

The Proposed Auckland Unitary Plan (notified 30 September 2013)

18 Special Purpose - Major Recreation Facility zone

1. Activity table

The following table specifies the activity status of activities in the Major Recreation Facilities zone.

To avoid doubt, the GFA applies to the whole area of the major recreation facility (i.e. cumulative total within the facility).

| Activity | Activity Status |
|--|-----------------|
| Commerce | |
| Operation of major recreation facilities for their primary purpose as identified in the applicable precinct | P |
| Carnivals, concerts, fairs, markets and festivals | D |
| Conferences, meetings, receptions and functions | P |
| Displays and exhibitions | P |
| Entertainment facilities accessory to a major recreation facility | D |
| Food and beverage (excluding drive-through and restaurants and cafes) accessory to a major recreation facility and equal to or less than 200m ² GFA | P |
| Food and beverage (excluding drive-through and restaurants and cafes) accessory to a major recreation facility and greater than 200m ² GFA | D |
| Licensed premises accessory to a major recreation facility and equal to or less than 200m ² GFA | P |
| Licensed premises accessory to a major recreation facility and greater than 200m ² GFA | D |
| Offices accessory to a major recreation facility and equal to or less than 200m ² GFA | P |
| Offices accessory to a major recreation facility and greater than 200m ² GFA | D |
| Retail accessory to a major recreation facility and equal to or less than 200m ² GFA | P |
| Retail accessory to a major recreation facility and greater than 200m ² GFA | D |
| Community | |
| Care centres | D |
| Community facilities equal to or less than 200m ² GFA | P |
| Community facilities greater than 200m ² GFA | D |
| Clubrooms accessory to the major recreation facility | P |
| Education facilities equal to or less than 200m ² GFA | P |
| Education facilities greater than 200m ² GFA | D |
| Healthcare facilities equal to or less than 200m ² GFA | P |
| Healthcare facilities greater than 200m ² GFA | D |
| Informal recreation | P |
| Organised sport and recreation | P |
| Public amenities | P |
| Recreation activities not accessory to a major recreation facility equal to or less than 500m ² GFA | P |

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| Activity | Activity Status |
|---|-----------------|
| Recreation activities not accessory to a major recreation facility greater than 500m ² GFA | D |
| Accommodation | |
| Visitor and/or athlete accommodation accessory to a major recreation facility equal to or less than 200m ² GFA | P |
| Visitor and/or athlete accommodation accessory to a major recreation facility greater than 200m ² GFA | D |
| Infrastructure | |
| Vehicle parking and associated vehicle access | P |
| Development | |
| Artworks | P |
| New buildings less than or equal to 200m ² GFA, including additions and alterations to existing buildings | P |
| New buildings more than 200m ² GFA but no greater than 1000m ² GFA, including additions and alterations to existing buildings | RD |
| New buildings greater than 1000m ² GFA | D |
| Demolition of buildings | P |
| Floodlighting, including exterior lighting, fittings and supports and towers | P |
| Observation areas, viewing platforms and related structures | P |
| Parks infrastructure | P |
| Parks maintenance | P |
| Recreational trails | P |

2. Land use controls

2.1 Noise

1. The noise level arising from any activity in the Major Recreation Facilities zone must not exceed the limits specified in the relevant precinct for the facility.
2. Crowd noise is not regulated by the Unitary Plan.
3. Any activity in the Racing, Sports and Stadiums and Showgrounds precincts other than in Eden Park, North Harbour Stadium, North Shore Events Centre, Trusts Stadium and Western Springs that infringes the relevant noise controls is a restricted discretionary activity.
4. Any activity in Eden Park, North Harbour Stadium, North Shore Events Centre, Trusts Stadium and Western Springs that infringes the relevant noise controls is a non-complying activity.

2.2 Licensed premises

1. Licensed premises must be located within the main structure of the major recreation facility and must only operate during the operation of the primary function of the major recreation facility.
2. Any licensed premises in a major recreation facility that does not comply with clause 1 above is a discretionary activity.

2.3 Traffic

1. For any major recreation facility listed below, a traffic and transport management plan (including where

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road closures are proposed) must be prepared and implemented for any event exceeding the threshold anticipated crowd capacity identified below.

