorsport area precinct’:</p> <p>‘PREC14-R7 day to day activities (1) Activity status: PER Activity specific standards: The activity is carried out in PREC 14 – Hampton Downs operational motorsport area precinct.</p> <p>Minor corrections are also required to the formatting of Rule PREC14-R5 ((f), (g) and (h) which are sub-clauses of (e)</p>
6	<p>Rule PREC15-R1</p> <p>Industrial activities – maximum gross floor area</p>	<p>The restrictions relating to maximum gross floor area and building coverage for industrial activities within PREC15 are inconsistent and impose unnecessary and inefficient restrictions on activities within Precinct 15.</p> <p>This requirement is a carryover of the original 2006 resource consent. However, there is no resource management reason to restrict the gross floor area within PREC15 because other rules in the Zone address building coverage.</p> <p>The reference to 50,000m² is outdated and is not practicable for an industrial area of this scale (17 hectares). It does not correspond with the 45% building coverage that is permitted under Rule MSRZ-S14.(Based on an area of 17ha, 50,000m² only equates to a building coverage of 29.4%). The reasons for the difference in the standards is not apparent.</p> <p>Further the controls on General Warehousing, non-automotive and automotive activities are now superfluous. Particularly in</p>	<p>Delete Rule PREC15-R1 (i)-(iv)</p>

		light of the decision to remove those defined terms from the Plan.	
7	Rule PREC16-R1 Visitor accommodation	<p>The Rule does not include reference to ‘associated facilities’ as occurs elsewhere which creates potential for confusion.</p> <p>Also standard (iii) is unclear and would benefit from an addition that makes it clear when the standard needs to be complied with.</p>	<p>Amend the Heading for Rule PREC16-R1 as follows: ‘PREC16-R1 Visitor accommodation <i>and associated facilities</i>’.</p> <p>Remove (iv) from PREC-R1(b)(iii) and add a clear point in time from the provision of the plan required by this clause. Such as ‘Prior to occupation’.</p>
8	New Rule PREC16-R1A Land Use Activities Precinct 16	<p>There is a lack of a permitted activity rule to support motorsport and recreational activities within Precinct 16. Therefore, the rules currently do not implement the Objective and policies.</p>	<p>Add a new Rule PREC16-R1A</p> <p>‘PREC16-R1A ‘Motor sport and recreation activities’ (1) Activity status: PER Activity specific standards: The activity is carried out in PREC 16 – Hampton Downs minor racetrack area precinct.</p> <p>OR: alternatively provide for ‘day to day activities’</p> <p>Amend PREC16-R2 as follows: Construction or alteration of a building or structure for an activity listed in Rule PREC16-R1 and PREC16-R1A.</p>
9	PREC16-R3	<p>Clarification is required as to whether the rule relates to both Motorsport and recreation events and motorsport recreation facilities. The use of the term ‘associated facilities’ in this context introduces uncertainty.</p> <p>The need for this relief depends on the outcome of the appeal in relation to the definitions because currently motorsport and</p>	<p>Amend PREC16-R3:</p> <p>‘PREC16-R1A ‘Motor sport and recreation events and Motorsport and recreation facilities’ (1) Activity status: PER Activity specific standards:...</p>

		recreation facilities relates to the buildings and structures therefore those are potentially permitted pursuant to this rule and PREC16-R4.	
10	New Rule MSRZ-R1A Carparking – All Precincts	<ul style="list-style-type: none"> - The rules currently are not clear with respect to the provision of parking for motorsport and recreation activities and events, which occur across the site. In order ensure that the zone provisions achieve the purpose of the zone and enable the continued use and development of the Motorsport Park it is considered appropriate to ensure parking is expressly provided for 	Add a new rule as follows: 'MSRZ-R1A 'Carparking for Motorsport and recreation events and activities – all precincts (1) Activity status: PER
11	Rule MSRZ-S9 Car parking, access and roading – all precincts	<p>The reference to 'Racing Events' is inconsistent with the wording used elsewhere in the District Plan, and is not a term that is defined in the District Plan.</p> <p>Amend Rule PSRZ-S9 as follows:</p> <ul style="list-style-type: none"> - Delete 'Racing Events' and replace with 'motor sport and recreation events'. (a) Parking and manoeuvring for all activities other than Racing Events motorsport and recreation events ... 	<p>Amend Rule PSRZ-S9 as follows:</p> <p>Delete 'Racing Events' and replace with 'motor sport and recreation events'.</p> <p>(a) Parking and manoeuvring for all activities other than Racing Events motorsport and recreation events</p>
12	Rule MSRZ-S10 Building Height	<p>Amendments are required to Rule MSRZ-S10 to correct an error in the Heading. This Rule should only apply to PREC14 (as opposed to 'all precincts').</p> <p>Amend the Heading for Rule MSRZ-S10 as follows:</p> <ul style="list-style-type: none"> - Delete 'all precincts' and Replace with 'Precinct PREC14' because the rule only deals with Precinct 14 - 	Amend the Heading for Rule MSRZ-S10 as follows: 'Height – all precincts Precinct PREC14'.
13	Rule MSRZ-S11 Building Height	Amendments are required to Rule MSRZ-S11 to correct an error in the Heading. This Rule should only apply to PREC15-18 (as	Amend the Heading for Rule MSRZ-S11 as follows: 'Height – all precincts Precincts PREC16, PREC17 and PREC 18'.

		opposed to 'all precincts') because the rule only addresses height in some of the precincts	And Delete the first bullet point in Rule MSRZ-S11: (i) PREC15 – Hampton Downs Industrial area precinct
14	Rule MSRZ-S13 Rule MSRZ-S14 Rule MSRZ-S15 Rule MSRZ-S16 Rule MSRZ-S17 Building Coverage	A 45% maximum building coverage is proposed in all five Precincts. (Rules MSRZ-S13, MSRZ-S14, MSRZ-S15, MSRZ-S16 and MSRZ-S17). Rather than having a separate (identical) Rule for each Precinct, a single building coverage rule is proposed, and would be applicable to all precincts.	Amend the Heading of Rule MSRZ-S13 as follows: 'Building Coverage – Precincts PREC14, PREC15, PREC16, PREC17 and PREC18 '. Amend MSRZ-S13 as follows: (a) Any building or structures in Precincts PREC14, PREC15, PREC16, PREC17 and PREC18 of the Motorsport and recreation zone boundary shall not exceed 45% building coverage for the relevant precinct. and Delete Rules MSRZ-S14, MSRZ-S15, MSRZ-S16, and MSRZ-S17.
15	Rule MSRZ-S18 Building Setbacks -all precincts	Amendments are required to Rule MSRZ-S18 as follows: The definition for 'structure' is very broad and includes features such as a boundary fence, minor monitoring equipment, spectator seating and signs. None of which should be subject to the building setback rules, or require resource consent approval to legally establish onsite. Signs have a separate setback requirement under SIGN-R48 and therefore need to be excluded from Rule MSRZ-S18.	Amend Rule MSRZ-S18 as follows: (i) Activity Status PER Where: (a) A building or structure in all precincts identified on the planning maps must be set back at least:...

16	<p>MSRZ-S19</p> <p>Traffic management standards -for all motorsport and recreation events</p>	<p>The Rules relating to the preparation of Traffic Management Plan should not apply to Minor Motor Sport and Recreation Events.</p> <p>Amendments are required to the Heading of Rule MSRZ-S19 so that it is clear that this Rule is only applicable to Medium Major and Extreme Events (not minor events and/or day to day activities).</p>	<p>Amend the Heading for Rule MSRZ-S19 as follows: Traffic management standards for all Medium, Major or Extreme motor sport and recreation events</p> <p>Amendment to MSRZ-S19(1)(a) as follows: (a) ...prior to any Medium, Major or Extreme motor sport and recreation event...</p> <p>Amendment to MSRZ-S19(1)(b) as follows: Points (xv) – (xviii) should be (a)-(d).</p>
Part 1 Interpretation			
17	<p>Definition: Motor sport and recreation activities and consequential change to Motor sport and recreation event definitions</p>	<p>The definition for ‘motor sport and recreation events’ specifically excludes a ‘day to day activity’.</p> <p>The definition of motorsport and recreational facility refers to motorsport and recreation activities.</p> <p>However, the District Plan does not include a definition for a ‘day to day’ activity or motorsport and recreation activities. It therefore appears that some of the activities that take place within the facilities are not provided for within the zone. This creates a significant lacuna for the general activities occurring at the part and supporting its overall operation.</p> <p>A definition for a day-to-day activity was originally proposed in the Notified PDP, but has subsequently been removed.</p> <p>The definition read: <i>Day to day activity</i> <i>Means, within the Hampton Downs Motor Sport and Recreation Zone:</i></p>	<p>Insert new definition for Motor sport and recreation activities as follows:</p> <p>“Means within the Hampton Downs Motor Sport and Recreation Zone all activities associated with and ancillary to the operation of the Motorsport Park including:</p> <ol style="list-style-type: none"> a. Administration and ticketing offices. b. Track activities and events. c. Convention centre, corporate events and expos, hospitality and media activities. d. Restaurant, café, food and beverage and retail activities. e. Vehicle maintenance and storage activities, f. Facility maintenance and storage activities, g. Recreational activities including tennis, swimming and motorsport memorabilia displays,

		<p><i>(a) driver training and education, testing and practice activities on the motor sport circuit;</i> <i>(b) activities with the business industrial area;</i> <i>(c) apartments, motor camp site, restaurant, convention centre, swimming pool and tennis court facilities and construction activities associated with the motor sport park;</i> <i>(d) the use of the go-kart track for go-karts; and</i> <i>(e) the use of the grounds for paintball, laser tag, outdoor skate parks and clay bird shooting.</i></p> <p>This definition is also somewhat deficient in that it does not clearly provide for the range of recreational activities occurring within the Motorsport Park. As such it does not implement the objective and policies which seek to ‘provide for a wide range of motorsport and recreation activities and the development of facilities to support motor sport and recreation activities. The permitted activity rules for PREC14 include the following activities:</p> <ul style="list-style-type: none"> - Rule R1 Motor sport and recreation facilities (which is related to buildings and structures, as opposed to the activities within them); - Rule R2 Driver training and education, testing and practice activities; - Rule R3 Go-karting on the go-kart track; - Rule R4 Paintball, laser tag, outdoor skate parks and clay bird shooting - Rule R5 Motor sport and recreation events. 	<p>and excludes Motorsport and recreation events that reach the criteria for Minor, Medium, Major or Extreme Events.</p> <p>If this relief is accepted motorsport and recreation activities should be included in the definition of motorsport and recreation event in exchange for the reference to ‘day to day activity’.</p>
Part 2 Signs			
18	SIGN-R48 SIGN-R49 SIGN-R50	There are minor formatting errors that require correcting in the signage rules	

Planning Maps			
19	Motorsport and Recreation Zone - Precincts	<p>Amendments are required to the planning maps to correctly (and clearly) identify the boundaries and precincts for the MSRZ Zone.</p> <p>Amend the planning maps as follows:</p> <ul style="list-style-type: none"> - Add an additional Heading for PREC14 for the land located to the western side of the MSRZ Zone It is not currently clear which precinct the land on the western side of HDMP is located within (the parcel of land identified as Property No 1003194, 26 Chris Amon Drive). Add an additional label that clearly identifies this parcel of land as PREC14; and - Add an additional precinct layer and label for PREC16. The key/legend on the online maps does not clearly identify the minor race track and visitor accommodation precinct – PREC16 as a separate precinct. Amend the maps to clearly identify the 6ha of land set aside for this purpose. - Precinct 18 area has not been accurately identified. An extra area of activities fitting with precinct 18 was authorised by resource consent LUC0317/16. In order ensure that the zone provisions achieve the purpose of the zone and enable the continued use and development of the Motorsport Park it is considered appropriate to ensure all existing precinct areas are identified. 	Amend the planning maps to correctly identify all of the land within PREC14, PREC16 and PREC18

**APPENDIX 2 – DECISION REPORT 25 AND DECISION VERSION OF HAMPTON DOWNS MOTORSPORT
AND RECREATION ZONE AND DEFINITIONS CHAPTER**

WAIKATO DISTRICT COUNCIL

Hearings of Submissions on the Proposed Waikato District Plan

Report and Decisions of Independent Commissioners

Decision Report 25: Hampton Downs Motorsport and Recreation Zone

17 January 2022

Commissioners

Dr Phil Mitchell (Chair)

Mr Paul Cooney (Deputy Chair)

Mr Dynes Fulton

Ms Linda Te Aho

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Glossary of terms

Council	Waikato District Council
FFNZ	Federated Farmers of New Zealand Incorporated
HD Land	HD Land Limited and Hampton Downs (NZ) Limited
Panel	The Waikato District Plan Hearings Panel
PDP	Proposed Waikato District Plan
Waka Kotahi	Waka Kotahi (The New Zealand Transport Agency)

1 Introduction

- 1.1 Hearing 13 related to all the submissions received by the Waikato District Council (Council) on the provisions of the Hampton Downs Motorsport and Recreation Zone contained in the Proposed Waikato District Plan (PDP). The objective and policies relating to the Hampton Downs Motorsport Recreation Zone are set out in Chapter 9 (Specific Zones) of the PDP. The rules for the Hampton Downs Motorsport and Recreation Zone are set out in Chapter 26 of the PDP.

2 Hearing Arrangement

- 2.1 On 1 April 2020, a pre-hearing conferencing was undertaken between submitters Waka Kotahi, HD Land Ltd and Hampton Downs NZ Ltd (HD Land), Reid Investment Trust, and the Council. Those parties agreed on a framework to form the basis for the amendments to the PDP provisions to enable current and future operations and the development of the Hampton Downs Motorsport and Recreation Zone.
- 2.2 Hearing 13 was held on Thursday 9 April 2020 via Zoom. All of the relevant information pertaining to this hearing (i.e. section 42A report, legal submissions and evidence) is contained on the Council's website.
- 2.3 We heard from the following parties on the matter of the Hampton Downs Motorsport Park and Recreation Zone provisions:

Council	Victoria Majoor (author of section 42A Report)
HD Land Limited and Hampton Downs (NZ) Limited	Paula Jane Rolfe
Meremere Dragway Inc (tabled)	A M Green / B J Cochrane (Counsel)
Reid Investment Trust	Alistair White
Waka Kotahi NZ Transport Agency	Robert Clive Swears Tanya Running
Ministry of Education (tabled)	Alec Duncan
Horticulture New Zealand (tabled)	Lucy Deverall
Fire and Emergency New Zealand (tabled)	Alec Duncan

3 Overview of issues raised in Submissions

- 3.1 In the section 42A report, Ms Majoor set out the full list of submissions on the provisions of the Hampton Downs Motorsport and Recreation Zone. She stated that the Council received 11 submissions and 49 further submissions on this topic.¹ Most of the

¹ Paragraphs 30 and 31 of the Section 42A Report, dated 5 March 2020.

submissions were from HD Land, being the owner and operator of the Hampton Downs Motorsport Park.

3.2 In brief, Ms Majoor outlined the following as the key matters raised by the submitters:²

- a) Clarification of objectives and policies.
- b) Deletion of definitions that are specific to Hampton Downs Motorsport and Recreation Zone.
- c) Introduction of new pre-amble text to Chapter 26 (Hampton Downs Motorsport and Recreation Zone) to outline the precinct areas and the intent of zone.
- d) Avoidance of the duplication of the 2006 resource consent conditions in the rules applying to the Hampton Downs Motorsport and Recreation Zone.
- e) The need for greater clarity within PDP provisions.
- f) Enabling more liberal provisions for earthworks, noise, signage and building coverage.
- g) Enabling more liberal provisions for Precinct E.
- h) Deletion of outdated plans included in Appendix 12 (Hampton Downs Appendix).

4 Overview of Evidence

4.1 Ms Paula Rolfe presented planning evidence on behalf of HD Land. She stated that HD Land was generally supportive of Ms Majoor's recommendations to us. Ms Rolfe stated that further amendments were required to the provisions of the PDP to ensure consistency with the existing resource consents and the consented baseline for the Hampton Downs Motorsport Park, and/or to make the planning provisions more efficient and workable. She stated that the PDP provisions would not replace the existing resource consent for the current and consented activities at the Hampton Downs Motorsport Park.³

4.2 Ms Rolfe's evidence was focused on the following matters and she stated that:

- a) The recommended Objective 9.1.1(b) "*Rural Character and amenity are maintained*", is not supported on the basis that the activities and development consented at the motorsport park are not associated with "rural character and amenity". She stated that other existing land use activities in the immediate surrounding area are also not typically associated with "rural character and amenity". She stated that none of these activities are "rural activities", and therefore, the existing character and amenity cannot be described as "rural".⁴
- b) The term "motor sport circuit" should be deleted as this term is not used anywhere else in the Hampton Downs Motor Sport and Recreation Zone.
- c) The existing resource consent does not authorise the construction of additional residential apartments in Precinct D. The permitted activity rules should be amended to reflect this and should only enable alterations to existing buildings.⁵
- d) The existing resource consent does not authorise additional industrial units to be constructed in Precinct E. The permitted activity rules should be amended to reflect this and should only allow for alterations to existing buildings.⁶

² Paragraph 30 of the Section 42A Report, dated 5 March 2020.

³ Paragraphs 10 and 11 of Statement of Evidence of Ms Rolfe, dated 26 March 2020.

⁴ Paragraph 14 of Statement of Evidence of Ms Rolfe, dated 26 March 2020.

⁵ Paragraph 16 of Statement of Evidence of Ms Rolfe, dated 26 March 2020.

⁶ Paragraph 17 of Statement of Evidence of Ms Rolfe, dated 26 March 2020.

- e) The noise rules applying to the Hampton Downs Motor Sport and Recreation Zone should align with the existing levels of noise authorised in the resource consent conditions.
- f) It is not clear as to whether the intention of rules pertaining to landscaping requirements seek to duplicate the existing landscaping requirements on site (via the approved resource consent), or whether it is to impose additional landscaping requirements.
- g) It is unnecessary for a Traffic Management Plan to be required for every event held at the Motorsport Park, or for activities already consented at the site.⁷
- h) Provided that signs are appropriately set back from the boundaries with a public place or another zone, there should be no restrictions on signage within the Motorsport Park.⁸

4.3 Ms. Tanya Running presented planning evidence on behalf of Waka Kotahi. She stated that Waka Kotahi's submission sought to retain the rules as notified as they are in general accordance with the 2006 resource consent. She stated that if there is a need for both levels of control (i.e. in a district plan and resource consent conditions) then they should be the same as each other to ensure that consent holder and other affected parties are clear as what can occur on the site. In particular, Ms Running outlined Waka Kotahi's concerns relating to the Traffic Management Plan, and landscaping and screening provisions. Ms Running stated that:

- a) Waka Kotahi does not support replacing controlled activity rules with permitted activity rules. Ms Running stated that Rule 26.1.2.1(C1) should be retained as notified, particularly in relation to the establishment of an Implementation Monitoring Committee, which provides an important role in reviewing of Traffic Management Plans.⁹
- b) Waka Kotahi seeks further evidence from Council to confirm whether landscape screening up to 3m (i.e., at maturity) will visually buffer any building or activity which are visible to road users on SH1. This is important given that the existing planting required under the 2006 resource consent does not form an effective visual screen.¹⁰

4.4 On behalf of Waka Kotahi, Mr Robert Swears presented evidence on transport engineering matters. He provided background to the 2006 resource consent and the reasons for the conditions in relation to traffic and roading matters. He stated that:

- a) The provisions as recommended by Ms Majoor dilute the effectiveness of the 2006 resource consent conditions. The PDP provisions do not provide certainty as to what is required to manage adverse effects to within acceptable levels.¹¹
- b) The traffic management provisions as recommended by Ms Majoor do not provide adequate consideration and control of the potential significant adverse effects associated with vehicle movements to and from the Motorsport Park.¹²
- c) All activities at the Motorsport Park should be screened from view by road users of SH1.¹³

⁷ Paragraph 37 of Statement of Evidence of Ms Rolfe, dated 26 March 2020.

⁸ Paragraph 45 of Statement of Evidence of Ms Rolfe, dated 26 March 2020.

⁹ Paragraph 6.6 of Statement of Evidence of Ms Running, dated 19 March 2020.

¹⁰ Paragraph 7.6 of Statement of Evidence of Ms Running, dated 19 March 2020.

¹¹ Paragraph 3.3 of Mr Swears' Statement of Evidence, dated 23 March 2020.

¹² Paragraph 8.1 of Mr Swears' Statement of Evidence, dated 23 March 2020.

¹³ Paragraph 8.1 of Mr Swears' Statement of Evidence, dated 23 March 2020.

- d) All signage associated with the Motorsport Park (except “official” signs on the transport network) should not be visible to road users on the transport network and on SH1 in particular.¹⁴
- 4.5 On 24 April 2020, we received a Joint Memorandum of Parties from HD Land and Waka Kotahi recording that following the hearing, the parties had reviewed Ms Majoor’s recommended amendments to the provisions for the objective, policies and rules for the Hampton Downs Motorsport and Recreation Zone, and supported those recommendations.
- 4.6 On behalf of the Ministry of Education, Ms Alec Duncan sought a new policy and rule to enable the provision of educational facilities in the Hampton Downs Motorsport and Recreation Zone. She stated that examples of educational facilities in Hampton Downs Motorsport and Recreation Zone include driver training and tertiary education work skills training centres.
- 4.7 On behalf of Reid Investment Trust, Mr Alistair White proposed options for changing the zoning of the site at 29 Hampton Downs Road from Rural to Hampton Downs Motorsport and Recreation. This submission has been addressed in Decision Report 28N.
- 4.8 On behalf of Horticulture New Zealand, Ms Lucy Deverall supported the deletion of the definition of “noxious, dangerous, offensive or toxic activities” from the PDP.
- 4.9 On behalf of Fire and Emergency New Zealand, Ms Alec Duncan stated that the recommended amendments to Policy 9.1.1.3 and Rule 26.2.7 were acceptable as both ensure access to properties for emergency vehicles.
- 4.10 In their legal submissions on behalf of Meremere Dragway, Mr Andrew Green and Mr Ben Cochrane submitted that it is appropriate to recognise longstanding activities (including Motor Sport Recreation Activities and Motor Sport Recreation facility) occurring at Meremere Dragway in the Dragway Park Specific Area (as sought in Meremere Dragway’s submission). Mr Green and Mr Cochrane submitted that there is no substantive basis to differentiate the activities occurring in the Hampton Downs Zone from those occurring at Meremere Dragway, except for differences between the size of the respective operations. They recognised that the rules contained in Chapter 26 apply exclusively to the Hampton Downs Motorsport and Recreation Zone, but the same type of activities (including those enabled by the Meremere Dragway’s existing resource consents) should be provided for in the rules specific to Meremere Dragway Park Specific Area.
- 4.11 On 27 January 2021, we received a Memorandum of Counsel for Meremere Dragway Inc, withdrawing its submission that “Schedule 25E Meremere Dragway” from the Operative Waikato District Plan be reinstated into the Rural chapter of the PDP. Provisions in relation to Meremere Dragway have been addressed in Decision Report 22: Rural Zone.

