

■ report

New Carisbrook Development: Planning Report

Prepared for
Carisbrook Stadium Trust

By
Beca Carter Hollings & Ferner Ltd

January 2007

Revision History

Revision N°	Prepared By	Description	Date
A	Kirsten Klitscher	Draft for Internal Review	16/01/2007
0	Kirsten Klitscher	Final draft	17/01/2007

Document Acceptance

Action	Name	Signed	Date
Prepared by	Kirsten Klitscher		17/01/2007
Reviewed by	Peter Constantine		17/01/2007
Approved by	Peter Constantine		17/01/2007
on behalf of	Beca Carter Hollings & Ferner Ltd		

Table of Contents

1	Introduction.....	1
2	The Site	1
3	Description of Proposal.....	1
4	Proposed Planning Route	2
4.1	Plan Change or Resource Consent?	2
4.2	Timeframe	4
4.3	Risks to the Private Plan Change Process.....	4
4.4	Regional Council Consents.....	5
4.5	Recommendation.....	5
5	Regional Consents	5
5.1	Regional Policy Statement for Otago.....	5
5.2	Regional Plan: Air for Otago	6
5.3	Regional Plan: Waste for Otago.....	8
5.4	Regional Plan: Water for Otago	9
5.5	Regional Coastal Plan for Otago	12
5.6	Information requirements.....	12
6	District Plan Issues.....	12
6.1	Current Plan Provisions.....	12
6.2	Changes to the Text and Maps.....	16
6.3	Section 32 Analysis	17
6.4	Assessment of Environmental Effects	18
7	Consultation.....	21
7.1	Meetings to date.....	22
7.2	Parties to Consult.....	22
7.3	Methods of Consultation	23
7.4	Managing the Consultation/Responding to Public Enquiries	25
7.5	Suggested Timeframe.....	25
8	Conclusion	25

Appendices

Appendix A - Resource Consent Process Timeframe

Appendix B - Plan Change Timeframe

1 Introduction

This report sets out the likely planning issues associated with obtaining the necessary approvals for the proposed development of a greenfields Carisbrook Stadium. This report incorporates Beca Planning's earlier report (of 11 January 2007), which set out the preferred planning route for the proposal, and recommended that the most appropriate method for gaining the necessary approvals is via the plan change process.

As no plans of the proposed development are available as yet, this list of planning and environmental issues should be considered a preliminary list only, and will require further refinement as the development plans evolve.

It should be noted that this report does not include any recommendations in respect of the use of the existing Carisbrook site, should the Trust resolve to undertake the proposed greenfields Carisbrook development.

2 The Site

The site is located on the true left bank of the Water of Leith, and is situated across the intersection of Awatea, Parry and Leander Streets, directly opposite the intersection of Butts Road and Union Street. The site is presently occupied by legal road, a variety of built forms and activities, and is partially cleared. There is a major stormwater infrastructure facility traversing the site.

3 Description of Proposal

The comments and recommendations outlined below are based on the proposal as outlined at the project team workshop held at Otago Museum on 12 December 2006. It is understood that other than the stadium itself, the proposed development includes:

- Educational activities, for example the inclusion of facilities for the University of Otago School of Education
- Community service activities, for example Student Health and Unipol facilities
- Retail activities, including a pharmacy, the sale of liquor and specialist retail stores
- Conference facilities
- Various carparking and loading areas
- Office space for the Otago Rugby Football Union
- The enhancement and planting of a portion of the margins of the Water of Leith, for beautification purposes.

Two key assumptions have also been necessary in the preparation of this report:

- The Carisbrook Stadium Trust adopts Beca Planning's recommendation that the most appropriate mechanism for the approval of this development is through the plan change process.
- A full roof will be included in the design of the proposed stadium.

Finally, this report does not include consideration of the planning issues associated with the changes proposed to the roading network. It does, however, provide some

commentary on the traffic and transportation effects of the proposal should the State highway be relocated as proposed in the recently completed Strategic Transport Corridors Study commissioned by the Dunedin City Council.

3.1.1 Existing use rights

There are no existing use rights for this type of activity on this site. Notwithstanding this, some of the activities in the area may have effects that are similar to the effects likely to result from the development and operation of a new stadium on the site, particularly in respect of noise, glare, and hazardous substances. Those activities may provide some assistance in respect of a permitted baseline for the site, however the applicability of such a baseline is likely to be somewhat limited, due in part to the approval process being followed, and in part because of the particular characteristics of the activities occurring on the site and those proposed as part of the stadium development.

4 Proposed Planning Route

There are two mechanisms available to the Carisbrook Stadium Trust to facilitate the Dunedin City Council's approval for the construction of a new Carisbrook Stadium on the proposed site located at Awatea Street, in respect of planning requirements. The options available are:

- Resource Consent
- Plan Change

This section of the report comprises the earlier report (dated 11 January 2007), which briefly explored these options. The Dunedin City District Plan permits recreational activities within the Industrial 1 zone, however a number of the other activities that are presently proposed for the site are not permitted (for example campus activities, dedicated office space, and retailing activities).

4.1 Plan Change or Resource Consent?

The two options available are a plan change or a resource consent process. The two processes can be most easily contrasted as follows:

Resource Consent	Private Plan Change
Allows a site-specific activity	Can be either site specific or district wide
Suitable for contained, one-off activities	Suitable for a range of matters that are not provided for within the current plan provisions
Has a specific "life" or expiry date unless given effect to before expiry date	"Life" or expiry date is the same as the life of the plan after which existing use rights may apply
Attaches conditions – more prescriptive	Sets up a long term management framework
Generally, cheaper and less time consuming application process	Application process can be very costly and time consuming
Must meet the relevant section 104 criteria	Must meet section 32 and Part II tests

Resource Consent

The Dunedin City District Plan identifies the site as being within the Industrial 1 zone. Within that zone, recreation activities are provided for as a permitted activity, providing they achieve compliance with a number of performance standards. The provisions of the zone do not provide for activities such as education, retail and community service activities, and as such these aspects of the development would be considered a non-complying activity under the present zone rules.

It is understood that, in the event the decision is made to construct a new stadium rather than redevelop the existing Carisbrook site, the University of Otago is likely to be involved in the development. As such, the ancillary retail and educational activities that the University wishes to develop will be non-complying activities in the Industrial zone. Therefore, the construction of a stadium at the new site will result in far more significant consenting issues than would redevelopment of the existing Carisbrook site.

The Resource Management Act requires that resource consent applications for non-complying activities meet the most stringent test included in the Act. For the consent authority to proceed with considering any resource consent application for a non-complying activity, it must be satisfied that the proposal either:

- Has no environmental effects that are greater than minor; or
- Is not contrary to the objectives and policies of the relevant planning documents.

Once that 'gateway' test is passed, the consent authority can consider the application. It still has a discretion to allow or decline the application and to impose consent conditions. The discretion available is particularly wide.

Obtaining consent for the non-complying activities would therefore involve a notified consent process with the distinct possibility that some or all of those activities will not gain consent.

