

27 Spectator Events & Education Zone

Introduction

Land use activities located in the former industrial area generally to the east of the combined Campus area have altered over recent times, with increasing amounts of land becoming vacant or used for non-industrial activities. More recently, ad hoc development in this location has highlighted that a fresh overarching vision is required for this part of the City. The area forms the eastern gateway to the Central City and the Campus area, and the disuse of the area does not form a favourable impression at this important entrance point. An opportunity exists for the establishment of a range of activities that are complementary to the principal land use activities in the area.

The elements that lend the area its character include areas of significant open space, flat land, street amenity of a generally high standard, the Water of Leith, a generally large but coherent built form, the surrounding traffic environment and roading network, and the array of competing activities occurring within the area. As such, the establishment of the Spectator Event and Education zone provides an opportunity for the rationalisation of these competing land use activities, and the development of an attractive and appropriate interface and linkage between the industrial and port areas of the city, the combined campus area and Logan Park.

The effects of activities locating within the zone must be carefully managed to ensure that the zone does not have any adverse impact in respect of the remainder of the City. The primacy of the Activity Areas throughout the City will be retained, as any “competing” activities will be required to demonstrate a dependency on the Spectator Event and Education Zone in the first instance. Presently authorised activities within the area may have effects on activities occurring within the zone which require remediation, particularly as activities within the area include a quarry and industrial activities, alongside recreational and water based recreational activities.

The establishment of the zone provides the opportunity for the development of a large scale multi purpose facility that accommodates a wide variety of activities, such as major sporting events, concerts and large conferences. Historically, Dunedin has not been awarded such events, as suitable venues have been unavailable.

The location of the zone also enables the development of an iconic and unique development that responds appropriately to the eastern entrance to the City. In turn, such development would assist the City, and indeed the Region, in achieving economic wellbeing, alongside environmental and social sustainability.

27.1 Significant Resource Management Issues

Issue 27.1.1

There is a need to provide for the functional requirements of a large scale event and educational facility.

Objectives: 27.2.1, 27.2.2

Policies: 27.3.1 - 27.3.8

Explanation

The City has the opportunity to host larger sporting, conference and educational activities. There is a lack of appropriate facilities, and no land is available or appropriately zoned for this. It is therefore important that provision is made for that opportunity. However, the design and character of large scale facilities can have adverse effects. As a result, a large scale event and educational facility must be appropriately located within the City, be appropriate within its context, and should also reflect the environment within which it is located.

Issue 27.1.2

Changing land uses in close proximity to the Water of Leith, Logan Park, the combined campus area and Otago Harbour.

Objective: 27.2.1

Policies: 27.3.1, 27.3.7, 27.3.8

Explanation

Changing land use patterns and the growth and expansion of the combined campus area towards the Logan Point area have created a demand for land for various activities. This process of change needs careful management given the strategic importance of the location. Continued ad hoc development has the potential to squander a significant opportunity for the City with little gain.

Issue 27.1.3

The Logan Point area is an entrance point to the City from the north eastern suburbs and is highly visible from various vantage points around the City. Development within the area should be complementary to its mixed nature.

Objectives: 27.2.1, 27.2.3

Policies: 27.3.1 - 27.3.8

Explanation

Development within this part of Dunedin city needs to recognise the importance of the location as an entrance to the City from the north eastern suburbs. Poorly managed, designed or built development has the potential to reduce amenity for residents and visitors alike. Redevelopment of a brownfields site in this location provides an important opportunity to emphasise this entrance point to the City. Development should therefore emphasise and promote the location and the City's identity through design that provides for an integrative and iconic public open space, building form and materials. It should also recognise the relationship of any development to the surrounding built and open space elements, and provide for creative and innovative building and landscape design solutions.

Issue 27.1.4

Land uses occurring in and around the Logan Point area can generate environmental effects such as noise, glare, dust and traffic.

Objective: 27.2.1 - 27.2.3

Policies: 27.3.1 - 27.3.8

Explanation

The activities that occur in this area generate varied environmental effects that are potentially incompatible with each other. This may be exacerbated by new activities. It is necessary that the characteristics of the existing activities are recognised, and provision is made to ensure these effects are addressed.

Issue 27.1.5

Some site contamination may have previously occurred within the

Explanation

Some sites within the Logan Point area have been identified as potentially contaminated. It is essential that these sites are

Logan Point area.