5 Panel Decisions

¹⁴ Paragraph 8.1 of Mr Swears’ Statement of Evidence, dated 23 March 2020.

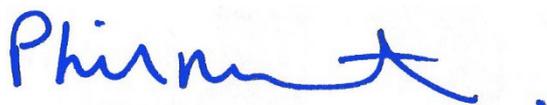
- 5.1 The Hampton Downs Motorsport Park is an established land use activity and has been operating under the various resource consents (the 2006 resource consent being the comprehensive one). We were informed that the Motorsport Park is a regionally-significant motor sport and recreation facility. It has a diverse range of activities on site, including industrial facilities, visitor accommodation and residential activities.
- 5.2 We note that as a major recreation facility, the Motorsport Park makes an important contribution to the social and economic well-being of the Waikato District, and it is our decision that this role should be protected. We consider it important to ensure that the PDP provisions provide for its continued use and operation. Recognising the diverse range of activities on the site, we accept that bespoke provisions, in the form of the Hampton Downs Motorsport and Recreation Zone, are necessary to embed the activities authorised by the 2006 resource consent into a district plan framework.
- 5.3 We acknowledge the willingness of the parties (Council, Waka Kotahi and HD Land) to work together to reach an agreement on the Hampton Downs Motorsport and Recreation Zone provisions. We have included the agreed package of provisions between these parties into the PDP, as per **Attachment 1**. The main changes are:
- a) Refinement of Objective 9.1.1 to enable the continued use and development of Hampton Downs Motorsport Park as a regionally significant motor sport and recreation facility, and maintaining the rural character and amenity of the adjoining rural sites.
 - b) Deletion of definitions specific to Hampton Downs Motorsport and Recreation Zone from Chapter 13 Definitions, as these are incorporated within the rules framework as appropriate.
 - c) Introduction of explanatory text in the Hampton Downs Motorsport and Recreation Zone to refer to the authorised resource consent framework forming the basis for the zone provisions.
 - d) Refinement of Rule 26.1 Land Use – Activities, to ensure that the “Activity-specific conditions” are co-located with the specific land use activity that it relates to.
 - e) Amendment of Rule 26.2.1 Noise to align with the noise limits specified in the approved resource consents.
 - f) Deletion of the requirement to provide a Noise Management Plan prior to the operation of a motor sport and recreation activity in Precinct A, D and E.
 - g) Simplification of Rule 26.2.4 Landscaping and Screening, and introduction of a note to acknowledge that the Landscape Mitigation Plan forming part of the approved resource consent may satisfy the requirements of this rule.
 - h) Amendments to Rule 26.2.5 Earthworks to increase the permitted earthworks thresholds.
 - i) Deletion of Rule 26.2.7 Motor sport and event traffic management standards applying to Controlled activities. This is replaced by Rule 26.5 setting out the Traffic Management Standards applying to all motor sport and recreation events within the zone. Introduction of Rule 26.6 setting out the Traffic Management Standards for motor sport and recreation events that are deemed to be Major Events or Extreme Events.
- We accept those provisions as being appropriate to effectively manage the range of activities within the Hampton Downs Motorsport and Recreation Zone.
- 5.4 With respect to the submission from Ministry of Education, we accept the evidence of Ms Majoor that the Hampton Downs Motorsport and Recreation Zone is not an appropriate zone for the inclusion of education facilities. Ms Majoor stated that the

current activities consented on the site provide for educational aspects such as driver training and recreational activities¹⁵. In light of the core function of this zone, we consider that a Discretionary Activity status for educational facilities is appropriate. We consider that the introduction of a new policy relating to educational facilities is not appropriate, as it would have a broader meaning than the educational types of activities currently consented for and anticipated on the subject site. Ministry of Education did not present any evidence to persuade us of the need to provide for wider educational facilities within this zone, especially given that the core function of the zone is to provide for a major motorsport and recreational facility.

6 Conclusion

- 6.1 We accept the section 42A Report and the evidence filed by the submitters, collectively forming the section 32AA assessment underpinning this Decision.
- 6.2 Overall, we are satisfied that the Hampton Downs Motorsport and Recreation Zone amended provisions will provide for the continued use and development of the Hampton Downs Motorsport Park within acceptable environmental limits.

For the Hearings Panel



Dr Phil Mitchell, Chair

Dated: 17 January 2022

¹⁵ Paragraph 51 of Section 42A Report, dated 5 March 2020.

Attachment I

Amendments to Chapter 9

9.1 Hampton Downs Motor Sport and Recreation Zone

9.1.1 Objective - Continued development and operation of the Hampton Downs Motorsport Park

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

9.1.1.1 Policy - Operation and development

- (a) ~~Enable the continued operation and development of activities, facilities and events within the Hampton Downs Motor Sport and Recreation Zone by providing~~ Provide for:
 - (i) A wide range of motor sport and recreation activities; and
 - (ii) The development of facilities to support the motor sport and recreation activities and events.

9.1.1.2 Policy - Precinct-based development

- (a) Provide a A precinct-based approach ~~that enables the ongoing operation and development of the Hampton Downs Motorsport Park by such that:~~
 - (i) Precinct A providing for the operational motor sport area including the main race track and associated facilities;
 - (ii) Precinct B providing for ~~business and~~ industrial facilities and activities that support the Hampton Downs Motorsport Park;
 - (iii) Precinct C providing for a minor race track and travellers' accommodation;
 - (iv) Precinct D providing for residential activities within the residential apartments;
 - (v) Precinct E providing for industrial activities within the industrial units.

9.1.1.3 Policy - Management of adverse effects

- (a) Mitigating adverse effects by managing:
 - (i) The scale, intensity, timing and duration of activities so that adverse noise effects on the ~~surrounding rural zone~~ adjoining rural sites are minimised; and
 - (ii) 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
 - (iii) Signs that are visible from, or located in close proximity to, a public road to ensure the safe functioning of the public road; and
 - (iv) The size, scale and intensity of development to ensure the amenity of the adjoining sites ~~surrounding area~~ is maintained.

Amendments to Chapter 26

Chapter 26: Hampton Downs Motorsport and Recreation Zone

- (1) 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 Hampton Downs Motor Sport and Recreation Zone allows for those authorised activities to be undertaken as a permitted activity. The rules in the Motorsport and Recreation Zone provide a policy framework that enables the ongoing operation and development of the HDMP.
- (2) The rules that apply to activities in the Hampton Downs Motorsport and Recreation Zone are contained in Rule 26.1 Land Use – Activities, Rule 26.2 Land Use – Effects and Rule 26.3 Land Use – Building.
- (3) The rules relating to subdivision within the Motorsport and Recreation Zone are contained in Rule 26.4.
- (4) The activity status tables and standards in the following chapters also apply to activities in the Motorsport and Recreation Zone:
 - 14 Infrastructure and Energy;
 - 15 Natural Hazards and Climate Change (Placeholder).
- (5) The following symbols are used in the tables:
 - (a) P Permitted activity
 - (b) C Controlled activity
 - (c) RD Restricted discretionary activity
 - (d) D Discretionary activity
 - (e) NC Non-complying activity

26.1 Land Use - Activities

26.1.1 Permitted Activities

- (1) The following activities are permitted activities if they meet all the following:
 - (i) Land Use – Effects rules in Rule 26.2 (unless the activity rule and/or activity-specific ~~conditions~~ standards identify a ~~condition~~ standard(s) that does not apply);
 - (ii) Land Use – Building rules in Rule 26.3 (unless the activity rule and/or activity-specific ~~conditions~~ standards identify a ~~condition~~ standard(s) that does not apply);
 - (iii) Activity-specific ~~conditions~~ standards.

26.1.1.1 Permitted Activities - Operational Motorsport Area - Precinct A Activity

Activity		Activity-specific conditions-standards
P1	<u>A motor sport and recreation facility</u>	The activity is carried out in Precinct A (Operational Motorsport Area)
P2	A Day-to-day activity <u>Driver training and education, testing and practice activities.</u>	The activity is carried out in Precinct A (Operational Motorsport Area)
P3	<u>Go-karting on the go-kart track</u>	The activity is carried out in Precinct A (Operational Motor Sport Area)
P4	<u>Paintball, laser tag, outdoor skate parks and clay bird shooting.</u>	The activity is carried out in Precinct A (Operational Motor Sport Area)
P5	<u>Motor sport and recreation events</u>	<ul style="list-style-type: none"> (a) <u>The motor sport and recreation event is carried out in Precinct A (Operational Motorsport Area).</u> (b) <u>A maximum of 20,000 people attend the motor sport and recreation event; and</u> (c) <u>A maximum of 2,500 arrival vehicles per hour (vph) or 8,000 total vehicles attend the event; and</u> (d) <u>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</u> (e) <u>No motor sport and recreation event is held on a weekday; except:</u> <ul style="list-style-type: none"> (i) <u>on a weekday that is a public holiday, or</u> (ii) <u>a minor event or practice day that generates less than 700 vehicle arrivals per hour, and</u> (f) <u>Traffic Management Standards in Rule 26.5 and Rule 26.6.</u>
P6	<u>Construction or alteration of a building or structure for an activity listed in Rule 26.1.1.1 P1-P5</u>	The activity is carried out in Precinct A (Operational Motor Sport Area)

26.1.1.2 Permitted Activities – ~~Business and Industrial Area~~ - Precinct B Activity

Activity		Activity-specific conditions standards
P1	Automotive <u>Industrial</u> activities	(a) The activity is carried out in Precinct B (Business and Industrial Area); and (b) <u>The maximum gross floor area for all activities in Precinct B shall be no more than 50,000m². Of the 50,000m² total gross floor area in Precinct B, the following shall apply:</u> (i) <u>General warehousing shall comprise no more than 25% of the gross floor area (12,500m²); and</u> (ii) <u>Non-automotive activities shall comprise no more than 25% of the total gross floor area (12,500m²);</u> (iii) <u>Automotive activities may comprise 100% of the total gross floor area in Precinct B.</u>
P2	Non-automotive activities	The activity is carried out in Precinct B (Business and Industrial Area)
P3	General warehousing	The activity is carried out in Precinct B (Business and Industrial Area)
P4 <u>P2</u>	A residential activity within an existing dwelling <u>This includes occupation of a single residential unit for short term rental.</u>	The activity is carried out in Precinct B (Business and Industrial Area)
<u>P3</u>	<u>Construction or alteration of a building or structure for an activity listed in Rule 26.1.1.2 P1</u>	<u>The activity is carried out in Precinct B (Business and Industrial Area)</u>

26.1.1.3 Permitted Activities – Minor Race Track Area - Precinct C

Activity		Activity-specific standards
P1	Travellers' <u>Visitor</u> accommodation	(a) The activity is carried out in Precinct C (Minor Race Track Area); and (b) <u>Visitor accommodation in Precinct C shall:</u> (i) <u>Accommodate no more than 200 persons at any one time;</u> (ii) <u>Ensure that the duration of stay is for a period not exceeding 10 days;</u> (iii) Be operated in accordance with the Camping Ground Regulations 1985; (iv) <u>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>
P2	Construction or alteration of	The activity is carried out in Precinct C (Minor

<u>a building or structure for an activity listed in Rule 26.1.1.3 P1</u>	<u>Race Track Area)</u>
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26.1.1.4 Permitted Activities – Residential Apartments - Precinct D

<u>Activity</u>		<u>Activity-specific standards</u>
P1	A residential activity within the residential apartments <u>existing as at 31 March 2020</u> <u>This includes occupation of a single residential unit for short term rental.</u>	The activity is carried out in Precinct D (Residential Apartments).
P2	<u>Alteration or replacement of a building or structure for an activity listed in Rule 26.1.1.4 P1.</u>	<u>The activity is carried out in Precinct D (Residential Apartments).</u>

26.1.1.5 Permitted Activities – Industrial Units - Precinct E

<u>Activity</u>		<u>Activity-specific standards</u>
P1	An industrial activity within the industrial units <u>existing as at 31 March 2020</u>	The activity is carried out in Precinct E (Industrial Units).
P2	<u>Alteration or replacement of a building or structure for an activity listed in Rule 26.1.1.5.</u>	<u>The activity is carried out in Precinct E (Industrial Units).</u>

26.1.1.6 Permitted Activities – All Precincts

<u>Activity</u>		<u>Activity-specific standards</u>
P1	<u>Construction or alteration of a building for a sensitive land use</u>	<p>(a) <u>The construction or alteration of a building for a sensitive land use that complies with all of the following standards:</u></p> <p>(i) <u>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</u></p> <p>(ii) <u>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.</u></p>

26.1.2 Controlled Activities

- (a) The following activities are controlled activities if they meet all the following:

- (i) Land Use – Effects rules in Rule 26.2 (unless the activity rule and/or activity-specific ~~conditions~~ standards identify a ~~condition~~ standard(s) that does not apply);
- (ii) Land Use – Building rules in Rule 26.3 (unless the activity rule and/or activity-specific ~~conditions~~ standards identify a ~~condition~~ standard(s) that does not apply);
- (iii) Activity-specific ~~conditions~~ standards.

26.1.2.1 Controlled Activities – Operational Motorsport Area – Precinct A

C1	Motor sport and recreation events	<ul style="list-style-type: none"> (a) The activity is carried out in Precinct A (Operational Motorsport Area) (b) Control shall be reserved over the following matters: <ul style="list-style-type: none"> (i) Noise levels and duration (ii) Lighting and glare (iii) Hours of operation (iv) Nature and frequency of the event (v) Size and scale of the events (vi) Traffic, access and parking
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26.1.2.2~~1~~ Controlled Activities – Minor Race Track Area - Precinct C

C1	Motor sport and recreation events <u>and associated facilities</u>	<ul style="list-style-type: none"> (a) The activity is carried out in Precinct C (Minor Race Track Area); (b) <u>A maximum of 20,000 people attend the motor sport and recreation event; and</u> (c) <u>A maximum of 2,500 arrival vehicles per hour (vph) or 8,000 total vehicles attend the event; and</u> (d) <u>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</u> (e) <u>No motor sport and recreation event is held on a weekday, except:</u> <ul style="list-style-type: none"> (iii) <u>on a weekday that is a public holiday, or</u> (iv) <u>a minor event or practice day that generates less than 700 vehicle arrivals per hour; and</u> (f) <u>Traffic Management Standards in Rule 26.5 and Rule 26.6.</u> <p>Control shall be reserved over the following matters:</p> <ul style="list-style-type: none"> (i) Noise levels and duration (ii) Lighting and glare (iii) Hours of operation (iv) Nature and frequency of the event (v) Size and scale of the events (vi) Traffic, access and parking
C2	Motor sport and recreation facilities	<ul style="list-style-type: none"> (a) The activity is carried out in Precinct C (Minor Race Track Area) (b) Control shall be reserved over the following matters: <ul style="list-style-type: none"> (i) Noise levels and duration (ii) Lighting and glare (iii) Hours of operation

		<p>(iv) <u>Nature and frequency of the event</u> (v) <u>Size and scale of the events</u> (vi) <u>Traffic, access and parking</u></p>
C2	<p><u>Construction or alteration of a building or structure for an activity listed in Rule 26.1.2.1 C1</u></p>	<p>(a) <u>The activity is carried out in Precinct C (Minor Race Track Area)</u> (b) <u>Control shall be reserved over the following matters:</u> (i) <u>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.</u> (ii) <u>The extent to which the building or structure has the potential to dominate the landscape, and mitigation including screening, materials, lighting and colours.</u> (iii) <u>Traffic, access and parking.</u> (iv) <u>Effects on safety and efficiency of the road network, including driver distraction.</u> (v) <u>Bonds for landscaping, screening or other mitigation.</u></p>

26.1.3 Restricted Discretionary Activities

RD1	<p><u>A motor sport and recreation event and associated facilities that do not comply with Rule 26.1.1.1 P5 in Precinct A or Rule 26.1.2.1 C1 in Precinct C</u></p> <p>(a) <u>Council discretion is restricted to the following matters:</u> (i) <u>noise levels and duration</u> (ii) <u>lighting and glare</u> (iii) <u>hours of operation</u> (iv) <u>nature and frequency of the event</u> (v) <u>size and scale of the event</u> (vi) <u>traffic, access and parking including impacts on State Highway 1 and Hampton Downs interchange</u> (vii) <u>Effects of amenity values of adjoining rural sites</u> (viii) <u>Water, stormwater and wastewater management</u></p>
RD2	<p><u>Construction or alteration of a building for a sensitive land use that does not comply with Rule 26.1.1.6 P1</u></p> <p><u>Council's discretion is restricted to the following matters:</u></p> <p>(a) <u>Effects on the amenity values of the site;</u> (b) <u>The risk of electrical hazards affecting the safety of people;</u> (c) <u>The risk of damage to property; and</u> (d) <u>Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</u></p>

26.1.34 Discretionary Activities – All precincts

(1) The following activities are discretionary activities:

DI	<p>Any activity in all precincts not listed in Rule 26.1.1.1, <u>Rule 26.1.1.2</u>, Rule 26.1.1.3, Rule</p>
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26.1.1.4 Rule 26.1.1.5, 26.2.1.1 or 26.1.2.2 Rule 26.1.3
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26.1.4 Non-complying Activities – Precinct B

(1) The following activities are non-complying activities:

NC1	(a) Activities not provided for under Permitted Activity Rule 26.1.1.2 in Precinct B in the Motorsport and Recreation Zone.
NC2	(b) Noxious, dangerous, offensive or toxic activities

26.2 Land Use Effects

26.2.1 Noise – ~~Motor sport and recreation activity~~ Precincts A, D and E

P1	<p>(a) The noise level from motor sport and recreation activities within Precincts A, D and E shall not exceed the following limits measured beyond the 'Hampton Downs Noise Control Boundary' shown in <u>Appendix 12 Motor Sport and Recreation</u>:</p> <ul style="list-style-type: none"> (i) <u>65dBA L_{10} L_{Aeq} on no more than 27 days per year (with no more than 10 of the 27 days to be on a Sunday or public holiday) between the hours of 9:00am – 6:00pm. Except that in any year where a V8 Supercars event is not held then a noise level of up to 65dBA L_{Aeq} will be permitted between the hours of 9.00am to 6.00pm on up to 30 days per year (not more than 11 days to be on a Sunday or public holiday); and</u> (ii) <u>55 dBA L_{10} L_{Aeq} on no more than 40 days per year between the hours of 9:00am – 6:00pm; and</u> (iii) <u>50 dBA L_{10} L_{Aeq} between the hours of 7am to 6pm any other days of the year; and</u> (iv) <u>45 dBA L_{10} L_{Aeq} between the hours of 6pm to 10pm every day of the year; and</u> (v) <u>40 dBA L_{10} L_{Aeq}, and 65dBA L_{max} at all other times</u> <p>(b) The motor racing activities in Rule 26.2.1 P1 (a) (i) and (ii) are exclusive of each other and the activities are considered to be on separate days.</p> <p>(c) <u>Noise levels must be measured in accordance with the requirements of New Zealand Standard NZS 6801:2008 Acoustics - Measurement of Environmental Sound.</u></p> <p>(d) <u>Noise levels must be assessed in accordance with the requirements of New Zealand Standard NZS 6802:2008 Acoustic - Environmental noise.</u></p>
P2	The use of a public address system shall only occur between the hours of 7:00am and 7:00pm and shall not exceed a limit of 50dBA L_{10} L_{Aeq} measured at the zone boundary.
P3	<p>(a) Prior to the operation of a motor sport and recreation activity event, the following shall be provided and implemented:</p> <ul style="list-style-type: none"> (i) The operators of the Hampton Downs Motorsport Park shall prepare, maintain and operate in accordance with a Noise Management Plan (NMP). Each initial Noise Management Plan shall be submitted to the Planning Manager for certification by a suitably qualified and experienced person (appointed by the Planning Manager) in writing that the Noise Management Plan gives effect to this rule. Any subsequent iterations of the NMP will not require certification. (ii) Notwithstanding the process and timing for review of the Noise Management Plan specified in the NMP. The Council may review it at any time in consultation with the operators of the Hampton Downs Motorsport Park. The Council shall

	<p>provide adequate notice and state the reasons for the review. Any reviewed NMP shall be recertified by a suitably qualified and experienced person appointed by the Planning Manager.</p> <p>(iii) Any Noise Management Plan shall each address and include, but not be limited to:</p> <p>A. A certificate by its author that the methods included in it will ensure compliance with all noise limits in Rule 26.2.1 P1.</p> <p>B. A means of receiving, recording and responding to complaints, including a method of advising noise complainants within 5 working days of the outcome of the investigation.</p> <p>C. A programme of noise management and assessment of compliance with the noise standards, including details of the monitoring of noise levels for vehicles competing in events with a noise limit of 65dBA L₁₀ L_{Aeq}.</p>
DI	Any activity that does not comply with Rule 26.2.1 P1, or P2 or P3.

26.2.2 Noise – ~~Business and Industrial Area~~ Precinct B and Minor Race Track Area – Precinct C

PI	<p>(a) The noise level from activities, other than motor racing activities within Precinct B and Precinct C, shall not exceed the following limits when measured at the notional boundary of any dwelling:</p> <table border="0"> <tr> <td>Monday to Friday</td> <td>7:00am to 7:00pm</td> <td>50 dBA L₁₀ L_{Aeq}</td> </tr> <tr> <td>Saturday</td> <td>7:00am to 6:00pm</td> <td>50 dBA L₁₀ L_{Aeq}</td> </tr> <tr> <td>All other times including public holidays</td> <td></td> <td>40 dBA L₁₀ L_{Aeq}</td> </tr> <tr> <td>Monday to Sunday</td> <td>10:00pm to 7:00am</td> <td>75 dBA L_{max}</td> </tr> </table> <p>Noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:2008 'Acoustics - Measurement of environmental sound' and NZS 6802:2008 'Acoustics – environmental noise'.</p> <p>(b) The notional boundary means a line 20m from the façade of any dwelling or the legal boundary, whichever is the closer to the dwelling as defined in NZS6801:1991 Acoustics – Measurement of environmental sound.</p>	Monday to Friday	7:00am to 7:00pm	50 dBA L ₁₀ L _{Aeq}	Saturday	7:00am to 6:00pm	50 dBA L ₁₀ L _{Aeq}	All other times including public holidays		40 dBA L ₁₀ L _{Aeq}	Monday to Sunday	10:00pm to 7:00am	75 dBA L _{max}
Monday to Friday	7:00am to 7:00pm	50 dBA L ₁₀ L _{Aeq}											
Saturday	7:00am to 6:00pm	50 dBA L ₁₀ L _{Aeq}											
All other times including public holidays		40 dBA L ₁₀ L _{Aeq}											
Monday to Sunday	10:00pm to 7:00am	75 dBA L _{max}											
DI	(a) Any activity that does not comply with Rule 26.2.2 P1.												