The basic information that is required for a resource consent application includes the following:

- Assessment of Environmental Effects (a number of specific issues will be required to be covered within this application; a more detailed list is set out in section 6 below)
- Detailed plans of proposed construction
- Form 9 (resource consent application form)

Plan Change

A plan change would involve the preparation of a new section for inclusion in the Dunedin City District Plan, including a zone description, issues, objectives, policies, methods, rules, assessment matters and anticipated environmental results. New maps showing the extent of the proposed zone must also be prepared. Obviously all proposed plan provisions would require careful crafting to ensure that the change suitably provides for the Trust's specific plans. In support of the documentation to be provided to the Council for inclusion in the district plan, the following information will also be required:

- A written request for the Plan Change

- An explanation of the purpose and reasons for the Plan Change
- A description of the environmental effects of the proposed change
- A section 32 report that analyses the alternatives, costs and benefits of the proposed plan change

All of these documents must be comprehensive and all form an integral part of the 'package' that will be publicly notified.

There are two opportunities for formal public involvement (as well as during the preliminary consultation) and as a result there is opportunity for the proposed district plan provisions to be modified during the process. The extent, if any, of these modifications is able to be managed through the quality and robustness of the documents forming part of the plan change package. Thorough consultation at the earliest practicable stage of the project is also recommended.

4.2 Timeframe

The timeframes for both the resource consent and plan change processes are set out in Appendices A and B respectively. Please note that these are the statutory timeframes following lodgement of all the appropriate documentation with the Council. Preparation of the documentation associated with the resource consent would take not less than 20 working days and cannot commence until the concept is firm and plans are prepared. Preparation of the plan change and all its supporting information will take slightly longer, and while it can commence before designs are completed, some firm concepts relating to the building envelope and activities proposed will need to be in place prior to work commencing.

A more detailed schedule of input materials required can be formulated once the concept is more clearly defined.

4.3 Risks to the Private Plan Change Process

The primary risk to the Private Plan Change process that can be identified at this time is that the Council may reject the request. The only other risks are that a submitter or other party (including the Trust) could appeal all or part of the decision of the Council on the plan change to the Environment Court. There are two types of risk: time delays and changes to the plan provisions that would affect the ultimate character and form of the development. In terms of timing, the risk is the delays that such appeals would introduce.

It is not possible to quantify these delays at present, but they could be up to 12 months.

With respect to changes to the plan provisions, the risk is that some form of resource consent may also be required for aspects of the proposal. Significant de-risking is possible, but it is not possible to eliminate all risk.

4.4 Regional Council Consents

At this point it is also relevant to note that a number of approvals would need to be gained from the Otago Regional Council to construct the new stadium. These would likely include:

Regional Plan: Water for Otago ¹	Discharge of stormwater into the Water of Leith
	Discharge of drainage water carrying contaminants
Regional Plan: Air for Otago	Discharge to air from the generators to be used on the site
	Discharge of dust during development of the site
Regional Plan: Waste for Otago	Disturbance of a contaminated site

Notwithstanding this, in our view the matters that would require authorisation from the Otago Regional Council are not significant enough to warrant seeking changes to the relevant Regional Plans, and as such our recommendation is that the resource consent process be pursued as the more appropriate avenue for any approvals required from the Regional Council. Further detail on these regional consents is set out in section 5 below.

4.5 Recommendation

Given these considerations, it is our recommendation that the Carisbrook Stadium Trust utilise the **plan change process**, should the decision be made to pursue the construction of a new Carisbrook Stadium on the Awatea Street site. It is considered that a plan change would be a more appropriate option because it would be more likely to lead to a successful outcome for the Carisbrook Stadium Trust. We note that Dunedin City Council staff have also endorsed this approach.

5 Regional Consents

There are a number of regional planning documents that are of relevance to the proposal. These include the Regional Policy Statement for Otago (the RPS), the Regional Plan: Air for Otago (the Air Plan), and the Regional Plan: Waste for Otago (the Waste Plan).

5.1 Regional Policy Statement for Otago

The Regional Policy Statement for Otago (RPS) sets out the policy direction for the whole of the Otago Region. The objectives and policies that are set out in the RPS that are relevant to the proposed development of Carisbrook on the Awatea Street site include the following. Until a detailed design of the proposed stadium development is available, it is not possible to draw any conclusions in respect of how well the proposal fits within these objectives and policies.

¹ Consent may also be required for works associated with test drilling and piling, and for the undertaking of works within 7 metres of the top of the bank of the Water of Leith. Due to the lack of detail available at this time, it is not possible to provide a definitive comment in this regard.

Built Environment Chapter	Objective 9.4.1	To promote the sustainable management of Otago’s built environment in order to: (a) Meet the present and reasonably foreseeable needs of Otago’s people and communities; and (b) Provide for amenity values; and (c) Conserve and enhance environmental and landscape quality; ...
	Objective 9.4.2	To promote the sustainable management of Otago’s infrastructure to meet the present and reasonable foreseeable needs of Otago’s communities.
	Objective 9.4.3	To avoid, remedy or mitigate the adverse effects of Otago’s built environment on Otago’s natural and physical resources.
	Policy 9.5.2	To promote and encourage efficiency in the development and use of Otago’s infrastructure through: (a) Encouraging development that maximises the use of existing infrastructure while recognising the need for more appropriate technology; and... (c) Encouraging a reduction in the use of non-renewable resources while promoting the use of renewable resources in the construction, development and use of infrastructure; and (d) Avoiding or mitigating the adverse effects of subdivision, use and development of land on the safety and efficiency of regional infrastructure.
	Policy 9.5.4	To minimise the adverse effects of urban development and settlement, including structures, on Otago’s environment through avoiding, remedying or mitigating: (a) Discharges of contaminants to Otago’s air, water or land; and (b) The creation of noise, vibration and dust; and (c) Visual intrusion and a reduction in landscape qualities; and (d) Significant irreversible effects on: (i) Otago community values; or... (vi) Amenity values; or...
	Policy 9.5.5	To maintain and, where practicable, enhance the quality of life for people and communities within Otago’s built environment through: (a) Promoting the identification and provision of a level of amenity which is acceptable to the community; and (b) Avoiding, remedying or mitigating the adverse effects on community health and safety resulting from the use, development and protection of Otago’s natural and physical resources; and...

5.2 Regional Plan: Air for Otago

The Air Plan will relate to the development insofar as there is a need for emergency generators. The site is within the Dunedin urban area identified by Schedule 1.2 to the Air Plan, and as such the relevant rule in the Air Plan provides as follows:

16.3.4.1 Discharges from fuel burning equipment within areas identified in Schedule 1.2 – permitted activity

The discharge into air of products of combustion arising from fuel burning equipment from single activities or a combination of activities located on one site (excluding domestic heating appliances and open fires subject to Rules 16.3.1.1 to 16.3.1.5) located on a site within an area identified in Schedule 1.2 which:

- (1) Does not exceed a heat generation capacity of 1MW; or

- (2) Does not exceed a heat generation capacity of 5MW and burns only gas or oil (excluding waste oil) with a sulphur content of less than 1%;

is a **permitted activity**, providing:

- (a) In the case of equipment installed after 28 February 1998, any chimney complies with Schedule 1.6 (“Determination of Chimney Heights”); and
- (b) No material specified in Rule 16.3.3.1 is burnt; and
- (c) Any discharge of smoke, odour, particulate matter or gases is not noxious, dangerous, offensive or objectionable at or beyond the boundary of the property.