Objectives: 27.2.2

Policies: 27.3.1 - 27.3.8

investigated and where necessary the contamination is appropriately remediated (particularly where public access or a change of use to more sensitive activities is proposed).

27.2 Objectives

Objective 27.2.1

Development of an events and educational facility complementary to the adjacent Campus Zone and Logan Park recreational area.

Issue: 27.1.1 – 27.1.4

Policies: 27.3.1, 27.3.7, 27.3.8

AERs: 27.7.1

Explanation

The Logan Point area provides a unique opportunity for the establishment of a combined events and educational facility that is in close proximity to, and integrated with, the activities of the Campus Zone and Logan Park recreational area. It is necessary, for the purpose of clarity and certainty, to provide specifically for such a facility in the District Plan.

Objective 27.2.2

Development of an events and education facility that will contribute to the well being of the local and regional community.

Issue: 27.1.1, 27.1.4, 27.1.5

Policies: 27.3.1 – 27.3.8

AERs: 27.7.1, 27.7.2

Explanation

Large scale land uses, such as the establishment of an events and educational facility, can make a significant contribution to both the local and the wider regional economy. Similarly, such a facility can make a contribution to the cultural and social well-being of the local and regional community. To enable these outcomes, the establishment of such facilities is to be encouraged, where their effects can be adequately addressed, for example, those relating to traffic, design and appearance of buildings, and noise.

Objective 27.2.3

Activities occurring at Logan Point reflect the distinctive and unique characteristics of this entrance to the City.

Issue: 27.1.3, 27.1.4

Policies: 27.3.1, 27.3.2, 27.3.4, 27.3.5, 27.3.6, 27.3.7, 27.3.8

AERs: 27.7.3

Explanation

The characteristics of this area of the City include its proximity to the Water of Leith, Logan Park, the combined campus area, Otago Harbour and its overall geography. These characteristics present an opportunity for creative and innovative building and landscape design that creates an attractive focal point for this entrance to the City.

27.3 Policies

Policy 27.3.1

Provide for the establishment of an integrated events and education facility within the Logan Point area.

Objective: 27.2.1 – 27.2.3

Methods: 4.4.1

Explanation

The Logan Point location presents a unique opportunity in terms of the siting of a fully integrated events and education facility.

Policy 27.3.2

An array of activities and events are provided for within the Logan Point area, and their effects are suitably managed.

Objective: 27.2.2, 27.2.3

Methods: 4.4.1

Explanation

A wide array of activities are provided for in the Logan Point area provided that the adverse environmental effects of these activities are suitably managed. It is also important that the differing needs of various user groups are appropriately recognised and provided for through the performance standards applied.

Policy 27.3.3

Provide for commercial activity in the Logan Point area only where those activities are complementary to other permitted activities in the area.

Objective: 27.2.2

Methods: 4.4.1

Explanation

Commercial activities within the Logan Point area are appropriate where they are related to the principal functions of the area for recreational, sporting, and educational activities. Limiting the extent and scale of these activities will ensure that the operation of these activities in this area will not adversely impact upon other Activity areas in the City.

Policy 27.3.4

The adverse effects of activities that occur at Logan Point are managed, including reverse sensitivity impacts.

Objective: 27.2.2, 27.2.3

Methods: 4.4.1, 27.4.2

Explanation

The varied nature of land use activities occurring adjacent to the eastern gateway to the City may result in an array of environmental effects. Management of these effects will be critical, both within and beyond the immediate area. Adverse effects of particular concern include traffic, visual and amenity, dust, noise, hazardous substances, and contaminated site issues.

Policy 27.3.5

Recognise and provide for the safety and operational requirements of specific activities occurring within the Logan Point area.

Objective: 27.2.2, 27.2.3

Methods: 4.4.1, 17.4.1 – 17.4.11

Explanation

Activities occurring both within and around the Logan Point area may have site specific requirements in terms of separation and buffer distances, and these must be taken into account in considering the siting and location of developments in the area.

Policy 27.3.6

Require remediation of any contaminated sites.

Objective: 27.2.2, 27.2.3

Methods: 17.4.1, 17.4.5

Explanation

Due to the previous land uses occurring within the Logan Point area, there may be a number of contaminated sites within the area. The Otago Regional Council provides guidelines to address these issues, and compliance with these guidelines will be required in the case of any site considered contaminated.