26.2.3 Construction noise - All Precincts

PI	<p>(a) Construction noise shall meet the limits in NZS 6803:1999 'Acoustics – Construction noise';</p> <p>(b) Construction noise shall be measured and assessed in accordance with the requirements of NZS 6803:1999 'Acoustics – Construction noise'</p>
RDI	<p>(a) Any activity that does not comply with Rule 26.2.3 P1.</p> <p>(b) Council's discretion is restricted to the following matters:</p> <p>(i) Effects on amenity values;</p>

	<ul style="list-style-type: none"> (ii) Hours and days of construction; (iii) Noise levels; (iv) Timing and duration; (v) Methods of construction.
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26.2.4 Landscaping and Screening

P1	<p>(a) A landscaping and planting plan consistent with Appendix 12 Motor Sport and Recreation shall be prepared and submitted to Council for certification by Council's Planning Manager that includes:</p> <ul style="list-style-type: none"> (i) Details of screen planting along the full extent of the northern and eastern boundaries; (ii) Detail of staged visual mitigation and landscape restoration and implementation strategies that will be undertaken on the site to achieve the visual mitigation of the activities on the racecourse including: <ul style="list-style-type: none"> A. The identification of the botanical name, common name, size at time of planting, mature height, quantities and location of all planting. B. The height and location of any earth bunds or mounds created for visual, noise or mitigation purposes. C. Topsoil stockpile and management plan for all topsoil stockpiled for more than six months from time of stripping. D. The restoration strategy for any disturbed landforms including; permanent earthworks, including all road cuttings, temporary earthworks including construction pads and topsoil restoration. (iii) The restoration strategy shall identify how any new landforms will be integrated into the natural contour and revegetated so they appear homogenous with the surrounding landscape. (iv) The operator shall review the landscape and planting plan and amend it if necessary, subject to the approval of Council's Planning Manager, to ensure that effective screening of the track is achieved. (v) The operator shall adhere to the planting plan and complete works to the satisfaction of Council's Planning Manager.
P1	<p><u>Any new building or land use activity within Precinct A, B or C 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:</u></p> <ul style="list-style-type: none"> <u>(a) A landscaping plan certified by Council that details the type, location and density of evergreen species that achieves the required screening.</u> <u>(b) A landscaping maintenance regime certified by Council, including details of any necessary replacement of landscaping as a result of failure.</u> <p><u>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.</u></p>
P2	<p>All landscaping and planting shall be implemented within 6 months of commencement of an activity.</p>
P3	<p>Landscaping and screening of the northern and eastern boundaries shall include species of plant that grow to reach a height of at least 3m.</p>
P4	<p>Within Precinct B (Business and Industrial Precinct), at least 10% of any site associated with an activity or an activity on a specific Record of Title shall be landscaped and maintained in a manner that will enhance the visual appearance of the building and or the site.</p>
P5	<p>Within Precinct B (Business and Industrial Precinct), all outdoor storage areas must be</p>

P2	screened from view from any public road, or adjoining zone.
P1 RDI	<p>Any activity that does not comply with Rule 26.2.4 P1, P2, P3, P4 or P5.</p> <p><u>Any building or land use activity that does not comply with Rule 26.2.4 P1 and P2.</u></p> <p><u>Discretion is restricted to the following matters:</u></p> <ul style="list-style-type: none"> (a) <u>The extent to which adverse visual impact on the adjoining rural sites can be mitigated;</u> (b) <u>The extent to which adverse traffic safety impacts of drivers along SH1 and Hampton Downs Road can be mitigated.</u>

26.2.5 Earthworks – All Precincts

P1	<p>(a) Earthworks within a site must meet the following conditions:</p> <ul style="list-style-type: none"> (i) Be located more than 1.5m from a public sewer, open drain, overland flow path or other service pipe; (ii) Not exceed a volume of more than 250m³ and an area of more than 1,000m² within a site; (iii) The height of the resulting cut, filled areas or fill batter face in stable ground, not including any surcharge, does not exceed 1.5m, with a maximum slope of 1:2 (1 vertical to 2 horizontal); (iv) Areas exposed by earthworks are revegetated to achieve 80% ground cover within 6 months of the commencement of the earthworks; (v) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls; (vi) Do not divert or change the nature of natural water flows, water bodies or established drainage paths.
P1	<p>(a) <u>Earthworks within a site must meet all of the following standards:</u></p> <ul style="list-style-type: none"> (i) <u>Do not exceed a volume of more than 1000m³ and an area of more than 2000m² over any single consecutive 12-month period;</u> (ii) <u>The total depth of any excavation or filling does not exceed 3m above or below ground level with a maximum slope of 1:2 (1 vertical to 2 horizontal);</u> (iii) <u>Earthworks are setback 1.5m from all boundaries;</u> (iv) <u>Areas exposed by earthworks are re-vegetated to achieve 80% ground cover within 6 months of the commencement of the earthworks;</u> (v) <u>Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls;</u> (vi) <u>Do not divert or change the nature of natural water flows, water bodies or established drainage paths.</u>
P2	<p>(a) The importation of fill material to a site shall meet all of the following <u>conditions standards</u> in addition to Rule 26.2.5.P1:</p> <ul style="list-style-type: none"> (i) Does not exceed a total volume of 500m³ per site and a depth of 1m; (ii) Is fit for compaction; (iii) The height of the resulting batter face in stable ground must not exceed 1.5m with a maximum slope of 1:2 (1m vertical to 2m horizontal); (iv) Does not restrict the ability for land to drain; (v) Is not located within 1.5m of public sewers, utility services or manholes; (vi) The sediment from fill material is retained on the site.
RDI	<p>(a) Earthworks that does not comply with Rule 26.2.5.P1 or P2</p> <p>(b) Council's discretion is restricted to the following:</p>

	<ul style="list-style-type: none"> (i) Amenity values and landscape effects; (ii) Volume, extent and depth of earthworks; (iii) Nature of fill material; (iv) Contamination of fill material; (v) Location of the earthworks to waterways, significant indigenous vegetation and habitat; (vi) Compaction of the fill material; (vii) Volume and depth of fill material; (viii) ——— Protection of the Hauraki Gulf Catchment Area; (ix) Geotechnical stability; (x) Flood risk, including natural water flows and established drainage paths (xi) Land instability, erosion and sedimentation; and (xii) Proximity to underground services and service connections.
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26.2.6 Motor sport and recreation events – Precincts A and C

P1	The maximum number of spectators at any motor sport and recreation event shall be 20,000 people.
P2	The maximum number of Extreme Events held in one year shall be no more than two, except in a year when no Supercars event is held when up to five Extreme Events may be held in one year.
P3	<ul style="list-style-type: none"> (a) Excluding Minor Events, no motor sport and recreation events shall be held at the Motorsport Park on any week day other than a week day that is a public holiday. (b) Notwithstanding Rule 26.2.6 P3 (a), practice days for any event may be held on a week day. (c) Any Minor Event or practice day held on a week day shall have less than 700 vehicle arrivals per hour.
D1	Any event that does not comply with Rule 26.2.6 P1, P2 or P3.

26.2.7 Motor sport and event traffic management – all precincts

C1	<ul style="list-style-type: none"> (a) The operation of the Hampton Downs Motorsport Park for a motor sport and recreation event is a Controlled Activity if the following is complied with: <ul style="list-style-type: none"> (i) 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. (ii) All TMPs shall be prepared in accordance with the NZTA 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. (iii) All draft Traffic Management Plans (TMPs) for motor sport and recreation event shall be submitted to the Implementation Monitoring Committee (IMC) for review no less than three months prior to any event (iv) All TMPs shall contain the following information: <ul style="list-style-type: none"> A. 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; B. Suitable provision for non-event traffic on all roads affected (including State
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	<p>Highways and local roads) as identified in the TMP;</p> <p>C. Suitable provision for on-site traffic management including all weather parking an vehicle manoeuvring space for all events;</p> <p>D. 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>E. The programming, commencement and completion of all events at times which will encourage Motorsport Park traffic to use the State Highway network other than at times of peak flows.</p> <p>F. When pre-ticketing and/or other road related initiatives are proposed to control any adverse effects on the State Highway;</p> <p>G. The details of any Variable Message Signs (VMS) and/or other signage initiatives proposed to control any adverse effects on the State Highway.</p> <p>H. Provision for concurrent events at the Motorsport Park and Meremere Dragway;</p> <p>I. Measures to prevent parking and walking on the State Highway and parking on local roads within 2km of the Motorsport Park;</p> <p>J. 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;</p> <p>K. 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.</p> <p>L. Recommendations from the road controlling authority and Implementation Monitoring Committee (IMC).</p> <p>M. Supporting traffic survey data from at least 5 other events either at Hampton Downs or similar locations that is no more than 5 years old that includes:</p> <ul style="list-style-type: none"> i. Vehicle occupancy data ii. Arrival flow rates iii. Departure flow rates iv. Spectator attendance numbers
C2	<p>(a) The operation of the Hampton Downs Motorsport Park for a motor sport and recreation event is a Controlled Activity if the following is complied with:</p> <ul style="list-style-type: none"> (i) 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. (ii) 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. (iii) 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). (iv) 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.

C3	<p>(a) The operation of Hampton Downs Motorsport Park for a motor sport and recreation event is a Controlled Activity if the following is complied with:</p> <p>(i) The operators of the Hampton Downs Motorsport Park shall form and co-ordinate an 'Implementation Monitoring Committee'(IMC).</p> <p>A. Voting members of the IMC shall consist of (unless otherwise agreed by all voting members) a representative from each of the following groups:</p> <p>(i) The operator;</p> <p>(ii) The NZ Police;</p> <p>(iii) Waikato District Council;</p> <p>(iv) NZTA;</p> <p>(v) The operator of the Hampton Downs Landfill;</p> <p>(vi) Department of Corrections; and</p> <p>B. The IMC may also invite to the IMC meetings any other person, group or organisation that can assist the IMC in its responsibilities.</p> <p>(ii) 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.</p> <p>(iii) The operator shall advise all members of the primary contact person and their contact details and keep these updated.</p> <p>(iv) At least one meeting shall be held prior to 1 September each year. The operator shall provide secretarial services and a venue within 65km of Hampton Downs Motorsport Park.</p> <p>(v) 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.</p> <p>(vi) 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.</p> <p>(vii) 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.</p> <p>(viii) Issues that the IMC unanimously agree are minor issues may be addressed through correspondence, provided that any decisions reached are unanimous.</p>
C4	<p>At least three events of each size shall be held and run in compliance with Rule 26.2.7 C2 before the next sized event is held.</p>
D1	<p>Any activity that does not comply with Rule 26.2.7 C1, C2 or C3.</p>

26.2.8 Car parking, access and roading – all precincts

P1	<p>(a) Prior to the commencement of the following activities, carparking shall be provided that meets the following:</p> <p>(i) Prior to the commencement of any Minor Event there shall be 2794 car parks available in accordance with Appendix 12 (Motorsport and Recreation Zone);</p> <p>(ii) Prior to the commencement of any Medium Event there shall be 4052 car parks available in accordance with Appendix 12 (Motorsport and Recreation Zone);</p> <p>(iii) Prior to the commencement of any Major or Extreme Event there shall be 8492 car parks available in accordance with Appendix 12 (Motorsport and Recreation Zone).</p>
P2	<p>(a) All car parking required in Rule 26.2.8 P1 shall be constructed on a hard-standing all-weather surface.</p>

P3	<p>(a) Car parking areas C and D as identified in Appendix 12 (Motorsport and Recreation Zone) 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> <table border="1" data-bbox="363 367 1177 965"> <tr> <td data-bbox="371 367 1169 409">(i) Minimum sealed carriageway width – 10.5m</td> </tr> <tr> <td data-bbox="371 409 1169 452">(ii) Minimum lane width: <u>3.5m</u></td> </tr> <tr> <td data-bbox="371 452 1169 495">(iii) Mountable kerb and channel on each side of the carriageway</td> </tr> <tr> <td data-bbox="371 495 1169 582">(iv) Vehicle parking 3.0m wide within the carriageway (one side minimum)</td> </tr> <tr> <td data-bbox="371 582 1169 669">(v) Include a footpath on one side from the access to the northern event car park from Hampton Downs Road</td> </tr> <tr> <td data-bbox="371 669 1169 712">(vi) Appropriate signage and road marking</td> </tr> <tr> <td data-bbox="371 712 1169 799">(vii) Maximum edge of seal radius of 15m at intersections and accesses</td> </tr> <tr> <td data-bbox="371 799 1169 965">(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</td> </tr> </table>	(i) Minimum sealed carriageway width – 10.5m	(ii) Minimum lane width: <u>3.5m</u>	(iii) Mountable kerb and channel on each side of the carriageway	(iv) Vehicle parking 3.0m wide within the carriageway (one side minimum)	(v) Include a footpath on one side from the access to the northern event car park from Hampton Downs Road	(vi) Appropriate signage and road marking	(vii) Maximum edge of seal radius of 15m at intersections and accesses	(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
(i) Minimum sealed carriageway width – 10.5m									
(ii) Minimum lane width: <u>3.5m</u>									
(iii) Mountable kerb and channel on each side of the carriageway									
(iv) Vehicle parking 3.0m wide within the carriageway (one side minimum)									
(v) Include a footpath on one side from the access to the northern event car park from Hampton Downs Road									
(vi) Appropriate signage and road marking									
(vii) Maximum edge of seal radius of 15m at intersections and accesses									
(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									
P4	<p>Prior to any development within Precinct B 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 Chapter 14: Infrastructure and Energy and include any signage, flag lighting and road marking to the satisfaction of the Planning Manager.</p>								
P5	<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 Precinct B. Works shall be in accordance with the following design parameters:</p> <ul style="list-style-type: none"> (i) A minimum sealed carriageway width of 12m (ii) Road marking to include: <ul style="list-style-type: none"> A. Two traffic lanes of 3.5m width B. Shoulders of 1m width each C. A 3m wide painted median. <p>(b) Work shall be in accordance with the provisions of Chapter 14: Infrastructure and Energy and include any signage, flag lighting and road marking to the satisfaction of the Planning Manager.</p>								
P6	<p>(a) Prior to the commencement of any activity in Precinct C, a sealed vehicle entrance off Hampton Downs Road shall be constructed in accordance with the provisions of Chapter 14: Infrastructure and Energy.</p> <p>(b) The sealed vehicle entrance shall be wide enough to accommodate two lanes of traffic travelling in either the same or different directions and include flag lighting.</p>								
P7	<p>Parking and manoeuvring for all activities other than Racing Events shall be provided and formed in accordance with the provisions of Chapter 14: Infrastructure and Energy.</p>								
DI	<p>Any activity that does not comply with Rule 26.2.8 P1, P2, P3, P4, P5, P6 or P7.</p>								

26.2.9 Hazardous substances - all precincts

The provisions notified under this heading are addressed in Decision Report 11: Hazardous Substances and Contaminated Land

26.2.10 Glare and artificial light spill

PI	Glare and artificial light spill must not exceed 20 <u>lux</u> measured horizontally and vertically within any other zone <u>outside the zone boundary.</u>
RDI	<p>(a) Illumination that does not comply with Rule 20.2.10 <u>26.2.10</u> PI.</p> <p>(b) Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (i) effects on amenity values; (ii) light spill levels on another <u>site</u>; (iii) road safety; (iv) duration and frequency; (v) location and orientation of the light source; and (vi) mitigation measures.

26.2.11 Signs general - All precincts

PI	<p>(a) A sign <u>visible from a public place</u> shall comply with all of the following conditions <u>standards</u>:</p> <ul style="list-style-type: none"> (i) It does not exceed <u>35m² in area</u>; (ii) The sign height does not exceed <u>10m in height</u>; (iii) Illuminated signs shall not: <ul style="list-style-type: none"> A. Have a light source that flashes or moves; B. Contain moving parts or reflective materials; (iv) It is set back at least 7.5m from the boundary of Hampton Downs Road; (v) It is set back at least 15m from State Highway 1; (vi) Is orientated to be internally facing <u>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; so the main audience are spectators on site</u>; (vii) Is screened from State Highway 1 (viii) It relates to: <ul style="list-style-type: none"> A. Any motor sport and recreation activity or events within the Motorsport and Recreation Zone; or B. A property name sign. <p><u>Note: the above does not apply to "temporary traffic management" signs</u></p>
P2	<p>(a) A real estate for sale sign relating to the site on which it is located shall comply with all of the following conditions <u>standards</u>:</p> <ul style="list-style-type: none"> (i) There is no more than <u>+ 3 signs per agency site of which</u>: <ul style="list-style-type: none"> A. <u>There is no more than 1 sign per agency measuring 600mm x 900mm;</u> B. <u>There is no more than 1 sign measuring 1800mm x 1200mm; and</u> C. <u>There is no more than 1 real estate header sign measuring 1800mm x</u>

	<p style="text-align: center;"><u>1200mm;</u></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>
RDI	<p>(a) Any sign that does not comply with Rule 26.2.11 P1; or</p> <p>(b) Any real estate 'for sale' sign that does not comply with Rule 26.2.11 P2.</p> <p>(c) Council's discretion is restricted to the following matters:</p> <p>(i) Effects on amenity values;</p> <p>(ii) Effects on traffic safety;</p> <p>(iii) Effects of glare and light spill;</p> <p>(iv) Content, colour and location of the sign;</p> <p>(v) Proximity to the road.</p>

26.2.12 Signs - Effects on traffic - All precincts

PI	<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 style="margin-left: 40px;">A. 175m from the entrance on roads with a speed limit of 80 km/hr or less; or</p> <p style="margin-left: 40px;">B. 250m from the entrance on roads with a speed limit of more than 80km/hr.</p>
DI	<p>(a) Any sign that does not comply with Rule 26.2.12 P1.</p>

26.2.13 ~~Scale and duration of travellers' accommodation – Precinct C~~

PI	<p>(a) Travellers' accommodation in Precinct C shall:</p> <p>(i) Accommodate no more than 200 persons at any one time;</p> <p>(ii) Ensure that the duration of stay is for a period not exceeding 10 days;</p> <p>(iii) Be operated in accordance with the <u>Camping Ground Regulations 1985</u>;</p> <p>(iv) 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.</p>
DI	<p>Travellers' accommodation that does not comply with Rule 26.2.13 P1.</p>

26.3 Land Use – Building

26.3.1 Motorsport and recreational facilities – Precinct A

PI	Construction or alteration of a building or structure for a motor sport and recreation facility in Precinct A (Operational Motorsport Area) identified on the planning maps.
D+	Construction or alteration of a building that does not comply with Rule 26.3.1 PI.

26.3.2 Height – All precincts

PI	(a) A building or structure in Precinct A (Operational Motorsport Area) identified on the planning maps shall not exceed the following height <u>measured from the natural ground level immediately below that part of the structure</u> : (i) 15m over 90% of the precinct; and (ii) 17m over 10% of the precinct.
P2	(a) A building or structure shall not exceed 10m in height in measured from the natural ground level immediately below that part of the structure: (i) Precinct B (Industrial and Business Precinct Industrial Area); (ii) Precinct C (Travellers Visitor Accommodation and Minor Race Track Area); (iii) Precinct D (Residential Apartments); or (iv) Precinct E (Industrial Units) as identified on the planning maps shall not exceed 10m in height.
RDI	(a) A building or structure that does not comply with Rule 26.3.2 PI or P2. (b) Council discretion is restricted to the following matters: (i) Building height; (ii) Design and location of the building; (iii) Privacy at on adjoining properties sites; (iv) Visual amenity.

26.3.3 Daylight admission Height in relation to boundary – All precincts

PI	A building <u>or structure</u> in all precincts identified on the planning maps must not protrude through a height control plane rising at an angle of 37 <u>45</u> degrees commencing at an elevation of 2.5m above ground level at every point along the Motorsport and Recreation Zone boundary.
RDI	(a) A building that does not comply with Rule 26.3.3 PI. (b) Council discretion is restricted to the following matters: (i) Building height; (ii) Design and location of the building; (iii) Admission of daylight and sunlight to <u>adjoining sites on any other sites</u> ; (iv) Privacy at adjoining properties <u>on adjoining zone sites</u> ; (v) Amenity values.

26.3.4 Site Building coverage

P1	Any buildings or structures in Precinct A (Operational Motorsport Area) identified on the planning maps shall not exceed 45% site <u>building</u> coverage of the precinct.
P2	A building or structure in Precinct B (Business and Industrial Area) identified on the planning maps shall not exceed 45% site <u>building</u> coverage of any site area <u>the precinct</u> .
P3	A building or structure in Precinct C (Minor Race Track Area) identified on the planning maps shall not exceed 45% site <u>building</u> coverage of any site area <u>the precinct</u> .
P4	A building or structure in Precinct D (Residential Apartments) identified on the planning maps shall not exceed 45% site <u>building</u> coverage of any site area <u>the precinct</u> .
P5	A building or structure in Precinct E (Industrial Units) identified on the planning maps shall not exceed 45% site <u>building</u> coverage of any site area <u>the precinct</u> .
D1 <u>RDI</u>	(a) A building or structure that does not comply with Rule 26.3.4 P1, P2, P3, P4 or P5. (b) <u>Council discretion is restricted to the following matters:</u> (i) <u>Design and location of the building;</u> (ii) <u>Admission of daylight and sunlight on any other sites;</u> (iii) <u>Privacy on adjoining sites;</u> (iv) <u>Amenity values.</u>

26.3.5 Building setbacks – All precincts

P1	(a) A building or structure in all precincts identified on the planning maps must be set back at least: (i) 7.5m from the boundary of Hampton Downs Road; and (ii) 25m from the boundary of the Waikato Expressway; and (iii) 25m from the boundary of another zone.
D1 <u>RDI</u>	(a) A building or structure that does not comply with Rule 26.3.5 P1. (b) <u>Council discretion is restricted to the following matters:</u> (i) <u>Design and location of the building;</u> (ii) <u>Admission of daylight and sunlight on any other sites;</u> (iii) <u>Privacy on adjoining sites;</u> (iv) <u>Amenity values.</u>

26.3.6 Size and scale of activities – Precinct B

P1	The maximum gross floor area for all activities in Precinct B shall be no more than 50,000m².
P2	(a) Of the 50,000m² total gross floor area in Precinct B, the following shall apply: (i) General warehousing shall comprise no more than 25% of the gross floor area (12,500m²); and (ii) Non-automotive activities shall comprise no more than 25% of the total gross floor area (12,500m²); (b) Automotive activities may comprise 100% of the total gross floor area in Precinct B.
D1	A building or structure that does not comply with Rule 26.3.6 P1 or P2.

