

MSRZ – Motorsport and recreation zone

[Drafting note: The precincts in this zone will be recast as “Areas” and the associated map layer will be located in the GIS viewer under “Areas” and a “MSRZ – Motorsport and recreation zone sub-heading”].

- Precinct A to become: AREA1 – Operational motorsport area
- Precinct B to become: AREA2 – Business and industrial area
- Precinct C to become: AREA3 – Minor race track area
- Precinct D to become: AREA4 – Residential apartments area
- Precinct E to become: AREA5 – Industrial units area]

Objectives

MSRZ-OI Continued development and operation of the Hampton Downs Motorsport Park

- (1) The Hampton Downs Motorsport Park develops into a regionally-significant motorsport and recreation facility.

Policies

MRSZ-PI Operation and development

- (1) Enable the continued operation and development of activities, facilities and events within the Motorsport and Recreation Zone by providing for:
- (2) A wide range of motor sport and recreation activities; and
- (3) The development of facilities to support the motorsport and recreation activities and events.

MRSZ-P2 ~~Area~~Precinct-based development

- (1) A precinct-based approach enables the ongoing operation and development of the Hampton Downs Motorsport Park by:
 - (a) ~~Precinct A~~ AREA1 providing for the operational motorsport area including the main race track and associated facilities;
 - (b) ~~Precinct B~~ AREA2 providing for business and industrial facilities and activities that supports the Hampton Downs Motorsport Park;
 - (c) ~~Precinct C~~ AREA3 providing for a minor race track and travellers’ accommodation;
 - (d) ~~Precinct D~~ AREA4 providing for residential activities within the residential apartments;
 - (e) ~~Precinct E~~ AREA5 providing for industrial activities within the industrial units.

MRSZ-P3 Management of adverse effects

- (1) Mitigating adverse effects by managing:
 - (a) The scale, intensity, timing and duration of activities so that adverse noise effects on the surrounding rural zone are minimised; and

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- (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 surrounding area is maintained.

Rules

Land use – activities

Permitted activities - operational motorsport area - **Precinct A AREA1**

MRSZ-R1	A motor sport and recreation facility	
(1) Activity status: PER Activity-specific conditions: (a) The activity is carried out in Precinct A AREA1 – Operational Motorsport Area	(2) Activity status where compliance not achieved: DIS	

MRSZ-R2	A Day-to-day activity	
(1) Activity status: PER Activity-specific conditions: (a) The activity is carried out in Precinct A AREA1 – Operational Motorsport Area	(2) Activity status where compliance not achieved: DIS	

Permitted activities – business and industrial area - **Precinct B AREA2**

MRSZ-R3	Automotive activities	
(1) Activity status: PER Activity-specific conditions: (a) The activity is carried out in Precinct B AREA2 – Business and Industrial Area	(2) Activity status where compliance not achieved: NC	

MRSZ-R4	Non- automotive activities	
(1) Activity status: PER Activity-specific conditions: (a) The activity is carried out in Precinct B AREA2 – Business and Industrial Area	(2) Activity status where compliance not achieved: NC	

MRSZ-R5	General warehousing	
(1) Activity status: PER Activity-specific conditions: (a) The activity is carried out in Precinct B AREA2 – Business and Industrial Area	(2) Activity status where compliance not achieved: NC	

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MRSZ-R6	A residential activity within an existing dwelling.	
(1) Activity status: PER Activity-specific conditions: (a) The activity is carried out in Precinct B AREA1 – Business and Industrial Area	(2) Activity status where compliance not achieved: NC	

Permitted activities – minor race track area – ~~Precinct C~~ **AREA3**

MRSZ-R7	Travellers' accommodation and facilities	
(1) Activity status: PER Activity-specific conditions: (a) The activity is carried out in Precinct C AREA3 – Minor Race Track Area	(2) Activity status where compliance not achieved: DIS	

Permitted activities – residential apartments – ~~Precinct D~~ **AREA4**

MRSZ-R8	A residential activity within the residential apartments	
(1) Activity status: PER Activity-specific conditions: (a) The activity is carried out in Precinct D AREA4 – Residential Apartments.	(2) Activity status where compliance not achieved: DIS	

Permitted activities – industrial units – ~~Precinct E~~ **AREA5**

MRSZ-R9	An industrial activity within the industrial units	
(1) Activity status: PER Activity-specific conditions: (a) The activity is carried out in Precinct E AREA5 – Industrial Units.	(2) Activity status where compliance not achieved: DIS	

Controlled Activities – ~~operational motorsport area~~ – ~~Precinct A~~ **AREA1** – ~~Operational motorsport area~~