Table 1

| Major recreation facility | Maximum estimated capacity | Threshold anticipated crowd capacity |
|------------------------------------|---|--------------------------------------|
| Eden Park | 50,000 seated | 10,000 |
| Mt Smart Stadium | 60,000 concerts 30,000 sports | 15,000 |
| North Harbour Stadium | 30,000 seated | 15,000 |
| Western Springs Stadium | 50,000 concerts 30,000 sports events | 15,000 |
| All other Stadiums and Showgrounds | | 50 per cent |

2. Where no road closures are proposed, a copy of the traffic and transport management plan must be provided to Auckland Transport a minimum of two weeks prior to the event.
3. Where road closures are proposed, a copy of the traffic and transport management plan must be provided to Auckland Transport a minimum of four weeks prior to the event.
4. Any activity that does not comply with 1-3 above is a non-complying activity.

3. Development controls

3.1 Application of controls

1. Where a Major Recreation Facilities zone comprises multiple sites but has a common Major Recreation Facilities zoning, the entire zone will be treated as a single site for the purpose of applying the following development controls.

3.2 Building height - Stadium and Showgrounds precinct (excluding the North Shore Events Centre)

1. Buildings, including light towers, fittings and supports and towers, located 20m or less from a site in a residential zone, the Future Urban zone or a public open space must not exceed 18m in height.
2. Buildings, including light towers, fittings and supports and towers, located more than 20m from a site in a residential zone, the Future Urban zone or a public open space must not exceed 35m in height.

3.3 Building height - All other major recreation facilities

1. Buildings, including light towers, fittings and supports and towers must not exceed 18m in height.

3.4 Height in relation to boundary

1. Buildings must not exceed a height of 2.5m measured vertically above ground level at side and rear boundaries adjoining a site within a residential zone, the Future Urban zone or a public open space. Thereafter, buildings must be setback 1m for every additional metre in height (45 degrees).

3.5 Screening

1. Any outdoor storage or rubbish collection area that directly face and are visible from a residential zone, rural zone, the centres and mixed use zone, the Future Urban zone or a public open space adjoining a boundary with, or on the opposite side of the road from, a Major Recreation Facility zone, must be screened from those areas by a solid wall or fence at least 1.8m high.

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4. Assessment - Restricted discretionary activities

4.1 Matters of discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the activity table.

1. Buildings and structures greater than 200m² GFA but no greater than 1,000m² GFA
 - a. noise, lighting and hours of operation
 - b. building design, scale and external appearance
 - c. site layout and design of landscaping
 - d. design of parking and access.

4.2 Assessment Criteria

1. Buildings and structures greater than 200m² GFA but no greater than 1000m² GFA
 - a. Noise, lighting and hours of operation
 - i. Exterior lighting output should generally be directed in a downward direction.
 - ii. The effects of light spill and glare both to the patrons and adjacent roads and residents should be minimised.
 - iii. Noise and lighting from the activity should not unreasonably adversely affect the amenity of surrounding residential properties. In determining this, consideration will be given to the location of any potentially noisy activities e.g. air-conditioning plant, and any proposed measures to mitigate noise including:
 - locating noisy activities away from neighbouring residential boundaries screening or other design features
 - controls on the proposed hours of operation of potentially noisy activities.
 - b. Building design and external appearance
 - i. Buildings in close proximity to streets or public open spaces should positively contribute to the public realm and pedestrian safety.
 - ii. Activities within buildings in close proximity to streets or public open spaces should engage and activate those spaces at ground and first floor levels.
 - iii. Excessive bulk and scale should be minimised at the interface with residential and public open space zones.
 - iv. The height, location and design of the building should not visually dominate neighbouring sites zoned residential and public open space and allow reasonable sunlight and daylight access to:
 - streets and public open spaces
 - adjoining sites, particularly those with residential uses the proposed building.
 - v. Blank walls should be avoided at ground and first floor levels of buildings where they front streets and public open spaces. Side or rear walls should be used as an opportunity to introduce creative architectural solutions that provide interest in the façade including modulation, relief or surface detailing.
 - vi. Roof profiles should be designed as part of the overall building form and contribute to the architectural quality of the skyline as viewed from both ground level and the surrounding area. This includes integrating plant, exhaust and intake units and other mechanical and electrical equipment into the overall rooftop design as far as practicable.