26.4 Subdivision

DI	<p>(a) <u>Subdivision</u> within any precinct of the <u>Hampton Downs Motorsport and Recreation Zone Park Precinct Plan</u>.</p> <p>(b) <u>Subdivision</u> within Precinct B shall comply with the following:</p> <p>(i) Every <u>allotment</u>, excluding an <u>access allotment</u> or <u>utility allotment</u>, shall have a <u>net site area</u> of at least 225m²;</p> <p>(ii) Every <u>allotment</u> with a road <u>boundary</u>, other than an <u>access allotment</u> has a width along the road <u>boundary</u> of at least 15m;</p> <p>(iii) Every <u>allotment</u> is provided with vehicle access to a public road, and the vehicle access complies with the requirements of <u>Chapter 14 Infrastructure and Energy</u>;</p> <p>(iv) <u>Earthworks</u> comply with the requirements of <u>Chapter 14 Infrastructure and Energy</u>;</p> <p>(v) <u>Every allotment is provided with water supply and complies with the requirements of Chapter 14 Infrastructure and Energy</u>;</p> <p>(vi) <u>Subdivision</u> in Precinct B shall create no more than 20 <u>allotments</u>.</p>
NCI	<p><u>Subdivision</u> of land in the Motor-Ssport and Recreation Zone that does not comply with Rule 26.4 DI</p>

26.5 Traffic Management Standards – for all motor sport and recreation events

<p>(a) <u>This rule contains activity-specific standards, additional to those in Rule 26.1.1.1 P5 and Rule 26.1.2.1 CI.</u></p> <p>(b) <u>Subject to Rule 26.5(e), 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.</u></p> <p>(c) <u>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.</u></p> <p>(d) <u>All TMPs shall contain the following information:</u></p> <p>(i) <u>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;</u></p> <p>(ii) <u>Suitable provision for non-event traffic on all roads affected (including State Highways and local roads) as identified in the TMP;</u></p> <p>(iii) <u>Suitable provision for on-site traffic management including all weather parking and vehicle manoeuvring space for all events;</u></p> <p>(iv) <u>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;</u></p> <p>(v) <u>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.</u></p> <p>(vi) <u>Road related initiatives (such as pre-ticketing) to control any adverse effects on the State Highway and travel speeds on the State Highway;</u></p> <p>(vii) <u>The details of any Variable Message Signs (VMS) and/or other signage initiatives proposed to control any adverse effects on the State Highway.</u></p> <p>(viii) <u>Provision for concurrent events at the Motorsport Park and Meremere Dragway;</u></p> <p>(ix) <u>Measures to prevent parking and walking on the State Highway and parking on local roads within 2km of the Motorsport Park;</u></p> <p>(x) <u>Measures to ensure that the peak arrival times for traffic attending Medium Events or</u></p>

- 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 Rule 26.6(b), in the case of Major Events and Extreme Events.
 - (xiv) Details of how the following operational performance criteria would be met:
 - A. 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.
 - B. 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.
 - C. 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).
 - D. 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.
 - (xv) 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:
 - A. Vehicle occupancy data
 - B. Arrival flow rates
 - C. Departure flow rates
 - D. Spectator attendance numbers.
- (e) Rule 26.5 does not prevent a single TMP being prepared which applies to multiple events.

26.6 Traffic Management Standards – additional standards for Major Events and Extreme Events

- (a) This rule applies to motor sport and recreation events that are Major Events and Extreme Events under Rule 26.1.1.1 P5 and Rule 26.1.2.1 C1.
- (b) The operators of the Hampton Downs Motorsport Park shall form and co-ordinate an 'Implementation Monitoring Committee'(IMC).
- (c) 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.
- (d) 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
- (e) The IMC may also invite to the IMC meetings any other person, group or organisation that can assist the IMC in its responsibilities.
- (f) 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.
- (g) The operator shall advise all members of the primary contact person and their contact details and keep these updated.
- (h) 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.
- (i) 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.
- (j) 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.
- (k) 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.
- (l) Issues that the IMC unanimously agree are minor issues may be addressed through correspondence, provided that any decisions reached are unanimous.

Amendments to Chapter 13: Definitions

<p>Activities not provided for in Precinct B in the Motor Sport and Recreation Zone</p>	<p>Means:</p> <table border="1" data-bbox="622 443 1430 1451"> <tr><td>Abattoirs</td><td>Asphalt and bitumen plants</td></tr> <tr><td>Abrasive blasting</td><td>Animal by-product processing</td></tr> <tr><td>Asbestos removal</td><td>Bulk cartage contractors</td></tr> <tr><td>Building recycling yards</td><td>Building recyclers</td></tr> <tr><td>Dairy companies</td><td>Bus and coach tours</td></tr> <tr><td>Car and truck wrecking yards</td><td>Courier and taxi companies</td></tr> <tr><td>Factory farming</td><td>Carrier, cartage operators</td></tr> <tr><td>Foundries</td><td>Explosives manufacturers</td></tr> <tr><td>Galvanising plants</td><td>Fuel and oil suppliers</td></tr> <tr><td>Heavy haulage contractors</td><td>Freight forwarders</td></tr> <tr><td>Hazardous waste or facilities depot</td><td>Guns and gunsmiths</td></tr> <tr><td>Oil refineries</td><td>House removal</td></tr> <tr><td>Septic tank services</td><td>Labour hire companies</td></tr> <tr><td>Service station</td><td>Recycling centre</td></tr> <tr><td>Scrap metal dealers</td><td>Shuttle services</td></tr> <tr><td>Saw mill</td><td>Spring manufacturers</td></tr> <tr><td>Tallow merchants</td><td>Tyre retreaders</td></tr> <tr><td>Timber treatment plants</td><td>Skating rinks</td></tr> <tr><td>Quarrying</td><td>Telemarketing services</td></tr> <tr><td>Zinc production</td><td>Truck and bus dealers</td></tr> <tr><td>Wool scourers</td><td>-</td></tr> </table>	Abattoirs	Asphalt and bitumen plants	Abrasive blasting	Animal by-product processing	Asbestos removal	Bulk cartage contractors	Building recycling yards	Building recyclers	Dairy companies	Bus and coach tours	Car and truck wrecking yards	Courier and taxi companies	Factory farming	Carrier, cartage operators	Foundries	Explosives manufacturers	Galvanising plants	Fuel and oil suppliers	Heavy haulage contractors	Freight forwarders	Hazardous waste or facilities depot	Guns and gunsmiths	Oil refineries	House removal	Septic tank services	Labour hire companies	Service station	Recycling centre	Scrap metal dealers	Shuttle services	Saw mill	Spring manufacturers	Tallow merchants	Tyre retreaders	Timber treatment plants	Skating rinks	Quarrying	Telemarketing services	Zinc production	Truck and bus dealers	Wool scourers	-
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<p>Automotive</p>	<p>Means, within the Hampton Downs Motor Sport and Recreation Zone, a business that is related to the automotive and motor sports industry and includes premises involved in the sale, servicing, repair and fabrication of automotive and motor sport vehicles, parts or accessories.</p>																																										
<p>Day to day activity</p>	<p>Means, within the Hampton Downs Motor Sport and Recreation Zone:</p> <ul style="list-style-type: none"> (a) driver training and education, testing and practice activities on the motor sport circuit; (b) activities with the business industrial area; (c) apartments, motor camp site, restaurant, convention centre, swimming pool and tennis court facilities and construction activities associated with the motor sport park; (d) the use of the go-kart track for go-karts; and (e) the use of the grounds for paintball, laser tag, outdoor skate parks 																																										

	<p>and clay bird shooting.</p>
<p>General warehousing</p>	<p>Means, within the Hampton Downs Motor Sport and Recreation Zone, premises used for the receipt, storage and disposal of materials, articles or goods that are not sold directly from the premises.</p>
<p>Motorsport and recreation event</p>	<p>Means, within the Hampton Downs Motor Sport and Recreation Zone, any day on which an activity occurs that is not a day-to-day activity. Motor sport and recreation events are classified into the following categories:</p> <p>Minor Event: <700 arrival vehicles per hour (vph) and <2,000 total vehicles <u>per day</u></p> <p>Medium Event: 701 – 1,300 arrival vph or 2,100 – 3,500 total vehicles <u>per day</u></p> <p>Major Event: 1,301 – 2,500 arrival vph or 5,001 total vehicles <u>per day</u></p> <p>Extreme Event: 1801 – 2500 arrival vph or 5,001 – 8,000 total vehicles <u>per day</u></p> <p>Where an event falls into two of the above categories due to different arrival vph and total vehicles measurements, it will be classified as the larger of the two categories.</p>
<p>Motor sport and recreation facility</p>	<p>Means any buildings or structures in the Motor Sport and Recreation Zone that support the development and operation of the Hampton Downs Motorsport Park and are associated with motor sport and recreation activities and include:</p> <ul style="list-style-type: none"> (a) race tracks, race pads and associated pit garages and support facilities; (b) race control, safety, emergency and media facilities; (c) corporate boxes and hospitality facilities; (d) restaurants, cafés, food and beverage and merchandising retail areas, administration buildings and facilities; (e) general ticketing, toilet and ablution facilities; (f) industrial units, vehicle workshops and storage sheds; (g) corporate showrooms and expo areas, including areas for the display of racing-related memorabilia; (h) residential accommodation and swimming pool and tennis court facilities; (i) a convention centre;

	<p>(j) travellers' visitor accommodation, including a camping ground and hotel accommodation;</p> <p>(k) parking and helipad facilities;</p> <p>(l) driver training school inclusive of a skid pad;</p> <p>(m) spectator facilities including pedestrian access ways, tunnels, overbridges, spectator viewing platforms and seating areas;</p> <p>(n) a jet sprint course;</p> <p>(o) go-kart track and drifting pads;</p> <p>(p) accessory buildings, facilities and structures such as maintenance and storage sheds, decks, shade cloths and storage containers for all items listed above.</p>
<p>Non-automotive</p>	<p>Means, within the Hampton Downs Motor Sport and Recreation Zone, a business that is not covered by the definition of 'Automotive activities'.</p>
<p>Noxious, dangerous, offensive or toxic activities</p>	<p>Means those activities that emit or have the potential to emit odours, gases or other substances to air which would be so offensive as to impact on the amenity values of neighbouring sites or which could constitute a health risk for people in the vicinity. They include:</p> <p>a) blood or offal treating, bone boiling or crushing, dog crushing, fellmongering, fish cleaning or curing, gut scraping and treating, tallow melting;</p> <p>b) flax pulping, flock manufacture or teasing of textile materials for any purpose and wood pulping;</p> <p>c) storage and disposal of night soil, septic tank sludge or refuse;</p> <p>d) slaughtering of animals for any purpose other than human consumption, storage, drying or preserving of bones, hides, hoofs or skins, tanning, wool scouring;</p> <p>e) the burning of waste oil in the open air, or in any combustion processes involving fuel burning equipment, or other than any combustion processes involving fuel burning equipment, if carried out primarily for the purposes of producing energy, which singly or together have a maximum fuel burning rate of 1000kg/hr or more carbonaceous fuels or those containing hydrocarbons or sulphur;</p> <p>f) the open burning of coated or covered metal cable or wire, including metal coated with varnish or lacquers or covered with plastic or rubber.</p> <p>g) any activity with the potential to discharge asbestos to air, including the removal or disposal of friable asbestos, except where it complies with the Health, Safety, and Employment Regulations for Asbestos and is supervised and monitored by Occupational Safety and Health.</p> <p>h) burning out of the residual content of metal containers used for the transport or storage of chemicals.</p> <p>i) the open burning of municipal, commercial or industrial wastes or the use of single-chamber incinerators for disposal of waste; and</p> <p>j) any industrial wood pulp process in which wood or other cellulose material is cooked with chemical solutions to dissolve lining and the associated processes of bleaching and chemical and by-product recovery.</p>

MSRZ – 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 MSRZ – Motorsport and recreation zone allows for those authorised activities to be undertaken as a permitted activity. The rules in the MSRZ – 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 motor sport and recreation activities; and
 - (b) The development of facilities to support the motor sport and recreation activities and events

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 travellers' 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:

Part 3: Area-specific matters / Zones / Special purpose zones / MSRZ – Motorsport and recreation zone

- (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

PREC14-RI	A motor sport and recreation facility	
(1) Activity status: PER Activity-specific standards: (a) The activity is carried out in PREC14 – Hampton Downs operational motorsport area precinct.	(2) Activity status where compliance not achieved: n/a	
PREC14-R2	Driver training and education, testing and practice activities.	
(1) Activity status: PER Activity-specific standards: (a) The activity is carried out in PREC14 – Hampton Downs operational motorsport area precinct.	(2) Activity status where compliance not achieved: n/a	
PREC14-R3	Go-karting on the go-kart track	
(1) Activity status: PER Activity-specific standards: (a) The activity is carried out in PREC14 – Hampton Downs operational motorsport area precinct.	(2) Activity status where compliance not achieved: n/a	
PREC14-R4	Paintball, laser tag, outdoor skate parks and clay bird shooting.	
(1) Activity status: PER Activity-specific standards: (a) The activity is carried out in PREC14 – Hampton Downs operational motorsport area precinct.	(2) Activity status where compliance not achieved: n/a	
PREC14-R5	Motor sport and recreation events	
(1) Activity status: PER Activity-specific standards: (a) The activity is carried out in PREC14 – Hampton Downs operational motorsport area precinct;	(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Noise levels and duration;	

Part 3: Area-specific matters / Zones / Special purpose zones / MSRZ – Motorsport and recreation zone

<ul style="list-style-type: none"> (b) A maximum of 20,000 people attend the motor sport and recreation event; and (c) A maximum of 2,500 arrival vehicles per hour (vph) or 8,000 total vehicles attend the event; and (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 (e) No motor sport and recreation event is held on a weekday; except: (f) on a weekday that is a public holiday, or (g) a minor event or practice day that generates less than 700 vehicle arrivals per hour, and (h) Traffic Management Standards in MSRZ-S19 and MSRZ-S20. 	<ul style="list-style-type: none"> (b) Lighting and glare; (c) Hours of operation; (d) Nature and frequency of the event; (e) Size and scale of the event; (f) Traffic, access and parking including impacts on State Highway 1 and Hampton Downs interchange; (g) Effects of amenity values of adjoining rural sites; and (h) Water, stormwater and wastewater management.
PREC14-R6	Construction or alteration of a building or structure for an activity listed in Rules PREC14-R1 – PREC14-R5
<p>(1) Activity status: PER Activity-specific standards: Nil</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

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

PREC15-R1	Industrial activities
<p>(1) Activity status: PER Activity-specific standards:</p> <ul style="list-style-type: none"> (a) The activity is carried out in PREC15 – Hampton Downs industrial area precinct; and <ul style="list-style-type: none"> (i) The maximum gross floor area for all activities in PREC15 shall be no more than 50,000m². Of the 50,000m² total gross floor area in Precinct B, the following shall apply: (ii) General warehousing shall comprise no more than 25% of the gross floor area (12,500m²); and (iii) Non-automotive activities shall comprise no more than 25% of the total gross floor area (12,500m²); (iv) Automotive activities may comprise 100% of the total gross floor area in PREC15. 	<p>(2) Activity status where compliance not achieved: DIS</p>
PREC15-R2	<p>A residential activity within an existing dwelling</p> <p>This includes occupation of a single residential unit for short term rental.</p>

(1) Activity status: PER Activity-specific standards: (a) The activity is carried out in PREC15 – Hampton Downs industrial area precinct.		(2) Activity status where compliance not achieved: n/a
PREC15-R3	Construction or alteration of a building or structure for an activity listed in Rule PREC15-R1	
(1) Activity status: PER Activity-specific standards: Nil		(2) Activity status where compliance not achieved: n/a

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

PREC16-R1	Visitor accommodation	
(1) Activity status: PER Activity-specific standards: (a) The activity is carried out in PREC16 – Hampton Downs minor race track area precinct; and (b) Visitor accommodation in PREC16 shall: (i) Accommodate no more than 200 persons at any one time; (ii) Ensure that the duration of stay is for a period not exceeding 10 days; (iii) (iv) 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.		(2) Activity status where compliance not achieved: DIS
PREC16-R2	Construction or alteration of a building or structure for an activity listed in Rule PREC16-R1	
(1) Activity status: PER Activity-specific standards: Nil		(2) Activity status where compliance not achieved: n/a
PREC16-R3	Motor sport and recreation events and associated facilities	
(1) Activity status: CON Activity-specific standards: (a) The activity is carried out in PREC16 – Hampton Downs minor race track area precinct; (b) A maximum of 20,000 people attend the motor sport and recreation event; and (c) A maximum of 2,500 arrival vehicles per hour (vph) or 8,000 total vehicles attend the event; and (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		(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Noise levels and duration; (b) Lighting and glare; (c) Hours of operation; (d) Nature and frequency of the event; (e) Size and scale of the event; (f) Traffic, access and parking including impacts on State Highway 1 and Hampton Downs interchange; (g) Effects of amenity values of adjoining rural sites; and

<p>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>Council's control is reserved over the following matters:</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>Water, stormwater and wastewater management.</p>
<p>PREC16-R4</p>	<p>Construction or alteration of a building or structure for an activity listed in Rule PREC16-R3</p>
<p>(1) Activity status: CON</p> <p>Activity-specific standards:</p> <p>(a) The activity is carried out in PREC16 – Hampton Downs minor race track area precinct;</p> <p>Council's control is reserved over the following matters:</p> <p>(a) 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>(b) 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>(c) Traffic, access and parking;</p> <p>(d) Effects on safety and efficiency of the road network, including driver distraction; and</p> <p>(e) Bonds for landscaping, screening or other mitigation.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

Land use – activities for PREC17 – Hampton Downs residential apartments precinct

<p>PREC17-RI</p>	<p>A residential activity within the residential apartments existing as at 31 March 2020</p>
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Part 3: Area-specific matters / Zones / Special purpose zones / MSRZ – Motorsport and recreation zone

	This includes occupation of a single residential unit for short term rental.	
(1) Activity status: PER Activity-specific standards: (a) The activity is carried out in PREC17 – Hampton Downs residential apartments precinct.		(2) Activity status where compliance not achieved: n/a
PREC17-R2	Construction or alteration of a building or structure for an activity listed in Rule PREC17-RI	
(1) Activity status: PER Activity-specific standards: Nil		(2) Activity status where compliance not achieved: n/a

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

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

Land use – activities

MSRZ-RI	Construction or alteration of a building for a sensitive land use	
(1) Activity status: PER Activity-specific standards: (a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards: (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 (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.		(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Effects on the amenity values of the site; (b) The risk of electrical hazards affecting the safety of people; (c) The risk of damage to property; and (d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.
MSRZ-R2	Any activity not listed in PREC14, PREC15, PREC16, PREC17 or PREC18	
(1) Activity status: DIS		

Land use – effects

MSRZ-S1	Landscaping and screening	
<p>(1) Activity status: PER</p> <p>Where:</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>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</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>	
MSRZ-S2	Landscaping and screening	
<p>(1) Activity status: PER</p> <p>Where:</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>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</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>	
MSRZ-S3	Car parking, access and roading – all precincts	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Prior to the commencement of the following activities, carparking shall be provided that meets the following:</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>	<p>(2) Activity status where compliance not achieved: DIS</p>	

MSRZ-S4	Car parking, access and roading – all precincts	
(1) Activity status: PER Where: (a) All car parking required in MSRZ-S3(1) shall be constructed on a hard-standing all-weather surface.	(2) Activity status where compliance not achieved: DIS	
MSRZ-S5	Car parking, access and roading – all precincts	
(1) Activity status: PER Where: (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: (i) Minimum sealed carriageway width – 10.5m; (ii) Minimum lane width: 3.5m; (iii) Mountable kerb and channel on each side of the carriageway; (iv) Vehicle parking 3.0m wide within the carriageway (one side minimum); (v) Include a footpath on one side from the access to the northern event car park from Hampton Downs Road; (vi) Appropriate signage and road marking; (vii) Maximum edge of seal radius of 15m at intersections and accesses; and (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	(2) Activity status where compliance not achieved: DIS	
MSRZ-S6	Car parking, access and roading – all precincts	
(1) Activity status: PER Where: (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,	(2) Activity status where compliance not achieved: DIS	

Part 3: Area-specific matters / Zones / Special purpose zones / MSRZ – Motorsport and recreation zone

<p>infrastructure and transport section and include any signage, flag lighting and road marking to the satisfaction of the Planning Manager.</p>	
<p>MSRZ-S7</p>	<p>Car parking, access and roading – all precincts</p>
<p>(1) Activity status: PER Where: (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: (i) A minimum sealed carriageway width of 12m (ii) Road marking to include: (1) Two traffic lanes of 3.5m width (2) Shoulders of 1m width each (3) A 3m wide painted median. (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>(2) Activity status where compliance not achieved: DIS</p>
<p>MSRZ-S8</p>	<p>Car parking, access and roading – all precincts</p>
<p>(1) Activity status: PER Where: (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 (b) The sealed vehicle entrance shall be wide enough to accommodate two lanes of traffic travelling in either the same or different directions and include flag lighting.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>MSRZ-S9</p>	<p>Car parking, access and roading – all precincts</p>
<p>(1) Activity status: PER Where: (a) Parking and manoeuvring for all activities other than Racing Events shall be provided and formed in accordance with the provisions of the EIT – Energy, infrastructure and transport section.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

Land use – building

MSRZ-S10	Height – all precincts
<p>(1) Activity status: PER Where:</p> <p>(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:</p> <p>(i) 15m over 90% of the precinct; and (ii) 17m over 10% of the precinct.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</p> <p>(a) Building height; (b) Design and location of the building; (c) Privacy on adjoining sites; and (d) Visual amenity.</p>
MSRZ-S11	Height – all precincts
<p>(1) Activity status: PER Where:</p> <p>(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:</p> <p>(i) PREC15 – Hampton Downs industrial area precinct; (ii) PREC16 – Hampton Downs minor race track area precinct; (iii) PREC17 – Hampton Downs residential apartments precinct; or (iv) PREC18 – Hampton Downs industrial units precinct.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</p> <p>(a) Building height; (b) Design and location of the building; (c) Privacy on adjoining sites; and (d) Visual amenity.</p>
MSRZ-S12	Height in relation to boundary – all precincts
<p>(1) Activity status: PER Where:</p> <p>(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 commencing at an elevation of 2.5m above ground level at every point along the MSRZ – Motorsport and recreation zone boundary.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</p> <p>(a) Building height; (b) Design and location of the building; (c) Admission of daylight and sunlight on any other sites; (d) Privacy on adjoining zone sites; and (e) Amenity values.</p>
MSRZ-S13	Building coverage
<p>(1) Activity status: PER Where:</p> <p>(a) Any buildings or structures in PREC14 – Hampton Downs operational motorsport area precinct identified on the planning maps shall not exceed 45% building coverage of the precinct.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</p> <p>(a) Design and location of the building; (b) Admission of daylight and sunlight on any other sites;</p>

		(c) Privacy on adjoining sites; and (d) Amenity values.
MSRZ-SI4	Building coverage	
(1) Activity status: PER Where: (a) A building or structures in PREC15 – Hampton Downs industrial area precinct identified on the planning maps shall not exceed 45% building coverage of the precinct.		(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Design and location of the building; (b) Admission of daylight and sunlight on any other sites; (c) Privacy on adjoining sites; and (d) Amenity values.
MSRZ-SI5	Building coverage	
(1) Activity status: PER Where: (a) A building or structure in PREC16 – Hampton Downs minor race track area precinct identified on the planning maps shall not exceed 45% building coverage of the precinct.		(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Design and location of the building; (b) Admission of daylight and sunlight on any other sites; (c) Privacy on adjoining sites; and (d) Amenity values.
MSRZ-SI6	Building coverage	
(1) Activity status: PER Where: (a) A building or structure in PREC17 – Hampton Downs residential apartments precinct identified on the planning maps shall not exceed 45% building coverage of the precinct.		(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Design and location of the building; (b) Admission of daylight and sunlight on any other sites; (c) Privacy on adjoining sites; and (d) Amenity values.
MSRZ-SI7	Building coverage	
(1) Activity status: PER Where: (a) A building or structure in PREC18 – Hampton Downs industrial units precinct identified on the planning maps shall not exceed 45% building coverage of the precinct.		(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Design and location of the building; (b) Admission of daylight and sunlight on any other sites; (c) Privacy on adjoining sites; and (d) Amenity values.
MSRZ-SI8	Building setbacks – all precincts	
(1) Activity status: PER Where: (a) A building or structure in all precincts identified on the planning maps must be set back at least:		(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Design and location of the building;

Part 3: Area-specific matters / Zones / Special purpose zones / MSRZ – Motorsport and recreation zone

<ul style="list-style-type: none"> (i) 7.5m from the boundary of Hampton Downs Road; and (ii) 25m from the boundary of the Waikato Expressway; and (iii) 25m from the boundary of another zone. 	<ul style="list-style-type: none"> (b) Admission of daylight and sunlight on any other sites; (c) Privacy on adjoining sites; and (d) Amenity values.
<p>MSRZ-S19 Traffic management standards – for all motor sport and recreation events</p>	
<p>(I) This rule contains activity-specific standards, additional to those in Rules PREC14-R5 and PREC16-R3:</p> <ul style="list-style-type: none"> (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. (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. (c) All TMPs shall contain the following information: <ul style="list-style-type: none"> (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; (ii) Suitable provision for non-event traffic on all roads affected (including State Highways and local roads) as identified in the TMP; (iii) Suitable provision for on-site traffic management including all weather parking and vehicle manoeuvring space for all events; (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; (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. (vi) Road related initiatives (such as pre-ticketing) to control any adverse effects on the State Highway and travel speeds on the State Highway; (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. 	