Policy 27.3.7

Protect amenity values associated with the Water of Leith.

Objective: 27.2.1 – 27.2.3

Methods: 27.4.1

Explanation

The Water of Leith flows through the Logan Point area and contributes to the amenity enjoyed within the wider locality. The establishment of activities within the Logan Point area should not prevent access to and along this waterway, nor should it reduce the contribution this waterbody makes to amenity both within the locality, and on a City-wide basis.

Policy 27.3.8

Require a sense of connection between the buildings and landscaping occurring in the Logan Point area, and the wider City.

Objective: 27.2.1 – 27.2.3

Methods: 27.4.1

Explanation

Visually integrating development occurring at Logan Point with the wider City environment will result in a distinctive entrance point to the City when approaching from the east.

27.4 Methods of Implementation

In addition to the Spectator Event and Education Zone and rules, the methods to be used to achieve the objectives and policies identified in this section include the following:

Method 27.4.1 New Zealand Urban Design Protocol

Implementation of the outcomes promoted by the New Zealand Urban Design Protocol through an urban design panel that independently assesses development proposals in a manner that promotes high quality development in accordance with established urban design principles.

Policies: 27.3.7, 27.3.8

Method 27.4.2 Promotion of Passenger Transport

Identify, in conjunction with the Campus Constituent Institutions, the Otago Regional Council, and the management body for the multi-purpose stadium, options for facilitating improvements in passenger transport provisions to service activities established with the Spectator Event and Education Zone.

Policy: 27.3.4

Method 27.4.3 Crime Prevention Through Environmental Design

Implementation of the principles of crime prevention through environmental design through an urban design panel that independently assesses development proposals in a manner that promotes high quality development in accordance with these established principles.

27.5 Rules

Rule 27.5.1 Permitted Activities

The following activities are permitted activities provided that they comply with the performance standards in Rule 27.5.2:

- (i) Recreational Activity.
- (ii) Conference and Meeting Activity.
- (iii) Exhibition and Spectator Event Activity.
- (iv) Campus Educational Activity.
- (v) Campus Service Activity.
- (vi) Community Support Activity.
- (vii) Signs permitted in this zone are specified in the Signs Section.
- (viii) Commercial Offices, in conjunction with a permitted activity, provided that:
 - (a) The office is complementary to that permitted activity.
- (ix) Retail Activity in conjunction with a permitted activity, provided that:
 - (a) The retail activity is complementary to and an integral part of that permitted activity.
 - (b) The maximum gross floor area for all retail activities within the zone, including service areas for the sale of food and beverages, shall not exceed a combined total area of 3500 m² provided that no one separately tenable space shall exceed 500 m².

Rule 27.5.2 Conditions Attaching to Permitted Activities

(i) **Yard Requirements**

The following shall apply:

- (a) No buildings shall be erected within 4.88 metres of the zone boundary that is adjacent to the Water of Leith.

(ii) **Maximum height**

60 m.

(iii) **Minimum Car Parking**

- (a) On-site car parking shall comply with the performance standards in Section 20 (Transportation).
- (b) 535 carparks shall be provided for activities occurring within the zone, of which 335 carparks shall be within, and located at the eastern end of, the zone.

(iv) **Cycle Parking**

Cycle parking shall be provided within the zone in a covered location, at the following rates:

- (a) 25 cycle parks per 100 full time equivalent university students involved in campus educational, campus support and community service activities on the site; and
- (b) 1 cycle park per 200 m² gross floor area (excluding any turf playing surface) for all

other uses.

(v) Loading and Access

- (a) Access requirements shall comply with the performance standards in Section 20 (Transportation).
- (b) Loading areas shall be provided as follows:
 - i. One area for outside broadcast purposes, as follows:
 - Minimum size:* 25 metres long x 20 m wide x 4.4 m high
 - Manoeuvre area:* To accommodate a B-train truck as shown in Appendix 20E
 - ii. One further area, providing loading facilities for all other activities, as follows:
 - Minimum size:* 20 m long x 7 m wide x 4.4 m high
 - Manoeuvre area:* To accommodate a B-train truck as shown in Appendix 20E

(vi) Landscaping

- (a) Landscaping to a minimum horizontal depth of 2 metres shall be provided and maintained along the periphery of any carpark.
- (b) One tree shall be planted at the eastern end of the zone for every eight car park spaces provided. No less than 50% of these trees shall be located within the car park area.