Failure to comply with these requirements would require resource consent for a discretionary activity, where the Council has not limited the exercise of its discretion. The relevant objectives and policies of the Air Plan include:

Air Quality Management	Objective 6.1.2	To avoid adverse localised effects of contaminant discharges into air on: (a) Human health; (b) Cultural, heritage and amenity values; (c) Ecosystems and the plants and animals within them; and (d) The life-supporting capacity of air.
	Objective 6.1.3	To allow for the sustainable use of Otago’s air resource.
	Policy 8.2.1	To allow discharges of contaminants into air from industrial or trade premises that have minor or no adverse effects without the need for a resource consent.
	Policy 8.2.3	In the consideration of any application to discharge contaminants into air, Council will have: (a) Particular regard to avoiding adverse effects including cumulative effects on: (i) Values of significance to Kai Tahu (ii) The health and functioning of ecosystems, plants and animals; (iii) Cultural, heritage and amenity values; and (iv) Human health. (b) Regard to any existing discharge from the site, into air, and its effects.
	Policy 8.2.4	The duration of any permit issued to discharge contaminants into air will be determined having regard to: (a) The mass and nature of the discharge (b) The nature and sensitivity of the receiving environment; and (c) Any existing discharge from the site, into air, and its effects.
	Policy 8.2.5	To require, as appropriate, that provision be made for review of the conditions of any resource consent to discharge contaminants into air.
	Policy 10.1.1	The Otago Regional Council will encourage: (a) People undertaking land use activities to adopt management practices to avoid, remedy or mitigate any adverse effects of dust beyond the boundary of the property. (b) City and district councils to use land use planning mechanisms and other land management techniques to manage land use activities which have the potential to result in dust beyond the boundary of the property.

It will also be necessary to consider the potential effects of the existing quarry operation on the Blackhead Quarry Ltd site. This operation has the potential to generate a reverse sensitivity effect on the activities undertaken on the subject site.

5.3 Regional Plan: Waste for Otago

Preliminary information from the Otago Regional Council indicates that a number of the sites within the vicinity of the proposed Carisbrook development are potentially contaminated. These include:

Confirmed in specified area	Status/Land use
Fletcher Insulation and Acoustic Services Ltd 1980 Lot 1, DP15878 VNZ 27190/802 Cnr Leander Street and Ravensbourne Road	Status: Unknown Land use: Asbestos Production and Disposal
RF Wooldscour 1985 Lot 2, DP 15878 VNZ 27190/802 Parry Street	Status: Unknown Land use: Tanning and Associated Trades
Natural Fleece Processors Ltd 1997 8 – 12 Awatea Street	Status: Unknown Land use: Tanning and Associated Trades
Fletcher Industries Ltd 1965-1971 77 Parry Street	Status: Unknown Land use: Chemical Manufacture and Formation
Fletcher Industries Ltd 1971-1975 77 Parry Street	Status: Unknown Land use: Asbestos Production and Disposal
Unconfirmed Addresses – potentially in specified area	
Dominion Sales Corporation Limited 1945-1951 Parry Street	Status: Unknown Land use: Asbestos Production and Disposal
Holmes and Co 1910 Union Street	Status: Unknown Land use: Chemical Manufacture and Formation
Road Materials Ltd 1961 Union Street	Status: Unknown Land use: Chemical Manufacture and Formation
Union Garage 1956 Union Street	Status: Unknown Land use: Service Station

Because these sites are listed by the Council as being potentially contaminated, it will be necessary to conduct testing to establish if any contamination exists and its characteristics. If contamination is established, resource consent will be required for any disturbance of these sites. The rule specifies as follows:

5.6.1 Hazardous wastes at contaminated sites (discretionary activity)

1. The disturbance of land; or
2. The discharge of hazardous waste into water; or

3. *The discharge of hazardous waste onto or into land in circumstances that may result in that hazardous waste (or any other hazardous waste emanating as a result of natural processes from that hazardous waste) entering water; or*
4. *The deposit of any hazardous waste, in, on or under land; or*
5. *The discharge of hazardous waste into air at or from a contaminated site; is a discretionary activity.*

As such, consents from the Regional Council will be required for these aspects of the proposal. The relevant objectives and policies of the Regional Plan: Waste include:

Contaminated Sites	Objective 5.3.1	To avoid, remedy or mitigate any adverse effects of contaminated sites.
	Objective 5.3.2	To avoid further site contamination.
	Policy 5.4.2	To locate and investigate contaminated sites in Otago.
	Policy 5.4.3	To contain contaminated sites and rehabilitate them to the extent that is practicable having regard to the use to which the land is to be put.
	Policy 5.4.4	To apply the Australia and New Zealand Conservation Council (ANZECC) "Guidelines for the Assessment and Management of Contaminated Sites" (January 1992) as a guide to determine the most appropriate course of action for a particular contaminated site.
	Policy 5.4.5	To prepare and maintain a register outlining details of sites which are contaminated.

5.4 Regional Plan: Water for Otago

Due to the proposed stadium being in close proximity to the Water of Leith, there is potential for resource consent to be required under the Water Plan, in addition to those required under the Air and Waste Plans.

The two consents likely to be required are for the discharge of stormwater into the Water of Leith, and the discharge of drainage water carrying contaminants. Consent **may** also be required for works associated with test drilling and piling, and for the undertaking of works within 7 metres of the top of the bank of the Water of Leith. Due to the lack of detail available at this time, it is not possible to provide a definitive comment in this regard.

The following objectives and policies of the Water Plan would be relevant to these applications for consent:

Natural and Human Use Values of Lakes and Rivers	Objective 5.3.1	To maintain or enhance the natural and human use values, identified in Schedules 1A, 1B and 1C, that are supported by Otago's lakes and rivers.
	Objective 5.3.3	To protect the natural character of Otago's lakes and rivers and their margins from inappropriate subdivision, use or development.
	Objective 5.3.4	To maintain the amenity values associated with Otago's lakes and rivers and their margins.
	Objective 5.3.5	To maintain or enhance public access to and along the margins of Otago's lakes and rivers.
	Objective 5.3.8	To avoid the exacerbation of any natural hazard or the creation of a hazard associated with Otago's lakes and rivers.

	Policy 5.4.2	In the bed of any activity involving surface water, groundwater or the bed or margin of any lake or river, to give priority to avoiding, in preference to remedying or mitigating: (1) Adverse effects on: (a) Natural values identified in Schedule 1A; (b) Water supply values identified in Schedule 1B; (c) Registered historic places identified in Schedule 1C, or archaeological sites in, on, under or over the bed or margin of a lake or river; (d) Spiritual and cultural beliefs, values and uses of significance to Kai Tahu identified in Schedule 1D; (e) The natural character of any lake or river, or its margins; (f) Amenity values supported by any water body; and (2) Causing or exacerbating flooding, erosion, land instability, sedimentation or property damage.
	Policy 5.4.3	In the management of any activity involving surface water, groundwater or the bed or margin of any lake or river, to give priority to avoiding adverse effects on: (a) Existing lawful uses; and (b) Existing lawful priorities for the use, of lakes and rivers and their margins.
	Policy 5.4.6	Legal access to and along the margins of lakes and rivers will only be restricted where necessary: (a) To protect areas of significant indigenous vegetation and/or significant habitats of indigenous fauna; (b) To protect Kai Tahu spiritual and cultural beliefs, values and uses; (c) To protect the health or safety of people or communities; (d) To ensure a level of security consistent with the purposes of a resource consent; or (e) In other exceptional circumstances sufficient to justify the restriction notwithstanding the national importance of maintaining that access.
	Policy 5.4.9	To have particular regard to the following qualities or characteristics of lakes and rivers, and their margins, when considering adverse effects on amenity values: (a) Aesthetic values associated with the lake or river; and (b) Recreational opportunities provided by the lake or river, or its margins.
	Policy 5.4.13	To encourage and support community incentives that assist in the achievement of the maintenance or enhancement of lakes and rivers and their margins, and other water resources.
	Objective 7.5.1	To maintain or enhance the quality of water in Otago's lakes and rivers so that it is suitable to support their natural and human use values and people's use of water.
Water Quality	Policy 7.7.3	When considering applications for resource consents to discharge contaminants to water, to have regard to opportunities to enhance the existing water quality of the receiving water body at any location for which the existing water quality can be considered degraded in terms of its capacity to support its natural and human use values.
	Policy 7.7.5	When considering applications for resource consents, to have regard to the cumulative effects of discharges of contaminants and the assimilative capacity of the water body.