	<p>(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.</p> <p>(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).</p> <p>(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.</p> <p>(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:</p> <ol style="list-style-type: none"> (1) Vehicle occupancy data (2) Arrival flow rates (3) Departure flow rates (4) Spectator attendance numbers. <p>(2) MSRZ-S19 does not prevent a single TMP being prepared which applies to multiple events.</p>
<p>MSRZ-S20</p>	<p>Traffic management standards – additional standards for Major Events and Extreme Events</p>
	<p>(1) This rule applies to motor sport and recreation events that are Major Events and Extreme Events under Rules PREC14-R5 and PREC16-R3.</p> <ol style="list-style-type: none"> (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: <ol style="list-style-type: none"> (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.

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- (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.

Interpretation

Definitions

For the purposes of the defined terms, words in the singular include the plural and words in the plural include the singular.

Where the defined word is an activity, unless otherwise stated in the rules, the activity includes the building the activity occurs within and any ancillary activities that are integral to the day-to-day operation of the defined term.

The Council indicates a long vowel sound in written te reo Maaori by using double vowels (instead of a macron, i.e., ā ē ī ō ū). Double vowels are the preferred standard used by Waikato-Tainui, the iwi authority in the Waikato District and Council has adopted double vowels to acknowledge the iwi preference.

Term	Definition
Access allotment	Means an allotment used only for access to, and provision of, services to other Records of Title.
Accessibility	Means has features that allow access by members of the community, including those with sight and mobility impairment.
Accessory building	Means a detached building, the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully established on the same site, but does not include any minor residential unit.
Additions	Means an extension to a structure or building which increases its size, height and volume, including the construction of new floors, walls, ceilings and roofs.
Adjoining site	Means any other site that shares a length of boundary with the subject site. Unless specifically stated in the context, it excludes a site across a road, service lane, or private access way.
Aerodrome	<p>(a) Means any defined area of land or water intended or designed to be used either wholly or partly for the landing, departure, and surface movement of aircraft; and</p> <p>(b) Includes any buildings, installations, and equipment on or adjacent to any such area used in connection with the aerodrome or its administration.</p>
Afforestation	<p>Has the meaning in the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>(a) Means planting and growing plantation forestry trees on land where there is no plantation forestry and where plantation forestry harvesting has not occurred within the last 5 years; but</p> <p>(b) Does not include vegetation clearance from the land before planting.</p> </div>
Aggregate Extraction Area	Means an area identified as an Aggregate Extraction Area on the planning maps.
Aggregate Resource Area	Means an area identified as an Aggregate Resource Area on the planning maps.
Agricultural and horticultural research activities	Means all activities associated with agricultural and horticultural research and innovation including, but not limited to:

Term	Definition
	<ul style="list-style-type: none"> (a) Agritechnology; (b) Food technology; (c) Biotechnology; (d) Bioengineering reproductive technology; (e) Information technology; (f) Biological pest control; (g) Weed and pest management strategies; (h) Vaccine development; (i) Soil, plant and fibre analysis; (j) Fertiliser and pesticide formulation and application; (k) Animal and plant health and disease control; (l) Control of fungal and plant toxins; (m) Processing of animal and horticultural products and by-products; (n) Research abattoirs; (o) Waste management systems; (p) Animal behaviour and welfare; (q) Farm sustainability; (r) Grazing; (s) Confined animal farming; (t) Soil, air and water research; and (u) The development, manufacture and commercial application of such activities.
Agricultural Research Centres	<p>Means the sites listed below that are identified on the planning maps as specific controls, which are subject to the GRUZ – General rural zone rules:</p> <ul style="list-style-type: none"> (a) Livestock Improvement Corporation (LIC) Agricultural Research Centre; or (b) The Dairy NZ Agricultural Research Centre.
Aircraft operations	<p>Includes:</p> <ul style="list-style-type: none"> (a) The landing and take-off of any aircraft at an aerodrome; (b) The taxiing of aircraft associated with landing and take-off and other surface movements of aircraft for the purpose of taking an aircraft from one part of the aerodrome to another.
Allotment	<p>Has the meaning in section 218 of the Resource Management Act 1991 as set out below.</p> <p>Means</p> <ul style="list-style-type: none"> (a) Any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not— <ul style="list-style-type: none"> (i) The subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or (ii) A subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or (b) Any parcel of land or building or part of a building that is shown or identified separately— <ul style="list-style-type: none"> (i) On a survey plan; or

Term	Definition
	<p>(ii) On a licence within the meaning of Part 7A of the Land Transfer Act 1952; or</p> <p>(c) Any unit on a unit plan; or</p> <p>(d) Any parcel of land not subject to the Land Transfer Act 1952.</p>
Alterations	Means any change to the fabric or characteristics of a building and includes the removal and replacement of external walls, windows, ceilings, floors or roofs. It does not include maintenance and repair as defined.
Amateur radio configuration	Means aerials, antennas and associated support structures which are owned and operated by licensed amateur radio operators.
Amenity values	<p>Has the same meaning as in section 2 of the Resource Management Act 1991 (as set out in the box below).</p> <div data-bbox="488 667 1385 770" style="border: 1px solid black; padding: 5px;"> <p>Means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes</p> </div>
Ancillary activity	Means an activity that supports and is subsidiary to a primary activity.
Ancillary equipment	<p>Has the same meaning as in Regulation 4 of the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 (as set out in the box below).</p> <div data-bbox="488 981 1385 1122" style="border: 1px solid black; padding: 5px;"> <p>Means telecommunications, radiocommunications, electrical or similar equipment which is necessary to install with a facility to enable the facility to operate as intended, but not a self-contained power unit or a lightning rod.</p> </div>
Ancillary rural earthworks	<p>Means any earthworks or disturbance of soil associated with:</p> <ul style="list-style-type: none"> (a) Crop cultivation and associated land preparation (including establishment of sediment and erosion control measures); (b) Harvesting of agricultural and horticultural crops (farming); (c) Maintenance and construction of facilities associated with farming activities, including, but not limited to, farm tracks, roads and landings, stock races, silage pits, offal pits, farm drains, farm effluent ponds, feeding pads, fertiliser storage pads, airstrips, helipads, post holes, fencing, drilling bores, stock water pipes, water tanks and troughs, the maintenance of on-farm land drainage networks, and erosion and sediment control measures; and (d) Burying of material infected by unwanted organisms as declared by the Ministry for Primary Industries Chief Technical Officer or an emergency declared by the Minister under the Biosecurity Act 1993.
Animal feed lot	Means a covered or uncovered hard standing area used for the purpose of intensively feeding animals. It does not include the concentrated but temporary wintering of stock numbers normally present on a property in areas such as feed stalls or feed pads.
Annual exceedance probability or AEP	Means the probability of an event occurring in any one year. The probability is expressed as a percentage and generally refers to storm events of a particular magnitude occurring in any given year. For example, a large flood which may be calculated to have a 1% chance to occur in any one year, is described as 1% AEP.

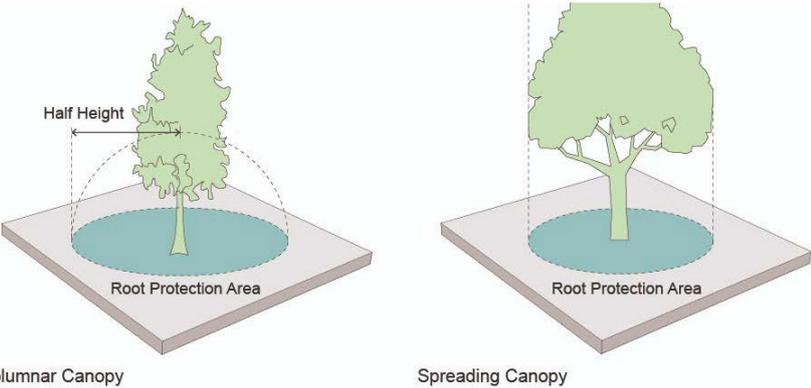
Term	Definition
Antenna	<p>Has the same meaning as in Regulation 4 of the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Means a device that receives or transmits radiocommunication or telecommunication signals, but not a small cell unit.</p> </div>
Aotearoa	A Maori name for New Zealand.
Apartment building	Means a building, or part of a building, that contains three or more attached residential units.
Artificial crop protection structure	Means structures (excluding greenhouses) and associated covering material used to protect crops and/or enhance plant growth.
Bank	Means any outer edge of the bed of a lake, or river or stream.
Bed	<p>Has the meaning in section 3 of the Resource Management Act 1991 (as set out in the box below).</p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p>Means:</p> <ul style="list-style-type: none"> (a) In relation to any river— <ul style="list-style-type: none"> (i) For the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks; (ii) In all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and (b) In relation to any lake, except a lake controlled by artificial means,— <ul style="list-style-type: none"> (i) For the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin; (ii) In all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margin; and (c) In relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level; and (d) In relation to the sea, the submarine areas covered by the internal waters and the territorial sea. </div>
Biodiversity	<p>Has the same meaning as biological diversity in section 2 of the Resource Management Act 1991 (as set out in the box below).</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Means the variability among living organisms and the ecological complexes of which they are a part, including diversity within species, between species and of ecosystems.</p> </div>
Biodiversity offsetting	Biodiversity offsets are measurable conservation outcomes resulting from actions designed to compensate for significant residual adverse biodiversity effects arising from project development after appropriate prevention and mitigation measures have been taken.
Boundary	<p>Means in relation to:</p> <ul style="list-style-type: none"> (a) A Record of Title – the site boundary;

Term	Definition
	<p>(b) Cross-lease titles – the boundary of a flat and any exclusive use area; or</p> <p>(c) Unit titles – the boundary of the principal unit and any accessory units associated with the principal unit.</p>
Boundary adjustment	Means a subdivision that alters the existing boundaries between adjoining allotments, without altering the number of allotments.
Building	<p>Means a temporary or permanent movable or immovable physical construction that is:</p> <p>(a) Partially or fully roofed, and</p> <p>(b) Is fixed or located on or in land, but</p> <p>(c) Excludes any motorised vehicle or other mode of transport that could be moved under its own power.</p>
Building coverage	Means the percentage of the net site area covered by the building footprint.
Building footprint	Means, in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.
Building platform	<p>Means land that can accommodate building developments, having regard to all of the following:</p> <p>(a) Soil conditions,</p> <p>(b) Geotechnical stability,</p> <p>(c) Gradient,</p> <p>(d) Access, and</p> <p>(e) Natural hazards.</p>
Cabinet	<p>Has the same meaning as in Regulation 4 of the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 (as set out in the box below).</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Means a casing around equipment that is necessary to operate a telecommunication network.</p> <p>It excludes the following:</p> <p>(a) A casing around an antenna;</p> <p>(b) A small cell unit;</p> <p>(c) Ancillary equipment;</p> <p>(d) Any part of a telecommunication line;</p> <p>(e) A casing that is wholly underground;</p> <p>(f) A casing that is inside a building; or</p> <p>(g) A building.</p> </div>
Campus	Means an area identified as a campus within an Agricultural Research Centre on the planning maps.
Child care facility	<p>Means any land or buildings used for the care or training of predominantly pre-school children and includes a Pplaycentre, kindergarten or daycare.</p> <p>It excludes:</p> <p>(a) Children residing overnight on the property; and</p> <p>(b) A school.</p>
Circuit training	Means training in the pattern used to position the aeroplane for landing.

Term	Definition
Cleanfill	Means virgin excavated natural materials including clay, gravel, sand, soil and rock that are free of: <ul style="list-style-type: none"> (a) Combustible, putrescible, degradable or leachable components; (b) Hazardous substances and materials; (c) Products and materials derived from hazardous waste treatment, stabilisation or disposal practices; (d) Medical and veterinary wastes, asbestos, and radioactive substances; (e) Contaminated soil and other contaminated materials; and (f) Liquid wastes.
Cleanfill area	Means an area used exclusively for the disposal of cleanfill material.
Coal Mining Area	Means land identified as a Coal Mining Area on the planning maps.
Coastal Sensitivity Area (Erosion)	Means an area identified on the planning maps, being land that is potentially vulnerable to coastal erosion over the period to 2120, assuming sea level rise of 1.0 m.
Coastal Sensitivity Area (Inundation)	Means an area identified on the planning maps, being land that is potentially vulnerable to coastal inundation over the period to 2120, assuming a sea level rise of 1.0 m.
Commercial activity	Means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).
Communal living court	Means an area of outdoor space for the exclusive use of the residents, and guests to the residential units on the site. It does not include parking, manoeuvring areas and buildings, but does include swimming pools, pergolas and similar open-framed structures.
Communal service court	Means an area of outdoor space for the exclusive use of the residents on the site for domestic requirements, such as storage, refuse or recycling materials, and clotheslines. It excludes any space required for outdoor living space, parking, manoeuvring, or buildings.
Community activity	Means the use of land and buildings within PREC31 – Lakeside Te Kauwhata precinct that provide for individual or community health, welfare, care, safety, recreation, cultural, ceremonial, spiritual, and art and craft purposes. It includes any preschool or education facility, place of worship, community hall or centre or recreation facility.
Community corrections activity	Means the use of land and buildings for non-custodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration, and a meeting point for community works groups.
Community facility	Means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.
Community-scale electricity generation	Means renewable electricity generation to supply an immediate community (more than one site).
Community-scale wastewater system	Means a system to convey, treat and dispose of wastewater from a number of houses occupying more than one site in a particular locality. It excludes a wastewater system which is connected to a public, reticulated wastewater network.
Comprehensive Land Development Consent	Means a bundle of land use consents that apply to an area of land of 5ha or more which provides for staged and integrated development within

Term	Definition
	<p>PREC31 – Lakeside Te Kauwhata precinct and can cover a range of residential, business and rural zonings.</p> <p>A Comprehensive Land Development Consent includes the provision of earthworks, roading networks, wastewater infrastructure including treatment plants, pipelines and associated wetlands, stormwater infrastructure, network utilities and other infrastructure, open space, ecological restoration, works in the flood plain, landscaping and planting, community facilities, walkways and cycle ways and associated land decontamination.</p> <p>A Comprehensive Land Development Consent may be applied for concurrently with a Comprehensive Subdivision Consent, or separately.</p>
Comprehensive Subdivision Consent	<p>Means a comprehensive subdivision consent that relates to the Te Kauwhata Lakeside Precinct Plan. A comprehensive subdivision is a subdivision of 5ha or more which provides for staged and integrated development within PREC31 – Lakeside Te Kauwhata precinct and can cover a range of residential, business and rural zonings.</p> <p>A Comprehensive Subdivision Consent includes the provision of sites for roading, walking and cycling trails, sites for open space and community facilities, dedicated sites for wastewater and stormwater infrastructure and development sites for housing, business and other activities provided for within the relevant zone/structure plan. It also includes sites for associated infrastructure.</p> <p>A Comprehensive Subdivision Consent may be applied for concurrently with a Comprehensive Land Development Consent or separately.</p>
Concept management plan	<p>Means in the context of the development of Maaori land, a concept plan that provides an overview of foreseeable uses of Maaori land over time.</p>
Conservation activity	<p>Means activities associated with managing or restoring indigenous habitat, including wetlands, maintains or enhances indigenous biodiversity or raises public awareness of indigenous biodiversity values. It includes stock exclusion (inclusive of fencing), research and monitoring, the maintenance or upgrading of public walking or cycle tracks, interpretive and directional signs, accessory buildings including those for interpretation or education purposes and the provision of access for plant or animal pest management.</p>
Contaminated land	<p>Has the same meaning as that in the Resource Management Act 1991 (as set out in the box below).</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Means land that has a hazardous substance in or on it that—</p> <ul style="list-style-type: none"> a. has significant adverse effects on the environment; or b. is reasonably likely to have significant adverse effects on the environment </div>
Continuous landholding	<p>Means multiple adjoining Records of Title in the same ownership. It includes titles that are only separated by a road.</p>
Controlled fill material	<p>Means predominantly clean fill material that may also contain inert construction and demolition materials and soils from sites that may have contaminant concentrations in excess of local background concentrations, but with total concentrations that will not restrict future land use.</p>

Term	Definition
Correctional facility	Means a facility where people are detained in the justice system. It includes a prison, detention centre, youth detention centre or secure unit.
Cultivation	Means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock), for the purpose of sowing, growing or harvesting of pasture or crops.
Cumulative risk	Means a measure of the risk posed by a hazardous facility, where the risks accumulate over time (i.e., are added together or multiplied), and the risks come from other hazardous facilities in the vicinity where the risks of one facility can influence the risk of another.
Defended area	Means an area identified on the planning maps which could normally flood in a 1% AEP flood event but is protected from flooding by a flood protection scheme managed by the Waikato Regional Council, the Waikato District Council or the Crown.
Design speed	Means a speed fixed for the design of those geometric features of a carriageway that influence vehicle operation and is the 85th percentile speed of traffic through that geometric feature. These can either be measured or estimated (in accordance with Austroad design guides or similar).
Discharge	Has the same meaning as in section 2 of the Resource Management Act 1991 (as set out in the box below). <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;">Includes emit, deposit, and allow to escape.</div>
Dog or cat boarding, daycare, breeding or training establishment	Means an activity carried out on land or within buildings where board, daycare and lodging, breeding or training is provided or intended to be provided for more than five dogs or cats (excluding offspring up to 3 months of age). This does not include dog kennels, ancillary to private farming or residential activities.
Drain	Means any artificial watercourse, designed, constructed, or used for the drainage of surface or subsurface water, but excludes artificial watercourses used for the conveyance of water for electricity generation, irrigation, or water supply purposes.
Drinking water	Means water intended to be used for human consumption; and includes water intended to be used for food preparation, utensil washing, and oral or other personal hygiene.
Dripline	Means circular area of ground surrounding a notable tree. For trees with: <ul style="list-style-type: none"> (a) A spreading canopy: the area that extends from the trunk to the outer most extent of the tree's canopy spread (branch structure with or without leaf coverage); or (b) An upright or fastigiated or columnar canopy: the area that extends from the trunk to a radius half the height of the tree.

Term	Definition
	 <p style="text-align: center;">Figure 1 – Dripline</p>
Duplex	Means two attached residential units, connected by a common wall or an accessory building, such as a garage or a carport. This does not apply to minor residential units.
Dust	Means all non-combusted solid particulate matter that is suspended in the air, or has settled after being airborne. Dust may be derived from materials including rock, sand, cement, fertiliser, coal, soil, paint, animal products and wood.
Earthworks	Means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.
Educational facility	Means land or buildings used for teaching or training by child care services, schools, and tertiary education services, including any ancillary activities.
Effect	<p>Has the same meaning as in section 3 of the Resource Management Act 1991 (as set out in the box below).</p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p>Includes—</p> <ul style="list-style-type: none"> (a) Any positive or adverse effect; and (b) Any temporary or permanent effect; and (c) Any past, present, or future effect; and (d) Any cumulative effect which arises over time or in combination with other effects— regardless of the scale, intensity, duration, or frequency of the effect, and also includes— (e) Any potential effect of high probability; and (f) Any potential effect of low probability which has a high potential impact. </div>
Emergency generator	Means either a fixed or trailer-mounted generator that can supply reticulated water and wastewater networks or treatment facilities with emergency power where and when necessary.
Emergency services	<p>Means all or any of the following:</p> <ul style="list-style-type: none"> (a) The New Zealand Police; (b) Fire and Emergency New Zealand; or (c) Ambulance services.

