

District and Regional Plan Assessments

JOB NUMBER: 23-1883

Waikato Greenfield Racing Hub
PROJECT

Waikato Thoroughbred Racing Inc
CLIENT

REVISION TYPE – REV 1
1 October 2026

Waikato District Plan Assessment

Waikato Operative in Part District Plan Assessment		
General Rural Zone (GRUZ) Activities		
Rules	**Complies**	**Comments**
Permitted Activities Any activity that complies with all effects and building rules is a permitted activity except:		
GRUZ-R9: Horse Training Centre *Means facilities for the housing and training of horses. It may involves some form of training track and arenas (both indoor and outdoor), but does not include any form of racing or show jumping or other activity to which the general public is permitted, whether or not an entrance fee is paid.*	Yes	The establishment of horse training centres are permitted activities within the GRUZ, subject to compliance with all other relevant rules.
GRUZ-R10: Visitors Accommodation **Permitted Activity subject to the below standards:** (a) Have no more than 5 guests; and (b) Be within a building that was existing as at 17 January 2022; and (c) Standards GRUZ-R10(a) and (b) do not apply to occupation of a single residential unit for short term rental. Visitor Accommodation means *land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.*	N/A	No visitor accommodation is proposed.
GRUZ-R11 – Residential Activity	Yes	Residential Activities are permitted in the General Rural Zone.
GRUZ-R38: **Rural Commercial** (a) rural commercial that meets the following standard i. not in an urban expansion area Rural Commercial *Means a commercial activity that has a direct functional or operational need to locate in the GRUZ - General rural zone or that services productive rural activities. It includes veterinary practices, wineries and wedding venues, adventure tourism, farm tourism, golf courses, gun clubs and firing ranges and includes ancillary activities. It excludes visitor accommodation.*	**No**	Activities such as veterinary practices and bloodstock auctions would fall under this definition. Rural commercial activities require consent as **Restricted Discretionary Activity.** Discretion is restricted to the following: (b) The extent to which the scale and nature of the activity is consistent with managing urban growth through the consolidation of townships and the extent to which it is necessary to locate in the GRUZ - General rural zone; (c) Effects on rural character and amenity of both the streetscape and neighbours with particular regard to the bulk and location of buildings;

		(d) Nuisance effects including light spill and glare, odour, dust, and noise; (e) Traffic effects; and (f) Reverse sensitivity effects on existing farming, intensive farming, rural industry, or quarrying activities.
GRUZ -R60 Commercial Activity Means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).	**No**	The development is proposed to include a commercial precinct with specific activities to be confirmed at substantive application stage. Commercial Activities **are Non-Complying Activities** in the General Rural Zone.
GRUZ-R61 – Any activity that is not specifically listed as a permitted, controlled, restricted discretionary or non-complying activity.	**No**	The proposed senior living precinct is not specially provided for in the District Plan, therefore consent is required as a **Non-Complying Activity.**

GRUZ Land Use – Building

Rules	Complies	Comment
GRUZ-S1 Number of residential units and seasonal worker accommodation within a lot Construction of a dwelling, other than a dependent person's dwelling, is a permitted activity if, after completion: (a) one residential until within a Record of Title containing an area less than 40ha (b) within a lot, Record of Title containing an area of 40ha or more, one additional residential unit is permitted for every additional 40ha of area up to a maximum of three residential units (c) one seasonal worker accommodation shall be located within a Record of Title containing an area of 20ha or more (this is in addition to the residential until in GRUZ-S1(I)(a)) (d) any residential unit(s) under GRUZ-S1(I)(a)(c) must not be located within any of the following landscape and natural character areas: i. outstanding natural feature	**N/A**	

ii. outstanding natural landscape iii. outstanding natural character area; or iv. high natural character area		
GRUZ-S2 Minor residential units Construction or alteration of a dwelling is a permitted activity if: (a) one minor residential unit not exceeding 120m² gross floor area (excluding accessory buildings) within a Record of Title lot (b) the minor residential unit shall be located on the same Record of Title as an existing residential unit and shall: i. be located within 100m of the existing residential unit; and ii. share a single driveway access with the existing residential unit (c) any minor residential unit must not be located within any of the following landscape or natural character areas: i. outstanding natural feature ii. outstanding natural landscape iii. outstanding natural character area; or iv. high natural character area	**N/A**	
GRUZ-S3 Building height - general Construction or alteration of a building or structure is a permitted activity if: (a) The maximum height of any building or structure measured from the natural ground level immediately below that part of the structure must not exceed 15m except: i. the maximum height is 10m where located within 50m of a road or internal boundary ii. for hose drying towers associated with emergency service facilities the maximum height is 15m (b) chimneys not exceeding 1m in width and finials shall not exceed from the natural ground level immediately below the structure, except where located within 50m of a road or internal boundary where maximum height is 12m	**No**	The proposed lighting masts will exceed 15m in height, being 24m. All other buildings are proposed to comply.