	Policy 7.7.7	When considering any resource consent to discharge a contaminant to water, to have regard to any relevant standards and guidelines in imposing conditions on the resource consent.
	Policy 7.7.8	To require, as appropriate, that provision be made for review of the conditions of any resource consent for discharging a contaminant.
	Policy 7.7.10	With respect to discharges from any new stormwater reticulation system, or any extension to an existing stormwater reticulation system, to require: (a) The separation of sewage and stormwater (b) Measures to prevent contamination of the receiving environment by industrial or trade waste; and (c) The use of techniques to trap debris, sediments and nutrients presenting runoff.
	Policy 7.8.1	To promote the avoidance, remediation or mitigation of the adverse effects of the increased runoff of nutrients and sediments caused by: (b) Urban development;...
The Beds and Margins of Lakes and Rivers	Objective 8.3.1	To maintain: (a) The stability and function of existing structures located in, on, under or over the bed or margin of any lake or river; (b) The stability of the bed and bank of any lake or river; and (c) The flood and sediment carrying capacity of any lake or river.
	Objective 8.3.3	To maintain the integrity of any defences against water.
	Policy 8.6.1	In managing the disturbance of the bed or margin of any lake or river, to have regard to any adverse effect on: (a) The spawning requirements of indigenous fauna, and trout or salmon; (b) Bed and bank stability; (c) Water quality; (d) Amenity values caused by any reduction in water clarity; and (e) Downstream users.
	Policy 8.6.2	To promote best management practices for activities that occur within or adjacent to the bed of lakes and rivers in order to avoid, remedy or mitigate any adverse effect.
	Policy 8.7.1	To promote the creation, retention and enhancement of appropriate riparian vegetation where it will: (a) Maintain or enhance water quality, through the interception of non-point source contamination from adjacent land; (b) Enhance the aquatic ecosystems within a water body, and the habitat for flora and fauna on the margins; (c) Maintain and enhance the natural character of lakes and rivers and their margins; (d) Maintain or enhance amenity values; (e) Avoid, remedy or mitigate the adverse effects arising from flooding or erosion; (f) Be unlikely to have a significant adverse effect on desirable species already present, or adjacent to, or downstream from, that riparian vegetation; (g) Be unlikely to restrict public access along the beds and margins of Otago's lakes and rivers; (h) Be unlikely to have a significant adverse effect on the heritage values of any site, building, place or area; (i) Be unlikely to impose any significant operational constraints on existing network utilities; or (j) Enhance mahika kai values.

Groundwater	Objective 9.3.3	To maintain the quality of Otago's groundwater.
	Policy 9.4.10	To manage the taking of water from any bore such that groundwater contamination by sea water intrusion is avoided.
	Policy 9.4.17	To require new drill holes to be appropriately sealed to prevent contaminants entering any aquifer.

5.5 Regional Coastal Plan for Otago

The Coastal Plan is not relevant to the proposed development of a stadium on the Awatea Street site, as the boundary of the coastal marine area is to the south of the subject site, on the southern side of the railway embankment.

5.6 Information requirements

Specific information is likely to be required by the Regional Council to enable the processing of the required resource consent applications. This information includes, but is not limited to, the following:

- Reports will be required detailing the most appropriate method of dealing with the contaminated material, and those areas of the site that are identified as being potentially contaminated
- Explanation as to how the project will be undertaken, including any staging proposed
- Reports detailing the likely emissions and air quality impacts of any generators required on the site.
- Reports details impacts on water quality in the area, including quantification of contaminant loadings.

6 District Plan Issues

There are a number of district plan issues that must be addressed in respect of this proposed development. The information required to enable the processing of a plan change includes:

- The words and maps sought to be included in the district plan, be it a new section of the Plan, or simple amendments to the existing wording of the Plan
- A section 32 analysis
- An assessment of environmental effects.

6.1 Current Plan Provisions

6.1.1 Zoning

The site is located on the edge of the Industrial 1 zone in the Dunedin City District Plan. Sites across Anzac Avenue to the west, and the Water of Leith to the south-west are within the Campus zone; and Logan Park, which is situated to the north of the site across Union

Street East, is within the Residential 3 zone. The quarry, which is located across Ravensbourne Road from the proposed site, is largely within the Industrial zone, however the more eastern portions of that property are within the Rural zone. All other properties located between Ravensbourne Road and the Harbour in the vicinity of the site are also within the Industrial 1 zone.

There are no site-specific notations identified in the district plan. The following matters may be of some relevance to the project:

- Properties immediately across Anzac Avenue to the west are designated (D045) by the Minister of Education for technical institute purposes.
- On the southern side of the site, the South Island Main Trunk Railway line is designated (D419) by the Minister of State Owned Enterprises for railway purposes
- On the western and northern side of the site, Ravensbourne Road (SH 88) is designated (D465) by Transit New Zealand for state highway purposes
- Logan Park is identified as Urban Landscape Conservation Area 01 – The Dunedin Town Belt
- The portion of land between the railway line and the Harbour itself is identified as Urban Landscape Conservation Area 02 – Harbourside Areas, Dunedin
- There are two protected trees located across Anzac Avenue at its intersection with Union Street East; a horse chestnut (T1148) and an atlas cedar (T1149).

6.1.2 Objectives and Policies

There are a number of objectives and policies that will provide a useful framework for the preparation of the Plan Change, including the following. Until more details of the design of the proposed stadium and/or the activities proposed to be undertaken within the complex is available, it is not possible to draw any conclusions in respect of how well the proposal fits within these objectives and policies, nor to determine which of these objectives and policies may provide the most appropriate startpoint for the preparation of the Plan Change.

Sustainability Section	Objective 4.2.1	Enhance the amenity values of Dunedin.
	Objective 4.2.4	Ensure that significant natural and physical resources are appropriately protected.
	Objective 4.2.5	Provide a comprehensive planning framework to manage the effects of use and development of resources.
	Policy 4.3.1	Maintain and enhance amenity values.
	Policy 4.3.3	Promote the renovation and redevelopment of those sites within existing urban areas where there is under-utilisation of urban service infrastructure.
	Policy 4.3.8	Avoid the indiscriminate mixing of incompatible uses and developments.
	Policy 4.3.9	Require consideration of those uses and developments which: (a) Could give rise to adverse effects (b) Give rise to effects that cannot be identified or are not sufficiently understood at the time of preparing or changing the district plan.

