

# Malcolm MacDonald

Submitter #422

Hearing 25 – Zone Extents

10 June 2021

# Site – 133 Greenhill Road

- The notified version of the PWDP identified the property to remain rural zoned without consideration of the proximity of the site to on- and off-ramps onto the Waikato Expressway (WEX).
- The site is bounded by the WEX (currently under construction) on its southern boundary and Greenhill Road on its eastern boundary, with the balance of the site and other rural land holdings adjoining the northern and western boundaries.
- MM had previously identified the potential of part of his property for use as a service centre due to its location immediately adjoining the south-travelling off-ramp from the WEX.
- The loss of productive rural land for this roughly 4.4 hectare part of the property can be accommodated through readily-achieved increased productivity in the balance of the property.



# Concept Plan – 133 Greenhill Road

- It is intended to accommodate a petrol station, a truck stop, electric car charging facilities, fast food restaurants, several food and beverage retail tenancies, and a rest area. This would be the first service centre for south-bound traffic after that provided at Bombay.
- The loss of productive rural land for this roughly 4.4 hectare part of the property can be accommodated through readily-achieved increased productivity in the balance of the property.
- The site would be self-sufficient for 3 waters infrastructure to support the service centre.
- In terms of access and traffic safety effects, a transportation engineer is currently liaising with Waka Kotahi New Zealand Transport Agency for a suitable access design that utilises the off-ramp from the WEX.



# Relief sought

- The submitter seeks that:
  - Its property at 133 Greenhill Road be zoned 'Business Zone' with a 'Motorway Service Centre' overlay on the planning maps; and
  - Any further necessary and consequential amendments to the provisions, including any cross-references in other chapters, to give effect to the relief sought.
- Overall, the Business Zone and Motorway Service Centre overlay for MM's site would compliment the adjoining WEX and this rezoning would achieving positive environmental, social, cultural and economic outcomes. Further, the service centre will be largely self-sufficient in terms of 3 waters infrastructure.
- Further, it is anticipated that providing an additional service centre and rest area for south-bound traffic will result in improved road safety through relief of driver fatigue.
- It does not represent a net loss of productive rural land, due to the ability for the wider site to increase productivity to accommodate any loss of rural productivity.