(vii) Plaza Space

- (a) No less than 12000m² of plaza space, of which no more than 50% shall be occupied by buildings for Campus Educational, Campus Service or Community Support Activities, shall be provided at the western end of the Zone; and
- (b) No greater than 15% of the plaza space shall be shaded by buildings between 1000 and 1400 hours on the Spring and Autumn Equinoxes; and
- (c) A maximum of 50% of the balance of the plaza space that is not occupied by buildings shall be planting and soft landscaping; and
- (d) The plaza space shall be illuminated to a minimum maintained level of 2 lux, during the hours of darkness.

(viii) Design and Appearance of Buildings

- (a) Colour of buildings for spectator event activities
 - i. A minimum of 75% of each or any façade of each structure shall be grey tones.
 - ii. Buildings shall be predominantly grey tones, up to 25% of each façade may be any colour, but no one block of colour shall occupy greater than 5% of the façade.
- (b) Design of buildings for spectator event activities

One or more of the following methods shall be employed to vertically or horizontally break up each façade of buildings for spectator event activities:

 - Colour in accordance with Rule 27.5.2(viii)(a)
 - Structural spacing, such as columns
 - Changes in texture
 - Pattern

- Windows or openings and voids

The maximum interval between such features shall be no greater than 10 metres.

- (c) The ground floor level of any building that directly abuts or is constructed within the plaza space shall have an active edge of not less than 25% of the overall length of the facade. This may be achieved by one or more of the following means:
 - (i) pedestrian entry
 - (ii) windows
 - (iii) tickets kiosks
 - (iv) adjacent seating
- (d) All buildings shall have a minimum floor level of 103.7 Otago Datum.
- (e) Any building for spectator event activities shall have a roof over the pitch area. The roof shall be clad in transparent or translucent material(s) over the pitch area.
- (f) All elevations of any building for spectator event activities shall be enclosed or clad to no less than 5 metres above the finished pitch level.

(ix) Screening

All materials stored outside a building for any purpose other than their display or sale shall be screened from view from the adjoining zones and from any road (including any private road that is accessible to the public). The screening is not required if the wall of a building or structure has the same or similar effect.

(x) Campus Educational, Campus Service and Community Support Activities

The maximum gross floor area for Campus Educational, Campus Service and Community Support activities shall be 20 000 m².

(xi) Signs

Refer to the Signs Section.

(xii) Hazardous Substances

Refer to Hazards and Hazardous Substances Section.

(xiii) Noise, Lighting, Glare and Electrical Interference

Refer to the Environmental Issues Section, Rule 21.5.3(vi).

Rule 27.5.3 Controlled Activities

The following activities are controlled activities:

- (i) The use of buildings within the Zone for spectator event activity which meets the performance standards in Rule 27.5.2 is controlled in respect of:
 - (a) The provision of a traffic management plan that applies to the envisaged activity and that complies with the minimum requirements set out in the Code of Practice for Temporary Traffic Management, SP/M/010, Section H, Appendix A, Transit New Zealand, Third

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Assessment Matters

In assessing any application the Council will, in addition to the matters contained in the Fourth Schedule of the Act, have regard to:

- i The quality and level of detail provided in the Traffic Management Plan
- ii How emergency vehicle access to adjacent hazardous substance facilities is to be maintained

Rule 27.5.4 Discretionary Activities (Restricted)

The following activities are discretionary activities (restricted):

- (i) Any permitted activity which does not comply with one or more of the performance standards in Rule 27.5.2. The Council's discretion is restricted to the performance standard or standards with which the activity fails to comply.
- (ii) Any controlled activity that does not provide a traffic management plan in the form specified in Rule 27.5.3, or which fails to adequately address the traffic effects associated with all activities proposed.
- (iii) The use of buildings within the Zone for spectator event activity which meets the performance standards in Rule 27.5.2. The Council's discretion is restricted to the provision of those car park spaces required in accordance with Rule 27.5.2 (iii) (b) that need not be provided within the Zone, the legal arrangement that secures availability of these car park spaces, their location and the size of such a car park.
- (iv) The use of buildings within the Zone for spectator event activity which meets the performance standards in Rule 27.5.2. The Council's discretion is restricted to the sequencing and completion of the intersection improvement work required to ensure that the level of service (LOS) at the following intersections does not fall below LOS – D.
 - St Andrew Street/Anzac Avenue
 - Frederick Street/Gowland Street
 - Frederick Street/Malcolm Street/Cumberland Street
 - Cumberland Street/Albany Street/Gowland Street.

