

Chapter 26: Hampton Downs Motorsport and Recreation Zone

Proposed Waikato District

Plan Stage I

(Notified version)



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Chapter 26: Hampton Downs Motorsport and Recreation Zone

- (1) 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.
- (2) The rules relating to subdivision within the Motorsport and Recreation Zone are contained in **Rule 26.4**.
- (3) 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).
- (4) 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 identify a condition(s) that does not apply);
 - (ii) Land Use – Building rules in **Rule 26.3** (unless the activity rule and/or activity-specific conditions identify a condition(s) that does not apply);
 - (iii) Activity-specific conditions.

26.1.1.1 Permitted Activities - Operational Motorsport Area - Precinct A

Activity	Activity-specific conditions
P1 A motor sport and recreation facility	The activity is carried out in Precinct A (Operational Motorsport Area)
P2 A Day-to-day activity	The activity is carried out in Precinct A (Operational Motorsport Area)

26.1.1.2 Permitted Activities – Business and Industrial Area - Precinct B

Activity	Activity-specific conditions
P1 Automotive activities	The activity is carried out in Precinct B (Business and Industrial Area)
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 A residential activity within an existing dwelling.	The activity is carried out in Precinct B (Business and Industrial Area)

26.1.1.3 Permitted Activities – Minor Race Track Area - Precinct C

P1 Travellers' accommodation and	The activity is carried out in Precinct C (Minor Race Track)
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	facilities	Area)
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26.1.1.4 Permitted Activities – Residential Apartments - Precinct D

PI	A residential activity within the residential apartments	The activity is carried out in Precinct D (Residential Apartments).
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26.1.1.5 Permitted Activities – Industrial Units - Precinct E

PI	An industrial activity within the industrial units	The activity is carried out in Precinct E (Industrial Units).
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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 identify a condition(s) that does not apply);
 - (ii) Land Use – Building rules in Rule 26.3 (unless the activity rule and/or activity-specific conditions identify a condition(s) that does not apply);
 - (iii) Activity-specific conditions.

26.1.2.1 Controlled Activities – Operational Motorsport Area – Precinct A

CI	Motor sport and recreation events	<ol 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: <ol 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 Controlled Activities – Minor Race Track Area - Precinct C

CI	Motor sport and recreation events	<ol 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: <ol 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	<ol 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: <ol 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

26.1.3 Discretionary Activities – All precincts

- (1) The following activities are discretionary activities:

D1	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 .
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26.1.4 Non-complying Activities – Precinct B

(I) 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

P1	<p>(a) The noise level from motor sport and recreation activities shall not exceed the following limits measured beyond the 'Hampton Downs Noise Control Boundary' shown in Appendix 12 (Motorsport and Recreation):</p> <ul style="list-style-type: none"> (i) 65dBA L_{10} 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; and (ii) 55 dBA L_{10} on no more than 40 days per year between the hours of 9:00am – 6:00pm; and (iii) 50 dBA L_{10} between the hours of 7am to 6pm any other days of the year; and (iv) 45 dBA L_{10} between the hours of 6pm to 10pm every day of the year; and (v) 40 dBA L_{10} and 65dBA L_{max} at all other times <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>
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} .
P3	<p>(a) Prior to the operation of a motor sport and recreation activity, 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 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. (iii) Any Noise Management Plan shall each address and include, but not be limited to: <ul style="list-style-type: none"> 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. 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. 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 L_{10}.
D1	Any activity that does not comply with Rule 26.2.1 P1, 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" style="width: 100%;"> <tr> <td style="width: 35%;">Monday to Friday</td> <td style="width: 35%;">7:00am to 7:00pm</td> <td style="width: 30%;">50 dBA L₁₀</td> </tr> <tr> <td>Saturday</td> <td>7:00am to 6:00pm</td> <td>50 dBA L₁₀</td> </tr> <tr> <td>All other times including public holidays</td> <td></td> <td>40 dBA L₁₀</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 NZS 6801:2008 'Acoustics - Measurement of environmental sound'.</p>	Monday to Friday	7:00am to 7:00pm	50 dBA L ₁₀	Saturday	7:00am to 6:00pm	50 dBA L ₁₀	All other times including public holidays		40 dBA L ₁₀	Monday to Sunday	10:00pm to 7:00am	75 dBA L _{max}
Monday to Friday	7:00am to 7:00pm	50 dBA L ₁₀											
Saturday	7:00am to 6:00pm	50 dBA L ₁₀											
All other times including public holidays		40 dBA L ₁₀											
Monday to Sunday	10:00pm to 7:00am	75 dBA L _{max}											
DI	<p>(a) Any activity that does not comply with Rule 26.2.2 PI.</p>												