GRUZ-S8 Height in relation to boundary Construction or alteration of a building is a permitted activity if: (a) a building or structure (excluding poles or aerials) must not protrude through the height in relation to boundary rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary	**Yes**	Based the provided architectural plans, it is considered that future buildings within the site will comply.
GRUZ-S9 Building coverage Construction or alteration of a building is a permitted activity if: (a) the total building coverage does not exceed: i. 2% of the site area or 500m² (whichever is larger) for sites small than 10ha ii. 5,000m² for sites larger than 10ha (b) GRUZ-S9(I)(a) does not apply: i. to a structure that is not a building; or ii. eaves of a building that project less than 750mm horizontally from the exterior wall of the building (c) no site coverage limit applies to Artificial Crop Protection Structures that meet the following standards iii. green or black cloth shall be used on vertical faces within 30m of the site boundary iv. green, black, or white cloth shall be used on horizontal surfaces	**No**	The racing, bloodstock, commercial and senior living precincts are all proposed to breach the maximum permitted building coverage by the following amounts: • Racing Precinct – 40,081m^2 where 5,000m^2 is the maximum. • Bloodstock Precinct – 55,200m^{2,} where 5,000m^2 is the maximum. • Commercial Precinct - A blanket land use consent for 100% building coverage is proposed for Lots 201 – 206 and 301-302. • Senior Living Precinct - 18,205m^{2,} where 5,000m^2 is the maximum. Consent is required as a **Restricted Dictionary Activity**
GRUZ-S12 Setbacks – all boundaries Construction or alteration of a dwelling is a permitted activity if: (a) a habitable building located on a Record Title less than 1.6ha must be setback a minimum of: i. 7.5m from the road boundary ii. 17.5m from the centre line of an indicative road iii. 25m from the boundary of an adjoining site that is 6ha or more iv. 12m from the boundary of an adjoining site that is less than 6ha	**No**	Various setback non-compliances are proposed across the precincts as outlined in the planning assessment. • A blanket consent is proposed to allow this to be reduced to 10m from all internal boundaries to precincts created as part of the overall Hub development. • A blanket land use consent for reduced 15m setbacks from all boundaries is proposed to be applied for the buildings constructed as part of the bloodstock precinct.

(b) a non-habitable building or structure located on a Record of Title less than 1.6ha must be set back a minimum of: i. 7.5m from the road boundary ii. 17.5m from the centre line of an indicative road iii. 12m from every boundary other than a road boundary (c) standard GRUZ-S12(I)(b) does not apply to fences or structures less than 2m in height retaining walls, poles, or aerials (d) a habitable building located on a Record of Title 1.6ha or more must be set back a minimum of: i. 12m from the road boundary ii. 22m from the centre of an indicative road iii. 25m from every other boundary other than a road boundary (e) a non-habitable building or structure located on a Record of Title 1.6ha or more must be set back a minimum of: i. 12m from the road boundary ii. 22m from the centre line of an indicative road iii. 12m from every other boundary other than a road boundary (f) standard GRUZ-S12(I)(e) does not apply to fences or structures less than 2m in height, retaining walls, poles, or aerials (g) any building at Dilworth Rural Campus (Lot 2 DP 52908 and Lot 1 DP 210936) must be set back a minimum of 12m from any site boundary		• A blanket land use consent for reduced 5m setbacks from all boundaries is proposed to be applied for the buildings constructed as part of the senior living precinct. • A blanket land use consent for reduced 5m setbacks from all boundaries is proposed to be applied for the Lots created as part of the residential lifestyle precinct. • A blanket land use consent for reduced 0m setbacks from all boundaries is proposed to be applied for the buildings constructed as part of the commercial precinct within Lots 201 – 206 and 301-302. Consent is required as a **Restricted Dictionary Activity**
GRUZ-S13 Setbacks – sensitive land use Construction or alteration of a dwelling is a permitted activity if: (a) any building for a sensitive land must be set back a minimum of: i. 5m from the designated boundary of the railway corridor ii. 15m from a national route or regional arterial road iii. 35m from the designated boundary of the Waikato Expressway iv. 200m from an Aggregate Extraction Area or Extractive Resource Area containing a sand resource v. 500m from an Aggregate Extraction Area or Extractive Resource Area containing a rock resource, or a Coal Mining	**Yes**	The site adjoins the Waikato Expressway along the northeastern boundary of the site. The proposed rural residential and retirement living areas are located on the southern side of the site and will comply with this rule.

Area vi. 100m from a site in the Tamahere Commercial Areas A and C vii. 300m from the boundary of buildings or outdoor enclosures used for an intensive farming activity. This setback does not apply to sensitive activities located on the same site as the intensive farming activity viii. 300m from oxidation ponds that are part of a municipal wastewater treatment facility on another site ix. 30m from a municipal wastewater treatment where the treatment process is fully enclosed; and **x.** not to be located within the Te Uku wind farm setback shown on the planning maps		
GRUZ-S14 Setbacks – noise sensitive activities Construction of a building for a sensitive activity is a permitted activity if it is set back at least: (a) construction of, or addition, or alteration to a building containing a noise sensitive activity must comply with APP I – Acoustic insulation within: i. 350m of the Huntly Power Station site boundary; or **ii.** The Waikato Gun Club Noise Control Boundary	**N/A**	The site is not in the vicinity of the activities identified in this Rule.
GRUZ-S15 Setbacks - waterbodies Construction or alteration of a building is a permitted activity if: (a) a building other than provided for under Standards GRUZ-S15(I)(b) and (c) must be set back a minimum of: i. the margin of any lake with a bed area of 8ha or more, and ii. any wetland with an area greater than 1ha and iii. the bank of any river whose bed has an average width of 3m or more, and iv. 37m from the bank of the Waikato River and the Waipa River v. 12m from the bank of any river with an average width of 3m or less vi. 12m from the margin of any lake with a size of less than 8ha vii. 32m from mean high water springs	**N/A**	The site does not contain any waterbodies that meet the criteria of this Rule.

(b) a public amenity building, or maimai used for temporary waterfowl hunting purposes, of up to 25m² in size (c) a pump shed (public or private) set back a minimum of 5m from any water body		
GRUZ-S16 Building setback – Te Kauwhata Environmental Protection Area Construction or alteration of a building is a permitted activity if: (a) any building must be set back a minimum of 3m from the Te Kauwhata Environmental Protection Area identified on the planning maps	**N/A**	The subject site is not within the Te Kauwhata Environmental Protection Area.
GRUZ-S17 Building setback and location within the Huntly Power Station Coal and Ash Management specific control area Construction or alteration of a building is a permitted activity if: (a) a building must be: i. set back at least 20m from every boundary of the Huntly Power Station Coal and Ash Management specific control area where its height exceeds 20m; and ii. set back at least 10m from every boundary of the Huntly Power Station Coal and Ash Management specific control area where its height is up to 20m; or iii. located within an energy corridor (refer to the Huntly Power Station Coal and Ash Management specific control area on the planning maps) (b) GRUZ-S12 – GRUZ-S16 do not apply	**N/A**	This activity is not proposed.
GRUZ-S18 Coal stockpile height, setback and coverage within the Huntly Power Station Coal and Ash Management specific control area Construction or alteration of a building is a permitted activity if: (a) coal stockpiles must: i. not exceed a height of 15m ii. be set back at least 5m from the boundary of the Huntly Power Station Coal and Ash Management specific control area iii. not exceed 25% of the Huntly Power Station Coal and Ash Management specific control area	**N/A**	This activity is not proposed.