	Policy 4.3.10	Adopt an holistic approach in assessing the effects of the use and development of natural and physical resources.
Residential Section	Objective 8.2.1	Ensure that the adverse effects of activities on amenity values are avoided, remedied or mitigated.
	Objective 8.2.3	Ensure that the housing resource adjacent to the Campus is protected from the adverse effects of competing land use activities.
	Objective 8.2.6	Recognise the positive effects of recreational activities while ensuring that their adverse effects are avoided, remedied or mitigated.
	Policy 8.3.1	Maintain or enhance the amenity values and character of residential areas.
	Policy 8.3.3	Protect the housing resource in the residential area near the Campus from the adverse effects of competing land use activities and allow for the maintenance and further development of housing.
	Policy 8.3.11	Provide for recreational activities within the Residential zones while managing their adverse effects.

Industrial Section	Objective 10.2.1	Avoid, remedy or mitigate the adverse effects of industrial activities.
	Objective 10.2.2	Manage in a sustainable manner the natural and physical resources of the Industrial zone.
	Objective 10.2.3	Ensure non-industrial activities in industrial areas do not limit the operation of industrial activities.
	Policy 10.3.1	Manage the adverse effects of industrial activities in Industrial zones.
	Policy 10.3.2	Exclude activities not part of or associated with industrial activities from the Industrial 1 zone.
Campus Section	Objective 12.2.1	Ensure that the potential of the Campus zone to meet the reasonably foreseeable needs of the community is sustained.
	Objective 12.2.2	Avoid, remedy or mitigate the adverse effects generated by Campus Constituent Institutions and Campus-related activities.
	Objective 12.2.3	Avoid the adverse effects associated with the location of commercial activities in the Campus zone.
	Policy 12.3.1	Focus the establishment and operation of Campus Constituent Institutions' activities within the Campus zone.
	Policy 12.3.2	Provide for the establishment and operation of Campus-related activities within the Campus zone.
	Policy 12.3.3	Allow future expansion of the Campus Constituent Institutions within the Campus zone.
	Policy 12.3.4	Facilitate the coordinated and strategic expansion of the Campus Constituent Institutions within the Campus zone through liaison.
	Policy 12.3.5	Protect the adjacent student housing resource from the expansion of Campus Constituent Institutions.
	Policy 12.3.6	Protect the amenity values in the housing area located adjacent to the Campus Constituent Institutions from Campus and other non-residential expansion.
	Policy 12.3.7	Control the expansion of commercial activities into the Campus zone to avoid the adverse effects of commercial activities.
Policy 12.3.8	Require provision of adequate carparking for Campus-based activities within the Campus zone.	
Policy 12.3.9	Facilitate the visual integration of the Campus within the broader city townscape.	
Policy 12.3.10	Protect heritage values within the Campus zone, and the amenity values associated with the Water of Leith.	

Signs	Objective 19.2.1	Avoid, remedy or mitigate the adverse effects of signs on amenity values.
	Objective 19.2.2	Ensure that signs do not adversely affect the safe and efficient functioning of the roading network.
	Objective 19.2.4	Promote the efficient use of signs by managing the adverse effects of visual clutter.
	Policy 19.3.1	Ensure that signs do not detract from the amenity values of the area in which they are located and the amenity values of areas from where they are visible.
	Policy 19.3.2	Control the design, location, size and number of signs erected at any given location to avoid, remedy or mitigate any adverse effects.
	Policy 19.3.4	Promote simplicity and clarity in the form of the sign and the message the sign conveys.
	Policy 19.3.5	Prevent the erection of permanent hoarding signs, permanent structures to display hoarding signs, and the painting of buildings as signs.
Transportation	Objective 20.2.2	Ensure that land use activities are undertaken in a manner which avoids, remedies or mitigates adverse effects on the transportation network.
	Objective 20.2.3	Achieve integrated management of the roading network, including pedestrian and cycle use, with rail, air and sea networks.
	Objective 20.2.4	Maintain and enhance a safe efficient and effective transportation network.
	Policy 20.3.3	Provide for activities on roads and footpaths where this: (a) Is compatible with the function of the road. (b) Is safe for road users and pedestrians. (c) Has no more than minor adverse effects.
	Policy 20.3.4	Ensure traffic generating activities do not adversely affect the safe, efficient and effective operation of the roading network.
	Policy 20.3.5	Ensure safe standards for vehicle access.
	Policy 20.3.8	Provide for the safe interaction of pedestrians and vehicles.
Environmental Issues Section	Objective 21.2.2	Ensure that noise associated with the development of resources and the carrying out of activities does not affect public health and amenity values.
	Objective 21.2.3	Ensure that the finishing of structures, the construction of signs and the shielding of light sources avoids, remedies or mitigates nuisance glare.
	Policy 21.3.3	Protect people and communities from noise and glare which could impact upon health, safety and amenity.
Utilities	Objective 22.2.1	Provide for the safe and efficient use and development of utilities within the City.
	Objective 22.2.2	Ensure that any adverse environmental effects of the construction, operation and upgrading of utilities in the City are avoided, remedied or mitigated.
	Policy 22.3.1	Allow the construction, operation and upgrading of those utilities which have no more than minor adverse effects.
	Policy 22.3.2	Require consideration on a case by case basis of the construction, operation and upgrading of utilities with more than minor adverse effects on the environment.
	Policy 22.3.4	Encourage location of utilities in corridors

Given the character of the area within which the site is located, these objectives and policies will be of particular importance to the Council in its consideration of the proposed plan change. Any proposal to write new plan provisions that specifically enable the

establishment of a stadium in this location will have to be respectful of this existing policy environment.

6.2 Changes to the Text and Maps

The Council will require that the plan change be prepared in its entirety prior to lodgement. Before drafting of the provisions can commence, the Trust will need to determine the extent of the preferred changes. The options available, and the scope of the work required, may be summarised as follows:

Method	Scope of work required
Scheduling the activity within the existing zone provisions	<p>This would entail identifying the precise scope of the development proposed, and specific sites likely to be required. It would also be necessary to identify the nature of all the activities on the site, as all of these factors would be listed in the amendments to the Plan Change. The change would also include conditions, and in the event that the actual development failed to comply with these, a resource consent for either a restricted discretionary or a non-complying activity would be required.</p> <p>Should this option be selected, changes to the Planning Maps would not be required, as the district plan does not specifically identify sites where scheduled activities occur.</p> <p>Some examples of activities already scheduled in the Dunedin district plan include the Invermay Agricultural Centre (within the Rural zone), and various private schools (within the Residential zones).</p> <p><i>Note – in the event that scheduling of the activity is selected as the preferred option, but that a change is also sought to the underlying zoning, a plan change for the rezoning would be required, and the provisions of the amended zone should include the scheduling of the activity.</i></p>
Amending the Industrial 1 zone provisions to allow the stadium and the various activities proposed	<p>This would require the design of the facility to be well advanced before the drafting process could commence, as it would be essential to ensure that the amended provisions provided for the full scope of the proposed project (including not only details of the activities proposed, but also detailed information in respect of the buildings proposed for the site).</p> <p>The Planning Maps would not require amendment should this approach be selected.</p>
	<p>Council is likely to be concerned that this approach would effectively allow not only stadium-type activities, but also campus and retail activities throughout the Industrial 1 zone. The approach would therefore likely be considered to undermine the integrity of the Industrial 1 zone and not find favour.</p>
Rezoning the site to the Campus zone and amending those provisions to allow the stadium	<p>This would require the design of the facility to be well advanced before the drafting process could commence, as it would be essential to ensure that the amended provisions</p>

