

27 Stadium [Inserted by Plan Change 8: 30/03/09]

Introduction

The stadium site is located at Logan Point, approximately 1.5km to the northwest of the Octagon, and just to the south of Logan Park. The area is approximately 5.5ha in size and is generally located between Anzac Avenue (SH 88) to the north, Ravensbourne Road, Logan Park and the Logan Point Quarry to the east, the Water of Leith to the west, and the Main South Railway line to the south. The stadium area is intended to provide for a purpose-built regional stadium with a capacity for up to 35,000 spectators, plus a number of associated activities.

The stadium area provides an opportunity for an attractive transition and appropriate buffer from the industrial and port areas through to the campus and open space area of Logan Park. The synergies and connections between the tertiary institutions, open space and the stadium are key factors that have contributed to the identification and suitability of the Logan Point area for a regional stadium.

The stadium and its associated activities have the potential for visual, noise and traffic effects that may impact on surrounding land uses. The surrounding established land uses, including a quarry and the railway, might also have the potential to create adverse effects that may restrict the uses to which land in the area may be put. The appropriate type and mix of activities within the zone have been important factors in determining how the stadium area will function.

The effects of activities locating within the area must be carefully managed to ensure that there is not an adverse impact on the remainder of the City. The primacy of the Activity Areas throughout the City will be retained, as any activities in the stadium area will be required to demonstrate a connection to the stadium in the first instance. The intention is that development within the stadium area is clearly associated with the operation and functions of the stadium, or that makes use of the stadium facility itself.

The stadium area has been categorised into the following areas to manage activities and effects:

- ***Stadium Building Area***

The Stadium Building Area is intended to provide for a purpose-built regional stadium and associated activities. This area is between the Campus zone to the north and the Stadium Parking Area to the south.

- ***Stadium Parking Area***

The Stadium Parking Area is to the south of the Stadium Building Area and will adjoin the realigned SH 88. The intention is for the area to be used for car parking associated with both the stadium development and with other activities occurring in the area.

- ***Leith Access Area***

The Leith Access Area is a strip of land adjoining the Water of Leith, which provides pedestrian access along the edge of the waterway access for maintenance of the waterway by the Otago Regional Council.

27.1 Significant Resource Management Issues

Issue 27.1.1

A stadium capable of hosting national and international events that may attract a large number of people would be beneficial to Dunedin.

Objectives: 27.2.1, 27.2.2

Policies: 27.3.1 - 27.3.8

Explanation

Dunedin City and the wider region have the opportunity to host large sporting and other events that may attract up to 35,000 people at a time. There are limited locations where a stadium of sufficient capacity can be located within the City. The stadium needs to be located close to key transport routes, and adjacent to activities that are not noise sensitive.

Issue 27.1.2

Stadiums are usually large, visually prominent buildings, which have the capacity to have a significant impact on the Cityscape.

Objective: 27.2.1, 27.2.2, 27.2.3

Policies: 27.3.2, 27.3.6

Explanation

The scale of a large stadium means that it will be highly visible from many vantage points. Integrating a large building into the Dunedin cityscape will be difficult. A large new building built for a specific purpose may have a positive or negative impact depending on how it is designed and integrated with the surrounding environment.

Issue 27.1.3

Existing activities with known environmental effects in adjoining zones may restrict activities associated with the stadium.

Objectives: 27.2.2, 27.2.3

Policies: 27.3.2, 27.3.4, 27.3.5, 27.3.6

Explanation

It is important that activities in the adjoining Industrial 1, and Campus zones be able to continue to operate in proximity to the stadium and associated activities. The activities that occur in this locality 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 27.1.4

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

Objective: 27.2.1, 27.2.3

Policies: 27.3.6

Explanation

It is necessary that the characteristics of activities occurring in the area are recognised, and provision is made to ensure these effects are addressed.

Issue 27.1.5

The introduction of retail land uses associated with a stadium to the Logan Point area may create impacts on the vibrancy and vitality of the city centre.

The establishment and success of a stadium will require the support of a range of associated and compatible land uses. Commercial and retail land uses are people-orientated activities that are provided for in the city centre. The unlimited provision of these type of land uses may have consequential impacts upon

Objective: 27.2.2

Policies: 27.3.3

the vibrancy and vitality of the city centre.

Issue 27.1.6

Some site contamination may have occurred within the Logan Point area through prior industrial use of the area.

Explanation

Some sites within the Logan Point area have been identified as potentially contaminated. Disturbance of contaminated sites can pose a health and safety risk to people.