(b) GRUZ-S12 – GRUZ-S16 do not apply		
GRUZ-S19 Building Setbacks – Artificial Crop Protection Structures	**N/A**	Artificial Crop Protection Structures are not proposed.
GRUZ-S20 Buildings within an Outstanding Natural Feature, Landscape, Natural Character Area or High Natural Character Area. (a) Be non-habitable; (b) Shall have a maximum height of 5m; (c) Shall have a maximum area of 50m2; (d) Shall either be located within 100m of an existing residential unit; or shall not be located within 400m of another building; (e) Shall have a Light Reflectance Value of less than 35%.	**N/A**	The site does not contain any of the features or areas identified in this rule.
GRUZ-S21 – Building and Structure Setback – Rail Corridor (a) Any new building or structure, or alteration to an existing building or structure, shall be setback a minimum of 3m from the designated boundary of the railway corridor. (b) Standard GRUZ-S21(1)(a) does not apply to fences or structures less than 2m in height, poles or aerials. (c) Standard GRUZ-S21(1)(a) does not apply to retaining walls, which must be set back a minimum of 1.5m from the designated boundary of the railway corridor.	**N/A**	The site is not in the vicinity of a Rail Corridor

General Rural Zone (GRUZ) – Subdivision

Rules	Complies	Comments
SUB-R40 Prohibited subdivision (a) subdivision of land for which a Record of Title was issued prior to 6 December 1997, which results in the land compromised in more than one additional Record of Title being located on any high-class soil	N/A	All Titles have issue dates post December 1997 and contain high-class soil, being LUC Class 1 and 2 as per NZLRI.

(b) exception to SUB-R40(I)(a) are where an additional allotment is created by any of the following rules: i. reserve lot subdivision (Rule SUB-R50) ii. access allotment or utility allotment using the rules in EIT – Energy, Infrastructure and Transport iii. subdivision of Maaori Freehold Land (Rule SUB-R45) iv. a boundary relocation (Rules SUB-R46 – SUB-R47, including D2 within the Urban Expansion Area) or rural hamlet subdivision (Rules SUB-R48 – SUB-R49), where the subdivision creates any additional allotment on land comprised in one Record of Title which existed prior to the subdivision and where there are no additional Records or Title created overall because of the subdivision		
SUB-R41 – Prohibited Subdivision (a) subdivision of land for which a Record of Title was issued after to 6 December 1997, which results in the land compromised in more than one additional Record of Title being located on any high-class soil (b) exceptions to SUB-R40(I)(a) are where an additional allotment is created by any of the following rules: i. reserve lot subdivision (Rule SUB-R50) 1. access allotment or utility allotment using the rules in EIT – Energy, Infrastructure and Transport 2. subdivision of Maaori Freehold Land (Rule SUB-R45) 3. a boundary relocation (Rules SUB-R46 – SUB-R47, including D2 within the Urban Expansion Area) or rural hamlet subdivision (Rules SUB-R48 – SUB-R49), where the subdivision creates any additional allotment on land comprised in one Record of Title which existed prior to the subdivision and where there are no additional Records or Title created overall because of the subdivision (c) rule SUB-41(I)(a) does not apply to the following: ii. a boundary relocation or adjustment between Record of	**No**	The parent Titles within the site all have issue dates post 1997 and contain class 1 and 2 soil. As more than one additional Lot is proposed as part of the proposal, the subdivision aspect is a **Prohibited Activity**

Title that existed prior to 6 December 1997 (refer to Rules SUB-R46 – SUB-R47); or iii. a process other than subdivision under the Resource Management Act 1991 (d) notwithstanding rule SUB-R41(l)(c)(ii) any proposed subdivision of any record of title that has been used as a donor lot for the purpose of a transferable rural lot right subdivision under the provisions of the previous Operative Waikato District Plan – Franklin Section, except where the historical transfer of any consented environmental lots has not resulted in-situ. Exceptions to PR4(a) are where an additional allotment is created by any of the following: i. reserve lot subdivision (Rule SUB-R50) ii. access allotment or utility allotment using the rules in EIT – energy, infrastructure, and transport iii. subdivision of Māori Freehold Land (Rule SUB-R45) iv. a boundary relocation (Rules SUB-R46 – SUB-R47_ or rural hamlet subdivision (Rules SUB-R48 – SUB-R49) where the subdivision creates an additional allotment on land comprised in one Record of Title which existed prior to the subdivision and where there are no additional Records of Title created because of the subdivision		
SUB-R43 – SUB-R44 General subdivision (a) subdivision must comply with all the following standards: i. the Record of Title to the allotment to be subdivided must have issued prior to 6 December 1997 ii. the Record of Title to be subdivided is not a Record of Title created by section 14 of the Land Transfer Act 2017 and must be at least 50 hectares in area iii. the proposed subdivision must create no more than one additional allotment, excluding an access allotment or utility allotment for ever complying record of title iv. the additional allotment must have a proposed area between 8000m² and 1.6ha v. where the land to be subdivided contains high class soil (as determined by a property scale site specific assessment	**No**	General subdivision of these sites is a prohibited activity.