MRSZ-R10	Motor sport and recreation events	
Activity status: CON Activity-specific conditions: (a) The activity is carried out in Precinct A AREA1 – Operational Motorsport Area Control shall be reserved over the following matters: (b) Noise levels and duration (c) Lighting and glare (d) Hours of operation (e) Nature and frequency of the event (f) Size and scale of the events (g) Traffic, access and parking	(2) Activity status where compliance not achieved: DIS	

Controlled activities – minor race track area – ~~Precinct C~~ **AREA3**

MRSZ-R11	Motor sport and recreation events	
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<p>Activity status: CON</p> <p>Activity-specific conditions:</p> <p>(a) The activity is carried out in Precinct C AREA3 – Minor Race Track Area</p> <p>Control shall be reserved over the following matters:</p> <p>(b) Noise levels and duration</p> <p>(c) Lighting and glare</p> <p>(d) Hours of operation</p> <p>(e) Nature and frequency of the event</p> <p>(f) Size and scale of the events</p> <p>(g) Traffic, access and parking</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
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MRSZ-R12 Motor sport and recreation facilities	
<p>Activity status: CON</p> <p>Activity-specific conditions:</p> <p>(a) The activity is carried out in Precinct C AREA3 – Minor Race Track Area</p> <p>Control shall be reserved over the following matters:</p> <p>(b) Noise levels and duration</p> <p>(c) Lighting and glare</p> <p>(d) Hours of operation</p> <p>(e) Nature and frequency of the event</p> <p>(f) Size and scale of the events</p> <p>(g) Traffic, access and parking</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

Discretionary activities – all precincts

MRSZ-R13	Any activity in all precincts not listed in Rule 26.1.1.1, Rule 26.1.1.3, Rule 26.1.1.4 or Rule 26.1.1.5, 26.2.1.1 or 26.1.2.2 Rules MRSZ-R1, MRSZ-R7 to MRSZ-R12
(1) Activity status: DIS	

*Non-complying activities – **Precinct B AREA2***

MRSZ-R14	Activities not provided for under Permitted Activity Rule 26.1.1.2 Rules MRSZ-R2 to MRSZ-R6 in Precinct B AREA2 in the Motorsport and Recreation Zone.
(1) Activity status: NC	

MRSZ-R15	Noxious, dangerous, offensive or toxic activities
(1) Activity status: NC	

Land use – effects

MSRZ-S1	Landscaping and Screening
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<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A landscaping and planting plan consistent with Appendix 12 (Motorsport and Recreation) APP29 – Motor Sport and Recreation shall be prepared and submitted to Council for certification by Council’s Planning Manager that includes:</p> <p>(i) Details of screen planting along the full extent of the northern and eastern boundaries;</p> <p>(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:</p> <p>(1) The identification of the botanical name, common name, size at time of planting, mature height, quantities and location of all planting.</p> <p>(2) The height and location of any earth bunds or mounds created for visual, noise or mitigation purposes.</p> <p>(3) Topsoil stockpile and management plan for all topsoil stockpiled for more than six months from time of stripping.</p> <p>(4) The restoration strategy for any disturbed landforms including; permanent earthworks, including all road cuttings, temporary earthworks including construction pads and topsoil restoration.</p> <p>(iii) The restoration strategy shall identify how any new landforms will be integrated into the natural contour and re-vegetated so they appear homogenous with the surrounding landscape.</p> <p>(iv) The operator shall review the landscape and planting plan and amend if necessary, subject to the approval of Council’s Planning Manager to ensure that effective screening of the track is achieved.</p> <p>(v) The operator shall adhere to the planting plan and complete works to</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
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the satisfaction of Council’s Planning Manager.	
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MSRZ-S2	Landscaping and Screening	
(1) Activity status: PER Where: (a) All landscaping and planting shall be implemented within 6 months of commencement of an activity.	(2) Activity status where compliance not achieved: DIS	

MSRZ-S3	Landscaping and Screening	
(1) Activity status: PER Where: (a) Landscaping and screening of the northern and eastern boundaries shall include species of plant that grow to reach a height of at least 3m.	(2) Activity status where compliance not achieved: DIS	

MSRZ-S4	Landscaping and Screening	
(1) Activity status: PER Where: (a) Within Precinct B AREA2 – Business and Industrial area, 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.	(2) Activity status where compliance not achieved: DIS	

MSRZ-S5	Landscaping and Screening	
(1) Activity status: PER Where: (a) Within Precinct B AREA2 – Business and Industrial area, all outdoor storage areas must be screened from view from any public road, or adjoining zone.	(2) Activity status where compliance not achieved: DIS	

MSRZ-S6	Motor sport and recreation events – Precincts A and C	
(1) Activity status: PER Where: (a) The maximum number of spectators at any motor sport and recreation event shall be 20,000 people.	(2) Activity status where compliance not achieved: DIS	

