

## **I322. Mount Wellington 5 Precinct**

### **I322.1. Precinct description**

The Mount Wellington 5 Precinct incorporates a large purpose built sports centre occupying 7.5ha of land in Mount Wellington. The centre provides predominantly for netball activities, while other sports and community activities also use the facilities in order to support the viability of the centre. The centre has regional, as well as local, significance providing for organised sport and recreation at all levels, from school children to premier sport. It is envisaged that up to 46 outdoor and eight indoor netball courts will be established on the site when it is fully developed.

The zoning of the land within the Mount Wellington 5 Precinct is Open Space - Sport and Active Recreation Zone.

### **I322.2. Objectives**

- (1) Organised sports and recreation activities are promoted on the site.
- (2) Other activities which are compatible with, or accessory to, organised sport and recreation are provided for where they do not detract from the safe and efficient operation of the site.
- (3) The amenity values of the precinct and surrounding areas are maintained.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

### **I322.3. Policies**

- (1) Recognise that this site is a purpose-built sport and recreation facility when considering whether other activities represent an efficient use of these physical resources.
- (2) Provide for a range of other activities which are compatible with, or accessory to, organised sport and recreation within the precinct where they are of a character and scale which will not displace organised sport and recreation activities.
- (3) Manage the activities conducted within the precinct to maintain its safe and efficient operation.
- (4) Manage adverse effects generated by the operation of the site to maintain the amenity and safety of the surrounding area.
- (5) Require proposed development to be located in accordance with the precinct plan.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

**I322.4. Activity table**

The provisions in any relevant overlays, zone and the Auckland-wide apply in this precinct unless otherwise specified below.

Table I322.4.1 specifies the activity status of land use and development in the Mount Wellington 5 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

A blank in Table I322.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

**Table I322.4.1: Activity table**

	<b>Activity</b>	<b>Activity status</b>
<b>Use</b>		
(A1)	Any activity within this precinct that is not identified below	
(A2)	Organised sports and recreation	P
(A3)	Informal recreation	P
(A4)	Any permitted activity not meeting Standard I322.6.4 but meeting all other standards	C
(A5)	Concerts, events and festivals	P
(A6)	Markets, fairs and trade fairs	P
(A7)	Functions, conferences, gatherings and meetings	P
(A8)	Displays and exhibitions	P
(A9)	Accessory activities	P
<b>Development</b>		
(A10)	New buildings, building alterations or additions to a building	P
(A11)	Grandstands	P

**I322.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I322.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

**I322.6. Standards**

The overlay, zone and Auckland-wide standards apply in this precinct, except that the following standards do not apply:

- Standard E25.6.17 Open Space – Sport and Active Recreation Zone interface
- Standard E27.6.2 Number of parking and loading spaces do not apply in this precinct

- Standard H7.11.1 Building height
- Standard H7.11.5 Gross floor area threshold
- Standard H7.11.6 Maximum site coverage
- Standard H7.11.7 Maximum impervious area

All activities listed in Table I322.4 Activity table must comply with the following activity standards unless otherwise specified.

**I322.6.1. Noise**

- (1) The noise (rating) levels from any activity as measured within the boundary of any site containing an activity sensitive to noise, must not be greater than the noise limits and duration in Table I322.6.1.1 Noise standards.

**Table I322.6.1.1 Noise standards**

Time, day, duration and frequency	Noise limit	Cumulative duration
Up to 5 special noise events between 8:00am and 10:00pm in any 12 month period	65dB $L_{Aeq}$	6 hours within any 12 hour period
Up to 15 special noise events between 8:00am and 10:00pm in any 12 month period	60dB $L_{Aeq}$	6 hours within any 12 hour period
General noise standards for all days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:00pm	55dB $L_{Aeq}$	
General noise standards for all other times	40dB $L_{Aeq}$ and 70dB $L_{Amax}$	

- (2) Compliance with noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) An adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) For the purposes of this standard, a special noise event exceeds the general noise limits but not the special noise event noise limit in Table I322.6.1 Noise standards.