Objectives: 27.2.1

Policies: 27.3.7

27.2 Objectives

Objective 27.2.1

The stadium and associated buildings create a safe, attractive and accessible environment for events.

Issue: 27.1.2, 27.1.6

Policies: 27.3.2, 27.3.5, 27.3.6, 27.3.7, 27.3.8

AERs: 27.7.2, 27.7.3

Explanation

The Logan Point area provides a unique opportunity for the establishment of a stadium that is in close proximity to, and integrated with, the activities of the Campus Zone and Logan Park recreational area. The scale of the stadium building, together with the number of people that may attend events, require careful consideration of urban design, and Crime Prevention Through Environmental Design principles.

Objective 27.2.2

The stadium and compatible land uses make a positive contribution to local and regional social, cultural and economic well-being.

Issue: 27.1.1, 27.1.3, 27.1.4, 27.1.5

Policies: 27.3.1-27.3.8

AERs: 27.7.1

Explanation

A large stadium in proximity to Dunedin's core tertiary institutions provides an opportunity for shared use of the facilities. Large-scale land uses, such as the establishment of a stadium, 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.

Objective 27.2.3

The effects of activities within the Logan Point area are managed to avoid conflict.

Issue: 27.1.2, 27.1.3, 27.1.4

Policies: 27.3.5, 27.3.8

AERs: 27.7.2

Explanation

The effects of activities occurring within the Logan Point area are varied, with a number of competing land use activities occurring within the vicinity. The impact of these effects can be managed to ensure that no particular activity is disadvantaged.

27.3 Policies

Policy 27.3.1

Provide for activities in the Logan Point area that are directly related to the stadium and its operations.

Objective: 27.2.1, 27.2.2

Methods: 4.4.1

Explanation

The stadium at Logan Point will be sustained by providing for compatible activities that make use of the buildings when they are not needed for their primary use of sporting and other events that attract large numbers of people.

Policy 27.3.2

Manage the nature, scale, design and location of land uses within the Logan Point area by limiting activities based on the identified areas, as follows:

- (i) Stadium Building
- (ii) Stadium Parking
- (iii) Leith Access

Objective: 27.2.1, 27.2.2

Methods: 4.4.1, 27.4.4

Explanation

The use of clearly identified sub-areas will ensure compatible land uses are located in appropriate parts of Logan Point.

Policy 27.3.3

Retail activities associated with stadium operations are limited in scale.

Objective: 27.2.2

Methods: 4.4.1, 27.4.4

Explanation

Retail activities are provided in specific people-oriented areas of the City. The provision of unlimited retail activity in the Logan Point area may have consequential effects on the sustainability of the city centre and other areas that provide for retail land uses as permitted activities.

Policy 27.3.4

Require separation between activities involving the use, storage or disposal of hazardous substances and commercial residential activities in the Logan Point area.

Objectives: 27.2.1

Methods: 4.4.1

Explanation

Adequate separation from hazardous substances to commercial residential activities will ensure compatibility, mitigate adverse effects and maintain the efficient operation of industrial activities. These measures are necessary for the health and well-being of visitors and workers in the Logan Point area.

Policy 27.3.5

Control the visual, traffic, noise and nuisance effects of structures and activities that establish at Logan Point.

Explanation

The varied nature of land use activities results 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

Objective: 27.2.1, 27.2.2, 27.2.3

Methods: 4.4.1, 27.4.1-4

Policy 27.3.6

Require testing for site contamination and appropriate remediation, where redevelopment in the Logan Point area disturbs or alters the ground.

Objective: 27.2.1

Methods: 4.4.1

Policy 27.3.7

Maintain and manage pedestrian access to the Water of Leith by restricting activities that can take place adjacent to the waterway.

Objective: 27.2.1 – 27.2.2

Methods: 27.4.4

Policy 27.3.8

Require landscaping and screening of outdoor storage areas to ensure a high standard of amenity and visual appearance.

Objective: 27.2.3

Methods: 4.4.1

and amenity, dust, and noise.

Explanation

Site redevelopment may result in disturbance to the ground. There is potential for contaminants to be released that may be harmful to the health and safety of visitors and workers in the area. Because of the previous industrial land uses in the area it is appropriate that sites are tested and remediation undertaken prior to redevelopment.

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.

Explanation

The Logan Point area is located on flat land adjacent to busy road, rail and pedestrian routes. It is important that those elements of land use activities that can have adverse effects upon the amenity and quality of the surrounding environment are carefully controlled.

