

I319. MOTAT Precinct

I319.1. Precinct description

The MOTAT Precinct provides specific planning controls for the use, operation, development, redevelopment and intensification of The Museum of Transport and Technology (MOTAT). MOTAT is a transport, technology, science and social history museum spread between two sites at Great North Road (MOTAT 1) and Meola Road (MOTAT 2).

The zoning of the land within the MOTAT Precinct is the Special Purpose - Major Recreation Facility Zone.

I319.2. Objectives

- (1) MOTAT is protected as a regionally and nationally important venue for all of the following primary activities:
 - (a) concerts, events and festivals;
 - (b) markets, fairs and trade fairs;
 - (c) functions, conferences, gatherings and meetings; and
 - (d) demonstrations, displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of MOTAT are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

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

I319.3. Policies

- (1) Enable the safe and efficient operation of MOTAT for its primary activities.
- (2) Protect the primary activities of MOTAT from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of MOTAT, having regard to the amenity of surrounding properties.

- (5) Recognise that MOTAT's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

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

I319.4. Activity table

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

- (1) E40 Temporary activities;
- (2) E25 Noise and vibration (noise provisions only);
- (3) E24 Lighting;
- (4) E27 Transport – district rule E27.6.1; and
- (5) E27 Transport – district rule E27.6.2.

Table I319.4.1 specifies the activity status of land use and development activities in the MOTAT Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I319.4.1 Activity table

| Activity | | Activity status |
|------------------------------|---|-----------------|
| Primary activity | | |
| (A1) | Concerts, events and festivals | P |
| (A2) | Markets, fairs and trade fairs | P |
| (A3) | Functions, conferences, gatherings and meetings | P |
| (A4) | Demonstrations, displays and exhibitions | P |
| (A5) | Any primary activity not meeting Standard I319.6.3 Traffic management but meeting all other standards | C |
| Accessory activities | | |
| (A6) | Accessory activities | P |
| (A7) | Any accessory activity not meeting Standard I319.6.3 Traffic management but meeting all other standards | C |
| Compatible activities | | |
| (A8) | Sports, recreation and community activities | P |
| (A9) | Filming activities | P |
| (A10) | Professional fireworks displays meeting Standard I319.6.8 | P |

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| | | |
|--------------------|---|----|
| (A11) | Professional fireworks displays not meeting Standard I319.6.8 | RD |
| (A12) | Helicopter flights meeting Standard I319.6.9 | P |
| (A13) | Helicopter flights not meeting Standard I319.6.9 | RD |
| (A14) | Any compatible activity not meeting Standard I319.6.3 Traffic management but meeting all other standards | C |
| Development | | |
| (A15) | New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height | P |
| (A16) | New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity more than 20m, but up to 25m in height | RD |
| (A17) | New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m in height | D |
| (A18) | Light towers and associated fittings up to and greater than 25m in height | P |
| (A19) | New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I319.6.6 Interface control areas | RD |
| (A20) | Demolition of buildings | P |
| (A21) | Temporary buildings | P |

I319.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I319.4.1 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.
- (2) Any application for resource consent for an activity listed in Table I319.4.1 Activity table and which is not listed in I319.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I319.6. Standards

All permitted, controlled or restricted discretionary activities in Table I319.4.1 must comply with the following activity standards unless otherwise stated.

I319.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I319.6.1.1.

Table I319.6.1.1: Noise standards

| Time, day, duration and frequency | Noise limit |
|---|--|
| Any day including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm | 55dB L _{Aeq} |
| 31 October (Halloween) between 10:30pm and 12am | 55dB L _{Aeq} |
| At all other times | 45dB L _{Aeq} and 75dB L _{Amax} |

- (2) Noise levels 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) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (4) The noise from tram and train whistles and horns is excluded from any assessment of compliance with the noise limits.
- (5) For up to 8 times in any 12 month period, but no more frequently than 1 in any 2 week period, the noise (rating) level may be up to 75dB L_{Aeq(10min)} for up to 6 hours per day. No 10 minute sample can exceed the stated noise limit. This noise level does not apply at any of the following times:
 - (a) Between 10:30pm and 8am at MOTAT 1 and MOTAT 2; and
 - (b) Between 8am and 4pm Monday to Friday during the normal school term at MOTAT 2.
- (6) For activities and activities undertaken in accordance with Standard I319.6.1(5) a noise management plan must be prepared by a suitably qualified and experienced person and include the following:
 - (a) Procedures for advising the occupiers of residentially zoned properties located within 150m of either MOTAT 1 or 2 where the activity is proposed that will exceed the noise limits Table I319.6.1.1. The advance notice

must be given no earlier than 14 days and no later than 7 days prior to the activity taking place and must include:

- (i) The times and days when the noise is likely to be generated and the finishing time of the activity;
 - (ii) A contact name and number for the receipt of complaints;
 - (iii) A procedure for recording and responding to noise complaints; and
 - (iv) Identification of the best practicable options that will be undertaken to minimise the noise.
- (7) An adjustment for Special Audible Characteristics must not be applied to:
- (a) the noise from any steam powered vehicle, military vehicle, train, tram, transport vehicle or transport equipment;
 - (b) the noise generated between 10.30pm and 11.00pm for the 14 days prior to Christmas Day; and
 - (c) the noise generated in accordance with Standard I319.6.1(5).
- (8) A Duration Adjustment (as prescribed by NZS6802:2008) must only be applied to noise generated between the hours of 8am and 10.30pm.
- (9) Professional fireworks displays and helicopter flights are excluded from this standard.