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 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) Hours and days of construction; (iii) Noise levels; (iv) Timing and duration; (v) Methods of construction.

26.2.4 Landscaping and Screening

PI	<p>(a) A landscaping and planting plan consistent with Appendix 12 (Motorsport 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
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	<p>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 the satisfaction of Council's Planning Manager.</p>
P2	All landscaping and planting shall be implemented within 6 months of commencement of an activity.
P3	Landscaping and screening of the northern and eastern boundaries shall include species of plant that grow to reach a height of at least 3m.
P4	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.
P5	Within Precinct B (Business and Industrial Precinct), all outdoor storage areas must be screened from view from any public road, or adjoining zone.
D1	Any activity that does not comply with Rule 26.2.4 P1, P2, P3, P4 or P5.

26.2.5 Earthworks – All Precincts

P1	<p>(a) Earthworks within a site must meet the following conditions:</p> <p>(i) Be located more than 1.5m from a public sewer, open drain, overland flow path or other service pipe;</p> <p>(ii) Not exceed a volume of more than 250m³ and an area of more than 1,000m² within a site;</p> <p>(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);</p> <p>(iv) Areas exposed by earthworks are re-vegetated to achieve 80% ground cover within 6 months of the commencement of the earthworks;</p> <p>(v) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls;</p> <p>(vi) Do not divert or change the nature of natural water flows, water bodies or established drainage paths.</p>
P2	<p>(a) The importation of fill material to a site shall meet all of the following conditions in addition to Rule 26.2.5.P1:</p> <p>(i) Does not exceed a total volume of 500m³ per site and a depth of 1m;</p> <p>(ii) Is fit for compaction;</p> <p>(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);</p> <p>(iv) Does not restrict the ability for land to drain;</p> <p>(v) Is not located within 1.5m of public sewers, utility services or manholes;</p> <p>(vi) The sediment from fill material is retained on the site.</p>
RD1	<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> <p>(i) Amenity values and landscape effects;</p> <p>(ii) Volume, extent and depth of earthworks;</p> <p>(iii) Nature of fill material;</p>

	<ul style="list-style-type: none"> (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 Highways and local roads) as identified in the TMP; C. Suitable provision for on-site traffic management including all weather parking and a vehicle manoeuvring space for all events; 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; 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. F. When pre-ticketing and/or other road related initiatives are proposed to control any adverse effects on the State Highway; G. The details of any Variable Message Signs (VMS) and/or other signage initiatives proposed to control any adverse effects on the State Highway.
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	<ul style="list-style-type: none"> H. Provision for concurrent events at the Motorsport Park and Meremere Dragway; I. Measures to prevent parking and walking on the State Highway and parking on local roads within 2km of the Motorsport Park; 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; 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. L. Recommendations from the road controlling authority and Implementation Monitoring Committee (IMC). 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: <ul style="list-style-type: none"> i. Vehicle occupancy data ii. Arrival flow rates iii. Departure flow rates iv. Spectator attendance numbers
<p>C2</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> <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.
<p>C3</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> <ul style="list-style-type: none"> (i) The operators of the Hampton Downs Motorsport Park shall form and co-ordinate an 'Implementation Monitoring Committee'(IMC). <ul style="list-style-type: none"> A. Voting members of the IMC shall consist of (unless otherwise agreed by all voting members) a representative from each of the following groups: <ul 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 B. The IMC may also invite to the IMC meetings any other person, group or organisation that can assist the IMC in its responsibilities. (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. (iii) The operator shall advise all members of the primary contact person and their contact details and keep these updated. (iv) At least one meeting shall be held prior to 1 September each year. The operator shall provide

	<p>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	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.
D1	Any activity that does not comply with Rule 26.2.7 C1, C2 or C3 .

