

Report on submissions and further submissions on the  
Proposed Waikato District Plan

**Hearing 25:**  
**Mercer - Meremere zones**

**Appendix 1: recommendation on  
submissions and further submissions**

#### Section 4: Mercer Village extension: Lot 9 DP 461781 on Koheroa Road; Mercer

Submission point	Submitter	Decision requested	Recommend accept / reject	section in report
351.1	TKDM Farms Limited	Amend the zoning of the property at Lot 9 DP 461781 on Koheroa Road from Rural Zone to Village Zone.  The site contains minimal development constraints, close to the existing settlement area of Mercer, rezoning the land from Rural Zone to Village Zone will provide for low-density residential development.	reject	4
FS1277.16	Waikato Regional Council	Oppose. Retain zoning. H2A project, and the Hamilton-Waikato Spatial Plan, the Huntly Spatial Plan, and the Pokeno Spatial Plan should inform decisions about future development. Decisions on the rezoning of land within the H2A corridor should be deferred to avoid undermining strategic planning process.	accept	4
FS1108.171	Te Whakakitenga o Waikato Incorporated (Waikato-Tainui)	Oppose in principle	accept	4
FS1386.505	Mercury NZ Limited for Mercury C	Oppose. It is not clear how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure in the Waikato River Catchment.	reject	4

#### Section 5: Meremere Industrial/Business: 25 Island Block Road; Meremere

Submission point	Submitter	Decision requested	Recommend accept / reject	section in report
385.1	Peter Ward for Ward Demolition	Amend the zoning of the property at 25 Island Block Road, Meremere, and the property to the east of 25 Island Block Road, Meremere from Rural Zone to Industrial Zone and Business Zone.	reject	5

		Changing the zoning would support employment, integrated infrastructure, integrated structure planned business precinct, sustainable environmental outcomes, deals with land otherwise sterilised by overhead power line corridors, works in partnership with Council and iwi.		
FS1045.17	Auckland/Waikato Fish and Game Council	Oppose the proposed change in zoning due to the proximity to sensitive wetlands and potential impact on recreational opportunities, and wildlife.	accept	5
FS1277.23	Waikato Regional Council	Retain zoning as notified. The H2A project, including the Hamilton- Waikato Spatial Plan, the Huntly Spatial Plan, and the Pokeno Spatial Plan, should inform decisions about future development. Decisions on the rezoning of land within the H2A corridor should be deferred until the corridor plan is completed to avoid undermining strategic planning process.	accept	5
FS1293.25	Department of Conservation	Seek that the submission point is disallowed. The change in zoning would be inappropriate due to the property's proximity to lakes and the potential flood hazard risk. The areas flow into Lake Waikare and into Whangamarino wetland which is a significant RAMSAR wetland site, and the change in zoning may cause an increase in industrial contaminants and other adverse effects for the catchment.	accept	5
FS1313.10	Perry Group Limited	<i>Support. Sufficient industrial land is needed to allow for growth Submission seeks further land zoned for industrial and business purposes.</i>	reject	5

FS1388.82	Mercury NZ Limited for Mercury E	Oppose. Not clear how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Flood hazard assessment needed prior to designing the district plan policy framework in the Waikato River Catchment.		
FS1108.170	Te Whakakitenga o Waikato Incorporated (Waikato-Tainui)	Oppose amendment in principle.		5

### Section 6: Hampton Downs Motor Sport and Recreation Zone extension (Lot 6 DP 411257 at Hampton Downs Road

Submission point	Submitter	Decision requested	Recommend accept / reject	section in report
657.33 <b><u>(part withdrawn)</u></b>	Hampton Downs Motorsport Park	Retain the boundaries of the Hampton Downs Motor Sport and Recreation Zone as shown on the planning maps, with amendments, and re-zone area (if purchased) to Hampton Downs Motorsport and Recreation Zone. The changes are required to correctly identify the boundaries of the Hampton Downs Motorsport and Recreation Zone.	accept in part	6
FS1279.15 <b><i>(no longer an original submission. The further submission falls away)</i></b>	Reid Investment Trust	Allowed, with additional relief sought. RIT supports the inclusion of an area of land to the south of Hampton Downs Road into the Hampton Downs Motorsport Park Zone; and include Lot 6 DP411257 in Precinct E.	reject	6
783.5	Reid Investment Trust	Amend the zoning of the property with the legal description of Lot 6 DP 411257 at Hampton Downs Road from Rural Zone to Hampton Downs Motorsport and Recreation Zone, Precinct E which	reject	6

		allows for industrial activities. Land is in close proximity to Hampton Downs Motorsport Park, has been earthworked and for overflow parking during the events. Operative District Plan includes the site in the Hampton Downs Motorsport Park subdivision scheme in schedule 25D. The site is intended to be developed for industrial purposes such as warehousing.		
FS1194.5	HD Land Limited and Hampton Downs (NZ) Limited	Oppose amendment to the zoning of the Reid Investment Site from Rural to Hampton Downs Motorsport and Recreation Zone, Precinct E. There are already two existing Precinct Areas within HDMP that are specifically identified (and zoned) for Industrial development. They are - Precinct B; and -Precinct E. Precinct E: refers to the consented industrial units (12 units in total) that are shown on the existing Concept Plan (Figure 25DA of the ODP) and are located in the south-western corner of the HDMP site. The Industrial use is not directly associated with the motorsport and recreation activities at the adjacent HDMP. A resource consent application would be the most appropriate route for a site specific industrial development. Precinct B has an area of approximately 17 hectares and provides a sufficient supply of industrial land for the Motorsport and Recreation Zone. Oppose any proposal to amend the zoning of the Reid Investment Site from Rural. The existing and consented land use activities and	accept	6

		development is in accordance with a suite of technical reports prepared for the existing resource consents and Concept Plan. An additional 1.3ha of land has the potential to impact on the existing servicing and utilities, including the storm water management.		
FS1387.1236	Mercury NZ Limited for Mercury D	It is not clear how effects from a significant flood event will be managed, The policy framework should avoid, remedy and mitigate significant flood risk to ensure the level of risk exposure in the Waikato River Catchment is appropriate.	reject	6

### Section 7: Special Zone: Mercer Airport

Submission point	Submitter	Decision requested	Recommend accept / reject	section in report
367.15	Mercer Residents and Ratepayers Committee	Add Mercer Airport to Chapter 9 Specific Zones using Te Kowhai Airpark as a model, to create future proofing for potential users and for future growth within the area	reject	7
367.30	Mercer Residents and Ratepayers Committee	Add Mercer Airport as its own appendix under Appendix 1 Acoustic Insulation	reject	7
FS1302	<i>Mercer Airport</i>	Supports the submission for a special airport zone	reject	7
921.1 and 921.2	Mercer Airport	Add a special zone for Mercer Airport a and amend the zoning from Rural to Mercer Airport I Zone, and adda new section to Chapter 9.5	reject	7

### Section 8: Special Zone: Corrections

Submission point	Submitter	Decision requested	Recommend accept / reject	section in report
496.10	Department of Corrections	Retain the provisions in the proposed District	accept in part	8

		Plan as notified, other than the provisions addressed in the submission		
<i>FS1210</i>	Department of Corrections	Allow submission 496.10 but add a Corrections Zone to replace the rural zone over the Spring Hill Corrections Facility (SHCF)	reject	8