Term	Definition
Emergency services facility	Means a facility used by, of for the coordination of, emergency services.
Emergency services training and management facilities	Means training, operational support, or other non-emergency activities undertaken by emergency services.
Energy corridor	Means an area identified as an energy corridor shown on the planning maps, being a corridor for the transportation of minerals and substances, limited to coal, coal ash, aggregate, overburden, clean-fill, wastewater and other liquids (other than a hazardous substance) associated with the Huntly Power Station.
Environmental compensation	Environmental compensation comprises actions offered as a means to address residual adverse effects on the environment arising from a project development.
Environmental Protection Area	Means an area identified as an Environmental Protection Area on the planning maps.
Equestrian centre	Means land or buildings where people: <ul style="list-style-type: none"> (a) Can ride or learn to ride horses, for a fee; or (b) Competitively race or show horses (including trotting, galloping, show-jumping, cross-country and dressage).
Esplanade reserve	<p>Has the same meaning as in section 2 of the Resource Management Act 1991 as set out below.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Means a reserve within the meaning of the Reserves Act 1977—</p> <ul style="list-style-type: none"> (a) Which is either— <ul style="list-style-type: none"> (i) A local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or (ii) A reserve vested in the Crown or a regional council under section 237D; and (b) Which is vested in the territorial authority, regional council, or the Crown for a purpose or purposes set out in section 229. </div>
Esplanade strip	<p>Has the same meaning as in section 2 of the Resource Management Act 1991 as set out below.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Means a strip of land created by the registration of an instrument in accordance with section 232 for a purpose or purposes set out in section 229.</p> </div>
Exploration	<p>Has the same meaning as in section 2 of the Crown Minerals Act 1991 as set out below.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Means any activity undertaken for the purpose of identifying mineral deposits or occurrences and evaluating the feasibility of mining particular deposits or occurrences of 1 or more minerals; and includes any drilling, dredging, or excavations (whether surface or subsurface) that are reasonably necessary to determine the nature and size of a mineral deposit or occurrence; and to explore has a corresponding meaning</p> </div>

Term	Definition
Extent of setting	Means the land directly surrounding an historic heritage item that has a direct relationship with the heritage values and significance for a scheduled item as identified in SCHED I – Historic heritage items.
Extractive activity	<p>Means taking, winning or extracting, the naturally-occurring minerals (including but not by whatever means limited to coal, rock, sand, and gravel) and peat from under or on the land surface. This includes any of the following activities at or near the site where the minerals have been taken, won or extracted:</p> <ul style="list-style-type: none"> (a) Excavation, blasting, processing (crushing, screening, washing, chemical separation and blending); (b) The storage, distribution and sale of aggregates, coal or mineral products; (c) The removal, stockpiling and deposition of overburden; (d) Treatment of stormwater and wastewater; (e) Storage, management and disposal of tailings; (f) Landscaping and rehabilitation works including cleanfilling; (g) Ancillary earthworks; (h) Ancillary buildings and structures, such as weighbridges, laboratories and site offices ; (i) Internal roads and access tracks; and (j) Quarrying activities. <p>It includes all activities and structures associated with underground coal gasification, including pilot and commercial plants and the distribution of gas. It excludes prospecting and exploration activities. It does not include a farm quarry or ancillary rural earthworks.</p>
Farm building	Means a building that supports the primary use of the site for farming. It excludes residential units.
Farm quarry	Means location or area used for extraction of minerals or aggregate for use ancillary to farming and horticulture, and only used within the property of extraction. No extracted material (including any aggregate) shall be removed from the property of origin and there shall be no retail or other sales of such material.
Farming	<p>Means:</p> <ul style="list-style-type: none"> (a) Any agricultural, pastoral, horticultural, aquacultural, or apicultural activity having as its primary purpose the production of any livestock, fish, poultry, or crop using the in-situ soil, water and air as the medium for production; and includes: (b) Processing, as an ancillary activity of farm produce grown on the same site, such as cutting, cleaning, grading, chilling, freezing, packaging and storage; (c) Any land and buildings used for the production of commodities from (a) and used for the initial processing of commodities in (b) and includes greenhouses, indoor hydroponics, pack houses and coolstores; (d) Loading areas for helicopters and airstrips for top dressing and spraying the same site; and (e) On-farm agricultural and horticultural research activities; <p>It excludes:</p>

Term	Definition
	<p>(f) Intensive farming; or</p> <p>(g) Further processing of those commodities from (a) into a different product.</p>
Farming noise	<p>Means noise generated by farming activities, including vehicles, any aircraft used for aerial spraying or fertiliser application (excluding aerodromes), mobile farming machinery or equipment and farm animals, including farm dogs. It does not include fixed equipment or facilities, bird scaring devices and frost fans.</p>
Fertiliser	<p>Means a substance or biological compound or mix of substances or biological compounds in solid or liquid form, that is described as, or held out to be suitable for, sustaining or increasing the growth, productivity or quality of soils, plants or, indirectly, animals through the application to plants or soil of any of the following:</p> <ul style="list-style-type: none"> (a) Nitrogen, phosphorus, potassium, sulphur, magnesium, calcium, chlorine, and sodium as major nutrients; or (b) Manganese, iron, zinc, copper, boron, cobalt, molybdenum, iodine, and selenium as minor nutrients; or (c) Fertiliser additives to facilitate the uptake and use of nutrients; or (d) Non-nutrient attributes of the materials used in fertiliser. <p>It does not include livestock effluent, human effluent, substances containing pathogens, or substances that are plant growth regulators that modify the physiological functions of plants.</p>
Flight training school	<p>Means land, and/or buildings used for the instruction or training in:</p> <ul style="list-style-type: none"> (a) The control of aircraft in basic and advanced flight manoeuvres, (b) Aeronautical theory, (c) Airmanship, (d) Aircraft checks, (e) Aircraft maintenance and maintenance procedures, (f) A certified flight training device.
Flood plain management area	<p>Means an area identified on the planning maps which is at risk of flooding in a 1% AEP flood event and is otherwise described in this District Plan as the 1% AEP floodplain.</p>
Flood ponding area	<p>Means an area shown on the planning maps being an identified flood ponding area or an area that experiences floodwater ponding in a 1% AEP rainfall event.</p>
Free range pig or poultry farming	<p>Means the rearing of pigs or poultry where the animals have permanent access to outdoor areas and where stocking density is sufficiently low to enable the maintenance of pasture or ground cover. It includes buildings connected to the outdoor areas.</p>
Functional need	<p>Means the need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment.</p>
Greywater	<p>Means liquid waste from domestic sources including sinks, basins, baths, showers and similar fixtures, but does not include sewage, or industrial and trade waste.</p>
Grid layout	<p>Means an interconnecting system of roads, blocks and allotments, laid out in a rectilinear pattern.</p>

Term	Definition
Gross floor area, or GFA	<p>Means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells), where:</p> <ul style="list-style-type: none"> (a) There are exterior walls, measured from the exterior faces of those exterior walls; (b) There are walls separating two buildings, measured from the centre lines of the walls separating the two buildings; (c) A wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, measured from the edge of the floor.
Gross leasable floor area	<p>Means the sum of the total area of all floors of a building or buildings, for individual tenants to occupy, measured:</p> <ul style="list-style-type: none"> (a) Where there are exterior walls, from the exterior faces of those exterior walls; (b) Where there are walls separating two buildings, from the centre lines of the walls separating the two buildings; (c) Where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor. <p>It excludes all or any of the following:</p> <ul style="list-style-type: none"> (d) Common lift wells or stairwells, including landing areas; (e) Common corridors or halls (other than food court areas); (f) Common toilets or bathrooms; or (g) Any parking areas required by the District Plan.
Ground level	<p>Means—</p> <ul style="list-style-type: none"> (a) The actual finished surface level of the ground after the most recent subdivision that plans and the district created at least one additional allotment was completed (b) If the ground level cannot be identified under paragraph (a), the existing surface level of the ground (c) If, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or retaining structure where it intersects the boundary.
Habitable building	Means a building that contains one or more habitable rooms.
Habitable room	Means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room.
hapuu	The primary political unit in traditional Maaori social organisation, a relatively stable and cohesive group consisting of a number of whaanau sharing descent from a common ancestor.
Hard protection structure	<p>Has the same meaning as in the New Zealand Coastal Policy Statement (set out in the box below).</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Includes a seawall, rock revetment, groyne, breakwater, stop bank, retaining wall or comparable structure or modification to the seabed, foreshore or coastal land that has the primary purpose or effect of protecting an activity from a coastal hazard, including erosion.</p> </div>

Term	Definition
Hauora (Activity)	Means a facility for the care or welfare of people. It includes facilities used by a medical practitioner or people involved in alternative forms of medicine.
Hauora (English translation)	Health.
Hazard	Means physical situations, processes and actions in relation to a hazardous substance that has the potential for adverse effects on people, ecosystems or the built environment.
Hazardous facility	Means activities involving premises at which hazardous substances are used, stored or disposed of. Storage includes vehicles for their transport located at a facility for more than short periods of time.
Hazardous substance	<p>Has the same meaning as in section 2 of the Resource Management Act 1991 (as set out in the box below).</p> <div style="border: 1px solid black; padding: 10px;"> <p>Includes, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance. The Hazardous Substances and New Organisms Act 1996 defines hazardous substances as meaning, unless expressly provided otherwise by regulations or an EPA notice, any substance—</p> <ul style="list-style-type: none"> (a) With 1 or more of the following intrinsic properties: <ul style="list-style-type: none"> (i) Explosiveness: (ii) Flammability: (iii) A capacity to oxidise: (iv) Corrosiveness: (v) Toxicity (including chronic toxicity): (vi) Ecotoxicity, with or without bioaccumulation; or (b) Which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any 1 or more of the properties specified in paragraph (a). </div>
Hazardous waste	<p>Means any waste that:</p> <ul style="list-style-type: none"> (a) Contains hazardous substances at sufficient concentrations to exceed the minimum degrees of hazard specified by Hazardous Substances (Minimum Degrees of Hazard) Regulations 2001 under the Hazardous Substances and New Organism Act 1996; or (b) Meets the definition for infectious substances included in the Land Transport Rule: Dangerous Goods 2005 and NZS 5433: 2012 – Transport of Dangerous Goods on Land; or (c) Meets the definition for radioactive material included in the Radiation Safety Act 2016.
Health facility	<p>Means a facility for the care or welfare of people. It includes non-residential day hospitals or facilities used by any of the following practitioners:</p> <ul style="list-style-type: none"> (a) Medical practitioners, (b) Dentists, (c) Optometrists, (d) Acupuncturists, (e) Osteopaths, or

Term	Definition
	(f) Persons involved in alternative forms of medicine.
Heavy vehicle	<p>Means:</p> <p>(a) A 'Single Unit Heavy Goods Vehicle' (being a motor vehicle comprising a single unit having a gross laden weight exceeding 3500kg); or</p> <p>(b) A 'Multi-Unit Heavy Goods Vehicle' (being a motor vehicle comprising more than one unit, having a gross laden weight exceeding 3500kg).</p>
Height	Means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.
Height in relation to boundary	<p>Means the height of a structure, building or feature, relative to its distance from either the boundary of a:</p> <p>(a) site, or</p> <p>(b) other specified reference point.</p>
Heritage item	Means a heritage item listed in SCHED I – Historic heritage items and identified on the planning maps.
Heritage values	<p>For historic heritage items, means the tangible and intangible attributes which contribute to an understanding and appreciation of the level of significance of a historic heritage item; and are derived from any of the following qualities:</p> <p>(a) Archaeological;</p> <p>(b) Architectural;</p> <p>(c) Cultural;</p> <p>(d) Historic;</p> <p>(e) Scientific;</p> <p>(f) Technological.</p>
High class soils	Means those soils in Land Use Capability Classes I and II (excluding peat soils) and soils in Land Use Capability Class IIIe1 and IIIe5, classified as Allophanic Soils, using the New Zealand Soil Classification.
High Natural Character area	Means an area identified as High Natural Character Area on the planning maps and as described in SCHED4 – Natural character areas
High risk coastal erosion area	Means an area identified on the planning maps as a High Risk Coastal Erosion Area, being an area which is currently at risk from coastal erosion with existing sea level and existing coastal processes.
High risk coastal inundation area	Means an area identified on the planning maps as a High Risk Coastal Inundation Area, being an area which is currently at risk from coastal inundation with existing sea level and coastal processes.
High risk flood area	<p>Means an area identified on the planning maps as a High Risk Flood Area, being an area, which is subject to river or surface flooding during an event with an annual exceedance probability of no more than 1%, and during such an event:</p> <p>(a) The depth of flood waters exceeds one metre; or</p> <p>(b) The speed of flood waters exceeds two metres per second; or</p> <p>(c) The flood depth multiplied by the flood speed exceeds one.</p>
Historic heritage	Has the meaning in section 2 of the Resource Management Act 1991 (as set out in the box below).

Term	Definition
	<p>(a) Means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:</p> <ul style="list-style-type: none"> (i) Archaeological: (ii) Architectural: (iii) Cultural: (iv) Historic: (v) Scientific: (vi) Technological; and <p>(b) Includes—</p> <ul style="list-style-type: none"> (i) Historic sites, structures, places, and areas; and (ii) Archaeological sites; and (iii) Sites of significance to Māori, including wāhi tapu; and (iv) Surroundings associated with the natural and physical resources.
Historic heritage item	For heritage items listed in SCHED I – Historic heritage items, means a building, structure or group of buildings or structures that has met the significance threshold for scheduling in the District Plan.
Home business	Means a commercial activity that is: <ul style="list-style-type: none"> (a) Undertaken or operated by at least one resident of the site; and (b) Is incidental to the use of the site for a residential activity.
Homestay	Means accommodation for guests who pay a daily tariff to stay in a home with the occupants of the household.
Horse training centre	Means facilities for the housing and training of horses. It may involve some form of training track and arenas (both indoor and outdoor), but does not include any form of racing or show jumping or other activity to which the general public is permitted, whether or not an entrance fee is paid.
hui	Gathering, meeting, assembly, seminar, conference.
Identified area	Means for the purposes of Energy, Infrastructure and Transport, any of the following areas or items identified within this District Plan: <ul style="list-style-type: none"> (a) Urban Expansion Area; (b) Significant Natural Area; (c) Outstanding Natural Feature; (d) Outstanding Natural Landscape; (e) Outstanding Natural Character; (f) High Natural Character; (g) Heritage area; (h) Heritage items; (i) Sites or Areas of Significance to Māori; (j) Notable Trees.
Impervious surface	Means a surface that is not vegetated, and which prevents or significantly retards the soakage of water into the ground. It includes: <ul style="list-style-type: none"> (a) Roofs (b) Paved areas including driveways and sealed/compacted metal parking areas, (c) Patios

Term	Definition
	<p>(d) Sealed and compacted metal roads, and (e) Layers engineered to be impervious such as highly-compacted soil.</p> <p>It excludes:</p> <p>(f) Wooden decks with spacing between boards of 4mm or more, where water is allowed to drain through to a permeable surface below the deck; (g) Grass and bush areas; (h) Gardens and other vegetated areas; (i) Porous or permeable paving; (j) Green or living roofs; (k) Permeable artificial surfaces, fields or lawns; (l) Slatted decks; (m) Swimming pools, ponds and dammed water; and (n) Rain tanks; and (o) Farm tracks.</p>
Indicative road	<p>Means either:</p> <p>(a) A roading route that is identified on the planning map as an indicative road; or (b) An alternative roading route that: (i) Is authorised by resource consent or designation; and (ii) Achieves the same road network and property access outcomes as a roading route described in (a).</p>
Indigenous vegetation	<p>Means vegetation that occurs naturally in New Zealand or arrived in New Zealand without human assistance. It excludes domestic or ornamental / landscaping planting or planted shelter belts comprising indigenous species.</p>
Industrial activity	<p>Means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.</p>
Informal recreation	<p>Means any non-competitive, casual leisure activity. It also includes amenity or conservation plantings, children’s play areas, shelters, public toilets or accessory buildings necessary for the maintenance of the park.</p>
Infrastructure	<p>Means:</p> <p>(a) Pipelines that distribute or transmit natural or manufactured gas, petroleum, biofuel or geothermal energy; (b) A network for the purpose of telecommunication, as defined in section 5 of the Telecommunications Act 2001; (c) A network for the purpose of radiocommunication, as defined in section 2(1) of the Radiocommunications Act 1989; (d) Facilities for the generation of electricity, lines used or intended to be used to convey electricity, and support structures for lines used or intended to be used to convey electricity, excluding facilities, lines, and support structures if a person: (i) Uses them in connection with the generation of electricity for the person’s use; and (ii) Does not use them to generate any electricity for supply to any other person;</p>

Term	Definition
	<ul style="list-style-type: none"> (e) A water supply distribution system, including a system for irrigation; (f) A drainage or sewerage system; (g) Structures for transport on, under or over land by cycle ways, rail, roads, walkways, or any other means; (h) Facilities for the loading or unloading of cargo or passengers transported on land by any means; (i) An airport as defined in section 2 of the Airport Authorities Act 1966; (j) A navigation installation as defined in section 2 of the Civil Aviation Act 1990; (k) Facilities for the loading or unloading of cargo or passengers carried by sea, including a port-related commercial undertaking, as defined in section 2(1) of the Port Companies Act 1988; or (l) Anything described as a network utility operation in regulations made for the purposes of the definition of network utility operator in section 166 of the Resource Management Act 1991.
Intensive farming	<p>Means farming and primary production involving livestock, poultry, or fungi where:</p> <ul style="list-style-type: none"> (a) It occurs principally within a building; or (b) It occurs within outdoor enclosures or runs where the stocking density precludes the maintenance of pasture or ground cover; and (c) Livestock or poultry feeding is not primarily dependent on the fertility of the soils on which the activity is located and is primarily dependent on supplies of food grown or produced elsewhere and transported to the livestock or poultry. <p>It includes:</p> <ul style="list-style-type: none"> (d) Intensive pig farming undertaken wholly or principally in shelters or buildings, or outdoor enclosures where stock are housed on a long-term basis and matters (b) and (c) are met; (e) Poultry or game bird farming undertaken wholly or principally in shelters or buildings, or outdoor enclosures where stock are housed on a long-term basis and matters (b) and (c) are met; (f) Animal feed lots that are barns or covered or uncovered enclosures where stock are housed on a long-term basis and matters (b) and (c) are met. <p>It excludes:</p> <ul style="list-style-type: none"> (g) Woolsheds; (h) Dairy sheds; (i) Indoor rearing or weaning of livestock or under cover wintering accommodation no more than 3 months in any calendar year (except where stock are being reared for the replacement of breeding stock to be used on the same property); (j) Feed pads and stand-off pads ancillary to pasture-based farming; (k) Horse stables; (l) Poultry hatcheries; or (m) Greenhouse production or nurseries.

Part I: Introduction and general provisions / Interpretation

Term	Definition
iwi	People; tribe, a collective made up of hapuu and whaanau that descend from a common ancestor.
kaawanatanga principle	To do with being a governor, or government. The Maaori text of the First Article of Te Tiriti o Waitangi uses the term kaawanatanga to describe that which the Chiefs gave to the Queen.
kainga	Home, homestead, address, residence, village, settlement, habitation, habitat, dwelling.
kaitiaki	Guardian
kaitiakitanga	Means the exercise of guardianship by the tangata whenua of an area in accordance with tikanga Maori in relation to natural and physical resources; and includes the ethic of stewardship.
kaumaatua	Adult, elder, elderly man, elderly woman, old man – a person of status within the whanau, with the mana to influence decision-making.
Kaumaatua housing (Hopuhopu)	Means, in the HOPZ – Hopuhopu zone, one or more residential units for the purpose of providing housing specifically for kaumaatua and may include: <ul style="list-style-type: none"> (a) Services and facilities, including rest homes and hospitals, for the care and benefit of the residents; (b) Activities, pavilions and/or other recreational facilities or meeting places for the use of residents of that complex and visitors of residents.
Kauri root zone	Means the area within three times the maximum radius of the drip line of the New Zealand kauri tree.
kawa	Protocol or ritual.
Kiingitanga	The Maaori King Movement that was established in 1858 that continues to play an important cultural and social role in Maaori communities, especially in Tainui.
koohanga reo	Maaori language preschool.
kura kaupapa	Primary school operating under Maaori custom and using Maaori as the medium of instruction.
L _{A90}	Has the same meaning as the ‘Background sound level’ in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.
L _{Aeq}	Has the same meaning as ‘time-average A-weighted sound pressure level’ in New Zealand Standard 6801:2008 Acoustics -Measurement of Environmental Sound.
L _{AF(max)}	Has the same meaning as the ‘maximum A-frequency weighted, F-time weighted sound pressure level’ in New Zealand Standard 6801:2008 Acoustics – Measurement Of Environmental Sound.
Lake	Has the same meaning as in section 2 of the Resource Management Act 1991 as set out below: <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Means a body of fresh water which is entirely or nearly surrounded by land.</p> </div>
Land	Has the same meaning as in section 2 of the Resource Management Aact 1991 (as set out in the box below). <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <ul style="list-style-type: none"> (a) Includes land covered by water and the airspace above land; and (b) In a national environmental standard dealing with a regional council function under section 30 or a regional rule, does not include the bed of a lake or river; and </div>

Term	Definition
	(c) In a national environmental standard dealing with a territorial authority function under section 31 or a district rule, includes the surface of water in a lake or river.
Land disturbance	Means alteration or disturbance of land, (or any matter constituting the land including, soil, clay, sand and rock), that does not permanently alter the profile, contour or height of the land.
Land transport network	Means the network used for the land-based transportation of people and/or goods including by road, rail, cycling, walking and public transport.
Landfill	Means an area used for, or previously used for, the disposal of solid waste. It excludes cleanfill areas.
Landscape restoration area	Means an area identified on the planning maps as a Landscape Restoration Area being an area where existing native vegetation is to be complemented by additional landscape restoration planting. The purpose of the area is to promote stabilisation of steep slopes, encourage ecological and habitat linkages and enhance landscape amenity, particularly in and near coastal areas and on visually-prominent landforms.
Large-scale wind farm	Means buildings, structures, access tracks and or turbines used to generate electricity from wind and convey the electricity to an associated substation in order to supply the wholesale electricity market.
L _{dn}	Has the same meaning as the 'Day night level, or day-night average sound level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.
Light industrial activity	Means small scale manufacturing, warehouse, storage, service and repair activities which do not involve the use of heavy machinery, are carried out indoors with no adverse effects (such as noise, odour, dust, fumes and smoke) on residential activities sensitive to these effects.
Limited access road	Means any road declared a limited access road under Section 88 of the Government Roading Powers Act 1989, Section 346A of the Local Government Act 1974 or the corresponding provisions of any former enactment.
Locally important viewshafts	Means all existing views to Whaingaroa Harbour, the coast and/or Mount Karioi over the Raglan Urban Area from: <ul style="list-style-type: none"> (d) State Highway 23; (e) Main Road, Bow Street and Norrie Avenue; (f) south and West views from Bow Street between Norrie Avenue and Bankart Street; (g) Raglan Town Centre; (h) Wainui Road between the Bryant Reserve and the Bible Crusade Camp.
Low impact design	Means a design approach for site and catchment development or redevelopment that protects and conserves and incorporates natural site features into stormwater management design and implementation.
L _{peak}	Has the same meaning as 'Peak sound pressure level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound
Maaori customary land	Means land that is held by Maaori in accordance with tikanga Maaori as referred to in section 129(1)(a) and section 129(2)(a) of the Te Ture Whenua Māori Act 1993.
Maaori freehold land	Means land determined by the Māori Land Court as being 'Māori freehold land', consistent with Section 129(2)(b) of the Te Ture Whenua Māori Act 1993.