Method	Scope of work required
and the various activities proposed	<p>provided for the full scope of the proposed project (including not only details of the activities proposed, but also detailed information in respect of the buildings proposed for the site).</p> <p>This approach would require a change to the Planning Maps.</p> <p>Council is likely to be concerned that this approach would effectively allow not only stadium-type activities, but also retail activities throughout the Campus zone. The approach would therefore likely be considered to undermine the integrity of the Campus zone and not find favour.</p>
Rezoning the site specifically for the proposed development and the activities proposed	<p>This would involve starting afresh, and drafting a new section of the Plan to provide for activities and the general development envelope proposed. A change to the Planning Maps would also be required to reflect the extent of the proposed zone. This approach offers fewer constraints than the approaches outlined above, as it does not require the Trust to fit within the existing rules of the Plan, and provides the opportunity to start the drafting process afresh.</p> <p>Council officers have provided a preliminary view that this would be their preferred option.</p> <p><i>Note – this approach would also require amendments to various other sections of the Plan where there is reference to specific zone provisions. These include the Hazardous Substances, Subdivision, Environmental Issues, and Signs Sections, to name a few. These amendments <u>may</u> be avoided should one of the other options for altering the plan be selected as preferred.</i></p>

Whichever method of plan change is selected, the Council will require that the format follows that of the remainder of the district plan. Beca Planning has previously prepared plan changes to the district plan, and is therefore familiar with the format and content of each section.

6.3 Section 32 Analysis

The Resource Management Act requires that a detailed section 32 analysis be compiled for any proposed change to a plan or policy statement. The Section 32 analysis is required to include information on the following:

- The extent to which each objective is the most appropriate way to achieve the purpose of the Act (s 32(3)(a));
- Whether, having regard to their efficiency and effectiveness, the policies, rules or other methods are the most appropriate for achieving the objectives (s 32(3)(b));
- The evaluation must take into account the benefits and costs of policies, rules or other methods (s 32(4)(a)); and

- The evaluation must take into account the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules or methods (s 32(4)(b)).

It is the robustness of this evaluation that is the most significant means of derisking the plan change process.

6.4 Assessment of Environmental Effects

The following matters are likely to be of relevance for the assessment of environmental effects that is required to form part of the application:

- Urban Design
- Landscaping and Screening
- Traffic
- Impacts on the integrity of the district plan
- Environmental issues, including noise, glare, and hazardous substances
- Utilities and servicing

Avoiding, remedying or mitigating the environmental effects identified is one focus of the plan change provisions.

6.4.1 Urban Design

There are a number of factors that will require consideration in respect of the design and appearance of the proposed stadium, including urban design treatment, design and appearance, height, signage, and setbacks. Landscaping is dealt with separately in section 6.4.2 below.

The bulk of the buildings on the site will be such that the Council will seek some urban design treatment of the site as a whole. These design features should seek to mitigate the visual effects of the buildings on the site, particularly their visual bulk, and to achieve a sense of coherence or place in respect of the neighbourhood. This is becoming an issue of increasing importance throughout the country, and is now generally acknowledged as being part of an assessment of amenity values, identified as a matter of particular importance in section 7(c) of the Resource Management Act.

6.4.2 Landscaping

The Council is likely to be also concerned to ensure that the landscape treatment of the site will be appropriate, including any landscaping of public areas that is proposed, and any landscape treatment of carpark areas. Given that Logan Park is identified within the district plan as being not only a part of the Dunedin Town Belt, but also as an urban landscape conservation area, the integration of the Awatea Street site and any development thereon with the wider locality will need to be achieved through relevant and appropriate plan change provisions.

6.4.3 Traffic

There are a number of factors that will require consideration in respect of traffic associated with the operation of a proposed Carisbrook in this location. Those matters of relevance include:

- Traffic Generation
- Traffic Safety – particularly in respect of the operation of State Highway 88 between St Andrew Street and Port Chalmers
- Carparking – in respect of all activities on the site. Some additional pre-lodgement consultation with the Transportation Planning team at the Council is recommended in respect of this matter.
- Access and Manoeuvring
- Pedestrian crossing points and pedestrian safety.

The issue of the potential relocation of the State highway is also relevant to note here; in the event that the relocation occurs, some of the potential traffic concerns associated with the greenfields development may be alleviated. If, however, the State highway remains in its current location, each of the items listed above will likely be subject to a particularly rigorous and detailed assessment at the time of lodgement. The Plan Change must address each of these issues.

6.4.4 Plan integrity effects

The Council will be particularly mindful of the effects of any proposed new plan provisions upon the integrity of the Plan. Particular concerns are likely to relate to the impact of retail activities being permitted to move into areas of the City that are not specifically zoned for retail activities, and the impact of this on the Central and Local Activity zones in particular; and the effects of providing for the consolidated campus to expand further. The Council is also likely to be concerned to ensure that the integrity of the Industrial zone is protected, and that the establishment of the proposed stadium in this location does not significantly adversely affect the amount of industrial land available for use by legitimate industrial activities. There will also be a need to consider wider planning issues such as those raised in the Sustainability Section of the district plan.

6.4.5 Environmental Issues

The environmental issues that will require consideration in the assessment of environmental effects will include noise, glare and the storage and use of hazardous substances.

Noise

The district plan requires that sites within the Industrial 1 zone comply with the following noise provisions²:

² Excluding construction noise, which is exempted from the noise requirements of the District Plan

Daytime	Between 0800 and 1800	50dBA L10
Night time	Between 2100 and 0700, and 24 hours on Sundays and statutory holidays	40dBA L10
Shoulder period	Between 0700 and 0800 and 1800 and 2100 weekdays, and 1800 and 2100 on Saturdays	45dBA L10
Lmax limit	Between 2100 and 0700	75 dBA Lmax

There are no penalties for special audible characteristics within the Industrial 1 zone.

While it is unlikely that the stadium will meet these requirements, these requirements provide a useful permitted baseline for an assessment of the effects of noise from the proposed stadium site. Similarly, these provisions provide a useful start point should the Trust wish to pursue the inclusion of specific rules in the district plan that relate to the establishment of a stadium on this site.

It is also important to note that there appears to be little research as to the effect of a roof on the noise generated within the stadium.

Glare

Glare from the stadium lights is a potential amenity impact. Care should be taken when siting lighting pylons or designing new stadium lighting to ensure that potential glare is minimised. The relatively exposed position of the Awatea Street site means that this issue must be specifically considered in the plan change.

Hazardous Substances

There is the potential for hazardous substances to be stored and used on the site, in conjunction with a number of activities that may be established as part of the new development. The district plan sets out a number of requirements for this, rules that are triggered by the storage, use and disposal of hazardous substances beyond a threshold level. Each threshold is specific to the nature of the hazardous substance to be utilised, and whether the site is in a Residential zone or not.

6.4.6 Utilities and Servicing

There is a potential for radio frequency emissions from the broadcasting activities that occur on the site to fail to meet the maximum non-occupational standard stipulated by the district plan. At present it is not possible to fully assess this issue, as there has not yet been information provided as to the proposed location of the broadcasting facility on the site. In the event that transmission of data is from the northern or eastern part of the site, there is potential for the non-occupational distance of AS/NZS 2772.1:1999 to be exceeded (which is the relevant standard quoted in the district plan).