Land Use Capability Classification prepared by a suitably qualified person), the additional allotment created by the subdivision, exclusive of the balance area, must not contain more than 15% of its total land area as high-class soils within the allotment (b) any subdivision within the Urban Expansion Area where the following standards are met: i. the Record of Title to be subdivided must have been issued prior to 18 July 2018 ii. the Record of Title must be at least 1.6 hectares in area iii. the additional Record of Title must contain a lawfully established dwelling existing as of 18 July 2018 iv. the additional Record of Title must have a net site area (excluding access legs) between 3000m² and 1 hectare v. a consent notice must be registered on the Record of Title for the balance lot stating that no additional residential units are permitted until such time as the lot has a residential zoning		
SUB-R46 – Boundary Relocation (a) The boundary relocation must: (i) Relocate a common boundary or boundaries between two existing Records of Title. (ii) All Records of Title used in the boundary relocation subdivision must: (1) Contain an area of at least 5,000m2; (2) Not be a road severance or stopped road; (3) Not created by section 14 of the Land Transfer Act 2017; (4) Be able to accommodate a suitable building platform in accordance with Rule SUB-R56 (subdivision rule for building platform (iii) The Records of Title must form a continuous landholding;	**No**	Boundary relocations are a **Restricted Discretionary Activity** provided this rule is complied with. This could potentially be used to relocate the boundaries of the existing Titles around the proposed precinct areas. Matters of Discretion are restricted to the following: (b) Subdivision layout and design including dimension, shape and orientation of the proposed allotments; (c) Effects on rural character and amenity values; (d) Effects on landscape values; and (e) Potential for subdivision and subsequent activities to adversely affect adjoining activities through reverse sensitivity; (f) Effects on rural productivity and fragmentation of high class soils;

(iv) Not result in any additional Records of Title created overall as a result of subdivision; (v) Create one allotment of at least 8000m2 in area; (vi) Where the land to be subdivided contains high class soil (as determined by a property scale site specific assessment Land Use Capability Classification prepared by a suitably qualified person), any new allotment created by the boundary relocation less than 4ha in area, must not contain more than 15% of its total land area as high class soils within the allotment; and (vii) No additional potential for permitted activity residential units and no additional subdivision potential is created beyond that which already existed prior to the subdivision occurring.		(g) Effects on high class soils, farm management and productivity; (h) The subdivision layout and design having regard to the operation, maintenance, upgrading and development of existing infrastructure assets. Consent will be a **Discretionary Activity** as the sites contain high-class soil
SUB-R46 – Subdivision – Building Platform (a) Subdivision, other than an access or utility allotment, must provide a building platform on every proposed allotment that meets all of the following standards: (i) A shape factor being either: (1) An area of 1,000m^2 exclusive of boundary setbacks; or (2) A circle with a diameter of at least 30m, exclusive of boundary setbacks; and (3) Containing a building platform being a circle with a diameter of at least 18m. (ii) Has an average gradient not steeper than 1:8; (iii) Is certified by a geotechnical engineer as geotechnically stable and suitable for a building platform; (iv)Has vehicular access in accordance with Rule TRPT-R1 (Transportation) (v) Is not subject to inundation in a 2% AEP storm or flood event;	**No**	The rural lifestyle Lots cannot contain a shape factor that complies with the existing General Rural Zone setbacks. However, the lots can contain an area of 1,000m^2 exclusive of the blanket 5m reduced setback as proposed. Consent is required as a **Discretionary Activity.**

(vi) A residential unit could be built on as a permitted activity in accordance with Land use - building standards in the GRUZ - General rural zone.		

District Wide Matters

Transportation

Rule	Complies	Comment
TRPT-R1 – Vehicle Access for all activities (a) All activities must comply with the following vehicle access standards: (i) The site has legal physical access to a formed road that is maintained by a road controlling authority; (ii) The site has a vehicle access that is constructed to comply with the relevant requirements of Table 1 - Separation distances, Figure 6 - Separation distances, Table 2 - Minimum sight distances and Figure 8 - Minimum sight distances, Tables 12 and 13 except: (1) Rule TRPT-R1(1)(a)(ii) does not apply where the separation distance requirements of Table 1 - Separation distances and Figure 6 - Separation distances cannot be achieved on a site's road frontage due to existing vehicle accesses on adjacent sites; (iii) No new vehicle access shall be created from Newell Road (south of Birchwood Lane); (iv) No access, access leg or right-of-way shall run parallel to any road within 30m of the road, except: (1) Rule TRPT-R1(1)(a)(iv) does not apply to farm races, or unsealed internal rural accesses in sites within the Rangitahi Peninsula Structure Plan Area and Opotoru Road; (v) On a site with legal access to two roads, the activity only accesses the road with the lower classification in the road hierarchy in Table 4 - Functions of roads within the Road Hierarchy and Table 5 - Road Hierarchy list (where the roads have the same classification, access is only to the road with the lower average daily traffic movements) except in the KLZ - Kimihia Lakes zone where this rule does not apply;	**No**	Consent is required pursuant to this rule as the site has legal access to three local roads (Pencarrow, Hooker and Duncan Roads). Vehicle access for the development will be from all three roads – **Restricted Discretionary Activity.**

(vi) New vehicle accesses/entrances are not to be constructed to any site from the following roads: (1) Main Street, Huntly; (2) Jesmond Street, Ngaruawahia; (3) Bow Street, Raglan (James Street to Cliff Street); (4) George Street, Tuakau (Gibson Road to Liverpool Street); (5) Great South Road, Pokeno (Selby Street to Market Street); and (6) Main Street, Te Kauwhata (Saleyard Road to Baird Avenue); and (vii) No new vehicle access shall be created within 30 metres of a railway level crossing; (viii) All existing and new accesses and roads that cross an operational rail network via a level crossing must be maintained in accordance with the sight line triangles provided in Table 14 - Required restart sight distances for Figure 18; and (ix) New vehicle access shall not be located within an Identified Area, with the exception of a Significant Natural Area which is addressed in the ECO - Ecosystems and indigenous biodiversity chapter.		
TRPT-R2 – On-Site Parking and Loading (a) All activities must comply with the following on-site parking and loading standards: (i) The loading space requirements, manoeuvring and parking space dimensions in Table 6 - Required loading bays, and Table 9 - Car manoeuvring and parking space dimensions, noting: (1) When calculating the requirements for loading on the basis of the prescribed floor area, the area for parking, loading and manoeuvring shall be excluded;	Yes	The proposal will be designed at detailed design stage to comply with parking and loading requirements.