Any application for a discretionary activity (restricted) shall not require public notification or any affected persons written approvals.

Rule 27.5.5 Discretionary Activities (Unrestricted)

The following activities are discretionary activities (unrestricted):

- (i) Industrial activities that comply with the yard requirements in Rule 27.5.2 (i), and the provisions of the Industrial 1 zone.

Rule 27.5.6 Non-Complying Activities

The following activities are non-complying activities:

- (i) Any activity not specifically identified as permitted, controlled, discretionary or prohibited by the rules in this Zone or in the rules of Sections 17 to 22 of this Plan is non-complying. This rule does not apply to activities identified as permitted, controlled or discretionary in the rules of Sections 13 to 16 of the Plan, regardless of where in the Zone those activities are undertaken.

27.6 Assessment of Resource Consent Applications

In assessing any application, in addition to the matters contained in the Fourth Schedule of the Act, the Council will have regard to, but not be restricted by, the following matters:

27.6.1 Sustainability

The objectives and policies of the Sustainability Section.

27.6.2 Manawhenua

The objectives and policies of the Manawhenua Section.

27.6.3 Bulk and Location

The bulk and location of buildings associated with the proposed activity and their effects on the amenity values of the environment in which they are located and the environment of surrounding areas.

27.6.4 Amenity Values

The impact on amenity values generally.

27.6.5 Signage

Refer to the Signs Section.

27.6.6 Noise

Refer to the Environmental Issues Section.

27.6.7 Glare and Lighting

Refer to the Environmental Issues Section.

27.6.8 Odour and Dust

The impact of odour and dust generated by activities in the vicinity of the zone.

27.6.9 Hazards

Whether or not the application relates to a site that the Council has good cause to suspect may be prone to a natural or technological hazard and the methods proposed to avoid, remedy or mitigate the effects of that hazard on the proposal.

27.6.10 Transportation

- (a) The objectives, policies and assessment matters of the Transportation Section.
- (b) The specific detail included in the relevant traffic management plan.

27.6.11 Retail Activities

Whether the proposed retail activity has a functional dependence upon other activities undertaken within

the zone and the need for any deviation from the permitted activity threshold identified in Rule 27.5.1.

27.6.12 Archaeological Sites

The effect that the activity will have on any archaeological site.

27.6.13 New Zealand Urban Design Protocol

The extent to which the proposed activity responds to the principles identified in the New Zealand Urban Design Protocol.

27.6.14 Crime Prevention through Environmental Design

The extent to which the proposed activity provides for the principles of crime prevention through environmental design.

27.7 *Anticipated Environmental Results*

The anticipated environmental results are:

27.7.1

Activities established within the Spectator Event and Education Zone are focussed on education, tertiary service, and recreational activities. Any ancillary activities are directly related to these principal activities.

Objectives: 27.2.1, 27.2.2

27.7.2

Effects of activities occurring within the Spectator Event and Education Zone are appropriately addressed, and potential reverse sensitivity impacts are appropriately mitigated by design, location and management measures.

Objective: 27.2.2

27.7.3

All development within the Spectator Events and Education Zone is environmentally coherent, attractive and is characterised by quality open space and high quality design when viewed from publicly accessible areas throughout the City.

Objective: 27.2.3

Consequential Changes

The following consequential changes to the District Plan will also be required. Where editing of existing plan provisions is proposed, additions are shown in underlining, and deletions in strikethrough.

3 Definitions

Insert definitions for the following terms:

Conference and Meeting Activity	means, in relation to the Spectator Event and Education Zone, the use of land and buildings for facilitating a gathering of people, and shall exclude exhibitions and spectator events.
Exhibition and Spectator Event Activity	means the use of land and/or buildings for events which, by their nature, generate significant numbers of spectators or participants. Exhibition and spectator event activities include, but are not limited to, those activities where a spectacle occurs, sporting events, concerts, and trade fairs, and do not include conference or meeting activities.
Plaza Space	means, in relation to the Spectator Event and Education Zone, an area of space that is open or accessible to the public, is not occupied by a carpark or any manoeuvre area, and is located at the western end of the zone.

