

**In the Environment Court of New Zealand  
Auckland Registry**

**I Te Kōti Taiao O Aotearoa  
Ki Tamaki Makaurau**

**ENV-2022-AKL-000037**

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Under the Resource Management Act 1991 (the Act)

In the matter of an appeal under Clause 14(1) of the First Schedule of the Act

And in the matter of Decisions on the Proposed Waikato District Plan

Between **HD Land Limited and Hampton Downs (NZ) Ltd**  
Appellant

And **Waikato District Council**  
Respondent

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**Notice of Waka Kotahi NZ Transport Agency's wish to be party to proceedings**

Dated 22 March 2022

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**大成 DENTONS KENSINGTON SWAN**

18 Viaduct Harbour Ave P +64 9 379 4196  
Private Bag 92101 F +64 9 309 4276  
Auckland 1142 DX CP22001

Solicitor: Christina Sheard / Louise Espin  
E [christina.sheard@dentons.com](mailto:christina.sheard@dentons.com) / [louise.espin@dentons.com](mailto:louise.espin@dentons.com)

**To** The Registrar  
Environment Court  
Auckland

- 1 Waka Kotahi NZ Transport Agency (**‘Waka Kotahi’**) wishes to be a party to an appeal by HD Land Limited and Hampton Downs (NZ) Ltd (**‘Appellant’**) against a decision of the Waikato District Council. The decision was in respect of a submission by the Appellant to amend provisions relating to the Hampton Downs Motor Sport and Recreation Zone.
- 2 Waka Kotahi made a further submission<sup>1</sup> on the subject matter of the proceedings.
- 3 Waka Kotahi is not a trade competitor for the purposes of section 308C or 308CA of the Act.
- 4 Waka Kotahi is interested in part of the proceedings, being those aspects set out at paragraph 5 of this notice.
- 5 Waka Kotahi is interested in the amendments sought by the Appellant in relation to the following provisions within the Hampton Downs Motor Sport and Recreation Zone:
  - a Remove PREC15-R1 (which requires the industrial activity floor area to be limited to 50,000m<sup>2</sup>);<sup>2</sup> and
  - b Amend MSRZ-S19 so that the requirement for a Traffic Management Plan does not apply to ‘minor’ motor sport and recreation events.<sup>3</sup>
- 6 Waka Kotahi opposes the relief sought by the Appellant for the following reasons:
  - a Waka Kotahi took part in conferencing with the Appellant (and other parties) prior to the hearing for the Hampton Downs Motor Sport and Recreation Zone. The parties came to an agreed position on the provisions, and the decision adopted those provisions. The Appellant is now seeking to change the same provisions.
  - b The removal of the industrial trigger of 50,000m<sup>2</sup> in PREC15-R1 needs to be tested through modelling before it is removed. It is understood that this trigger was originally imposed on this site as part of the 2006 resource consent hearing and that this trigger was tied to the operation of the Hampton Downs Interchange. There needs to be an assessment of whether any further mitigation may be required at the interchange (including in the future to address growth) if this rule is to be removed.
  - c The requirement for Traffic Management Plans in MSRZ-S19 is fundamental to the management of effects on the State Highway at Hampton Downs. ‘Minor’ motor sport and recreation events should not be excluded from this requirement. The definition of ‘motor sport and recreation events’ defines a ‘minor event’ as:

*Minor Event: <700 arrival vehicles per hour (vph) and <2,000 total vehicles per day.*
  - d The Waka Kotahi Network Management Team has advised that ‘minor events’ could have impacts on the Hampton Downs Interchange and therefore need to be managed by way of a Traffic Management Plan.
- 7 Waka Kotahi agrees to participate in mediation or other alternative dispute resolution of the proceedings.

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<sup>1</sup> Further submission dated 15 July 2019.

<sup>2</sup> Appendix 1 Appeal Point 6, Appellant’s Notice of Appeal dated 1 March 2022.

<sup>3</sup> Appendix 1 Appeal Point 16, Appellant’s Notice of Appeal dated 1 March 2022.

**Dated 22 March 2022**



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**Christina Sheard**

Counsel for Waka Kotahi NZ Transport Agency

Address for service of Waka Kotahi NZ Transport Agency:

Dentons Kensington Swan

Private Bag 92101

18 Viaduct Harbour Avenue,

Auckland CBD, Auckland 1142

Telephone: 09-379 4196

Fax: 09-379 4196

Email: [christina.sheard@dentons.com](mailto:christina.sheard@dentons.com)

Contact person: Christina Sheard

Email: [louise.espin@dentons.com](mailto:louise.espin@dentons.com)

Contact person: Louise Espin