I319.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I319.6.2, the curfew and pre-curfew times are as stated in Table I319.6.2.1.

Table I319.6.2.1: Pre-curfew and curfew times

| | Times |
|------------|------------|
| Pre-curfew | 7am – 11pm |
| Curfew | 11pm – 7am |

(5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following;

- (a) The limits in Table I319.6.2.2 when measured at the boundary of any residentially zoned site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I319.6.2.2: Horizontal and vertical illuminance at a boundary

| | Illuminance limit |
|------------|--------------------------------------|
| Pre-curfew | 100 lux (above the background level) |
| Curfew | 10 lux (above the background level) |

- (b) The vertical illuminance limits in Table I319.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I319.6.2.3: Vertical Illuminance at a window

| | Vertical illuminance limit |
|------------|----------------------------|
| Pre-curfew | 10 lux |
| Curfew | 2 lux |

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15% (based on an adaption luminance of 2 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed 10,000 cd for pre-curfew times and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling within a residential zone and at the boundary of any residentially zoned site where a dwelling does not yet exist.
- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed 10 cd/m². The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

I319.6.3. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Traffic and Transport Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

I319.6.4. Parking

- (1) Parking for a minimum of 100 cars must be retained within the precinct unless an authorised Traffic and Transport Management Plan is in effect.

I319.6.5. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone, must be screened from those areas

I319.6.6. Interface control areas

Permitted activities must meet all of the following standards. Temporary buildings are excluded from Standard I319.6.6.

- (1) Within the Great North Road 10m Interface Control Area (ICA) as illustrated on Precinct plan 1:
 - (a) Buildings (including external alterations and additions) must have a footprint no greater than 150m²; and
 - (b) The cumulative total of buildings (including external alterations and additions) within the ICA must not exceed 80% of the total frontage.
- (2) Within the Meola Road 20m ICA as illustrated on Precinct plan 2:
 - (a) Buildings (including external alterations and additions) must have a footprint no greater than 500m²; and
 - (b) The cumulative total of buildings (including external alterations and additions) within the ICA must not exceed 60% of the total frontage.
- (3) Within the Upper Meola Creek 20m ICA as illustrated on the Precinct plan 2:
 - (a) Buildings (including external alterations and additions) must have a footprint no greater than 250m²; and
 - (b) The cumulative total of buildings (including external alterations and additions) within the ICA must not exceed 15% of the total frontage.

I319.6.7. Height in relation to boundary

- (1) Where the MOTAT Precinct adjoins a road or another zone, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level along the road or zone boundary, except at the following MOTAT 2 boundaries illustrated on the Precinct plan 2:
 - (a) Boundary D: 10m + 45 degrees

(b) Boundaries E and F: 4.5m + 45 degrees

(2) Temporary buildings, light towers and associated fittings are excluded from this standard.

I319.6.8. Professional fireworks displays

(1) Displays are limited to 3 in any 12 month period.

(2) Displays must not exceed 15 minutes in duration.

(3) Displays must be finished by 10:30pm.

(4) Fireworks must be discharged at least 120 meters from any residential zone.

(5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I319.6.9. Helicopter flights

(1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).

(2) Landing and departures must take place at least 150m from any neighbouring site.

I319.6.10. Temporary buildings

(1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I319.7. Assessment – controlled activities

I319.7.1. Matters of control

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 or Auckland-wide provisions:

(1) the effects of the proposed activity on the safety and efficiency of the transport network.

I319.7.2. Assessment criteria

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

(1) the effects on the safety and efficiency of the transport network:

(a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;

(b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and

- (c) 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).

I319.8. Assessment – restricted discretionary activities

I319.8.1. 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 the relevant activities in the overlay and Auckland-wide provisions:

- (1) any activity that does not comply with noise and/or lighting standards:
 - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) any activity that does not comply with permitted helicopter flight standards:
 - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) any activity that does not comply with permitted professional fireworks display standards:
 - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m and up to 25m in height and/or which does not comply with height in relation to boundary standards:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I319.6.6:
 - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) any activity that does not comply with screening standards:
 - (a) the visual effects of rubbish and storage areas on residential and open space sites.

I319.8.2. 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 activities in the overlay and Auckland-wide provisions:

- (1) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) 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.
 - (b) 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;
 - (c) 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;
 - (d) the extent to which any artificial lighting will create a traffic safety issue;
 - (e) 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;
 - (f) 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
 - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (2) the effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
 - (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.

- (3) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces:
 - (a) 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.
 - (b) The extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
 - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s; and
 - (d) 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.
- (4) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces:
 - (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) the visual effects of rubbish and storage areas on residential and open space zoned sites:
 - (a) the extent to which screening is practicable.

- (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

I319.9. Special information requirements

There are no special information requirements for this precinct.

I319.10. Precinct plans

I319.10.1. MOTAT 1 : Precinct plan 1



I319.10.2. MOTAT 2 : Precinct plan 2