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- vii. Buildings should use quality, durable and easily maintained materials.
- viii. Servicing elements should be avoided on building façades unless integrated into the façade design.
- ix. Signage on buildings should be designed as an integrated part of the building façade.
- c. Site layout and design of landscaping
 - i. The general layout of a proposal and the relationship between all the components of a development should enable any significant adverse effects of the proposal to be internalised to the greatest extent practicable and other adverse effects are expected to be appropriately managed
 - ii. Development should be designed and located to enable maximum integration with existing and likely future development in the surrounding area.
 - iii. Landscaping of the development should be provided in a manner that will enhance the visual appearance of the development, including around parking areas, service areas and at the zone boundary.
 - iv. Where relevant, landscaping should be used to soften large façades, and provide visual screening of service buildings and any affected residential and open space zone boundaries; delineate pedestrian routes and create points of interest and attraction as well as being used to visually integrate development with any surrounding open space.
- d. Design of parking and access
 - i. Surface parking should be softened with landscaping, including tree planting to break up large areas of paving/hardstand.
 - ii. Ventilation and fumes from parking structures or other uses should not be vented into the adjacent pedestrian environment at ground level.
 - iii. Vehicle crossings and accessways should prioritise pedestrian movement and in particular be:
 - designed to reduce vehicle speed and be visually attractive
 - clearly separated from the ordinary pedestrian access routes.
 - iv. The design of pedestrian routes between parking areas, building entrances/lobbies and the street should be accessible by all people of all ages and physical abilities and provide a high level of pedestrian safety.
 - v. Footpaths and cycleways should be linked to surrounding public open space and facilities, where this is appropriate.
 - vi. Ramps where necessary should be minimal in length and integrated into the design of the building.
 - vii. Efficient and adequate loading and unloading spaces should be provided in a manner that will not disrupt onsite or offsite traffic flows.

5. Assessment - Development control infringements

5.1 Matters of discretion

In addition to the general matters of discretion in [clause 2.3](#) of the general provisions, the council will restrict its discretion to the matters below for the listed development control infringement.

- 1. Height and height in relation to boundary
 - a. noise and lighting

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- b. building design, scale and external appearance.
2. Screening
 - a. whether an alternative form of screening is proposed which provide sufficient mitigation (that being to avoid adverse visual effects of unscreened storage or rubbish storage areas) as a solid wall or fence at least 1.8m high.
3. Any activity in the Racing, Sports and Stadiums and Showgrounds precincts, other than in Eden Park, North Harbour Stadium, North Shore Events Centre, Trusts Stadium and Western Springs that infringe the relevant noise controls
 - a. the likely effects on sleep disturbance at night time
 - b. whether the noise contains any special audible characteristics worthy of a penalty in accordance with section 6.3 of NZS6802:2008
 - c. the effects of crowd noise
 - d. the maximum level of noise likely to be generated, and whether it is reasonable
 - e. the cumulative effects when combined with other events exceeding the standard noise limits
 - f. whether the best practicable option has been adopted for the mitigation of noise effects
 - g. the ability to adequately notify receivers of noise of the event including the maximum noise levels, duration and timing of the event.

5.2 Assessment criteria

In addition to the general assessment criteria in [clause 2.3](#) of the general provisions, the council will consider the relevant criteria below for the listed development control infringement.

1. Height and height in relation to boundary
 - a. Noise, lighting and hours of operation
 - i. Exterior lighting output should generally be directed in a downward direction.
 - ii. The effects of light spill and glare both to the patrons and adjacent roads and residents should be minimised.
 - iii. Noise and lighting from the activity should not unreasonably adversely affect the amenity of surrounding residential properties. In determining this, consideration will be given to the location of any potentially noisy activities e.g. air conditioning plant, and any proposed measures to mitigate noise including:
 - locating noisy activities away from neighbouring residential boundaries screening or other design features
 - controls on the proposed hours of operation of potentially noisy activities.
 - b. Building design and external appearance
 - i. Buildings in close proximity to streets or public open spaces should positively contribute to the public realm and pedestrian safety.
 - ii. Activities within buildings in close proximity to streets or public open spaces should engage and activate those spaces at ground and first floor levels.
 - iii. Excessive bulk and scale should be minimised at the interface with residential and public open space zone.
 - iv. Buildings that exceed the building height control or do not comply with the height in relation to boundary control will need to demonstrate that there is an operational, technical or locational need to exceed the control.