(2) If the calculation results in a fraction, then that figure shall be rounded to the nearest whole number; (3) 90 percentile car dimensions in Figure 9 - 90th Percentile car tracking curve minimum radius apply; (4) The requirements of Table 6 - Required loading bays do not apply to residential and rural activities; (5) Accessible parking spaces must comply with the New Zealand Building Code D1/AS1 New Zealand Standard for Design for Access and Mobility - Buildings and Associated Facilities (NZS: 4121-2001) and Table 7 - Accessible parking spaces; and (ii) On-site bicycle space requirements in Table 8 - Required bicycle spaces, except: (1) The requirements of Table 8 - Required bicycle spaces do not apply to residential and rural activities; (iii) Where parking is provided any on-site car parking spaces for non-residential activities within the GRZ - General residential zone, MRZ1- Medium density residential zone 1, and the MRZ2- Medium density residential zone 2, must be set back at least 3m from the road boundary of the site and screened by planting or fencing from being viewed from the road; (iv) On-site car parking spaces (where provided) and loading bays comply with the requirements of Table 9 - Car manoeuvring and parking space dimensions and Figure 9 - 90th Percentile car tracking curve minimum radius and be located on the same site as the activity; (v) On-site car parking spaces and loading bays are to be sealed if five or more parking spaces are provided; (vi) On-site car parking spaces and loading bays are to be permanently marked if five or more parking spaces are provided; (vii) On-site car parking spaces and loading bays are not to be located on any shared access or residential living court;		

(viii) Vehicles occupying any on-site car parking or loading spaces must have ready access to the road (or relevant access or right of way) at all times, without needing to move any other vehicle occupying other on-site car parking or loading spaces; (ix) Loading bays are not required on sites with sole frontages to the following: (1) Main Street, Huntly; (2) Jesmond Street, Ngaruawahia; (3) Bow Street, Raglan (James Street to Cliff Street); (4) George Street, Tuakau (Gibson Road to Liverpool Street); (5) Great South Road, Pokeno (Selby Street to Market Street); or (6) Main Street, Te Kauwhata (Saleyard Road to Baird Avenue); and (x) New on-site parking and loading bays shall not be located within an Identified Area, with the exception of a Significant Natural Area which is addressed in the ECO - Ecosystems and indigenous biodiversity chapter.		
TRPT-R3 – On-site Manoeuvring and Queuing	Yes	The proposal will be designed at detailed design stage to comply with parking and loading requirements.
TRPT-R4 – Traffic Generation (a) Where any site gains access from an arterial or regional arterial (including state highway) road, there is a maximum of 50 Equivalent Car Movements (ECM) per day. Note: ECM - 1 car movement is equivalent to I car movement / 1 truck movement is equivalent to 3 car movements / 1 truck and trailer movement is equivalent to 5 car movements. Any other site must comply with the following traffic generation conditions standards:	**No**	The roads adjoining the site are local roads. Vehicle movements from racing and other events will exceed 200 vpd and heavy vehicles may be more than 15% of total vehicle movements – **Restricted Discretionary Activity.** Discretion is restricted to the following matters: (a) The trip characteristics associated with the proposed activity; (b) The design of features intended to ensure safety for all users of the access site, and/or intersecting road including but not limited to vehicle occupants, vehicle riders and pedestrians; (c) Land transport network safety and efficiency, particularly at peak traffic times (of both the activity and road network); and

(iv) Within the GRUZ - General rural zone: (1) There is maximum 200 vehicle movements per site per day and no more than 15% of these vehicle movements are heavy vehicle movements;		(d) Mitigation to address adverse effects, such as: (i) Travel planning; (ii) Providing alternatives to private vehicle trips; including accessibility to public transport; (iii) Staging development; and (iv) Contributing to improvements to the road network.
Water, Wastewater and Stormwater		
WWS-R1 – Stormwater Systems for new development or subdivision (a) Subject to clause (b) below, new development or subdivision must have a stormwater system that complies with all of the following standards: (i) Operates by gravity; (ii) Manages stormwater through a Stormwater Management Plan in the following manner: (1) Primary systems detain or retain runoff from all impervious surfaces during a 10% Annual Exceedance Probability storm event to ensure that the rate of any stormwater discharge off-site is at or below pre-development rates; and (2) Secondary overflows are conveyed to a system or drainage path designed to collect concentrated stormwater during events up to and including a 1% Annual Exceedance Probability; or (3) A controlled discharge to a waterbody or reticulated network that will have equivalent capacity (as in (i) and (ii) above) once the catchment is fully developed. (4) Where no designed flow path exists, measures are in place to disperse flow to ensure no scour or erosion. (iii) Stormwater management measures must be in place and operational upon the completion of subdivision and/or development; (iv) Systems must be designed using rainfall data specific to the area in which the property is located and be adjusted for a climate change temperature increase of 2.3°C; (RCP6);	Yes	The proposal is expected to comply subject to specific engineering design.