Term	Definition
Maaori land	Means Maaori freehold land, Maaori customary land, Maaori reservation or Treaty settlement land.
Maaori purpose activity	Means the use of Maaori land and/or buildings on Maaori land for one or more of any of the following activities: <ul style="list-style-type: none"> (a) Marae; (b) Papakaainga; (c) Papakaainga building; (d) Cultural event; (e) Urupaa; (f) Tuaahu; (g) Waharoa; (h) Church; (i) Hauora; (j) Koohanga; (k) Conference centre and facilities; (l) Waananga; (m) Recreation facilities; (n) Papa taakaro.
Maaori reservation	Means Maaori freehold land or general land set apart as a Maaori reservation under section 338 of Te Ture Whenua Māori Act 1993.
mahinga kai	Garden, cultivation, food-gathering place.
Maimai	Means a structure used for game bird shooting.
Maintenance and repair	Means (for historic heritage items listed in SCHED I – Historic heritage items) work for the purpose of weatherproofing, plumbing and electrical work restoration and for the purpose of repair which includes patching, piecing in, splicing or consolidating of any original structure including the repair of materials and replacement of minor components where they are beyond repair or are missing.
Mana Whenua	Territorial rights, power from the land, power over the land that is associated with possession and occupation of tribal lands.
Marae complex	Means a group of buildings that constitutes a marae and can be made up of a wharenuui (meeting house), wharekai (eating house), an aatea (courtyard area in front of the wharenuui), urupaa (graveyard), tuaahu (memorial statues), waharoa (archway entrance at the entrance to the aatea), and other buildings, (church, hauora (health clinic), koohanga (pre-school), conference centre and facilities, waananga (education facility), recreation facilities, places of cultural significance, a papakaainga/papakaainga building and utility services.
maunga	Mountain, mount, peak
mauri	Life principle, vital essence, special nature, a material symbol of a life principle, source of emotions - the essential quality and vitality of a being or entity. Also used for a physical object, individual, ecosystem or social group in which this essence is located.
Mean high water springs	The place on the shore where spring high tides reach on average over a period of time.
Meremere dragway activity	Means an activity at Meremere Dragway as identified on the planning maps that involves motor propulsion to provide entertainment, education or training for the general public or to an individual participating in the activity. It includes but is not limited to ancillary non-motorised recreation and commercial activities, driver training or education, police or security

Term	Definition
	training, vehicle testing, and ancillary facilities such as club rooms/clubhouses, spectator stands, lighting and associated support structures, mechanical workshops and fuel storage and pumps.
Mine subsidence risk area	Means an area identified on the planning maps, being an area which is currently at risk of surface subsidence as a result of historic underground coal mining operations.
Mineral	<p>Has the same meaning as in section 2 of the Crown Minerals Act 1991 (as set out in the box below).</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>Means a naturally-occurring inorganic substance beneath or at the surface of the earth, whether or not under water; and includes all metallic minerals, non-metallic minerals, fuel minerals, precious stones, industrial rocks and building stones, and a prescribed substance within the meaning of the Atomic Energy Act 1945.</p> </div> <p>For clarity, this term includes coal and aggregate.</p>
Minor infrastructure structure	<p>Means any above-ground box-like structure or enclosure that is associated with infrastructure or that receives or transmits to or from any part of an infrastructure network. It includes any or all of the following:</p> <ul style="list-style-type: none"> (a) Electricity junction pillars; (b) Transformers; (c) Switchgear; (d) Gas infrastructure; (e) Telecommunications plinths and pillars; (f) Water infrastructure; (g) Cabinetry for stormwater/wastewater networks; (h) Electricity storage, and generators (less than 10m² in area and 2.5m in height); and (i) Link pillars.
Minor residential unit	Means a self-contained residential unit that is ancillary to the principal residential unit, and is held in common ownership with the principal residential unit on the same site.
Minor upgrading	Means an increase in the capacity, efficiency or security of existing infrastructure where this utilises existing structures and networks and/or structures and networks of a similar scale and character.
Motor sport and recreation events	<p>Means, within the MSRZ – Motor sport and recreation zone, any day on which an activity occurs that is not a day-to-day activity. Motor sport and recreation events are classified into the following categories:</p> <ul style="list-style-type: none"> (a) Minor Event: <700 arrival vehicles per hour (vph) and <2,000 total vehicles per day; (b) Medium Event: 701 – 1,300 arrival vph or 2,100 – 3,500 total vehicles per day; (c) Major Event: 1,301 – 2,500 arrival vph or 5,001 total vehicles per day; (d) Extreme Event: 1801 – 2500 arrival vph or 5,001 – 8,000 total vehicles per day. <p>Where an event falls into two of the above categories due to different arrival vph and total vehicles measurements, it will be classified as the larger of the two categories.</p>

Term	Definition
Motor sport and recreation facilities	<p>Means any buildings or structures in the MSRZ – Motor sport and recreation zone that support the development and operation of the Hampton Downs Motorsport Park and are associated with motor sport and recreation activities and include:</p> <ul style="list-style-type: none"> (a) Race tracks, race pads and associated pit garages and support facilities; (b) Race control, safety, emergency and media facilities; (c) Corporate boxes and hospitality facilities; (d) Restaurants, cafés, food and beverage and merchandising retail areas, administration buildings and facilities; (e) General ticketing, toilet and ablution facilities; (f) Industrial units, vehicle workshops and storage sheds; (g) Corporate showrooms and expo areas, including areas for the display of racing-related memorabilia; (h) Residential accommodation and swimming pool and tennis court facilities; (i) A convention centre; (j) Visitor accommodation, including a camping ground and hotel accommodation; (k) Parking and helipad facilities; (l) Driver training school inclusive of a skid pad; (m) Spectator facilities including pedestrian access ways, tunnels, overbridges, spectator viewing platforms and seating areas; (n) A jet sprint course; (o) Go-kart track and drifting pads; (p) Accessory buildings, facilities and structures such as maintenance and storage sheds, decks, shade cloths and storage containers for all items listed above.
Motorised sport and recreation	<p>Means a facility used for participating in, or viewing of, land-based motor sports. It includes car, truck, go-kart and motorbike racing tracks and ancillary facilities such as club rooms/clubhouses, spectator stands, lighting and associated support structures, mechanical workshops and fuel storage and pumps. It excludes activities located within either the MSRZ – Motor sport and recreation zone, or Meremere Dragway.</p>
Motorised vehicle and vehicle	<p>Means any motorised vehicle or vehicle (including a vehicle or motor vehicle as defined in section 2 of the Land Transport Act 1998). It excludes an immovable vehicle that is occupied by people on a permanent or long-term basis.</p>
Multi-unit development	<p>Means multiple residential units or buildings, being attached or detached, which are planned and designed in an integrated in a and comprehensive manner, and achieve compatibility between all buildings on a single or multiple sites. It includes any of the following:</p> <ul style="list-style-type: none"> (a) An apartment building; (b) A duplex; (c) Terraced housing; or (d) Town houses. <p>It excludes:</p> <ul style="list-style-type: none"> (e) Retirement villages;

Term	Definition
	<p>(f) Papakainga housing development; or (g) Papakainga building.</p>
National grid	<p>Has the same meaning as in the National Policy Statement on Electricity Transmission (2008) (as set out in the box below).</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>Means the assets used or owned by Transpower NZ Limited.</p> </div>
National Grid subdivision corridor	<p>Means the area measured either side of the centre line of any above-ground electricity transmission line as follows:</p> <ul style="list-style-type: none"> (a) 14m for the 110kV national grid lines on single poles; (b) 32m for 110kV national grid lines on towers; and (c) 37m for the 220kV transmission lines. <p>The National Grid subdivision corridor does not apply to underground cables or any transmission line (or sections of lines) that are designated by Transpower. The measurement of setback distances from National Grid lines shall be taken from the centre line of the transmission line and the outer edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span.</p>
National Grid yard	<p>Means the area located within:</p> <ul style="list-style-type: none"> (a) 12 metres in any direction from the visible outer edge of a national grid support structure foundations; and (b) 10 metres either side of the centre line of any above-ground 110kV national grid line on single poles; and (c) 12 metres either side of the centre line of any above-ground national grid line on towers. <p>The National Grid yard does not apply to underground cables or any transmission line (or sections of lines) that are designated by Transpower. The measurement of setback distances from National Grid lines shall be taken from the centre line of the transmission line and the outer edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span.</p> <div style="text-align: center;"> <p>LEGEND</p> <p>— Centreline ● Single Pole ■ Pi Pole ■ Tower</p> <p style="text-align: right; font-size: small;">Not to scale</p> </div>

Figure 2 – National Grid yard

Term	Definition
Natural hazard	<p>Has the same meaning as in section 2 of the Resource Management Act 1991 (as set out in the box below).</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment</p> </div>
Neighbourhood centre	<p>Means a grouping of commercial activities that services the day-to-day needs of the local community and which are identified in structure plans.</p>
Net floor area	<p>(a) Means the sum of any gross floor area; and</p> <p>(b) Includes—</p> <ul style="list-style-type: none"> (i) Both freehold and leased areas; and (ii) Any stock storage or preparation areas; but <p>(c) Excludes—</p> <ul style="list-style-type: none"> (i) Void areas such as liftwells and stair wells, including landing areas; (ii) Shared corridors and mall common spaces; (iii) Entrances, lobbies and plant areas within a building; (iv) Open or roofed outdoor areas, and external balconies, decks, porches and terraces; (v) Off street loading areas; (vi) Building service rooms; (vii) Parking areas and basement areas used for parking, manoeuvring and access; and (viii) Non-habitable floor spaces in rooftop structures.
Net site area	<p>Means the total area of the site, but excludes:</p> <ul style="list-style-type: none"> (a) Any part of the site that provides legal access to another site; (b) Any part of a rear site that provides legal access to that site; (c) Any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981.
Network utility operator	<p>Has the same meaning as in s166 of the Resource Management Act 1991 (as set out in the box below).</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Means a person who—</p> <ul style="list-style-type: none"> (a) Undertakes or proposes to undertake the distribution or transmission by pipeline of (b) Operates or proposes to operate a network for the purpose of— <ul style="list-style-type: none"> (i) Telecommunication as defined in section 5 of the Telecommunications Act 2001; or (ii) Radio communication as defined in section 2(1) of the Radio Communications Act 1989; or (c) Is an electricity operator or electricity distributor as defined in section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section; or (d) Undertakes or proposes to undertake the distribution of water for supply (including irrigation); or </div>

Term	Definition
	<p>(e) Undertakes or proposes to undertake a drainage or sewerage system; or</p> <p>(f) Constructs, operates, or proposes to construct or operate, a road or railway line; or</p> <p>(g) Is an airport authority as defined by the Airport Authorities Act 1966 for the purposes of operating an airport as defined by that Act; or</p> <p>(h) Is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; or</p> <p>(i) Undertakes or proposes to undertake a project or work prescribed as a network utility operation for the purposes of this definition by regulations made under this Act,—</p> <p>and the words network utility operation have a corresponding meaning.</p>
ngaati	Prefix for a tribal group.
Noise	<p>Has the same meaning as in section 2 of the Resource Management Act 1991 (as set out in the box below).</p> <div data-bbox="491 887 1382 920" style="border: 1px solid black; padding: 2px;"> <p>includes vibration</p> </div>
Noise rating level	<p>Means any or all of the following:</p> <p>(a) Buildings used for residential activities, including boarding establishments, , retirement villages, papakaainga housing development, visitor accommodation, and other buildings used for residential accommodation but excluding camping grounds;</p> <p>(b) Marae and marae complex;</p> <p>(c) Hospitals;</p> <p>(d) Teaching areas and sleeping rooms in an education facility;</p> <p>(e) Places of assembly.</p>
Non-custodial rehabilitation activity	Means the use of land and buildings for the provision of training, education and reintegration activities and programmes undertaken by, or on behalf of, Ara Poutama Aotearoa – The Department of Corrections.
Non-habitable building	Means a building that does not contain any habitable rooms.
Notional boundary	Means a line 20 metres from any side of a residential unit or other building used for a noise sensitive activity, or the legal boundary where this is closer to such a building.
Office	Means premises used for an administrative or professional services where people work, for example accounting or legal services.
Official sign	Means all signs required or provided for under any statute or regulation, or are otherwise related to aspects of public safety.
Operational facilities (Kimihi Lakes)	Means the construction and use of facilities and/or infrastructure to assist in the day to day operation of the KLZ – Kimihi lakes zone, including but not limited to carparking, internal access, ticketing offices, storage and maintenance sheds, ablution facilities, and helipads.
Operational need	Means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical or operational characteristics or constraints.

Term	Definition
Outdoor education (Kimihi Lakes)	Means in the KLZ – Kimihi lakes zone, land or buildings used for the formal or informal education or training and includes (but is not limited to) confidence courses.
Outdoor living space	Means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.
Outstanding Natural Character Area	Means an area identified as an Outstanding Natural Character Area on the planning maps and as described in SCHED4 – Natural character areas.
Outstanding Natural Feature	Means a feature identified as an Outstanding Natural Feature on the planning maps and as described in SCHED5 – Outstanding natural features and landscapes.
Outstanding Natural Landscape	Means a landscape identified as an Outstanding Natural Landscape on the planning maps and as described in SCHED5 – Outstanding natural features and landscapes.
Overland flow path	Means a route taken by stormwater runoff not captured in a reticulated or natural stormwater system. It includes a primary or secondary stormwater flow path.
paa	Fortified village, fort, stockade, screen, blockade, city (especially a fortified one) and includes a living village that encompasses a marae complex.
paa tuna	Eel weir, weir for catching eels.
papakaainga	Original home, home base, village, communal living.
Papakaainga building	Means in relation to papakaainga, a building for communal use. It may include centralised facilities such as food preparation, dining, conference, cultural facilities, sanitary facilities, and accommodation.
Papakaainga housing development	Means a comprehensive residential development for a Tangata Whenua group or organisation residing in the Waikato district to support traditional Maaori cultural living on Maaori land for members of the iwi group or organisation.
Plant nursery (Hopuhopu)	Means the use of land and/or buildings for the propagation, display, storage and wholesale sale of plants where production is not dependent on the soils of the site, and may include ancillary offices, and ancillary buildings such as sheds, glasshouses, and shade houses.
Plantation forestry	Has the meaning in the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.
poukai	An annual series of visits by the Maaori king to Kiingitanga marae around and beyond the Waikato region that involve discussions of matters of importance and sharing of food.
Primary production	Means: <ul style="list-style-type: none"> (a) Any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and (b) Includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a); (c) Includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but (d) Excludes further processing of those commodities into a different product.
Principal living area	An area or room within a residential unit which is designed to function as the primary internal living space for occupants of that residential unit.
Produce stall	Means any land, building or part of any building that is used for the sale of farm and garden produce grown or produced on the site on which the produce stall is sited, or grown or produced on a site owned or leased by

Term	Definition
	the same landowner. It includes the use of a trailer, handcart, barrow or similar structure, whether temporary or permanent. Weighing and packaging is part of the activity of a produce stall.
Prospecting	<p>Has the same meaning given in the Crown Minerals Act 1991 (as set out in the box below).</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p>(a) Means any activity undertaken for the purpose of identifying land likely to contain mineral deposits or occurrences; and</p> <p>(b) Includes the following activities:</p> <ul style="list-style-type: none"> (i) Geological, geochemical, and geophysical surveying; (ii) Aerial surveying; (iii) Taking samples by hand or hand held methods; (iv) Taking small samples offshore by low-impact mechanical methods </div>
Public amenity	Means facilities continuously offered to the general public for their use with or without charge. It includes restrooms, information displays, shelters, drinking fountains, outdoor seating or viewing platforms.
Public transport facility	Means a location or area used for the permanent removal and extraction of aggregates (clay, silt, rock or sand). It includes the area of aggregate resource and surrounding land associated with the operation of a quarry and which is used for quarrying activities.
<p>Puritia ngaa taonga tuku iho a ngaa tuupuna hei tiki huia maa ngaa uri whakatupu ao Aotearoa.</p> <p>Tooku awa koiora me oona pikonga he kura tangihia o te maataamuri.</p>	<p>Keep the treasures handed down by the ancestors as a precious legacy for the future generations in Aotearoa New Zealand.</p> <p>The river of life, each curve more beautiful than the last, a treasure for future generations.</p>
Quarry	Means a location or area used for the permanent removal and extraction of aggregates (clay, silt, rock or sand). It includes the area of aggregate resource and surrounding land associated with the operation of a quarry and which is used for quarrying activities.
Quarrying activities	Means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry.
Radioactive material	<p>Has the same meaning as in section 5 of the Radiation Safety Act 2016 (as set out in the box below).</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p>Means any material that spontaneously emits ionising radiation, including any naturally occurring radioactive material or nuclear material.</p> </div>

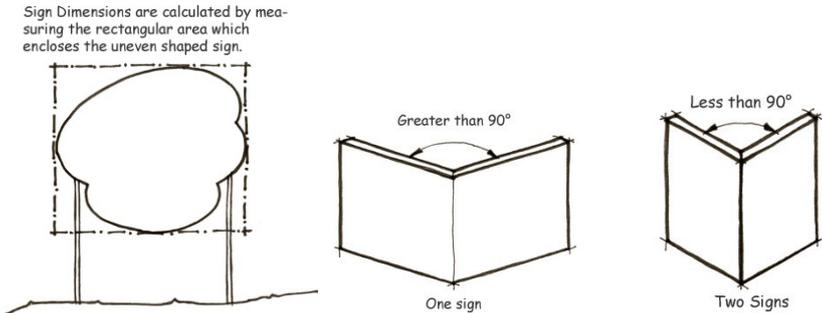
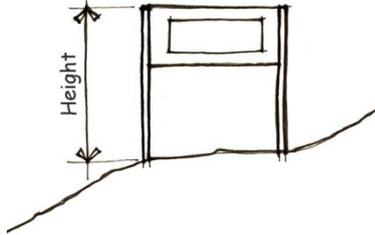
Term	Definition
Raglan urban area	Means all land within the COMZ – Commercial zone, TCZ – Town centre zone, GRZ – General residential zone and MRZ – Medium density residential zone in Raglan township, but excludes the RPZ – Rangitahi Peninsula Zone.
Rail activities	Rail activities, as defined in the Land Transport Management Act 2003, within the rail corridor shall have the same meaning and activity status as road network activities within the road.
rangatira	Chief (male or female), and therefore a person in authority.
rangatiratanga	Chieftainship, right to exercise authority, chiefly autonomy, chiefly authority, ownership, leadership of a social group, domain of the <i>rangatira</i> , noble birth, attributes of a chief.
Rangitahi commercial activity	Means within the Rangitahi area, one or any combination of the following activities: <ul style="list-style-type: none"> (a) The sale, distribution or supply of goods and services; (b) Healthcare facilities; (c) Repair services; (d) Sports and recreation equipment manufacture and sales.
Rangitahi integrated development	Means development in the locations shown on Development Outcomes Plan 5 of the Rangitahi Peninsula Structure Plan, comprising multiple residential units which are planned and designed in an integrated and comprehensive manner and achieve compatibility between all buildings on a single site or multiple sites. A Rangitahi Integrated Development may also include a Rangitahi commercial activity. Residential activities within a Rangitahi Integrated Development may include duplexes and apartments.
raupatu	Conquest, confiscation.
Real estate header sign	A sign intended to direct people to a site which is for sale or lease (often on a low-volume road).
Real estate sign	Means a real estate sign that advertises a property or business for sale, lease, or rent.
Record of Title	Means a record of title issued under section 12 of the Land Transfer Act 2017. It includes concurrent records of title issued for the same parcel of land (for example for a lease, or undivided share in the land) as if only one record of title had been issued.
Recreation activity and facilities (Kimihi Lakes)	Means any non-motorised indoor or outdoor passive or active leisure, sports, games or recreational pursuits and buildings in the KLZ – Kimihi Lakes zone for participants and/or spectators, whether or not they are undertaken for profit or reward or for which no charge is made, and must include such activities on or in water or land, or in the air and includes but is not limited to: <ul style="list-style-type: none"> (a) Walking, running and cycling tracks; (b) Training or education; (c) Club Days and practise activities; (d) Outdoor skate parks and playgrounds; (e) Informal Recreation; (f) Outdoor Pursuits.
Regionally significant industry	Means an industry which is identified in regional or district plans as a regionally significant industry, or which is demonstrated to have socio-economic or cultural benefits that are significant at a regional or national scale.