There is no information at present that indicates that the existing servicing (water, sewer and stormwater) of the site is unsuitable for the development, nor is there any information available regarding the provision of gas to the site. Nonetheless, it would be prudent for the engineers that have been engaged by the Trust to undertake further investigations in respect of this, and for that information to form part of the assessment of environmental effects.

6.4.7 Information Requirements

Input from a number of specialists will be required as the necessary report and documents that form part of the plan change package are prepared. The following list provides an indication of those specialist inputs that may be required:

- Report detailing the levels of noise that are anticipated within the zone
- Report detailing the extent of glare and lightspill resulting from any reconfiguration to the lighting on the existing stadium site
- Commentary as to the fit of the proposed zone within this urban setting
- In the event that the extent of the retailing proposed from the site is significant, Beca Planning would recommend that a market analyst be engaged to quantify the likely impact of this aspect of the development on the Central Activity Area
- Report from a market analyst outlining the impact of the development upon the availability of industrial land throughout Dunedin City
- Report from a traffic engineer, which sets out the background for any parking, access, and manoeuvring standards proposed
- Report setting out the likely effect of the removal of the site from the available pool of industrial land in the City.

While these specialist inputs will define the effects of various aspects of the proposal, the role of the consultant planner responsible for the preparation of the plan change documentation will be to more fully assess those effects, and to determine their significance and how they should be addressed in the plan provisions. Beca Planning would recommend that each expert engaged be given a specific brief detailing the scope of the enquiry, output reports and plans required. It would be appropriate that this is undertaken once preliminary plans are finalised.

7 Consultation

Consultation is a process that involves providing information on a project, through explanation and discussion, but also involves listening to participants in the consultation process. It is a requirement under the Resource Management Act 1991 (RMA). It enables the identification and clarification of issues early in the planning process, and also provides an opportunity to resolve some of these issues before the more formal consultation on the plan change (via the submission process) commences. Although consultation prior to lodging the plan change with the Council is not mandatory, best practice is to undertake consultation at an early stage.

This section of the report outlines a strategy for consultation appropriate to the circumstances of the proposed project. The framework aims to promote a transparent, well-documented process.

The objectives of the consultation are to:

- Brief directly affected parties on the nature and scale of the proposal

- Distribute information on the proposal
- Discuss possible effects of the proposal and options to avoid, remedy or mitigate effects with affected parties and obtain feedback on these effects
- Provide a forum for the community to air its views and to ask questions
- Identify possible methods for avoiding, remedying or mitigating adverse effects and provide feedback.

Obviously, to date Beca Planning has not been engaged by the Carisbrook Stadium Trust for obtaining the necessary planning approvals for the project. As such, the suggested consultation strategy outlined below simply sets out the method Beca Planning would use to approach the consultation for a proposed plan change.

7.1 Meetings to date

Peter Constantine and Kirsten Klitscher have held two meetings with Dunedin City Council staff to discuss the most appropriate way forward for the development of a new Carisbrook Stadium on the proposed site.

Darren Burden of Arrow International Limited also attended the meeting held on 14 December with Kate Styles (General Manager – Planning and Strategy), Anne Cheng (District Planner) and Don Hill (Transportation Planning Manager).

On 20 December Peter Constantine and Kirsten Klitscher met with Kate Styles and Anne Cheng to further discuss some of the issues facing the proposed development of a stadium on the Awatea Street site.

7.2 Parties to Consult

Consultation should be undertaken with key stakeholders and the landowners and occupiers within the area affected by the proposal. A tentative initial list includes:

- Owners and/or occupiers of properties that comprise the site, which are not owned by the Carisbrook Stadium Trust
- Property owners and occupiers of land immediately surrounding the proposed site, including land in Magnet Street, Minerva Street, Anzac Avenue, Union Street and Ravensbourne Road
- Dunedin City Council Community and Recreation Planning
- Dunedin City Council Transportation Planning
- Tertiary education providers in the vicinity

Other key stakeholders that must be consulted include Toll New Zealand Limited, Ontrack, Transit New Zealand, and the Otago Regional Council.

The Otago Regional Council is going to be particularly interested in the proposed beautification of the margins of the Water of Leith, and any proposals to bridge the waterway. This will be critical pre-application consultation.

While tangata whenua may be represented amongst the general community to be consulted, they have unique and sometimes separate concerns. Section 8 of the Resource Management Act 1991 requires that all persons exercising functions and power under the Resource Management Act 1991 take into account the principles of the Treaty of Waitangi. A duty to consult is one of these key principles. As such, local representatives of Kai Tahu should be involved in this early consultation.

To achieve effective consultation, the Dunedin City Council has in place a 'Memorandum of Understanding and Protocol' between the Council and local iwi. The memorandum defines the mechanisms intended to promote and facilitate effective consultation and liaison between the Council and the local iwi groups and sets out a protocol defining the process for iwi involvement in the RMA consent processes. The project team must ensure that effective consultation and liaison with Kai Tahu is facilitated in respect of any matters that may be of interest to them.

7.3 Methods of Consultation

Given the nature of the project, the likely scale of community interest and the project timeframe, the following consultation methods are recommended.

7.3.1 Early Liaison with the Dunedin City Council

Informal early consultation is already underway with the Council, however, Beca Planning would propose to undertake more formal consultation. This would include discussing and agreeing the likely scope of the affected community with the Council Planner. Liaison with a team of the Council departments likely to be involved in the plan change during preparation and prior to finalising the documentation is of benefit to its the smooth processing. Such consultation ensures that all relevant issues are identified, mitigated and addressed appropriately. It also provides an opportunity for both the Council team and the Trust to mutually refine any issues of concern.

7.3.2 Consultation with stakeholders

There are a number of specific stakeholders that, by the likely nature of their interests, will require individual meetings. Beca Planning recommends that these meetings are initiated as soon as possible after the decision is made to undertake a greenfields stadium development, as the concerns of a number of these parties are unique and will have specific impacts on the design of the stadium.

These parties include Transit New Zealand, Toll Holdings Limited, On-Track, Kai Tahu, and the Otago Regional Council.

7.3.3 Community Meeting

As soon as sufficient information is available, Beca would prepare a letter inviting potentially affected parties to an open evening in one of the function rooms at the existing stadium where all consultants engaged by the Carisbrook Stadium Trust are available to present the proposal and respond to queries regarding the project. The need for technical experts to be available at any meetings to assist with consultation should be determined closer to the time of the meeting, however Beca Planning would recommend that they are

in attendance to provide participants with a sense of confidence that their comments are being appropriately taken into consideration.

At this open evening it is recommended that the names, contact details and the details of any affected property in the area be recorded to enable targeted consultation at a later date if that is required. We would recommend that the Trust runs a power point presentation, which outlines the proposal and where it fits in to the longer-term objectives for The Trust, the ORFU (Otago Rugby Football Union), the University, and Dunedin City.

Information should be made available to affected parties to take away with them; in Beca Planning's experience, the provision of an A4 brochure would be a suitable mechanism. This enables individuals to give further consideration to the proposal, and also provides them with a contact point should they wish to provide further feedback subsequent to the meeting. Further meetings with any individuals seeking a one-on-one audience should follow the open evening.