(v) Stormwater management measures, including low impact design measures, must be implemented as appropriate in accordance with the following drainage hierarchy: (1) Retention of rainwater/stormwater for reuse; (2) Soakage disposal (if within a known soakage area) with an infiltration rate of a minimum of 30mm/hour; (3) Treatment, detention and gradual release to a watercourse in a manner that on downstream sites; a. does not increase erosion or scour; b. does not increase the area of inundation; and c. otherwise avoids, remedies, or mitigates as far as practicable the adverse effects or alterations to volume, frequency, or duration of flow on downstream sites; (4) Treatment, detention and gradual release to a piped stormwater system. (5) Stormwater management shall address water quality; downstream erosion and scour effects; the area of inundation; and cumulative volume effects. (vi) Where land is subject to instability, stormwater discharges directly to ground occurs only where the ground conditions have been identified as being suitable to absorb such discharges without causing, accelerating or contributing to land instability and downstream effects either on the site or on neighbouring properties; (vii) Connection of new development to any existing stormwater drainage system must not result in the minimum level of service not being met or the minimum level of capacity being exceeded. Alteration of the existing receiving stormwater network drainage system to achieve minimum level of service or additional onsite detention volume to ensure existing capacity will be required.		

(b) WWS-R1 (a) does not apply: i. Where a stormwater management plan has been approved by or as part of a district council resource consent; and ii. The subdivision development is in accordance with that approved stormwater management plan.		
WWS-R2 – Wastewater servicing for new development or subdivision. (a) New development or subdivision must have a wastewater system that complies with the following standards: (i) Is connected to public, reticulated wastewater network; or (ii) Is connected to a community-scale wastewater system; or (iii) Is provided with a site-contained, alternative method of wastewater disposal that complies with AS/NZS 1547:2012.	Yes	The proposal is expected to comply subject to specific engineering design.
WWS-R3 Below Ground pipelines for the conveyance of water, wastewater and stormwater (a) Pipelines for the conveyance of water, wastewater and stormwater that comply with all of the following: (i) Any aboveground section of a pipeline must comply with the following: (1) Not exceed 25m in length, and (2) Not exceed 300mm in diameter. (3) Is not located within an Identified Area and . (b) The maximum dimensions in Rule WWS-R3(1)(a)(i) do not apply to any above-ground section of pipeline which is attached to or contained within the superstructure of a bridge.	Yes	The proposal is expected to comply subject to specific engineering design.
WWS-R5 – Pump Stations for the conveyance of water, wastewater and stormwater (a) Pump stations for the conveyance of water, wastewater and stormwater that complies with the following standards : (i) Is not located within an Identified Area. (ii) Not exceed 10m2 in area above-ground; and	Yes	The proposal is expected to comply subject to specific engineering design.

(iii) Not exceed 3m in height measured from the natural ground level immediately below the structure.		
WWS-R6 – Stormwater treatment, detention and retention facilities	Yes	Stormwater treatment, detention and retention facilities (excluding wetlands and ponds) are permitted.
WWS-R7 – Stormwater ponds / wetlands (a) Stormwater ponds or wetlands that comply with the following: (i) The area of the pond or wetland does not exceed the equivalent site building coverage standards applicable to the zone.	Yes	The proposal is expected to comply subject to specific engineering design.
WWS-R10 Water supply servicing for new development or subdivision	Yes	The proposal is expected to comply subject to specific engineering design.
Airport Noise and Obstacle Controls		
Rule	**Complies**	**Comment**
ANOC-R1- Heights for Buildings, Structures, Trees and other Vegetation - Hamilton Airport (a) Any building, structure, tree or other vegetation must not protrude through the Airport Obstacle Limitation Surface for Hamilton Airport as identified on the planning maps and defined in the designation for WRAL - Waikato Regional Airport Ltd.	Yes	Future Development will comply with this rule, given the height of the limitation surface.
ANOC-R6 Noise sensitive activities - Hamilton Airport, Mercer Airport and Te Kowhai Aerodrome (a) Construction of, or addition, or alteration to, a building containing a noise-sensitive activity must be insulated in compliance with APP1 - Acoustic insulation within: (i) An Airport Air Noise Boundary or Airport Outer Control Boundary.	Yes	The sites are not located within an air noise or airport outer control boundary.
Earthworks		
EW-R19 Earthworks required to form a building platform (a) Earthworks required to form a building platform that will be subject to a building consent where undertaken in accordance with NZS 4431:1989 Code of Practice for Earth Fill for Residential Development.	Yes	Earthworks to form building platforms at time of building construction may be permitted under this rule if Building Consent has been approved prior to construction works.
EW-R21 – Earthworks – General (a) With the exception of earthworks for the activities listed in EW-R17 - EW-R20 earthworks within a site must meet all of the following standards: (i) Do not exceed a volume of more than 1000m^3 and an area of more than 2000m^2 over in any single consecutive 12 month period; (ii) The total combined depth of any excavation (excluding drilling) or filling does not exceed 3m above or below natural ground level;	**No**	Bulk Earthworks to develop the site will exceed the limits specified in this Rule – Consent will be required as a **Restricted Discretionary Activity.** Discretion is restricted to the following: (a) Amenity values and landscape effects; (b) Volume, extent and depth of earthworks; (c) Nature of fill material;