27.4 Methods of Implementation

In addition to the Stadium 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 Stadium Zone.

Policy: 27.3.4

Method 27.4.3 Master Plans

A Master Plan will be used to identify the appropriate activity areas within the zone, in conjunction with the zone rules.

Policy: 27.3.2

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) Within the Stadium Building Area, as shown on Plan 27.1:
 - (a) Exhibition and Spectator Event Activity
 - (b) Conference and Meeting Activity
 - (c) Campus Educational Activity
 - (d) Campus Service Activity
 - (e) Licensed Premises and Restaurants in conjunction with the operation of a permitted activity provided for by Rule 27.5.1 (a) and (b).
 - (f) Commercial Offices (including ticketing facilities) in conjunction with the operation of a permitted activity provided for by Rule 27.5.1 (a) to (b), provided that:
 - i The commercial office activity is complementary to and an integral part of that permitted activity.
 - (g) Retail Activity in conjunction with the operation of a permitted activity provided for by Rule 27.5.1 (a) or (b), provided that:
 - i. The retail activity is complementary to and an integral part of that permitted activity.
 - ii. The maximum gross floor area for all retail activities within the zone shall not exceed a combined total area of 1500 m² provided that no one separately tenable space shall exceed 300 m².
- (ii) Within the Stadium Parking Area, as shown on Plan 27.1:
 - (a) Stand Alone Car Parking
 - (b) Parking for an activity permitted by Rule 27.5.1(i)
- (iii) Within the Leith Access Area, as shown on Plan 27.1:
 - (a) Pedestrian access.
 - (b) Construction Activities, limited to those associated with authorised maintenance of the Water of Leith.

Rule 27.5.2 Performance Standards Attaching to Permitted Activities

(i) **Maximum height**

60 m.

(ii) **Minimum Car Parking**

On-site car parking shall comply with the performance standards in Section 20 (Transportation) and shall be provided on the following basis:

- (a) For all activities identified in Rule 27.5.1(i), no fewer than 163 parking spaces shall be provided within the Stadium Parking Area.

(iii) Loading and Access

- (a) Access requirements shall comply with the performance standards in Section 20 (Transportation).
- (b) One loading area for outside broadcast purposes associated with activities occurring within the Stadium Building Area shall be provided 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

- (c) 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

(iv) Landscaping

- (a) Landscaping to a minimum horizontal depth of 2 metres shall be provided and maintained along any road boundaries of the Carpark Area, excluding all accessways.

(v) Design and Appearance of Buildings

- (a) Colour of buildings within the Stadium Building Area.
 - 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(v)(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) All buildings shall have a minimum floor level of 103.7 metres above Otago Metric Datum.

(vi) 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.

(vii) Hazardous Substances

Refer to Hazards and Hazardous Substances Section.

(viii) Noise, Lighting, Glare and Electrical Interference

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

Rule 27.5.3 Discretionary Activities (Restricted)

The following activities are discretionary activities (restricted):

- (i) Any permitted activity within the applicable area as defined by Master Plan 27.1, 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.

Rule 27.5.4 Discretionary Activities (Unrestricted)

The following activities are discretionary activities (unrestricted):

- (i) Any activity that is permitted within the zone, but which is not provided for as a permitted activity within the applicable area as defined by Master Plan 27.1.
- (ii) Industrial activities that comply with the provisions of the Industrial 1 zone.
- (iii) Commercial Residential Activity.
- (iv) Campus Joint Venture Activities.

Rule 27.5.5 Non-Complying Activities

The following activities are non-complying activities:

- (i) Any other activity within the Leith Access Area.
- (ii) 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 Urban Design

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.

27.6.15 Hazardous Substances

- (a) The requirements of Section 17: Hazards and Hazardous Substances.
- (b) Whether activities are proposed to locate in buildings that include other activities, if those activities exceed the hazardous substances thresholds for Residential Activities in Table 17.1 and 17.2.
- (c) Whether activities are proposed to locate in buildings that are contiguous with a building used for other activities, if those activities exceed the hazardous substances thresholds for Residential Activities in Table 17.1 and 17.2.
- (d) Whether appropriate firewall separation is provided between the buildings.

27.7 *Anticipated Environmental Results*

The anticipated environmental results are:

27.7.1

Activities established within the Stadium Zone are focussed on sporting events, 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 Stadium 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 Stadium Zone is environmentally coherent, attractive and is characterised by high quality design when viewed from publicly accessible areas throughout the City.

Objective: 27.2.3

Plan 27.1