**I322.6.2. Lighting**

**I322.6.2.1. General lighting**

The Auckland-wide provisions of E24 Lighting apply with the following modifications:

- (1) The curfew and pre-curfew times are as listed in Table I322.6.2.1 Pre-curfew and curfew times.

**Table I322.6.2.1 Pre-curfew and curfew times**

	Times
Pre-curfew	8:00am – 10:00pm
Curfew	10:00pm – 8:00am

- (2) The illuminance limits must not exceed the limits as stated in Table I322.6.2.1 Illuminance limits.

**Table I322.6.2.1.2 Illuminance limits**

	Illuminance limits
Pre-curfew	125 lux (above background level)
Curfew	20 lux (above background level)

- (3) The pre-curfew luminous intensity limit (glare limit) is 10,000 candelas.
- (4) The average surface illuminance for an intentionally artificially lit building façade must not exceed 10 cd/m<sup>2</sup>.

**I322.6.2.2. Special lighting events**

- (1) There may be 20 special lighting events in any 12 month period of 6 hours in duration per event (cumulative hours within any 12 hour period).
- (2) For the purposes of this standard, a special lighting event exceeds the general lighting limits in Standard I322.6.2.1 but not the modified limits listed below.
- (3) For special lighting events, the limits listed in Standard I322.6.2.1 General lighting apply with the following modifications:
  - (a) the pre-curfew glare limit is 25,000 candelas;
  - (b) the average surface illuminance must not exceed 50cd/m<sup>2</sup> for 5 special lighting events and 25cd/m<sup>2</sup> for the remaining 15 special lighting events; and

- (c) temporary lighting (including stage lighting and special effects lighting) may, within the pre-curfew period, exceed the illuminance limits and glare standards allowed within this precinct provided this is for no more than a total of 10 minutes in any 60 minute period.

#### **I322.6.3. Impervious areas**

- (1) The maximum impervious areas within this precinct must comply with the impervious areas illustrated on Mount Wellington 5: Precinct Plan 1.
- (2) Buildings over the hardcourt area illustrated on Mount Wellington 5: Precinct Plan 1 are excluded from calculations of the maximum site coverage.

#### **I322.6.4. Parking**

- (1) Parking for a maximum of 820 cars, areas for access, vehicle drop off, buses and ambulances must be retained within the precinct.

#### **I322.6.5. Building height**

- (1) Buildings must not exceed 12m in height (includes light poles).

#### **I322.6.6. Building location**

- (1) Buildings must be located within the building platform area illustrated on the Mount Wellington 5: Precinct plan 1.
- (2) Buildings which provide a weather proof covering over the hardcourt area illustrated on the Mount Wellington 5: Precinct plan 1 are exempted from this standard.

### **I322.7. Assessment – controlled activities**

#### **I322.7.1. Matters of control**

The Council will reserve its control to all of the following matters when assessing a controlled activity resource consent application, in addition to the matters specified for the relevant controlled activities in the overlay, zone or Auckland-wide provisions:

- (1) any permitted activity not meeting Standard I322.6.4 but meeting all other standards:
  - (a) the effects of the increased number of vehicles on the surrounding transport network.

#### **I322.7.2. Assessment criteria**

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay, zone or Auckland-wide provisions:

- (1) any permitted activity not meeting Standard I322.6.4 but meeting all other standards:
  - (a) the effects of the increased number of vehicles on the surrounding transport network:

- (i) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
- (ii) the extent to which entry and exit points to the precinct will be managed to suitably accommodate traffic and pedestrian movements; and
- (iii) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

### **I322.8. Assessment – restricted discretionary activities**

#### **I322.8.1. Matters of discretion**

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for any relevant activities in the overlay, Auckland-wide and zone provisions:

- (1) any activity that does not comply with Standard I322.6.1 Noise:
  - (a) the effects of additional noise events, or events exceeding noise limits, on the amenity of the surrounding environment;
- (2) any activity that does not comply with Standard I322.6.2 Lighting:
  - (b) the effects of additional lighting events, or events exceeding lighting limits, on the amenity of the surrounding environment; and
  - (c) the effects of artificial lighting on the safety of the transport network.
- (3) any activity that does not comply with Standards I322.6.3 Impervious areas, I322.6.5 Building height or I322.6.6 Building location:
  - (a) the visual effects of the proposed building design and appearance on the surrounding environment;
  - (b) the effects of additional buildings on neighbouring sites, streets and public open spaces;
  - (c) the effects of the buildings on organised sport and recreation activities undertaken within the precinct; and
  - (d) the effects on the surrounding transport network.
- (4) any other restricted discretionary activity:
  - (a) the effects of the proposed activity on organised sport and recreation undertaken within the precinct.

### **I322.8.2. Assessment criteria**

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland-wide provisions and zone:

- (1) any activity that does not comply with Standard I322.6.1 Noise:
  - (a) the effects of additional noise events, or events exceeding noise limits, on the amenity of the surrounding environment.
    - (i) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
      - (i) the cumulative noise effects of other activities which are permitted on the site;
      - (ii) the cumulative effect of numerous infringements of noise standards; and
      - (iii) the degree of non-compliance.
    - (ii) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time; and
    - (iii) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
- (2) any activity that does not comply with Standard I322.6.2 Lighting:
  - (a) the effects of additional lighting events, or events exceeding lighting limits, on the amenity of the surrounding environment.
    - (i) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
    - (ii) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance; and
    - (iii) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (3) any activity that does not comply with Standards I322.6.3 Impervious areas, I322.6.5 Building height or I322.6.6 Building location:
  - (a) the visual effects of the proposed building design and appearance on the surrounding environment;

- (i) the extent to which building design and external appearance avoid, remedy or mitigate adverse effects on neighbours having regard to all of the following:
  - (ii) the amenity values and character of the surrounding area;
  - (iii) the functional and operational requirements of the precinct;
  - (iv) integrated CPTED principles into external building and layout design;
  - (v) long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones are avoided;
  - (vi) mechanical and electrical equipment is integrated into the building design as far as possible;
  - (vii) the use of quality, durable, fit for purpose and easily maintained materials for building design and construction; and,
  - (viii) landscaping has been utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (b) the effects of additional buildings on neighbouring sites, streets and public open spaces:
  - (i) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
    - (i) streets and public open spaces; and
    - (ii) adjoining sites, particularly those in residential zones.
  - (ii) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
  - (iii) whether there is an operational need to exceed height and/or height in relation to boundary standard/s; and
  - (iv) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (c) the effects of the buildings on organised sport and recreation activities undertaken within the precinct; and
  - (i) whether the proposed activity is of a character, scale and intensity to ensure that adverse effects on the operation of organised sport and recreation activities, including its likely future use or intensification, are avoided, remedied or mitigated; and
- (d) the effects on the surrounding transport network.



- (i) whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
  - (ii) whether a reduction in car parking will compromise the successful implementation of a Transport and Traffic Management Plan, where relevant or required;
  - (iii) whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities; and
  - (iv) whether proposed artificial lighting will create a traffic safety issue or enhance safety.
- (4) any other restricted discretionary activity:
- (a) the effects of the proposed activity on organised sport and recreation undertaken within the precinct:
    - (i) whether the proposed activity is of a character, scale and intensity to ensure that adverse effects on the operation of organised sport and recreation activities, including its likely future use or intensification, are avoided, remedied or mitigated.

**I322.9. Special information requirements**

There are no special information requirements for this precinct.

**I322.10. Precinct plan**

**I322.10.1. Mount Wellington 5: Precinct plan 1**