Amend the definition of recreational activity as follows:

Recreational Activity	means the use of land for recreation purposes, <u>and includes professional and amateur sporting events, but does not include retail activity.</u>
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18 Subdivision

Rule 18.5.1 Discretionary Activities (Restricted)

The following are discretionary activities (restricted):

- (i) Subdivision applications in the Rural Zone where the application complies with Rules 18.5.3 – 18.5.5, 18.5.9 and 18.5.10, and each resulting site is 15 ha or greater. *[Amended by Decision No. C58/2005 and Variation 9A, 2/3/04]*
- (ii) Subdivision applications in the Rural Residential Zone where the application complies with Rules 18.5.3 – 18.5.6, 18.5.9 and 18.5.10, and each resulting site is 2 ha or greater. *[Amended by Variation 9A, 2/3/04 and Consent Order 18/9/03]*
- (iii) Subdivision applications in the Residential and Special Development Zones where the application complies with Rules 18.5.3 - 18.5.6, 18.5.9 - 18.5.11, and:

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- (a) each resulting site complies with the minimum area and frontage required by the conditions attaching to permitted activities for the zone in which the activity is located, or
- (b) an associated established or proposed multi-unit residential activity complies with the requirements of permitted activities within the original site (including the overall density).
- [Amended by Consent Orders 23/7/03 and C68/2002]*
- (iv) Subdivision applications in the Spectator Event and Education Zone where each resulting site is 1500m² or greater.
- (v) Subdivision applications in the following zones where the application complies with Rules 18.5.3 - 18.5.6, 18.5.9 and 18.5.10:
- Central Activity, Local Activity and Large Scale Retail
 - Industry
 - Ports
 - Campus. *[Amended by C15/2001]*

Council's discretion is restricted to those matters contained in the assessment matters in Section 18.6.1.

Except within the Airport Outer Control Boundary, for any application for subdivision consent involving a discretionary activity (restricted), the written approval of affected persons need not be obtained. *[Amended by Consent Order 2/5/02]*

Rule 18.5.4 Water bodies where Esplanade Reserves or Strips will be the minimum requirement

An esplanade reserve shall be created on the subdivision of any land into lots of less than 4 ha, abutting the:

- Coastal Marine Area, including Blueskin Bay, Hawksbury Lagoon, Hooper's Inlet and Orokonui Estuary
- Lower Taieri River (being the Taieri River below the Outram Bridge)
- Water of Leith (except within the Spectator Event and Education Zone, where no esplanade reserve will be required)
- Kaikorai Stream
- Silverstream.

The esplanade reserve shall be of a minimum width of 20 m measured in a landward direction from the line of mean high water springs of the sea, tidal rivers or estuaries, or the bank of any stream or river.

Subject to Assessment Matter 18.6(s), where an allotment of 4 ha or more is to be created, an esplanade strip shall be created where the land abuts these water bodies. *[Amended by Consent Order 2/5/02]*

Rule 18.5.6 Service Connections

- (a) Every allotment in the:
- Residential 1 - 4 Zones

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- Residential 6 Zones at Braeside, East Taieri, Cove Extension, Mission Cove and Wakari [*amended by C174/2001, C24/2002 and C68/2002*]
 - Industrial Zone
 - Port Zones
 - Campus Zone
 - Activity Zones
 - Spectator Event and Education Zone

shall have reticulated sewerage infrastructure available within the road providing access or within the allotment.

(b) Every allotment in the:

- Residential 1 - 6 Zones
- Industrial Zone
- Port Zones
- Campus Zone
- Rural Residential Zone
- Activity Zones
- Spectator Event and Education Zone

shall have reticulated power and telephone services available within the road providing access or within the allotment.

(c) Every allotment in the:

- Residential 1 - 4 Zones
- Residential 5 Zone at Outram
- Residential 6 Zone at Braeside, East Taieri, Cove Extension, Mission Cove and Wakari [*amended by C174/2001, C24/2002 and C68/2002*]
- Industrial Zone
- Port Zones
- Campus Zone
- Activity Zones
- Spectator Event and Education Zone

shall have reticulated stormwater within the allotment, or reticulated stormwater or kerb and channel or watertables available within the road providing access.