In our view the issues that are being consulted on include:

- The project objectives and the vision of the Trust for the stadium
- The appearance of the proposed new structures to be constructed
- The activities likely to be undertaken on the site
- The timeframes within which the works will occur
- The proposed access and car parking layout
- The effects of construction
- The hours within which works will be undertaken
- The disruption to traffic that will occur
- The various planning options available and the general nature of plan provisions being considered.

Beca Planning recommends that the open evening be advertised in both the Otago Daily Times and The Star, and that those parties identified as particularly interested be delivered personal invitations. It is also important that all project team members that will attend have a detailed and clear understanding of the project, to facilitate discussion.

Following the public meeting a record of the issues raised and possible solutions offered should be prepared. It would be good practice to provide a copy of the minutes of the meeting to those people who were in attendance, utilising the record of attendees.

Beca Planning would also recommend that any amendments to the proposal that arise from the discussions held at the open evening should also be communicated back to those persons who first raised those issues.

Finally, it is also recommended that soon after the open evening some consideration is given to whether further meetings or open evenings would be appropriate as the design of the project progresses, and as the proposed district plan provisions are refined.

7.4 Managing the Consultation/Responding to Public Enquiries

The consultation process should be managed by a single entity or person in order to maintain consistency, and to provide a local public face to the project. This person would therefore be the point of contact for public calls, items of correspondence and other contacts from the public.

To ensure that the most effective use can be made of the comments made during consultation, this person would also maintain a detailed database of in-coming comments, and therefore be able to direct the feedback received to the most appropriate member of the project team to respond to the issues raised.

Feedback should be provided to the community on any changes to the proposal, or any mitigation measures introduced as a result of the consultation undertaken. These should also be detailed in the application documentation.

7.5 Suggested Timeframe

Upon receipt of notification from the project manager that the Trust has approved the development of the stadium on the Awatea Street site as the preferred option, Beca Planning will meet with representatives of the Dunedin City Council to confirm the planning process proposed, including the consultation to be undertaken. Regular meetings with the City Council's planning staff will also be necessary to ensure that Council buy-in can be achieved.

As the provisions of the plan change are refined, the open evening will be arranged and advertised. In the intervening period, Beca Planning will work with the project team to develop the brochure and presentation materials that will be available for the consultation. Subsequent to the open evening, Beca Planning proposes to arrange meetings with those affected parties seeking one on one meetings.

8 Conclusion

There are two possible approaches to obtaining the necessary approvals for the proposed development of a stadium on the site located at Awatea Street, via the private plan change or resource consent process. Given the scope of the activities proposed if this development option is selected, it is recommended that the Trust utilise the plan change process in this instance.

In considering an application for a plan change, the consent authority is required to take into account a number of factors. There are three key parts to the application; the amended text and/or maps, the section 32 analysis, and the assessment of environmental effects.

There will also be a requirement for resource consents to be obtained from the Otago Regional Council.

There are a number of actual and potential environmental effects that can be identified at this time, on the basis of the limited information that is currently available. Other issues may emerge during the design process. As a result, it is critical that the planning team continue to work closely with the design team.

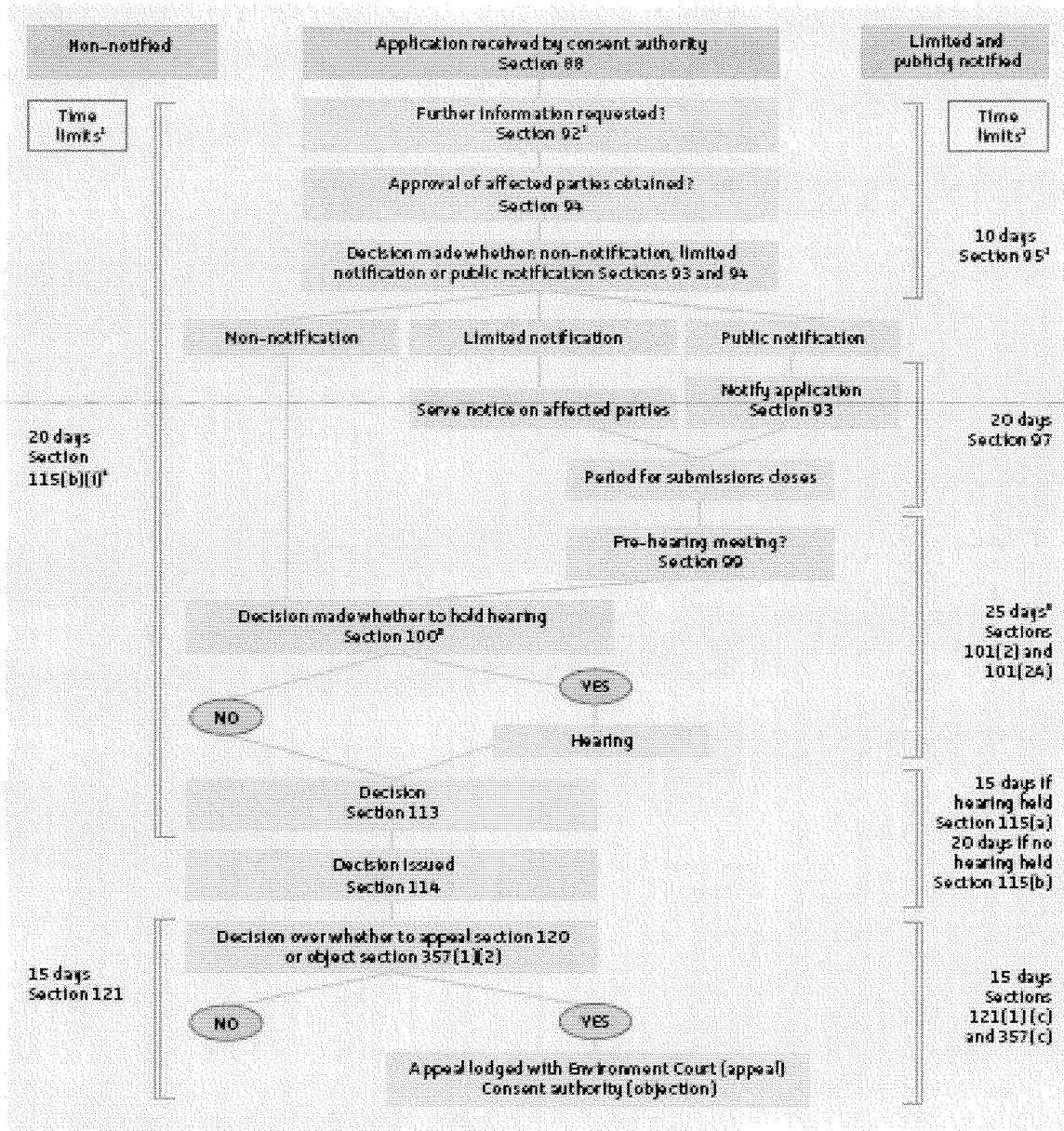
Finally, consultation is an essential part of process. Beca Planning has proposed a comprehensive strategy in this instance for two reasons; the scope of the project is such that

extensive consultation is necessary, and because undertaking detailed consultation at the earliest instance effectively reduces the potential risks to the process itself.

-
- Appendix A

Resource Consent Process Timeframe

Resource Consent Process Timeframe



-
- Appendix B

Plan Change Timeframe

Private Plan Change Timeframe