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	(a) All car parking required in Rule 26.2.8 P1 shall be constructed on a hard-standing all-weather surface.								
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 1361 1177 1854"> <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									
P4	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.								

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	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 .
DI	Any activity that does not comply with Rule 26.2.8 P1, P2, P3, P4, P5, P6 or P7 .

26.2.9 Hazardous substances - all precincts

PI	<p>(a) The use, storage or disposal of any hazardous substances where:</p> <ul style="list-style-type: none"> (i) The aggregate quantity of hazardous substances of any hazard classification on a site is less than the quantity specified for the Motorsport and Recreation Zone in Table 6.1 contained within Appendix 6 (Hazardous Substances); (ii) The storage or use of radioactive materials is in approved equipment for medical and diagnostic purposes, or specified as an exempt activity or article in the Radiation Safety Act and Regulations 2017.
CI	<p>(a) Service station with a maximum storage for retail sale of:</p> <ul style="list-style-type: none"> (i) 100,000 litres of petrol in underground storage tanks; (ii) 50,000 litres of diesel in underground storage tanks; (iii) 6 tonnes of LPG (single vessel storage). <p>(b) Council's control is reserved over the following matters:</p> <ul style="list-style-type: none"> (i) The proposed site design and layout in relation to: <ul style="list-style-type: none"> A. The sensitivity of the surrounding natural, human and physical environment; potential hazards and exposure pathways arising from the proposed facility, including cumulative risks with other facilities; B. Interaction with natural hazards (flooding, instability), as applicable. (ii) proposed emergency management planning (spills, fire and other relevant hazards); (iii) Procedures for monitoring and reporting of incidents.
DI	The use, storage or disposal of any hazardous substances that do not comply with Rule 26.2.9 PI or CI .

26.2.10 Glare and artificial light spill

PI	Glare and artificial light spill must not exceed 20 lux measured horizontally and vertically within any other zone.
RD I	<p>(a) Illumination that does not comply with Rule 20.2.10 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 site; (iii) road safety;

	<ul style="list-style-type: none"> (iv) duration and frequency; (v) location and orientation of the light source; and (vi) mitigation measures.
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26.2.11 Signs general - All precincts

P1	<p>(a) A sign shall comply with all of the following conditions:</p> <ul style="list-style-type: none"> (i) It does not exceed 3m²; (ii) The sign height does not exceed 10m; (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 so the main audience are spectators on site; (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.
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:</p> <ul style="list-style-type: none"> (i) There is no more than 1 sign per agency; (ii) It is not illuminated; (iii) It does not contain any moving parts, fluorescent, flashing or revolving lights or reflective materials; (iv) It does not project into or over road reserve.
RD1	<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> <ul style="list-style-type: none"> (i) Effects on amenity values; (ii) Effects on traffic safety; (iii) Effects of glare and light spill; (iv) Content, colour and location of the sign; (v) Proximity to the road.

26.2.12 Signs - Effects on traffic - All precincts

P1	<p>(a) Any sign directed at road users shall:</p> <ul style="list-style-type: none"> (i) Not imitate the content, colour or appearance of any traffic control sign; (ii) Be located at least 60m from controlled intersections, pedestrian crossings and any other signs; (iii) Not obstruct sight lines of drivers turning into or out of a site entrance and intersections; (iv) Be able to be viewed by drivers for at least 250m; (v) Contain no more than 40 characters and no more than 6 symbols; (vi) Have lettering that is at least 200mm high; (vii) Where the sign directs traffic to a site entrance, the sign must be at least: <ul style="list-style-type: none"> A. 175m from the entrance on roads with a speed limit of 80 km/hr or less; or B. 250m from the entrance on roads with a speed limit of more than 80km/hr.
D1	Any sign that does not comply with Rule 26.2.12 P1.