(d) Every allotment in the:

- Residential 1 Zone (excluding Middlemarch)
- Residential 2 - 4 Zones
- Residential 5 Zone at Outram and Waitati
- Residential 6 Zone (excluding Momona Airport Village)

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- Industrial Zone
 - Port Zones
 - Campus Zone
 - Activity Zones
 - Spectator Event and Education Zone

shall have a reticulated water supply available within the road providing access or within the allotment.

19 Signs

Rule 19.5.8 Signs permitted in the Spectator Event and Education Zone

- (i) On each street frontage or zone boundary there shall be no more than one sign mounted flat against the face of any building used for spectator event activities, provided that
 - (a) The total area of such signs shall not exceed 160m² for each façade; and
 - (b) The design of such signage will be integrated into the design of the building.
- (ii) In addition to Rule 19.5.8(i), up to 25 additional directional signs may be erected, provided that:
 - (a) No greater than 10 signs may be established along any zone boundary; and
 - (b) The maximum size of any such sign is 4m²; and
 - (c) The maximum height of any such signage is 6 metres.
- (iii) Free standing signs, provided that:
 - (a) No greater than two free standing signs are permitted within the zone, one on each of the Anzac Avenue and Ravensbourne Road road frontages; and
 - (b) No free standing sign shall be permitted on road reserve; and
 - (c) Free standing signs may be double sided with the maximum size of each side being 18m²; and
 - (d) Maximum height of the sign is 9 metres above the ground.

21 Environmental Issues

21.5.3 Performance Standard: Spectator Event and Education Zone

- (i) In respect of demolition and construction within the zone, the following provisions shall apply:
 - (a) All demolition and construction activities shall comply with the standards set out in Table 2 of NZS6803:1991 when received at the boundary of any residential activity occurring within a Residential Zone. Noise resulting from construction and demolition work shall be measured and assessed in accordance with NZS 6803:1991.
 - (b) Prior to the commencement of any demolition or construction work within the zone, a construction noise management plan shall be provided to the Council. The plan shall show how the proposed work will be undertaken to ensure compliances with Rule 21.5.3(i)(a) above.
- (ii) The following provisions shall apply to all activities within the zone. Noise from any plant or activity taking place within the Spectator Event and Education Zone, when measured and assessed at any residential activity occurring within a Residential Zone or any site within a Campus Zone, shall not exceed the following limits over any 15 minute period:

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- (a) 0700 to 2200 hours 55dBA L10
(b) At all other times 40dBA L10 and 75dBA Lmax.
- (iii) Provided that these limits can be exceeded as described below:
- (a) The noise level from such events over any 15 minute period when measured at the Spectator Events and Education Zone Noise Assessment Boundary shall not exceed the following limits:
- i 75dBA L10 and 80dBA Lmax for up to 3 events per calendar year
 - ii 65dBA L10 and 75dBA Lmax for up to 8 additional events per calendar year
 - iii 55dBA L10 and 75dBA Lmax for up to 35 further events per calendar year.
- Note The number of events authorised by this rule is cumulative, and therefore permits up to 46 events per year.*
- (b) Such events shall be no more than four hours duration, commencing no earlier than 1000 hours, and cease by 2300 hours.
- (c) No more than two such events in accordance with this rule shall be held in any one seven day period.
- (d) Any stadium within the Spectator Events and Education Zone is to be provided with a permanent sound system that is commissioned and calibrated so as to achieve compliance with the above noise standard above during such events, and with the noise standards specified in Rule 21.5.3(ii) at other times.
- (e) If a non calibrated system is used at any such sporting event, the noise shall be monitored and regulated to ensure compliance with these noise standards.
- (f) Amplified music for the purpose of sound checks which exceeds the noise limits specified by Rule 21.5.3 (ii) shall be permitted provided that:
- i Such checks shall not commence before 0900 hours, and are to be concluded by 1930 hours and be of no more than two hours duration; and
 - ii Only one sound check is permitted on any day

23 Monitoring Requirements

- (xv) **Spectator Event and Education**
- Monitor noise levels in the vicinity of the zone
 - Monitor the levels of occupancy for education, retail and commercial activities
 - Monitor the consistency of building design with the New Zealand Urban Design Protocol

Maps

Insert Spectator Event and Education Zone

Insert appropriate noise maps