MSRZ-S7	Motor sport and recreation events – Precincts A and C	
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<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) 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.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
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MSRZ-S8	Motor sport and recreation events – Precincts A and C
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(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.</p> <p>(b) Notwithstanding Rule 26.2.6 P3 (a), practice days for any event may be held on a week day.</p> <p>(c) Any Minor Event or practice day held on a week day shall have less than 700 vehicle arrivals per hour.</p>	<p>Activity status where compliance not achieved: DIS</p>

MSRZ-S9	Motor sport and event traffic management – all precincts
<p>(1) Activity status: CON</p> <p>Where:</p> <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> <p>(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.</p> <p>(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.</p> <p>(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</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

<p>(iv) All TMPs shall contain the following information:</p> <ol style="list-style-type: none">(1) 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;(2) Suitable provision for non-event traffic on all roads affected (including State Highways and local roads) as identified in the TMP;(3) Suitable provision for on-site traffic management including all weather parking and vehicle manoeuvring space for all events;(4) 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;(5) 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.(6) When pre-ticketing and/or other road related initiatives are proposed to control any adverse effects on the State Highway;(7) The details of any Variable Message Signs (VMS) and/or other signage initiatives proposed to control any adverse effects on the State Highway.(8) Provision for concurrent events at the Motorsport Park and Meremere Dragway;(9) Measures to prevent parking and walking on the State Highway and parking on local	
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<p>roads within 2km of the Motorsport Park;</p> <p>(10) 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>(11) 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>(12) Recommendations from the road controlling authority and Implementation Monitoring Committee (IMC).</p> <p>(13) 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> <p>(14) Vehicle occupancy data</p> <p>(15) Arrival flow rates</p> <p>(16) Departure flow rates</p> <p>(17) Spectator attendance numbers</p>	
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MSRZ-S10 Motor sport and event traffic management – all precincts	
<p>(1) Activity status: CON</p> <p>Where:</p> <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> <p>(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.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

<p>(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.</p> <p>(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).</p> <p>(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.</p>	
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<p>MSRZ-S11 Motor sport and event traffic management – all precincts</p>	
<p>(1) Activity status: CON</p> <p>Where:</p> <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>(1) 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>(2) The operator;</p> <p>(3) The NZ Police;</p> <p>(4) Waikato District Council;</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

<p>(5) NZTA;</p> <p>(6) The operator of the Hampton Downs Landfill;</p> <p>(7) Department of Corrections; and</p> <p>(8) 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>	
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MSRZ-S12	Motor sport and event traffic management – all precincts	
(1) Activity status: CON	Where: (a) At least three events of each size shall be held and run in compliance with Rule 26.2.7 C2 MSRZ-S10(1) before the next sized event is held.	Activity status where compliance not achieved: n/a

MSRZ-S13	Car parking, access and roading – all precincts	
(1) Activity status: PER	Where: (a) Prior to the commencement of the following activities, carparking shall be provided that meets the following: (i) Prior to the commencement of any Minor Event there shall be 2794 car parks available in accordance with Appendix 12 (Motorsport and Recreation) APP29 – Motor Sport and Recreation; (ii) Prior to the commencement of any Medium Event there shall be 4052 car parks available in accordance with Appendix 12 (Motorsport and Recreation) APP29 – Motor Sport and Recreation; (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) APP29 – Motor Sport and Recreation.	(2) Activity status where compliance not achieved: DIS

MSRZ-S14	Car parking, access and roading – all precincts	
(1) Activity status: PER	Activity-specific conditions: (a) All car parking required in Rule 26.2.8 P1 MSRZ-S13(1) shall be constructed on a hard-standing all-weather surface.	(2) Activity status where compliance not achieved: DIS

MSRZ-S15	Car parking, access and roading – all precincts	
(1) Activity status: PER	Where: (a) Car parking areas C and D as identified in Appendix 12 (Motorsport and Recreation) APP29 – Motor Sport and Recreation shall be accessed by an internal service road designed and constructed in accordance with Waikato	Activity status where compliance not achieved: DIS

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<p>District Council’s Engineering Code of Practice and associated supplements, and shall include the following design parameters:</p> <table border="1" style="width: 100%;"> <tr> <td>(i) Minimum sealed carriageway width – 10.5m</td> </tr> <tr> <td>(ii) Minimum lane width</td> </tr> <tr> <td>(iii) Mountable kerb and channel on each side of the carriageway</td> </tr> <tr> <td>(iv) Vehicle parking 3.0m wide within the carriageway (one side minimum)</td> </tr> <tr> <td>(v) Include a footpath on one side from the access to the northern event car park from Hampton Downs Road</td> </tr> <tr> <td>(vi) Appropriate signage and road marking</td> </tr> <tr> <td>(vii) Maximum edge of seal radius of 15m at intersections and accesses</td> </tr> <tr> <td>(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	(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									
(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									

MSRZ-S16	Car parking, access and roading – all precincts
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Prior to any development within Precinct B AREA2 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 EIT – Energy Infrastructures and Transport 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>