(iii) Take place on land with a maximum slope of 1:2 (1 vertical to 2 horizontal); (iv) Earthworks are setback a minimum of 1.5m from all boundaries; (v) Areas exposed by earthworks are stabilised on completion and any remaining bare ground revegetated to achieve 80% ground cover within 2 months of the completion of the earthworks; and (vi) Sediment resulting from the earthworks is managed on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths.		(d) Contamination of fill material or cleanfill; (e) Location of the earthworks to waterways, significant indigenous vegetation and habitat; (f) Compaction of the fill material; (g) Volume and depth of fill material; (h) Protection of the Hauraki Gulf Catchment Area; (i) Geotechnical stability; (j) Flood risk, including natural water flows and established drainage paths; (k) Land instability, erosion and sedimentation; and (l) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access.
EW-R22 – Earthworks – General (a) With the exception of earthworks for the activities listed in EW-R17 - EW-R20 using imported cleanfill material, concrete or brick must meet all of the following standards; (i) Do not exceed a total volume of 500m3 in any single consecutive 12 month period; (ii) Do not exceed a depth of 1m above natural ground level; (iii) The slope of the resulting filled area in stable ground does not exceed a maximum slope of 1:2 (1 vertical to 2 horizontal); (iv) Fill material is setback a minimum of 1.5m from all boundaries; (v) Areas exposed by filling are re-vegetated to achieve 80% ground cover within 2 months of the completion of the filling; and (vi) Sediment resulting from the filling is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths.	**No**	The importation of cleanfill for the project is likely to exceed the permitted thresholds outlined in this Rule. Consent would be required as a **Restricted Discretionary Activity.** Discretion is restricted to the following: (a) Amenity values and landscape effects; (b) Volume, extent and depth of earthworks; (c) Nature of fill material; (d) Contamination of fill material or cleanfill; (e) Location of the earthworks to waterways, significant indigenous vegetation and habitat; (f) Compaction of the fill material; (g) Volume and depth of fill material; (h) Protection of the Hauraki Gulf Catchment Area; (i) Geotechnical stability; (j) Flood risk, including natural water flows and established drainage paths; (k) Land instability, erosion and sedimentation; and (l) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access.
Light		
LIGHT-R2 – Glare and artificial light spill (a) illumination from glare and artificial light spill shall not exceed 10 lux measured horizontally and vertically at the notional boundary on any other site in the GRUZ – General Rural Zone: at any road	**No**	Lux levels at the boundary of the site from track lighting will need to be confirmed through conditions of consent, however all is expected to comply with the exception of the track lighting for the harness track. Consent will be required as a **Restricted Discretionary Activity.**

boundary or within any other site in the GRZ – General Residential Zone, MRZ – Medium Residential Zone, LLRZ – Large Lot Residential Zone, SETZ – Settlement Zone, or RLZ – Rural Lifestyle Zone (b) LIGHT-R2(I)(a) does not apply to vehicles used in farming activities and agricultural equipment		The matters of discretion are provided below: (a) Effects on amenity values; (b) Effects of light spill levels on other sites; (c) Road safety; (d) Duration and frequency; (e) Location and orientation of the light source; (f) Mitigation measures; and (g) Location and orientation of the light source.
Noise		
GRUZ Noise Any activity that complies with all effects and building rules is a permitted activity if: **NOISE-R2 Noise – general** (a) farming noise, and noise generated by hunting, emergency generators, and emergency sirens must comply **NOISE-R4 Noise - Construction** (a) noise from any construction, maintenance, or demolition activity that is measured, assessed, and managed in accordance with the requirements of NZS 6803: 1999 'Acoustics – Construction Noise' **NOISE-R8 Noise-general** (a) noise measured at the notional boundary on any other site in the GRUZ – General Rural Zone must not exceed: i. 50dB LAeq, 7am to 7pm every day ii. 45dB LAeq, 7pm to 10pm every day iii. 40dB LAeq and 65dB LAmax, 10pm to 7am the following day (b) noise measured within any site in any zone, other than the GRUZ - General Rural Zone, must meet the permitted noise levels for that zone	**No**	Construction noise will require monitoring and management in accordance with **NOISE-R4** during construction. It is expected that Race meetings will exceed the noise limits specified in **NOISE-R8** below at intermittent periods. This is confirmed via an acoustic assessment. Consent would be required as a **Discretionary Activity** for any non-compliance**.**

(c) noise levels must be measured in accordance with the requirements of New Zealand Standard NZS 6801: 2008 'Acoustic – Measurement of Environmental Sound' (d) noise levels must be assessed in accordance with the requirements of New Zealand Standard NZS 6802: 2008 'Acoustic – Environmental Noise'		

Signs

Rules	Complies	Comments
GRUZ Signs **Any activity that complies with all effects and building rules is a permitted activity if:** **SIGN-R1 Signs – general** (a) a public information sign erected by a government agency (b) official sign; or (c) signs that are located within a building or that are not visible from a road or adjoining site **SIGN-R11 Signs – general** (a) a sign must comply with all the following standards: i. it is the only sign on the site ii. the sign is wholly contained on the site iii. the sign does not exceed 3m² iv. the sign height does not exceed 3m v. the sign is not illuminated vi. the sign does not contain any moving parts, fluorescent, flashing, or revolving lights or reflective materials vii. the sign is set back at least 50m from a state highway and the Waikato Expressway viii. the sign is not attached to a notable tree identified in SCHED2 – Notable trees, except for the purpose of identification ix. the sign is not attached to a heritage item listed in SCHED1 – Historic heritage items except for the purpose of identification and interpretation x. the sign is for the purpose of identification and interpretation of a site and area of significance to Maaori	**No**	Signage proposed for the site is likely to exceed permitted activity thresholds identified in the Rule Consent will be required pursuant to **SIGN-R11 – Signs General** – as signage will be proposed for the site that will exceed the maximum permitted area and height per sign, will exceed the maximum number of signs per site and will be located within 50m of the Waikato Expressway. A **Restricted Discretionary Activity** consent will be required pursuant to **SIGN-R13 – Signs – Effects on Traffic** – Proposed future signage will likely not comply with the requirements of this rule relating to maximum number of characters or words. The matters of discretion are restricted to the following: (a) Amenity values; (b) Rural character of the locality; (c) Effects on traffic safety; (d) Effects of glare and artificial light spill; (e) Content, colour and location of the sign; (f) Effects on notable trees; (g) Effects on the heritage values of any heritage item due to the size, location, design and appearance of the sign; (h) Effects on cultural values of any SASM - Sites and areas of significance to Maaori; and (i) Effects on notable architectural features of the building.