26.2.13 Scale and duration of travellers' accommodation - Precinct C

PI	(a) Travellers' accommodation in Precinct C shall: <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.
DI	Travellers' accommodation that does not comply with Rule 26.2.13 PI .

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.
DI	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 : <ul style="list-style-type: none"> (i) 15m over 90% of the precinct; and (ii) 17m over 10% of the precinct.
P2	(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.
RD I	(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: <ul style="list-style-type: none"> (i) Building height; (ii) Design and location of the building; (iii) Privacy at adjoining properties; and (iv) Visual amenity.

26.3.3 Daylight admission – All precincts

PI	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 Motorsport and Recreation Zone boundary .
RD I	(a) A building that does not comply with Rule 26.3.3 PI . (b) Council discretion is restricted to the following matters: (c) Building height ;

	<p>(d) Design and location of the building;</p> <p>(e) Admission of daylight and sunlight to adjoining sites;</p> <p>(f) Privacy at adjoining properties; and</p> <p>(g) Amenity values.</p>
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26.3.4 Site coverage

P1	Any buildings or structures in Precinct A (Operational Motorsport Area) identified on the planning maps shall not exceed 45% site 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 coverage of any site area
P3	A building or structure in Precinct C (Minor Race Track Area) identified on the planning maps shall not exceed 45% site coverage of any site area
P4	A building or structure in Precinct D (Residential Apartments) identified on the planning maps shall not exceed 45% site coverage of any site area
P5	A building or structure in Precinct E (Industrial Units) identified on the planning maps shall not exceed 45% site coverage of any site area
D1	A building or structure that does not comply with Rule 26.3.4 P1, P2, P3, P4 or P5 .

26.3.5 Building setbacks – All precincts

P1	<p>(a) A building or structure in all precincts identified on the planning maps must be set back at least:</p> <p>(i) 7.5m from the boundary of Hampton Downs Road; and</p> <p>(ii) 25m from the boundary of the Waikato Expressway; and</p> <p>(iii) 25m from the boundary of another zone.</p>
D1	A building or structure that does not comply with Rule 26.3.5.P1 .

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 50,000m ² .
P2	<p>(a) Of the 50,000m² total gross floor area in Precinct B, the following shall apply:</p> <p>(i) General warehousing shall comprise no more than 25% of the gross floor area (12,500m²); and</p> <p>(ii) Non-automotive activities shall comprise no more than 25% of the total gross floor area (12,500m²);</p> <p>(b) Automotive activities may comprise 100% of the total gross floor area in Precinct B.</p>
D1	A building or structure that does not comply with Rule 26.3.6 P1 or P2 .

26.4 Subdivision

D1	<p>(a) Subdivision within any precinct of the Hampton Downs Motorsport Park Precinct Plan.</p> <p>(b) Subdivision within Precinct B shall comply with the following:</p> <p>(i) Every allotment, excluding an access allotment or utility allotment, shall have a net site area of at least 225m².</p>
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	<ul style="list-style-type: none"> (ii) Every allotment with a road boundary, other than an access allotment, has a width along the road boundary of at least 15m. (iii) Every allotment is provided with vehicle access to a public road, and the vehicle access complies with the requirements of Chapter 14: Infrastructure and Energy (iv) Earthworks comply with the requirements of Chapter 14: Infrastructure and Energy (v) Subdivision in Precinct B shall create no more than 20 allotments
NCI	Subdivision of land in the Motorsport and Recreation Zone that does not comply with Rule 26.4 D1.