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- v. The height, location and design of the building should not visually dominate neighbouring sites zoned residential and public open space and allows reasonable sunlight and daylight access to:
 - streets and public open spaces
 - adjoining sites, particularly those with vii. residential uses the proposed building.
 - vi. Blank walls should be avoided at ground and first floor levels of buildings where they front streets and public open spaces. Side or rear walls should be used as an opportunity to introduce creative architectural solutions that provide interest in the façade including modulation, relief or surface detailing.
 - vii. Roof profiles should be designed as part of the overall building form and contribute to the architectural quality of the skyline as viewed from both ground level and the surrounding area. This includes integrating plant, exhaust and intake units and other mechanical and electrical equipment into the overall rooftop design as far as practicable.
 - viii. Buildings should use quality, durable and easily maintained materials.
 - ix. Servicing elements should be avoided on building façades unless integrated into the façade design.
 - x. Signs on buildings should be designed as an integrated part of the building façade.
- c. Site layout and design of landscaping
- i. The general layout of a proposal and the relationship between all the components of a development should enable any significant adverse effects of the proposal to be internalised to the greatest extent practicable and other adverse effects are expected to be appropriately managed.
 - ii. Development should be designed and located to enable maximum integration with existing and likely future development in the surrounding area.
 - iii. Landscaping of the development should be provided in a manner that will enhance the visual appearance of the development, including around parking areas, service areas and at the zone boundary.
 - iv. Where relevant, landscaping should be used to soften large façades, and provide visual screening of service buildings and any affected residential and open space zone boundaries, delineate pedestrian routes and create points of interest and attraction as well as being used to visually integrate development with any surrounding open space.

6. Special information requirements

6.1 Design statement

A design statement is required for the activities specified in the table below. The design statement is required to include as a minimum the matters indicated within the table as set out in [clause 2.7.2](#) of the general provisions. Drawings, illustrations and supporting written explanation should be proportionate to the complexity and significance of the development proposal. Refer to the [ADM](#) for guidance on the preparation of design statements.

Table 2

| Activity | Buildings or structures greater than 200m ² GFA | Buildings or structures that do not comply with the building or height in relation to boundary controls |
|----------------------------|--|---|
| A. CONTEXT ANALYSIS | | |

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| | | | |
|--|---------------------------------------|---|---|
| 1. Site analysis | | | |
| a. | Existing site plan | X | X |
| b. | Streetscape character | X | |
| 2. Neighbourhood analysis | | | |
| a. | Natural and cultural environment | X | X |
| b. | Movement | X | |
| c. | Neighbourhood character | X | X |
| d. | Use and activity | X | |
| e. | Urban structure | X | |
| 3. Opportunities and constraints analysis | | | |
| a. | Opportunities and constraints diagram | X | X |
| B. DESIGN RESPONSE | | | |
| a. | Concept design | X | X |
| b. | Proposed site plan | X | X |
| c. | Proposed elevations | X | X |
| d. | Shadow diagrams | X | |
| e. | Landscape | X | X |
| f. | Street design | X | |
| g. | Urban structure | X | |
| h. | Public open space | X | X |

6.2 Traffic and transport management plan

1. The plan must provide a description of the various traffic, transportation and crowd management elements that have been considered in relation to patrons attending the event.
2. The plan must be provided to and certified by Auckland Transport.
3. The plan must be as comprehensive as necessary to ensure the safety of staff working on the event, the patrons who attend the event, and the general public around the precinct who are not directly associated with the event.
4. The plan must document those processes required in and immediately surrounding the venue to allow the event to operate successfully and safely (taking into account any historical feedback register of concerns) including by:
 - a. providing overall traffic and transportation strategies that:
 - i. maintain emergency vehicle access at all times
 - ii. provide for monitoring of traffic before and after the event
 - iii. ensure that overall traffic flow is maintained
 - iv. promote travel by public transport, coaches and walking, in preference to private vehicle
 - v. provide event car parking only for vehicles displaying an event car parking pass and those patrons with specific support needs

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- vi. implement parking restrictions on the immediately surrounding public roads
 - vii. provide sufficient space for taxi and coach parking, located in an accessible area that will enable people to be efficiently and safely delivered to and from the facility
 - viii. give priority to venue traffic before and after an event while not significantly inconveniencing or delaying general public motor vehicle traffic flows not associated with the event
 - ix. implement clear and effective notifications and signs
 - x. clearly identify priority areas for picking up and dropping off if and as required by the anticipated demographic.
- b. providing overall crowd management strategies that:
- i. identify major pedestrian routes and any traffic management measures required at locations where major pedestrian flows cross major roads
 - ii. manage pedestrian flows to ensure safe and convenience pedestrian access to and from the venue
 - iii. prioritise pedestrian movements within close proximity to the stadium
 - iv. ensure that pedestrian access around the venue is still available to the general public and pedestrians not associated with the event, including via an alternative route than normal if that is required.

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