listed in SCHED3 – Sites and areas of significance to Maaori xi. the sign relates to 1. goods or services available on the site 2. a property name sign **SIGN-R13 Signs – effects on traffic** (a) any sign directed at road users must meet the following standards: 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 railway crossings iii. not obstruct sight lines of drivers turning into or out of a site entrance and intersections iv. contain no more than 40 characters and no more than 6 words, symbols, or graphics v. have lettering that is at least 200mm high vi. where the sign directs traffic to a site entrance it must be at least: 1. 175m from the entrance on roads with a speed limit of 80km/hr or less 2. 250m from the entrance on roads with a speed limit of more than 80km/hr		
Temporary Events		
GRUZ – Temporary events **Any activity that complies with all effects and building rules is a permitted activity if:** **TEMP-R5** (a) The event occurs no more than 6 times per consecutive 12 month period; (b) The duration of each event is less than 72 hours; (c) It may operate between 7.30am to 8:30pm Monday to Sunday; (d) Temporary structures are: (i) erected no more than 2 days before the event occurs; (ii) removed no more than 3 days after the end of the event; (e) The site is returned to its previous condition no more than 3 days after the end of the event; (f) There is no direct site access from a national route or regional	**No**	The events which will take place on site will exceed the permitted standards. A **Discretionary Activity** consent will be required pursuant to **TEMP-R5** as the proposal involves more than 6 events within a consecutive 12 month period.

arterial road.		

Waikato Operative District Plan Assessment

Rural Zone Subdivision Activities

Rules	Complies	Comments
Rule 25.5(e) – Prohibited Activity Subdivision of land resulting in any additional allotments (excluding a utility allotment, access allotment or conservation house allotment) containing high quality soils from a certificate of title issued after 6 December 1997, except where the allotment being subdivided (i) was created by a process other than subdivision under the Resource Management Act 1991, or (ii) was created by a boundary adjustment between land parcels contained in certificates of title issued prior to 6 December 1997, or (iii) was created by subdivision consent granted between 28 April 2001 and 25 September 2004, solely for a boundary relocation under the former district plan, or (iv) is land that forms part of the Hampton Downs Motorsport Park as shown on the Planning Map and is developed in accordance with Schedule 25D.	**No**	As the Titles subject to the proposal have Title issue dates post December 1997 and contain high-class soil with more than one additional Lot being created. For conservative purposes, the creation of separate Titles for the racing infrastructure, bloodstock and equine commercial areas is also included
Rule 25.71A - Boundary Relocation	**No**	A potential boundary relocation pursuant to Rule 25.71A, between the parent Titles is being applied for as a **Discretionary Activity,** due to the parent Titles not being in common ownership.
Rule 25.77 – Building Platform Subdivision is a restricted discretionary activity if every allotment, other than a utility or access allotment, is capable of containing: (a) deleted (b) a shape factor, being either (i) a circle with a diameter of at least 30m exclusive of boundary setbacks, or	**No**	The rural lifestyle Lots cannot contain a shape factor that complies with the existing General Rural Zone setbacks. However, the lots can contain an area of 1,000m^2 exclusive of the blanket 5m reduced setback as proposed. Consent is required as a **Discretionary Activity.**

(ii) a rectangle of at least 1000m^2, exclusive of boundary setbacks, of which each dimension is at least 25m, and (ba) a building platform where a dwelling could be built as a permitted activity, being a circle with a diameter of at least 18m, located within the shape factor, and (b) a building platform with an average gradient not steeper than 1:8, and (c) a building platform that, within the Landscape or Ridgeline Policy Area, is not visible from a road or other public place, and (e) a building platform not subject to inundation in a 2% probability storm or flood event.		

Waikato Regional Plan Assessment



Waikato Regional Plan Assessment	
Water Module	
Rule 3.3.4.21 – Restricted Discretionary Activity Surface Water Takes	Consent is required to utilise water in the proposed stormwater ponds for irrigation purposes. To cover all potential outcomes, a surface water take will be sought for the purpose of dust suppression during earthworks
Rule 3.3.4.24 – Discretionary Activity Rule – Groundwater Takes	A groundwater take will be sought for the water supply source for both potable and irrigation supply (via an on-site bore)
Rule 3.3.4.26 – Non-Complying Activity Groundwater Takes	Consent is required pursuant to this rule to utilise water in the proposed stormwater ponds for irrigation purposes. To cover all potential outcomes, a surface water take will be sought for the purpose of dust suppression during earthworks, and a surface water take for groundwater daylighting in construction trenches as surface water will also be applied for.
Rule 3.5.4.5 Discretionary Activity Discharges – General	Consent is required for a general discharge for the synthetic materials associated with the construction of a synthetic track.
Rule 3.5.11.8 – Discretionary Activity Rule – Discharge of Stormwater	The proposal will require resource consent under Discretionary Activity **Rule 3.5.11.8** for the discharge of stormwater to the new stormwater basins.
Rule 3.6.4.13 Discretionary Activity Rule Stopbanks, diversions and any associated discharge of water	The proposal will require resource consent to divert groundwater to lower the groundwater table for the purpose of the new stormwater basins. Consent also required pursuant to this rule for the infill and diversion of the existing artificial drainage system within the site.
Rule 3.5.7.7 – Discretionary Activity Rule – Other on-site sewage discharges	To cover all potential outcomes, Consent is required for wastewater discharge to land
Rule 3.8.4.7 Controlled Activity – Drilling Below the Water Table	Consent is required for drilling below the water table for establishment of an on-site bore for water supply. To cover all potential outcomes, the proposal may require drilling below the water table for dewatering.

Land and Soil Module	
Rule 5.1.4.13 – Discretionary Activity Rule - Soil Disturbance, Roading and Tracking and Vegetation Clearance	Consent for bulk earthworks will be required as a **Discretionary Activity.**
Rule 5.2.5.5 Controlled Activity Rule – Large Scale Clean fill Disposal outside High-Risk Locations	Clean fill for the proposal (inc track surface) is likely to exceed 2,500m3, therefore consent is required under this rule. Consent is also required pursuant to this rule for the synthetic track is proposed for importation of sand to mix with material consented under **3.5.4.5.**