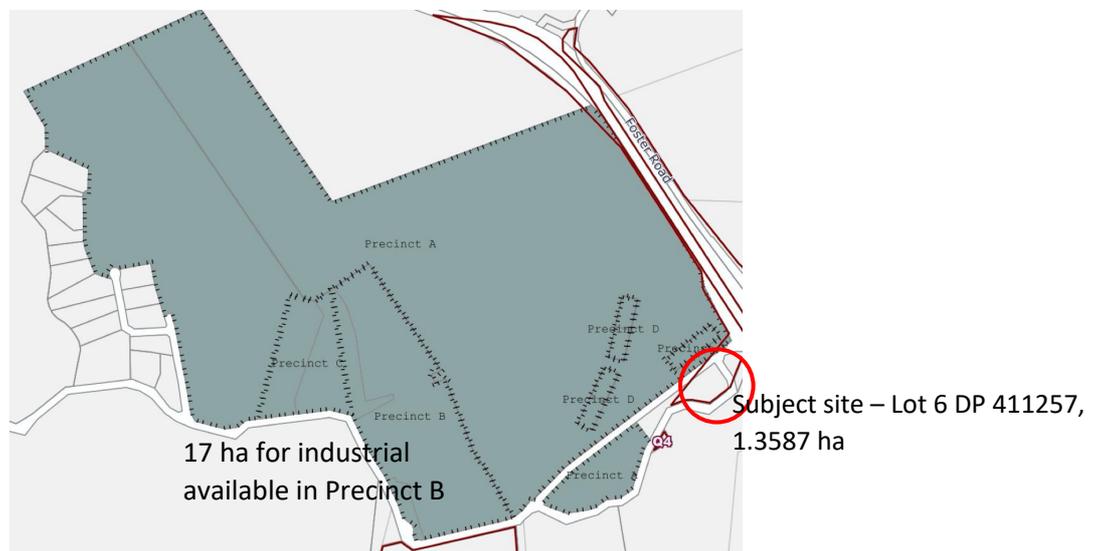


## PROPOSED WAIKATO DISTRICT PLAN, HEARING 25: ZONE EXTENTS, MERCER AND MEREMERE

### HIGHLIGHTS STATEMENT FROM PAULA ROLFE

#### HD LAND LIMITED AND HAMPTON DOWNS (NZ) LIMITED FURTHER SUBMISSION 1194 TO REID INVESTMENT TRUST (SUBMISSION 718)

1. HD Land Ltd and Hampton Downs (NZ) Ltd (“HD Land”) seek to retain the zoning of the Hampton Downs Motor Sport and Recreation Zone (HDMSR) as proposed.
2. HD Land opposes the submission by submitter number 783 Reid Investment Trust (RIT) which seeks to rezone the site as identified below from rural to the HDMSR zone and to include the site within Precinct E, as well as to change the zoning provisions to cater for future industrial development on lot 6 DP 411257.



3. Evidence on behalf of RIT prepared by Alastair Wyatt dated 12 February 2021 has undertaken a s32 analysis of the site identifying two rezoning avenues of the site. These include:
  - a) Rezone the site from rural to “industrial”
  - b) Rezone the site from rural to HDMSR zone with a new Precinct F enabling both industrial activities and event carparking or include the site within the existing Precinct B.

Generally speaking HD Land do not oppose the development by RIT but any development must be undertaken with sufficient detail to ensure that all reverse sensitivity risk is resolved. As background to these concerns Highland’s Motorsport Park (Hampton Down’s sister track) has been engaged in on-going regulatory proceedings in order to protect themselves from reverse sensitivity effects. As a result HD Land are

very conscious of the potential effects and approach development with utmost caution. HD Land is however not opposed to RIT applying for resource consent application for the development they propose so that all effects on the Motor Sport Park can be appropriately addressed through a detailed set of conditions.

4. For the purpose of assessing RIT proposal to rezone the land from 'rural' to 'Industrial' as well as from 'rural' to a 'Special Zone' such as the HDMSR zone, The Framework Report has been used. Relevant to these zones, in summary the objectives and policies of PWDP state:
  - a) *Growth occurs in defined growth areas (1.5.2(a))*
  - b) *Industry is only to be located in identified Industrial Zones and the industrial strategic growth nodes of: (i) Tuakau; (ii) Pokeno; (iii) Huntly; and (iv) Horotiu (4.1.6)*
  - c) *Maintain sufficient supply of industrial land within strategic industrial nodes to meet foreseeable future demands, having regard to the requirements of different industries to avoid the need for industrial activities to locate in non-industrial zones. (4.6.3(a))*
5. Additional industrial land is not required for the site, particularly as 17 ha still remains for development in Precinct B of the HDMSR zone. The site is not located within a strategic industrial node. The Framework report identifies that at the time of writing this policy it was relevant when writing the plan, but now it is likely to constrain demand for economic opportunities within the District and identified that Waikato 2070 being the District's growth and economic development strategy had subsequently identified future employment growth areas. Section 4 identifies where and when growth can occur and the Meremere, Mercer & Hampton Downs Development Plan for the next 50 years and only identifies the Park as a Special Activity Precinct and doesn't identify this for future employment growth. Furthermore paragraph 134 of the Framework Report states that "*Growth outside of these growth areas is not contemplated by Council for zoning or servicing*"
6. The activities proposed by RIT are purely for industrial purposes rather than specifically for the Motor Sport Park and the zone has been specifically identified as being for what was consented in 2006. The s42A author also concludes in paragraph 222 "*--- extending the zone to include the adjacent land is not consistent with the objectives and policies of the specific zone, that focus on developing a regionally-significant motor sport and recreation facility and the operation and development of motor sport-related activities, facilities and event and very specific land use with a set of precincts*".

7. Within my original evidence I identified that a lack of evidence was available to support the rezoning of the site to meet the Waikato Regional Policy Statement (WRPS) including the Future Proof Growth Strategy 2009 and the 2017 Future Proof Strategy which do not encourage industrial development outside of the selected sub-regional areas identified. I also concur with the s42A report in paragraph 223 who also supports that the submission to change to an industrial zoning is not in keeping with these policy or strategy statements (see para 223).
8. The section 42A author also identifies in paragraph 223 that the proposal to rezone the land is likely to fail the criteria in the National Planning Standards for a Special Purpose Zone. I concur with the author that the rezoning will most likely fail the criteria under the National Planning Standards as its proposed use is not of significance to the district, region or nationally.

### **Conclusions**

9. The HDMSR Zone has been developed based on the original resource consent for the Park and the proposed development is not reliant on the land resource or the specific activities of the Motor Sport Park.
10. HD Land is opposed to rezoning the RIT site within the HDMSR Zone. The site doesn't align with the objectives and policies of the PWDP, and the principles of s6A of the WRPS.
11. The proposed rezoning is not in alignment with the Future Proof Strategy 2009 and 2017, as well as Waikato 2070.
12. Industrial zoning provides an expectation of development, which has the potential to conflict with existing or future activities at the Motor Sport Park. HD Land is not opposed to RIT applying for a resource consent application for the development they propose so that all the effects on the Motor Sport Park can be appropriately addressed. The preparation of this application is underway and representatives from HD Land have been involved in this process to date.

Paula Rolfe Consultancy Ltd

17 May 2021