MSRZ-S17	Car parking, access and roading – all precincts
<p>(1) Activity status: PER</p> <p>Where</p> <p>(a) Prior to an Extreme Event, Hampton Downs Road shall be widened to 12m from the westernmost Motorsport Circuit vehicle entrance to the intersection of Precinct B AREA2. Works</p>	<p>Activity status where compliance not achieved: DIS</p>

<p>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"> (1) Two traffic lanes of 3.5m width (2) Shoulders of 1m width each (3) A 3m wide painted median. (iii) Work shall be in accordance with the provisions of Chapter 14: Infrastructure and Energy EIT – Energy, Infrastructures and Transport and include any signage, flag lighting and road marking to the satisfaction of the Planning Manager. 	
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MSRZ-S18 Car parking, access and roading – all precincts	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Prior to the commencement of any activity in Precinct C AREA3, a sealed vehicle entrance off Hampton Downs Road shall be constructed in accordance with the provisions of Chapter 14: Infrastructure and Energy EIT – Energy, Infrastructures and Transport. (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>(2) Activity status where compliance not achieved: DIS</p>

MSRZ-S19 Car parking, access and roading – all precincts	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) 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 EIT – Energy, Infrastructures and Transport. 	<p>(2) Activity status where compliance not achieved: DIS</p>

MSRZ-S20 Scale and duration of travellers' accommodation - Precinct C AREA3	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Travellers' accommodation in Precinct C AREA3 shall: 	<p>(2) Activity status where compliance not achieved: DIS</p>

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<ul style="list-style-type: none"> (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) Be operated in accordance with the Camping Ground Regulations 1985. (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. 	
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Land use – building

MSRZ-S21	Motorsport and recreational facilities - Precinct-A AREA1
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Construction or alteration of a building or structure for a motor sport and recreation facility in Precinct-A AREA1 Operational Motorsport Area identified on the planning maps. 	<p>(2) Activity status where compliance not achieved: DIS</p>

MSRZ-S22	Height – All precincts
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) A building or structure in Precinct-A AREA1 – Operational Motorsport Area identified on the planning maps shall not exceed the following height: <ul style="list-style-type: none"> (i) 15m over 90% of the precinct; and (ii) 17m over 10% of the precinct. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Building height; (b) Design and location of the building; (c) Privacy at adjoining properties; and (d) Visual amenity.

MSRZ-S23	Height – All precincts
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) A building or structure in: <ul style="list-style-type: none"> (i) Precinct B (Industrial and Business Precinct); (ii) Precinct C (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. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Building height; (b) Design and location of the building; (c) Privacy at adjoining properties; and (d) Visual amenity.

MSRZ-S24	Daylight admission – All precincts-areas
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<p>(1) Activity status: PER Where: (a) A building in all precincts identified on the planning maps must not protrude through a height control plane rising at an angle of 37 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 discretion is restricted to the following matters: (a) Building height; (b) Design and location of the building; (c) Admission of daylight and sunlight to adjoining sites; (d) Privacy at adjoining properties; and (e) Amenity values.</p>
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MSRZ-S25 Site coverage	
<p>(1) Activity status: PER Where: (a) Any buildings or structures in Precinct A AREA1 – Operational Motorsport Area identified on the planning maps shall not exceed 45% site coverage of the Precinct.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

MSRZ-S26 Site coverage	
<p>(1) Activity status: PER Where: (a) A building or structure in Precinct B AREA2 – Business and Industrial Area identified on the planning maps shall not exceed 45% site coverage of any site area</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

MSRZ-S27 Site coverage	
<p>(1) Activity status: PER Where: (a) A building or structure in Precinct C AREA3 – Minor Race Track Area identified on the planning maps shall not exceed 45% site coverage of any site area</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

MSRZ-S28 Site coverage	
<p>(1) Activity status: PER Where: (a) A building or structure in Precinct D AREA4 – Residential Apartments identified on the planning maps shall not exceed 45% site coverage of any site area</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

MSRZ-S29 Site coverage	
<p>(1) Activity status: PER Where:</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

<p>(a) A building or structure in Precinct E AREAS – Industrial Units identified on the planning maps shall not exceed 45% site coverage of any site area</p>	
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<p>MSRZ-S30 Building setbacks – All precincts</p>	
<p>(1) Activity status: PER Where: (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.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

<p>MSRZ-S31 Size and scale of activities – Precinct B AREA2</p>	
<p>(1) Activity status: PER Where: (a) The maximum gross floor area for all activities in Precinct B AREA2 shall be no more than 50,000m².</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

<p>MSRZ-S32 Size and scale of activities – Precinct B AREA2</p>	
<p>(1) Activity status: PER Where: (a) Of the 50,000m² total gross floor area in Precinct B AREA2, 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 AREA2.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>