Term	Definition
Regionally significant infrastructure	Includes, but is not limited to: <ul style="list-style-type: none"> (a) Pipelines for the distribution or transmission of natural or manufactured gas or petroleum; (b) Infrastructure required to permit telecommunications as defined in the Telecommunications Act 2001; (c) Radio apparatus as defined in section 2(1) of the Radio Communications Act 1989; (d) The national electricity grid, as defined by the Electricity Industry Act 2010; (e) A network (as defined in the Electricity Industry Act 2010); (f) Infrastructure for the generation and/ or conveyance of electricity that is fed into the national grid or a network (as defined in the Electricity Industry Act 2010); (g) Significant transport corridors as defined in Map 6.1 and 6.1A of the Waikato Regional Policy Statement; (h) Lifeline utilities, as defined in the Civil Defence and Emergency Management Act 2002, and their associated essential infrastructure and services; (i) Municipal wastewater treatment plants, water supply treatment plants and bulk water supply, wastewater conveyance and storage systems and, municipal supply; (j) Dams (including Mangatangi and Mangatawhiri water supply dams) and ancillary infrastructure; (k) Flood and drainage infrastructure managed by Waikato Regional Council; and (l) Hamilton International Airport
Renewable electricity generation activities	Has the same meaning as in the National Policy Statement for Renewable Electricity Generation 2011 (as set out in the box below). <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Means the construction, operation and maintenance of structures associated with renewable electricity generation. This includes small and community-scale distributed renewable generation activities and the system of electricity conveyance required to convey electricity to the distribution network and/or the national grid and electricity storage technologies associated with renewable electricity.</p> </div>
Research and exploratory-scale investigations for renewable electricity	Means activities to monitor and measure solar, wind, hydroelectricity or geothermal energy sources for potential renewable electricity generation activities.
Reservoir	Means a structure (above or below ground) used to store water for municipal supply or firefighting. It excludes rainwater tanks that supply a single site.
Residential activity	Means the use of land and building(s) for people’s living accommodation.
Residential unit	Means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.
Residual risk	Means the level of risk that remains after taking risk control measures.
Retirement village	Means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any

Term	Definition
	spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.
Risk	Means in respect of any hazardous substance, represents the likelihood of specified consequences of a specific event (for example, an explosion, a fire or a toxic release) on people, ecosystems or the built environment.
Risk assessment	Means the overall process of risk identification, risk analysis and risk evaluation.
River	<p>Has the same meaning as in section 2 of the Resource Management Act 1991 (as set out in the box below).</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Means a continually or intermittently flowing body of fresh water, and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal).</p> </div>
Road	<p>Has the same meaning as in section 2 of the Resource Management Act 1991 (as set out in the box below).</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Has the same meaning as in section 315 of the Local Government Act 1974; and includes a motorway as defined in section 2(1) of the Government Rounding Powers Act 1989 Section 315 of the Local Government Act 1974 road definition: road means the whole of any land which is within a district, and which—</p> <ul style="list-style-type: none"> (a) immediately before the commencement of this Part was a road or street or public highway; or (b) immediately before the inclusion of any area in the district was a public highway within that area; or (c) is laid out by the council as a road or street after the commencement of this Part; or (d) is vested in the council for the purpose of a road as shown on a deposited survey plan; or (e) is vested in the council as a road or street pursuant to any other enactment;— (f) and includes— (g) except where elsewhere provided in this Part, any access way or service lane which before the commencement of this Part was under the control of any council or is laid out or constructed by or vested in any council as an access way or service lane or is declared by the Minister of Works and Development as an access way or service lane after the commencement of this Part or is declared by the Minister of Lands as an access way or service lane on or after 1 April 1988: (h) every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or within the limits thereof;— <p>but, except as provided in the Public Works Act 1981 or in any regulations under that Act, does not include a motorway within</p> </div>

Term	Definition
	<p>the meaning of that Act or the Government Roding Powers Act 1989</p> <p>Section 2(1) of the Government Roding Powers Act 1989 motorway definition motorway—</p> <p>(a) means a motorway declared as such by the Governor-General in Council under section 138 of the Public Works Act 1981 or under section 71 of this Act; and</p> <p>(b) includes all bridges, drains, culverts, or other structures or works forming part of any motorway so declared; but</p> <p>(c) does not include any local road, access way, or service lane (or the supports of any such road, way, or lane) that crosses over or under a motorway on a different level</p>
Road network activities	<p>Means road infrastructure and transport services provided within the road, including:</p> <p>(a) Footpaths, footways and footbridges, bridges for roads, tunnels, retaining walls for roads both above and below the road;</p> <p>(b) Road verges and berms;</p> <p>(c) Site access including vehicle crossings;</p> <p>(d) Road carriageways and road pavements;</p> <p>(e) Cycle facilities;</p> <p>(f) Road lighting and support structures;</p> <p>(g) Traffic operation and safety signs, direction signs, road name signs, road safety devices including interactive warning signs, road markings, rumble strips, barriers, fences, speed tables and speed cushions, traffic separators, bus-friendly vertical deflection devices;</p> <p>(h) Ancillary equipment and structures associated with public transport systems including seats, shelters, real time information systems and ticketing facilities, bicycle storage and cabinets;</p> <p>(i) Traffic control devices including traffic islands, pedestrian crossings and roundabouts and intersection controls, traffic and cycle-monitoring devices, traffic signals and support structures, cabinets and ancillary equipment associated with traffic signals;</p> <p>(j) Devices and structures to implement regulatory controls (no-stopping, no-overtaking, parking control, bus lane controls, vehicle restrictions) including speed limit and parking restriction signs, parking meters, pay-and-display kiosks, speed cameras, red light/traffic cameras and on-street parking areas;</p> <p>(k) Road drainage devices including culverts, subsoils, catch pits, water tables, manholes, inlets, outlets, flumes;</p> <p>(l) Scour and erosion control devices;</p> <p>(m) Stormwater management devices including rain gardens, wetlands, stormwater treatment areas and ponds;</p> <p>(n) Noise attenuation walls or fences; and</p> <p>(o) Devices associated with intelligent transport systems, including vehicle detection systems (electronic vehicle identification, and infra-red vehicle occupancy counters), lane control signals, ramp signals, variable messaging signs, CCTV cameras, incident detection, emergency telephones, cables and ducting.; and</p>

Term	Definition
	<p>(p) Wastewater and water supply management structures.</p> <p>Rail activities, as defined in the Land Transport Management Act 2003, within the rail corridor shall have the same meaning and activity status as road network activities within the road.</p>
Rural commercial activity	Means a commercial activity that has a direct functional or operational need to locate in the GRUZ – General rural zone or that services productive rural activities. It includes veterinary practices, wineries and wedding venues, adventure tourism, farm tourism, golf courses, gun clubs and firing ranges and includes ancillary activities. It excludes visitor accommodation.
Rural industry	Means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.
ruunanga	Council, tribal council, assembly, board, boardroom, iwi authority – assemblies called to discuss issues of concern to iwi or the community.
Seasonal worker accommodation	Means buildings used solely for accommodating the short-term labour workforce required by primary production activities, and which are configured as a series of detached buildings for sleeping quarters, cooking and ablutions.
Self-contained power unit	<p>Has the same meaning as in Regulation 4 of the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 (as set out in the box below).</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Means equipment installed with a facility for the purpose of generating power for that facility (such as solar panels), including cables connecting the equipment to the facility.</p> </div>
Sensitive land use	<p>Means all or any of the following:</p> <ul style="list-style-type: none"> (a) An educational facility, including a childcare facility, waananga and koohanga reo, (b) A residential activity, including papakaainga building, rest home, retirement village, visitor accommodation, home stay; (c) Health facility or hospital; (d) Place of assembly.
Service connection	Means line or cable that connects an infrastructure distribution network to premises for the purpose of enabling the infrastructure provider to provide services to a customer.
Service court	Means an area of outdoor space for the exclusive use of the residential unit for domestic requirements, such as garbage storage or a clothes line. It excludes any space required for outdoor living space, parking, manoeuvring, or buildings.
Service station	<p>A facility where the primary business is selling motor vehicle fuels. It may include some or all of the following ancillary activities:</p> <ul style="list-style-type: none"> (a) Retail; (b) Car wash facilities; (c) Mechanical repair, servicing and testing of motor vehicles and domestic equipment; (d) Sale of lubricating oils, kerosene, LPG, or spare parts and accessories for motor vehicles; or (e) Trailer hire.

Term	Definition
Sign	<p>Means any device, character, graphic or electronic display, whether temporary or permanent; which</p> <ul style="list-style-type: none"> (a) Is for the purposes of— <ul style="list-style-type: none"> (i) Identification of or provision of information about any activity, property or structure or an aspect of public safety; (ii) Providing directions; or (iii) Promoting goods, services or events; and (b) Is projected onto, or fixed or attached to, any, structure or natural object; and (c) Includes the frame, supporting device and any ancillary equipment whose function is to support the message or notice. <p>Sign Dimensions are calculated by measuring the rectangular area which encloses the uneven shaped sign.</p>  <p>Figure 3 – Signs</p>
Sign height	<p>Means the distance from the lowest point of the sign to the highest point of the sign. In the case of a free-standing sign, it is the distance from ground level immediately below the sign to the top of the sign.</p>  <p>Figure 4 – Height</p>
Significant hazard facility	<p>Means any facility which involves one or more of the following activities:</p> <ul style="list-style-type: none"> (a) Manufacturing and associated storage of hazardous substances (including industries manufacturing agrochemicals, fertilisers, acids/alkalis or paints); (b) Oil and gas exploration and extraction facilities; (c) Purpose built bulk storage facilities for the storage of hazardous substances (other than petrol, diesel or LPG) for wholesale or restricted commercial supply; (d) The aboveground storage/use of more than 50,000L of petrol; (e) The aboveground storage/use of more than 100,000L of diesel; (f) The storage/use of more than 6 tonnes of LPG; (g) Galvanising plants; (h) Electroplating and metal treatment facilities; (i) Tanneries;

Term	Definition
	<ul style="list-style-type: none"> (j) Timber treatment; (k) Freezing works and rendering plants; (l) Wastewater treatment plants; (m) Metal smelting and refining (including battery refining or re-cycling); (n) Milk treatment plants; (o) Fibreglass manufacturing; (p) Polymer foam manufacturing; (q) Asphalt/bitumen manufacture or storage; (r) Landfills; (s) <p>For the avoidance of doubt, the following activities are not significant hazard facilities:</p> <ul style="list-style-type: none"> (t) The incidental use and storage of hazardous substances in minimal domestic scale quantities; (u) Retail outlets for hazardous substances intended for domestic usage (e.g., supermarkets, hardware stores and pharmacies); (v) The incidental storage and use of agrichemicals, fertilisers and fuel for land based primary production activities; (w) Pipelines used for the transfer of hazardous substances such gas, oil, trade waste and sewage; (x) Fuel in motor vehicles, boats, airplanes and small engines; (y) Military training activities; (z) The transport of hazardous substances (e.g., in trucks or trains).
Significant Natural Area	Means an area identified as a Significant Natural Area on the planning maps.
Site	<p>Means:</p> <ul style="list-style-type: none"> (a) An area of land comprised in a single record of title as per Land Transfer Act 2017; or (b) An area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the Council; or (c) The land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title as per Land Transfer Act 2017 could be issued without further consent of the Council; or (d) Except that in relation to each of sub clauses (a) to (c), in the case of land subdivided under the Unit Title Act 1972 or 2010 or a cross lease system, a site is the whole of the land subject to the unit development or cross lease.
Sites and Areas of Significance to Maaori	Means Sites and Areas of Significance to Maaori listed in SCHED3 – Sites and Areas of Significance to Maaori, and as identified on the planning maps.
Small-scale electricity generation	Means renewable electricity generation producing less than 20kW for the purpose of providing electricity on a particular site or connecting into the distribution network.
Special noise event	A temporary event that exceeds the permitted noise standard of the TTZ – TaTa Valley zone.

Term	Definition
Speed environment	Means the speed that the 85th percentile driver will adopt. Even though a section of road may have a number of horizontal curves with a range of design speeds, there is only one speed environment.
Stable ground	Means soil that has a factor of safety against failure of greater than 1 under all expected conditions.
Standalone garage	Means a roofed and enclosed building which is detached from the main residential unit and designed to accommodate one or more motor vehicles.
Storage (in the context of a hazardous substance or hazardous waste)	Means the containment of a hazardous substance or hazardous waste, either above ground or underground, in enclosed packages, containers or tanks. It includes vehicles used to transport any hazardous substance that are stationary within a hazardous facility for more than short periods of time.
Stormwater	Means run-off that has been intercepted, channelled, diverted, intensified or accelerated by human modification of a land surface, or run-off from the surface of any structure, as a result of precipitation and includes any contaminants contained within.
Structure	<p>Has the same meaning as in section 2 of the Resource Management Act 1991 (as set out in the box below).</p> <div data-bbox="491 920 1382 994" style="border: 1px solid black; padding: 5px;"> <p>Means any building, equipment, device, or other facility, made by people and which is fixed to land; and includes any raft.</p> </div>
Subdivision	<p>Has the meaning in section 218 of the Resource Management Act 1991 (as set out in the box below).</p> <div data-bbox="491 1133 1382 1756" style="border: 1px solid black; padding: 5px;"> <p>Means—</p> <ul style="list-style-type: none"> (a) The division of an allotment— <ul style="list-style-type: none"> (i) By an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or (ii) By the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or (iii) By a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or (iv) By the grant of a company lease or cross lease in respect of any part of the allotment; or (v) By the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or (b) An application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226. </div>
Summer period	Means the period starting on 22 September and ending on 20 March the following year.
Supported residential accommodation	Means the use of a residential unit(s) by a person or persons who reside within such unit(s) on a short or long term basis and receives supervision, assistance, care and/or support from, or on behalf of, Ara Poutama Aotearoa – The Department of Corrections. It includes the provision of non-custodial rehabilitation activities.

Term	Definition
Tainui	The name of a voyaging waka that landed at Kaawhia Harbour in the 1830s. Also refers to the iwi whose ancestors travelled on the waka including Waikato, Raukawa, Hauraki and Maniapoto.
Tamahere commercial area	Means the land identified on the planning maps as the Tamahere commercial area.
Tangata Whenua	People of the land.
taniwha	Metaphysical beings most often associated with water that are often regarded as guardians or portents; chiefs; something or someone awesome. Taniwha are referred to in the famous whakatauki “ <i>Waikato Taniwharau, He piko he taniwha, he piko he taniwha.</i> ” <i>Waikato of a hundred taniwha. At every bend there is a taniwha.</i> ” The taniwha referred to in this saying represent Rangitira or chiefs who lived along the bends of the Waikato River when the Kiingitanga was established.
taonga	Treasure, anything prized – applied to anything considered to be of value, including lands, waters, language, culture, socially and culturally-valuable objects, resources, phenomena, ideas and techniques.
Te Tiriti o Waitangi	The Maaori language version of the Treaty of Waitangi that was signed by the majority of Maaori signatories. It is not a direct translation of the Treaty of Waitangi.
Telecommunication kiosk	Means a freestanding structure, of a similar scale and appearance to a telephone booth, which encloses telecommunications equipment that provides public telecommunications uses such a wireless broadband.
Temporary event	Means a social, cultural or recreational event. It includes entertainment events, carnivals, festivals, fairs, markets, or exhibitions, and associated temporary buildings or car parks.
Temporary infrastructure	Means structures and activities undertaken by a network utility operator. It includes the operation of generators, including diesel-powered generators.
Temporary military training activity	Means a temporary activity undertaken for the training of any component of the New Zealand Defence Force (including with allied forces) for any defence purpose. Defence purposes are those purposes for which a defence force may be raised and maintained under section 5 of the Defence Act 1990 which are: <ul style="list-style-type: none"> (a) The defence of New Zealand, and of any area for the defence of which New Zealand is responsible under any Act; (b) The protection of the interests of New Zealand, whether in New Zealand or elsewhere; (c) The contribution of forces under collective security treaties, agreements, or arrangements; (d) The contribution of forces to, or for any of the purposes of, the United Nations, or in association with other organisations or States and in accordance with the principles of the Charter of the United Nations; (e) The provision of assistance to the civil power either in New Zealand or elsewhere in time of emergency; (f) The provision of any public service.
The Treaty of Waitangi	The English language version of Te Tiriti o Waitangi.
tikanga	A set of beliefs associated with procedures to be followed in conducting the affairs of a group or an individual. To act in accordance with tikanga is to behave in a way that is culturally appropriate

Term	Definition
tino rangatiratanga	Self-management and self-determination, sovereignty, autonomy, self-government, control, power
Transport depot	Means a truck parking or servicing site, or depot for the handling or transfer of materials or vehicles.
Treaty settlement land	<p>Means land which is either:</p> <ul style="list-style-type: none"> (a) Vested with a claimant group by the Crown as a result of Treaty settlement legislation and final deeds of settlement; or (b) Acquired by a claimant group pursuant to a right of first refusal or deferred selection process. <p>It includes:</p> <ul style="list-style-type: none"> (c) Land transferred to other iwi, hapuu or whaanau entities associated or affiliated with the claimant group; and, (d) Land transferred to a company in which the claimant group holds a controlling interest. <p>It excludes:</p> <ul style="list-style-type: none"> (e) Land in which the claimant group, or an iwi, hapuu or whaanau entity associated or affiliated with the claimant group, no longer retains a legal freehold interest; (f) Land leased by the claimant group to an unrelated entity for a term which, including renewals, is or could be more than 35 years; (g) Land transferred to a company in which the claimant group has a minority interest; and (h) For the purpose of the Maori Land chapter, the land within the HOPZ – Hopuhopu zone.
tupuna awa	Ancestral river
urupaa	Burial ground, cemetery, graveyard
Use of hazardous substances	Means the manufacturing, processing or handling of a hazardous substance for a particular activity without necessarily changing the physical state or chemical structure of the hazardous substance involved. It includes mixing, blending and packaging operations, or the use of a hazardous substance as a cooling or heating medium. It excludes the filling or drawing of a hazardous substance from bulk storage tanks unless the processing is permanently connected to the bulk storage, and excludes loading out and dispensing of petroleum products.
Utility	<p>For the purpose of the NH – Natural hazards chapter means:</p> <ul style="list-style-type: none"> (a) Transformation, transmission, generation or distribution of electricity provided by network utility operators or requiring authorities, including transmission lines and substations, electricity distribution lines and associated equipment; and private connections to such utilities; (b) Telecommunication and radiocommunication facilities, including: transmitting/receiving devices such as aerials, antennas, dishes (including cables), insulators, castings, tunnels and associated equipment; and support structures such as towers, masts and poles, accessory buildings and private receiving dish antennas; (c) Storage tanks and pipes for the distribution or transmission of petroleum or natural or manufactured gas, including necessary

Term	Definition
	<p>incidental equipment provided by network utility operators or requiring authorities, and private connections to such utilities;</p> <p>(d) Reticulated water for supply or irrigation, stormwater management basins, swales or drainage systems, and reticulated sewerage, including: private stormwater facilities connecting to such utilities; and necessary incidental equipment, including water storage tanks and pumping facilities;</p> <p>(e) Meteorological facilities, navigation aids and beacons, including approach control services within the meaning of the Civil Aviation Act 1990;</p> <p>(f) Flood management infrastructure including stopbanks and erosion protection structures associated with flood management where owned or operated by the Waikato Regional Council, the Waikato District Council or the Crown; and</p> <p>(g) Public roads and railway lines.</p>
Utility allotment	Means an allotment used exclusively for the purposes of accommodating infrastructure.
Vegetation clearance	Means the modification, burning, cutting, crushing, spraying and removal by physical, mechanical, chemical or other means, of all forms of vegetation, including indigenous, and may include exotic plants. It does not include vegetation clearance relating to routine cultivation or grazing.
Vehicle movement	Means the single passage of any vehicle between a road and a site. A returning vehicle is a separate vehicle movement.
Village green	Means an area of land identified as village green on the planning maps.
Visitor accommodation	Means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.
Visually permeable	Means materials on a fence or wall that have continuous vertical or horizontal gaps of at least 50mm width that result in at least 50% visual permeability.
waahi tapu	Sacred place, sacred site – a place subject to long-term ritual restrictions on access or use, e.g. a burial ground, a battle site or a place where tapu objects were placed.
Waananga (Activity)	Means a learning facility where family and extended family are educated in whaanau ora.
Waananga (English translation)	Meet to discuss, deliberate and consider; tribal knowledge; and a teaching and learning facility.
waiata	Song, chant, psalm.
waka	Canoe, also allied kinship groups descended from the crew of a canoe which migrated to New Zealand and occupying a set territory.
Waste management	Means activities relating to the storage, disposal or minimisation or reduction of waste material and includes reuse, recycling, recovery and treatment processes.
Waste management facility	Means a facility which provides solid waste management storage and / or disposal services and / or waste remediation and materials recovery services. It includes: landfills, commercial composting operations, transfer stations, recycling centres and resource recovery centres. It excludes cleanfill areas.
Wastewater	Means any combination of two or more the following wastes: sewage, greywater or industrial and trade waste.

Term	Definition
Wastewater treatment plant	Means a facility, that processes wastewater before disposal and is connected to a public wastewater network. It excludes on-site wastewater treatment plants, community scale wastewater treatment plants.
Water	<p>Has the same meaning as in section 2 of the Resource Management Act 1991 (as set out in the box below).</p> <div style="border: 1px solid black; padding: 5px;"> <p>(a) Means water in all its physical forms whether flowing or not and whether over or under the ground:</p> <p>(b) Includes fresh water, coastal water, and geothermal water:</p> <p>(c) Does not include water in any form while in any pipe, tank, or cistern</p> </div>
Waterbody	<p>Has the same meaning as in section 2 of the Resource Management Act 1991 (as set out in the box below).</p> <div style="border: 1px solid black; padding: 5px;"> <p>Means fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located within the coastal marine area.</p> </div>
Wetland	<p>Has the same meaning as in section 2 of the Resource Management Act 1991 (as set out in the box below).</p> <div style="border: 1px solid black; padding: 5px;"> <p>Includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.</p> </div>
Whaanau	Means family, extended family and family group and is a familiar term to address a number of people. In the modern context, this term is sometimes used to include friends who may not have any kinship ties to other members.
Whaanga Coast Development Area	Means an area identified as a Whaanga Coast Development area identified on the planning maps.
whakataukii or whakatauaakii	Proverb, significant saying, formulaic saying, cryptic saying, aphorism that are often essential ingredients in whaikoorero.
Wharenui	Means a meeting house or large house that is often the main building on a marae complex where guests are accommodated.
Wind energy facility	Means buildings, turbines and structures used to generate electricity from the wind. It includes ancillary structures or electricity lines of less than 110kV.
Winter period	Means the period starting on 21 March and ending on 21 September inclusive.
Workers' accommodation	Means living accommodation for people whose duties require them to live onsite. This definition includes seasonal workers.
Works arborist	<p>Means a person who:</p> <ul style="list-style-type: none"> (a) Possesses a recognised arboricultural degree, diploma or certificate; and (b) Has on-the-job experience; (c) Is familiar with the tasks, equipment and hazards involved in arboricultural operations; and

Part I: Introduction and general provisions / Interpretation

Term	Definition
	(d) Has demonstrated competence to obtain a Level 4 NZQA Certificate in Horticulture Services (Arboriculture) or equivalent standard.

**APPENDIX 3 - LIST OF PARTIES TO BE SERVED WITH APPEAL BY HAMPTON
DOWNS (NZ) LIMITED AND HD LAND LIMITED**

Submitter	Contact Person	Email address	Address
David Saxton	David Saxton	dcsaxton@slingshot.co.nz	280 Hall Road RD2 Te Kauwhata 3782
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Andrew Michael Basford Green (Meremere Dragway Inc)	Gary Bogaart (Brookfields Lawyers)	green@brookfields.co.nz	PO Box 240 Shortland Street Auckland 1140
Greig Metcalfe	Bevan Houlbrooke (CKL)	bevan.houlbrooke@cckl.co.nz	PO Box 171 Hamilton 3240
Hampton Downs Motorsport Park	Cate Southworth (Louise Feathers Planning Ltd)	cate@feathersplanning.co.nz	PO Box 1462 Hamilton 3240
HD Land Limited and Hampton Downs (NZ) Limited	Louise Feathers (Louise Feathers Planning)	lou@louisefeathers.co.nz	PO Box 1462, Hamilton 3240
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Ministry of Education	Andrew Hill (Beca Ltd)	andrew.hill@beca.com	PO Box 903 Tauranga 3140
New Zealand Defence Force	Rebecca Davies (Tonkin + Taylor)	rebecca.davies@nzdf.mil.nz	PO Box 2083 Wellington 6140
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Pareoranga Te Kata		Pt4@students.waikato.ac.nz	10B Kepler Street, Ngaruawahia 3720
Raglan Naturally	Gabrielle Parson	raglannaturally@gmail.com	78A Greenslade Rd Raglan 3295
Reid Investment Trust	Michele Schitko (Planning Focus Ltd)	ms@planningfocus.co.nz	PO Box 911-361 Auckland 1142
Waikato District Health Board	Dr Richard Wall	Richard.Wall@waikatodhb.health.nz	c/- Dr Richard Wall Private Bag 3200 Hamilton 3240
Waikato District Council	Will Gauntlett	will.gauntlett@waidc.govt.nz	Attn: Gavin Ion and Will Gauntlett 15 Galileo Street Ngaruawahia 3724

Z Energy, BP Oil NZ Limited and Mobil Oil NZ Limited	John McCall (Burton Planning Consultants Limited)	jmccall@burtonconsul tants.co.nz	PO Box 33-817 Takapuna Auckland 0740
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